



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

September 15, 2022 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the September 1, 2022 Regular Meeting

**ITEM #1 PUBLIC MEETING – 6523 VOGT ST, RYAN SIRIANN –
PLAT OF SUBDIVISION**

Consider recommending that the Village Board grant Ryan Siriann (property owner) a Resolution for a Plat of Subdivision (“Island 1 Subdivision”) from one lot into two lots at 6523 Vogt Street in the R-6 PD (Medium Density Residential) Zoning District.

**ITEM #2 PUBLIC HEARING – BETTENHAUSEN MOTOR SALES, INC.,
17514, 17551, 17600 OAK PARK AVENUE –
SPECIAL USE PERMIT FOR USED AUTOMOBILE SALES**

Consider recommending that the Village Board grant Bettenhausen Motor Sales, Inc. a Special Use Permit for Used Automobile Sales at 17514, 17551, and 17600 Oak Park Avenue in the Legacy NG (Neighborhood General) Zoning District.

**ITEM #3 PUBLIC HEARING – ST. JULIE BILLIART CATHOLIC CHURCH,
7399 159th STREET – GROUND SIGN VARIATIONS**

Consider recommending that the Village Board grant the Petitioner, Father Tirso S. Villaverde, Jr., on behalf of St. Julie Billiart Catholic Church, Variations from Section IX.E (Dimensional Regulations for Wall and Freestanding Signs) and Section IX.J (Electronic Message Center Regulations) of the Zoning Ordinance at the property located at 7399 159th Street in the R-4 (Single Family Residential) zoning district. The granting of these Variations will permit an additional freestanding ground sign where a maximum of one is permitted, and which is taller than the six feet maximum height, larger than the 30 sq. ft. maximum size, with an Electronic Message Center Sign to exceed the maximum size of 20% of the total sign area of a freestanding sign.

**ITEM #4 WORKSHOP – CHIPOTLE NEW CONSTRUCTION, 7121 159th STREET –
SPECIAL USE FOR A PUD, SITE PLAN/ARCHITECTURAL APPROVAL, AND
PLAT OF SUBDIVISION**

Consider recommending that the Village Board grant Richard Silverman on behalf of MJK Real Estate Holding Company, LLC a Special Use for a Planned Unit Development (PUD) with Exceptions from the Zoning Ordinance, Site Plan/Architectural Approval, and

Plat of Subdivision for the new construction of a Chipotle restaurant.

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 1, 2022

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 1, 2022.

CALL TO ORDER – CHAIRMAN GARRETT GRAY called to order the Regular Meeting of the Plan Commission for September 1, 2022 at 7:00 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Brian Tibbetts
Ken Shaw
James Gaskill
Eduardo Mani

Absent Plan Commissioners: Angela Gatto
Kurt Truxal

Village Officials and Staff: Daniel Ritter, Interim Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Kathryn Wittman, Owner of 6862 Michael Circle
Dawn Brechtel, Owner 19330 Fane Court

Members of the Public: None

COMMUNICATIONS-

Daniel Ritter, Interim Community Development Director noted there were no communications.

APPROVAL OF THE MINUTES - Minutes of the August 4, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER GASKILL to approve the August 4, 2022 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 1, 2022 REGULAR MEETING

**ITEM #1 PUBLIC HEARING – 6862 MICHAEL CIRCLE / DUN RAVEN PLACE
UNIT II TOWNHOMES – SPECIAL USE FOR SUBSTANTIAL
DEVIATION TO THE PUD**

Consider recommending that the Village Board grant Kathryn Wittman a Substantial Deviation from the Dun Raven Place Unit II Planned Unit Development with an Exception from the Zoning Ordinance to allow all sunroom additions in the subdivision to be constructed without required first-floor face brick located at the northeast corner of Centennial Drive and Centennial Circle in the R-6 PD (Medium Density Residential District, Dun Raven Place Unit II PUD).

Present Plan Commissioners:

Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Brian Tibbetts
Ken Shaw
James Gaskill
Eduardo Mani

Absent Plan Commissioners:

Angela Gatto
Kurt Truxal

Village Officials and Staff:

Daniel Ritter, Interim Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

Kathryn Wittman, Owner 6862 Michael Circle

Members of the Public:

None

CHAIRMAN GRAY introduced Item #1.

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

CHAIRMAN GRAY stated he received certification of the public hearing notice as being published in the local newspaper as required by state law. He stated anyone wishing to speak on this matter will be sworn in to speak, but after Staff's presentation. He invited staff to start with the presentation of this item.

COMMISSIONER GASKILL asked for clarification regarding what the request was for. He went on to note that the issue in this case was not just a room addition.

Daniel Ritter, Interim Director noted that the request was two-fold. He stated that additions in PUDs need their own approval and the other request was for the exception in the materials.

Lori Kosmatka, Associate Planner presented the staff report.

CHAIRMAN GRAY asked if Kathryn Wittman, petitioner would like to speak.

Kathryn Wittman responded no.

COMMISSIONER TIBBETTS stated he had no additional comments

COMMISSIONER MANI agreed with the first staff open item, wants to ensure that the brick matches. He asked if open item number two is required as each homeowner should be entitled to do what they want to do with their own property.

COMMISSIONER SHAW asked if moving forward will these types of requests be subject to an administrative approval only.

Daniel Ritter, Interim Director stated that a recommendation to the petitioner was to request this for the entire PUD to reduce the need for other owners to go through this process. Also, to ensure consistency across the development.

COMMISSIONER SHAW noted that he agrees and he feels that it will reduce the red tape in the process.

Daniel Ritter, Interim Director added that the petitioner is the first to request this style and if the commission approves the request there is no need to have other people go through the process.

COMMISSIONER SHAW- Notes that it makes sense and that he agrees with Commissioner Mani's point of limited government influence. He asked if the HOA has given approval for the style.

Daniel Ritter, Interim Director noted that they provided one for the last meeting.

COMMISSIONER MANI comments that he feels that the requirement is more of an aesthetic requirement and feels that is the prerogative of the homeowner.

COMMISSIONER SHAW commented if he understands correctly, if someone wants to propose a new design, they will they have to go through this process again.

COMMISSIONER GASKILL noted that he is in favor of the new proposed brick material. He asked if the windows are the same.

Kay Wittman, Petitioner notes that the windows in the other existing additions have similar sized windows.

Daniel Ritter, Interim Director noted that there is a more continuous look in the other design.

COMMISSIONER GASKILL notes that his question is more a matter of how much light is coming into the addition.

Daniel Ritter, Interim Director notes that this is more of a traditional room addition rather than a sunroom. Options include matching her design or the other existing designs.

Kay Wittman, Petitioner commented that other designs with larger windows have rear property lines that abut Menards and have bushes that offer more privacy. Her rear property line is abutting other houses so installing the larger windows would offer less privacy.

COMMISSIONER MARAK noted he was satisfied with the brick. He stated that the HOA is in favor with the others then asks if they have weighed in on the revised design.

Kay Wittman states that she can get a letter from the HOA president. The HOA president was unable to attend.

Daniel Ritter, Interim Director noted staff can confirm.

COMMISSIONER MARAK noted that it appears to be more conforming.

COMMISSIONER GASKILL commented that if the brick matches there is no problem. Then asks if there is a requirement for doors and light.

Daniel Ritter responds that it will need to be in compliance with Building Code.

COMMISSIONER HAMILTON stated as he understands it the language is restrictive to the two designs moving forward, but they are allowed to petition for a third design.

Daniel Ritter agrees that is the intention of the request. He stated that a petitioner can always request for a third design but they will have to go through this process.

CHAIRMAN GRAY notes that he likes the design and agrees with staff recommendation.

Kay Wittman, Petitioner notes that it is matching.

COMMISSIONER GASKILL notes that it is reasonable.

CHAIRMAN GRAY appreciated the support from the HOA and applauds the petitioner's work to set the precedent.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER MANI made a motion second by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried. He asked Staff to present the standards.

Lori Kosmatka presented the standards.

COMMISSIONER SHAW made a motion a motion to recommend that the Village Board grant Kathryn Wittman a Substantial Deviation from the Dun Raven Place Unit II Planned Unit Development to allow additions in the subdivision located at the northeast corner of Centennial Drive and Centennial Circle in the R-6 PD (Medium Density Residential District, Dun Raven

Place Unit II PUD) in accordance with the plans submitted and adopt Findings of Fact as proposed in the September 1, 2022 Staff Report, subject to the following conditions:

1. The exterior facade material at 6862 Michaels Circle shall be first-floor face brick color matching the principal structure in color, size, texture, and overall design.
2. All future additions within the Planned Unit Development shall either match the proposed addition at 6862 Michaels Circle or the existing additions at 6844 Johns Circle and 6851 Johns Circle in color, material, and style, with sizing and placement of glazing to also match. All additions shall be on private lots and all other zoning codes must be met. No further addition designs shall be permitted. Motion seconded by COMMISSIONER GASKILL.

CHAIRMAN GRAY requested a roll call vote.

Ayes:

SHAW
GASKILL
HAMILTON
TIBBETTS
MANI
MARAK
CHAIRMAN GRAY

Nays:

None.

Hearing no opposition, CHAIRMAN GRAY declared the motion carried then informed the Petitioner the item will go to Village Board on September 20th, 2022.

Daniel Ritter, Interim Director informed the Petitioner that the VB meeting should be the last meeting.

Kay Wittman, Petitioner asks if there is a chance she can build before it snows outside.

Daniel Ritter replied that the permit can be issued as soon as the required materials are submitted and receives board approval.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 1, 2022 REGULAR MEETING

**ITEM #2 PUBLIC HEARING – 19330 FANE COURT, BRECHTEL –
CORNER FENCE AND PATIO VARIATIONS**

Consider recommending that the Village Board grant Dawn Brechtel (Property Owner) a Variation from Section III.J. (Fence Regulations) and Section III.H. (Permitted Encroachments) of the Zoning Code at the property located at 19330 Fane Court in the R-2 PD (Single Family Residential, Brookside Glen PUD). This Variation would permit the Petitioner to install a five-foot (5') high open style fence to encroach up to nine feet (9') into the required secondary front yard (located 16 feet from the property line). A Variation is also requested for the existing patio to be located in the secondary front yard where a patio is not permitted.

Present Plan Commissioners:

Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Brian Tibbetts
Ken Shaw
James Gaskill
Eduardo Mani

Absent Plan Commissioners:

Angela Gatto
Kurt Truxal

Village Officials and Staff:

Daniel Ritter, Interim Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

Dawn Brechtel, Owner 19330 Fane Court

Members of the Public:

None

CHAIRMAN GRAY introduced Item #2, and then asked for a motion to open the Public Hearing.

COMMISSIONER GASKILL made a motion to open the public hearing seconded by COMMISSIONER TIBBETTS. 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 certification of the public hearing notice as being published

in the local newspaper as required by state law. He stated anyone wishing to speak on this matter will be sworn in to speak, but after Staff's presentation. He invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, presented the Staff Report.

CHAIRMAN GRAY asks the Petitioner if there is anything they would like to add.

The Petitioner, Dawn Brechtel, responded no.

CHAIRMAN GRAY asked Commissioners for comments.

COMMISSIONER HAMILTON stated proposed fence looks reasonable

COMMISSIONER MARAK commented that the Property appears as if patio belongs in the place where one isn't allowed

COMMISSIONER GASKILL asked who installed the patio.

Petitioner stated that it was a previous owner.

COMMISSIONER GASKILL stated that he does not want to penalize for someone else's bad deeds.

CHAIRMAN GRAY noted that from a record keeping standpoint the permit could've been issued but it could have been misplaced.

Dan Ritter, Interim Director, noted that we can never say it wasn't there, as there is always a chance something could have been filed in error.

COMMISSIONER SHAW asked if they were the original owner. He said that he attempted to envision what a conforming fence would look like and it would not fit the spirit of the neighborhood. It meets the requirement for a physical hardship and seems reasonable.

COMMISSIONER GASKILL noted that the patio could have been angled off at the setback line.

COMMISSIONER SHAW responded that there could be the creation of a conforming patio, but it would be odd if it were built in conformance.

CHAIRMAN GRAY stated that would be aesthetically off.

COMMISSIONER GASKILL notes that having a patio in the front of your home is odd as well.

COMMISSIONER SHAW it speaks to the unique placement of the home and essentially having three front yards.

CHAIRMAN GRAY agreed that it is unique, given the triangular lot shape and house orientation.

COMMISSIONER MANI agreed and noted the positioning of the house is weird.

Dan Ritter, Interim Director, noted this is caused by the cul-de-sac.

COMMISSIONER TIBBETTS agrees with the other Commissioners.

CHAIRMAN GRAY agreed with all that has been discussed by Staff.

Daniel Ritter, Interim Director noted that the Petitioner was agreeable with reducing the variation request. They originally had approached Village Staff wishing to build to the lot line.

CHAIRMAN GRAY appreciated the flexibility of the Petitioner.

CHAIRMAN GRAY asks if the public would like to speak. Hearing none, he entertained a motion to close the public hearing.

COMMISSIONER MANI made a motion to close the public hearing 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. He asked Staff to present the Standards.

Lori Kosmatka, Associate Planner presents the standards.

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant the Petitioner, Dawn Brechtel a Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a five-foot high open fence encroaching nine feet into the required 25 foot secondary front yard, where a fence encroachment is not permitted at 19330 Fane Court in the R-2 PD (Single-Family Residential, Brookside Glen PUD) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the September 1, 2022 Staff Report. Motion seconded by COMMISSIONER HAMILTON

CHAIRMAN GRAY requested a Roll Call Vote:

AYES:

HAMILTON
MARAK
GASKILL
SHAW
MANI
TIBBETTS
CHAIRMAN GRAY

NAYS:

None.

Hearing no opposition, CHAIRMAN GRAY declared the motion carried.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant the Petitioner, Dawn Brechtel a Variation from Section III.H. (Permitted Encroachments) of the Zoning Ordinance, to permit an existing 202.8 sq. ft. patio encroaching approximately nine feet into the required 25 foot secondary front yard, where a patio encroachment is not permitted at 19330 Fane Court in the R-2 PD (Single-Family Residential, Brookside Glen PUD) Zoning

District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the September 1, 2022 Staff Report. Second by COMMISSIONER GASKILL

CHAIRMAN GRAY requests a roll call vote

AYES:

HAMILTON
MARAK
GASKILL
SHAW
MANI
TIBBETTS
CHAIRMAN GRAY

NAYS:

None

Hearing no opposition, CHAIRMAN GRAY declares the motion carried then informs the petitioner that this item will go before the Village Board on September 20, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 1, 2022 REGULAR MEETING

ITEM #3 PLAN COMMISSION DISCUSSION

Plan Commission will discuss the following items:

- A. Fence Regulation Review/Ideas
- B. Active Transportation Plan Review
- C. APA-IL Training Date

Present Plan Commissioners:

Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Brian Tibbetts
Ken Shaw
James Gaskill
Eduardo Mani

Absent Plan Commissioners:

Angela Gatto
Kurt Truxal

Village Officials and Staff:

Daniel Ritter, Interim Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

None

Members of the Public:

None

Daniel Ritter, Interim Director stated that this is something new for the Plan Commission. The intent is to give the commission a more active role in the policymaking process.

COMMISSIONER SHAW noted that neighborhood dynamics should go into the decision-making process when regulating fences. He cited considerations that need to be made for historic neighborhoods in Tinley that have fences that are now considered non-conforming.

Daniel Ritter responded that the Legacy District does allow for exceptions in certain cases.

COMMISSIONER SHAW commented that the Legacy District is narrow and does not account for neighborhoods that fall east or west of Oak Park Avenue. He noted that the new regulation

would need to be narrowly crafted to ensure that front yard fences could only be placed in neighborhoods that would make the most sense.

Dan Ritter, Interim Director agreed that there are neighborhoods that would not fit front yard fences and it would need to be strategically crafted.

COMMISSIONER SHAW stressed that he wants a comprehensive overhaul not just the one change.

COMMISSIONER MANI commented that he feels that older neighborhoods are negatively impacted by the current fence regulations.

Dan Ritter, Interim Director noted that there are some communities that have fencing regulations based on zoning districts but more research would be needed to look into it.

COMMISSIONER SHAW noted that there still needs to be some sort of regulation in place to avoid irregularity.

CHAIRMAN GRAY noted that there has to be a set standard.

COMMISSIONER GASKILL noted that historical site designation should be considered as an exception.

Dan Ritter, Interim Director agreed that there should be a guiding principle for the code. He stated that if anyone has any suggestions email them to the Planning Department.

Dan Ritter, Interim Director then mentioned the discussion topic is regarding the Active Transportation Plan.

COMMISSIONER HAMILTON asks if Dan can explain what the plan is.

Dan Ritter, summarized the Active Transportation Plan then explained that he would appreciate feedback from the Commission but it is not required.

COMMISSIONER GASKILL asks if the plan was in the notebook that was given to the COMMISSIONERS.

Dan Ritter, responded that it could have been but it has been a while.

COMMISSIONER MARAK expressed interest in revamping the plan as one of the reasons he moved here was because of the transportation options.

CHAIRMAN GRAY noted that he feels that there should be feedback from community members in revamping the plan.

Dan Ritter, Interim Director responded that he agrees and feels that if we get buy-in from the community we may be able to utilize grant opportunities to assist in creating pedestrian friendly commuting spaces.

Dan Ritter, Interim Director then mentioned the remaining discussion topic regarding the APA Training. He asked if everyone is able to attend if it is scheduled for November 3rd.

CHAIRMAN GRAY notes that he may not be able to make the November 17th date but can do November 3rd.

Good of the Order

Lori Kosmatka, Associate Planner informed the Commission that Ethics and Open Meetings Act trainings are needed and she will be in contact with the Commissioners who need to provide signatures or certification.

Daniel Ritter, stated the next meeting is September 15th, 2022 then informed the Commission the Kimberly Clarke is no longer here and he is filling in as Interim Director.

Receive Comments from the Public

None

COMMISSIONER MANI made a motion to adjourn the Meeting. Motion seconded by COMMISSIONER SHAW. CHAIRMAN GRAY requested a roll call vote. Hearing no opposition he declared the Meeting Adjourned at 8:26pm.



PLAN COMMISSION STAFF REPORT

September 15, 2022 – Public Meeting

Siriann – Residential Subdivision

6523 Vogt Street “Island 1 Subdivision”

Petitioner

Ryan Siriann

Property Location

6523 Vogt Street

PIN

28-30-412-007-0000

Zoning

R-6, Medium Density
Residential

Approvals Sought

Plat Approval

Project Planner

Lori Kosmatka
Associate Planner



EXECUTIVE SUMMARY

The property owner, Ryan Siriann, proposes to subdivide one lot into two lots. The owner currently intends to keep the existing residence at 6523 Vogt Street on Proposed Lot 1. Both proposed lots would meet the minimum bulk regulations of the R-6 zoning district and thus is considered a “by-right” subdivision.

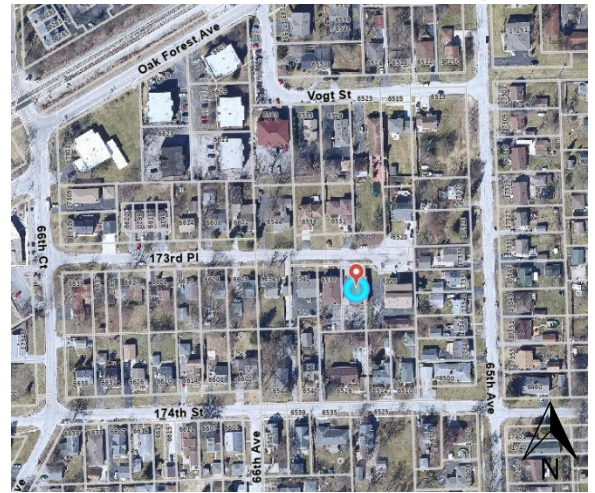
The owner is currently considering developing a two-story duplex residence (Single-Family Semi-Detached residential use) on Proposed Lot 2. Conceptual drawings of a duplex residence were submitted for preliminary zoning consideration by the Village. No variations have been requested.

EXISTING SITE & ZONING

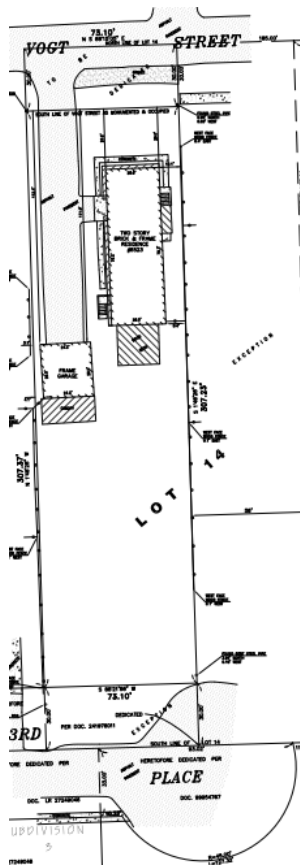
The existing home at 6523 Vogt Street (on proposed Lot 1) is an 22,463 sq. ft. lot in the neighborhood south of Oak Forest Avenue And east of 65th Avenue, which is east of The Boulevard development. that has double-frontage with its main frontage on Vogt Street to the north and 173rd Place to the south. The property is one of the older areas of Tinley Park, annexed in 1892 and is part of the Vogt's Tinley Park Acre Lots Subdivision, recorded in 1912. The neighborhood is developed residentially.

The property is located in the R-6 (Medium Density Residential) Zoning District. The immediately surrounding properties are also zoned in this manner, as well as on the south side of 173rd Place.

The site has a 1 ½ story principal structure with a detached garage and canopy. The property owner states the pool and deck, as seen in the aerial image, were recently removed.



Zoning Map



Existing Plat of Survey



6523 Vogt (North, Existing Home)



6523 Vogt (South, toward 173rd Pl.)

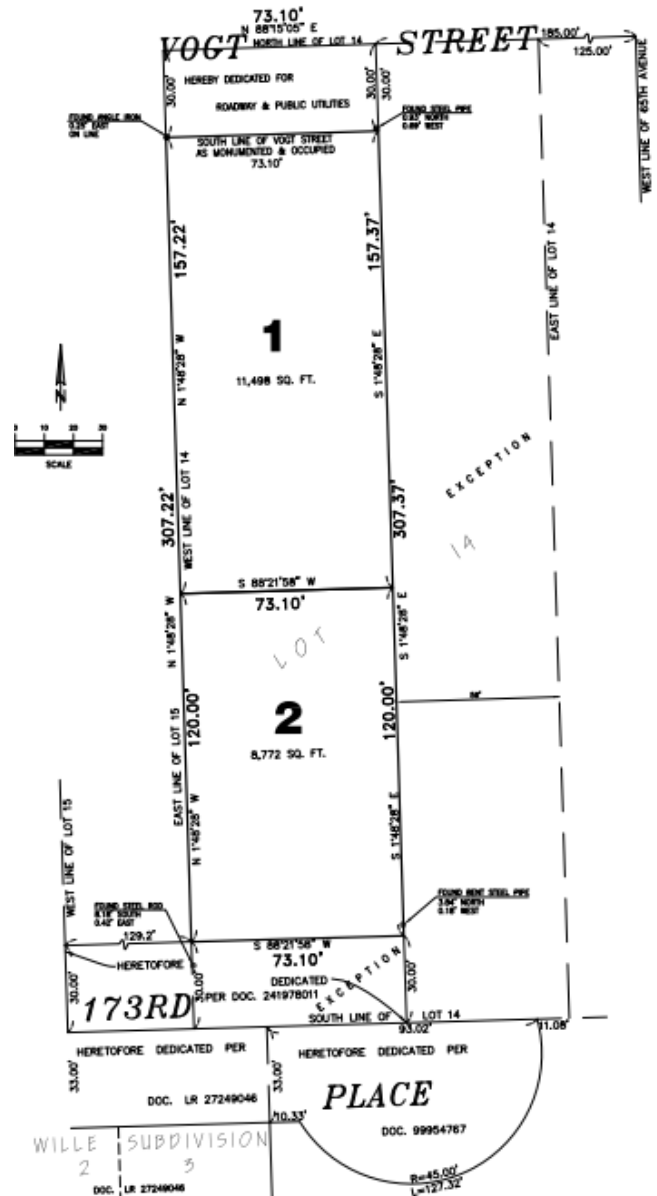
PLAT OF SUBDIVISION

The property owner wishes to resubdivide the property from one lot into two lots in order to allow for additional residential development in the future. Proposed Lot 1 will be 11,498 sq. ft., and Proposed Lot 2 will be 8,772 sq. ft. Additionally, the north 30 feet of the property will hereby be dedicated for roadway and public utilities, reducing the overall existing property from 22,463 sq. ft. to 20,270 sq. ft.

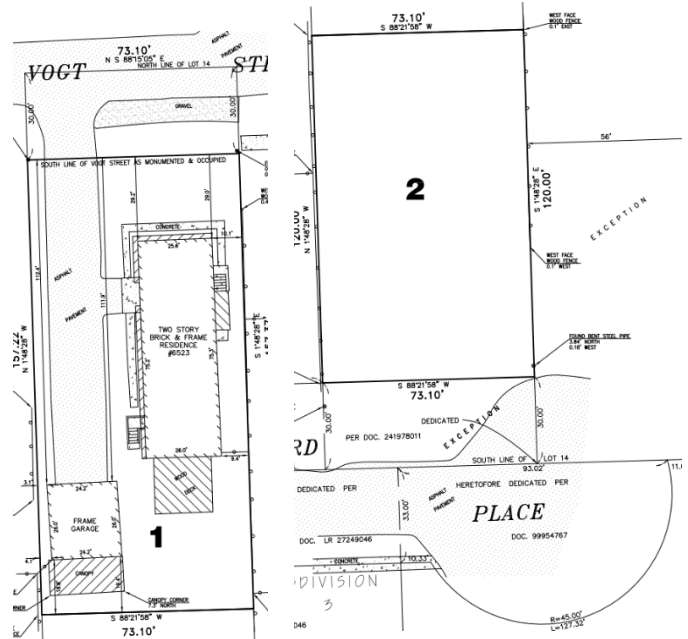
The property is rather large and the rear portion of the property is mostly unused. The owner currently intends to keep the existing residence at 6523 Vogt Street on Proposed Lot 1. The owner is currently considering to construct two-story duplex residence (Single-Family Semi-Detached) on Proposed Lot 2. Conceptual drawings of a duplex residence were submitted for preliminary zoning consideration by the Village. The property owner's conceptual plans met the zoning requirements. Minimum yards/setbacks, maximum lot coverage, usable floor area, and masonry requirements were all discussed with the property owner. The property owner is also aware that for a two-family dwelling, a total of five parking spaces will be required for the whole duplex development. Additionally, the proposed driveway will be reviewed in the permit process.

To legally subdivide a property all resulting lots must meet the Village's Zoning Code in regard to lot "bulk" regulations; this is commonly called a "by-right" subdivision. Most notably are minimum lot size and minimum lot width requirements. The minimum lot size and lot width requirements will be met for both new lots.

Other zoning regulations need to be met as well, but most of those are more specific to the proposed structure and is reviewed with the building permit, and not a Plat of Subdivision. There are existing nonconformities on Proposed Lot 1 where an existing detached frame garage and canopy/overhang are both only 3.1 ft. from the west property line. The code requirement per the Zoning Ordinance is five ft. minimum from the property line. Importantly, the proposed subdivision does not cause nor worsen these existing nonconformities. The existing detached frame garage and canopy/overhang on Proposed Lot 1 will both comply with the setback from the south property line where the proposed subdivision will occur, (garage to be 18.8 ft. setback, and canopy/overhang to be 6.5 ft. setback. If the existing home were to be reconstructed, it would need to meet the applicable zoning requirements.



Proposed Plat of Subdivision



Proposed Lot 1

Proposed Lot 2 (Vacant)

Sidewalks will need to be provided by the property owner when the property owner requests a permit for the structure on that lot. Staff recommends this be stated as a condition of approval.

The proposed Plat has been reviewed by the Village's planning staff and the Village Engineer, but a condition is included ensuring it has a final engineering review prior to recording and also making clear that any future easement needs prior to development of the lot must be addressed.



Conceptual Architectural Duplex Front Elevation for Proposed Lot 2

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and any recommended conditions.

Final Plat:

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Ryan Siriann, a Final Plat of Subdivision for the property located at 6523 Vogt Street, in accordance with the Final Plat dated August 24, 2022, subject to the following conditions:

1. The Plat of Subdivision is subject to final approval by the Village Engineer prior to recording.
2. Sidewalks will need to be provided by the property owner when the property owner requests a permit for the structure on that lot.
3. Any future public utility or drainage easement needs shall be dedicated and recorded prior to permit issuance to develop the site."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	7/22/22
2	Existing Plat of Survey (single lot)	Landmark	7/21/22
3	Proposed Plat of Surveys (two lots, showing existing structures)	Landmark	7/21/22
4	Proposed Plat of Subdivision	Landmark	8/24/22



PL. 2022. 07. 00368

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

- Project Name: 173RD VOGT
Project Description: SUBDIVISION OF ISLAND 1 / BUILD NEW CONSTRUCTION
Project Address: 6523 VOGT ST. TINLEY PARK Property Index No. (PIN): _____
Zoning District: _____ Lot Dimensions & Area: 307.23' X 73.10'
Estimated Project Cost: \$ SUBDIVISION < \$5,000
BUILDING \$450,000

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Jillian & Ryan Sgrinn Company: N/A
 Street Address: [REDACTED] City, State & Zip: [REDACTED]
 E-Mail Address: [REDACTED] Phone Number: [REDACTED]

☒ 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 Ryan J. Sinann (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 agree to act as my/our representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Ryan J. Sinann Sinann

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.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

Jillian Sinann, Ryan Sinann
7/22/22

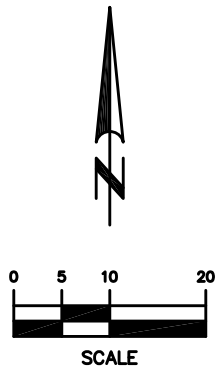
PLAT OF SURVEY

LOT 14 (EXCEPT THEREFROM THE EAST 56 FEET AND EXCEPT THEREFROM THE SOUTH 30 FEET TAKEN FOR 173 RD PLACE, AS DEDICATED) IN VOGT'S TINLEY PARK ACRE LOTS, BEING A SUBDIVISION OF PART OF THE EAST 70 ACRES OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1912, AS DOCUMENT T-27639, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS
6523 W. VOGT STREET
TINLEY PARK, IL

GROSS 22,463 SQ.FT. 0.516 AC
NET (minus VOGT 30') 20,270 SQ.FT. 0.465 AC
(more or less)

COOK COUNTY
PROPERTY INDEX NUMBER
(P.I.N.)
28-30-412-007-0000



NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
2. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN TRUSTEE'S DEED RECORDED AS Doc 2029725119 AND THE RECORDED PLAT OF SUBDIVISION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
3. NO IMPROVEMENTS ARE SHOWN HEREON OR SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

FIELD WORK COMPLETED: 6/15/2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.
DATED: 7/21/2022



RICHARD P. URCHELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2022

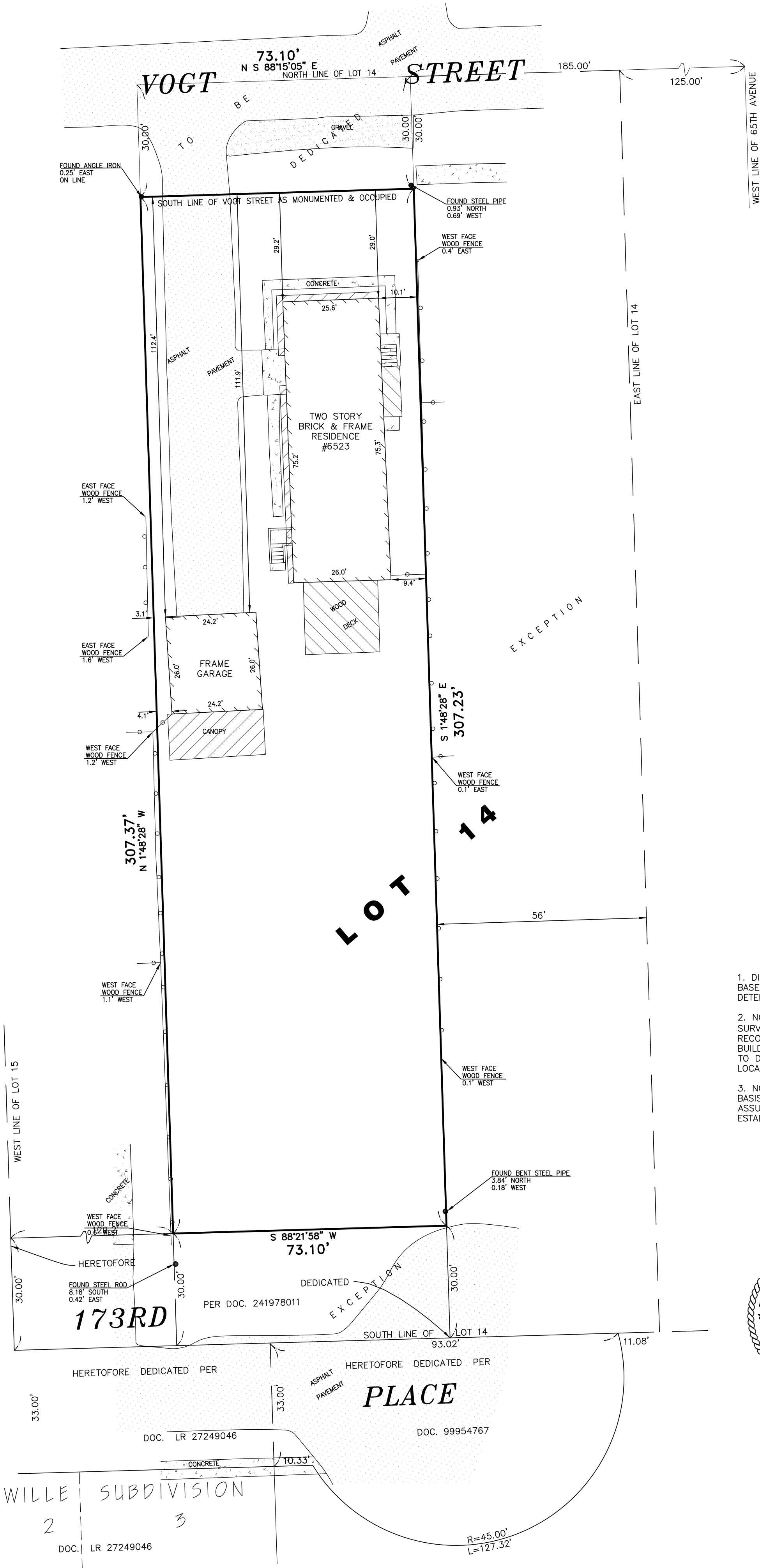
PREPARED BY:



DESIGN FIRM REGISTRATION NO. 184-005577-0010

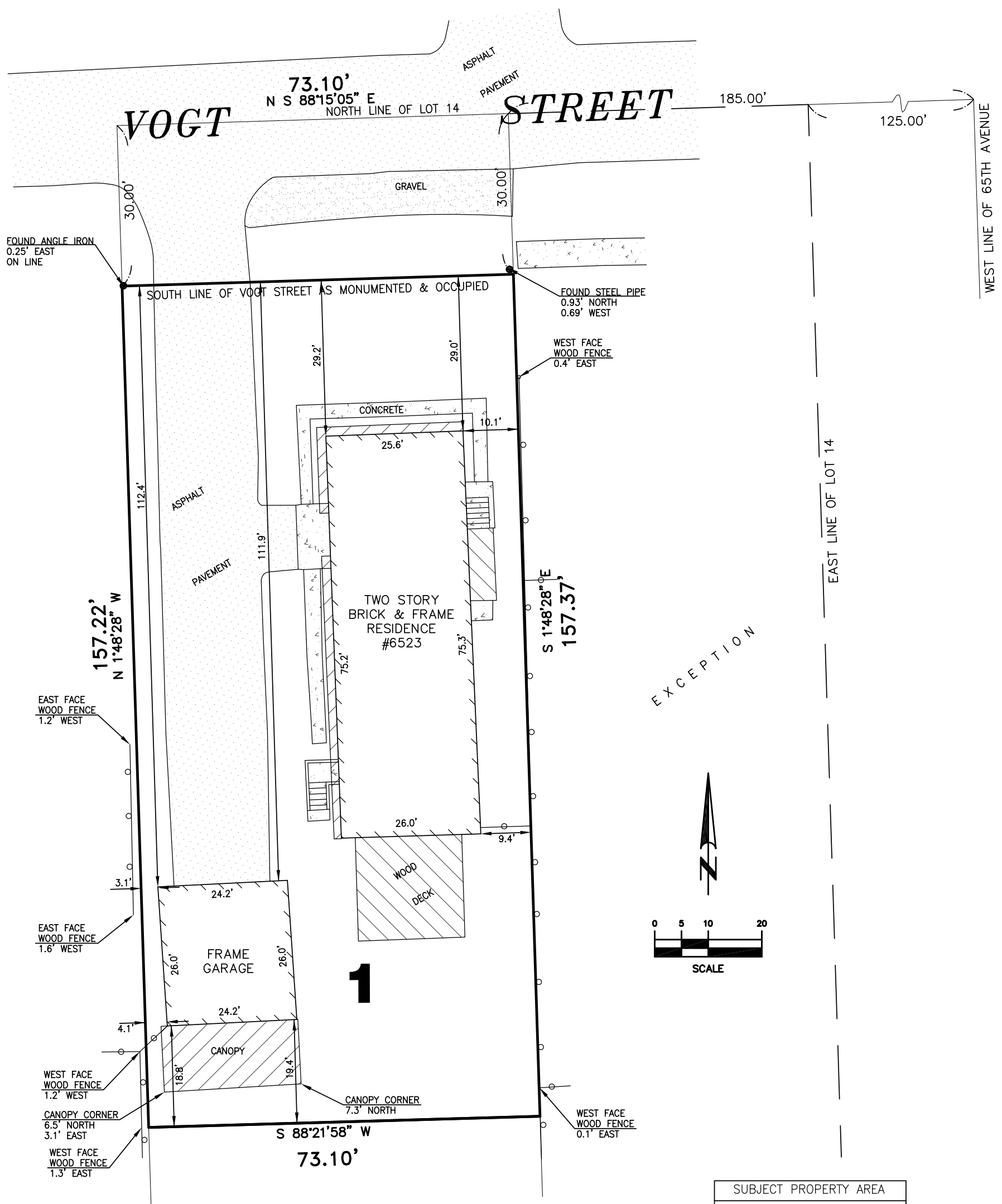
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 22-05-112-EXIST



PLAT OF SURVEY

LOT 1 IN ISLAND 1 SUBDIVISION, BEING A SUBDIVISION OF LOT 14 (EXCEPT THEREFROM THE EAST 56 FEET AND EXCEPT THEREFROM THE SOUTH 30 FEET TAKEN FOR 173 RD PLACE, AS DEDICATED) IN VOGT'S TINLEY PARK ACRE LOTS, BEING A SUBDIVISION OF PART OF THE EAST 70 ACRES OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1912, AS DOCUMENT T-27639, IN COOK COUNTY, ILLINOIS.



PREPARED FOR: RYAN SIRIANN

LANDMARK

DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON I.L. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON,
REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS,
DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

NOTE

ISLAND 1 SUBDIVISION REFERENCED
HEREON HAS NOT BEEN RECORDED

FIELD WORK COMPLETED: 6/15/2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 7/21/2022

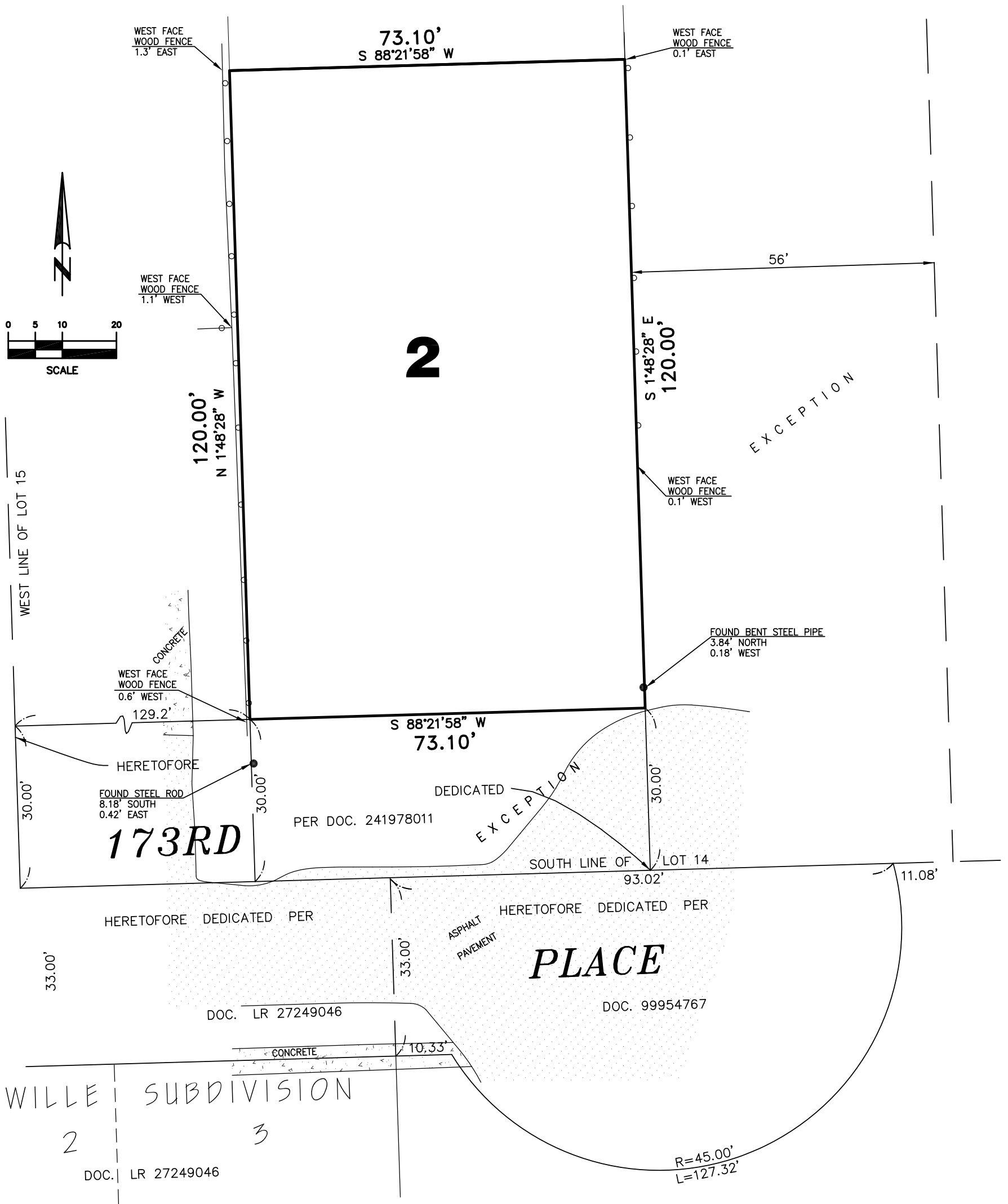
DATED: 7/21/2022

PRELIMINARY

RICHARD P. URCELL I.P.L.S. No. 3183
 LICENSE RENEWAL DATE: NOVEMBER 30, 2022
 SURVEY No. 22-05-112-LOT 1

PLAT OF SURVEY

LOT 2 IN ISLAND 1 SUBDIVISION, BEING A SUBDIVISION OF LOT 14 (EXCEPT THEREFROM THE EAST 56 FEET AND EXCEPT THEREFROM THE SOUTH 30 FEET TAKEN FOR 173 RD PLACE, AS DEDICATED) IN VOGT'S TINLEY PARK ACRE LOTS, BEING A SUBDIVISION OF PART OF THE EAST 70 ACRES OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1912, AS DOCUMENT T-27639, IN COOK COUNTY, ILLINOIS.



PREPARED FOR: RYAN SIRIANN



DESIGN FIRM REGISTRATION NO. 184-005577-0010

7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON IL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON,
REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS,
DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

NOTE

ISLAND 1 SUBDIVISION REFERENCED
HEREON HAS NOT BEEN RECORDED

SUBJECT PROPERTY AREA

8,772 SQ. FT. (more or less)

FIELD WORK COMPLETED: 6/15/2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 7/21/2022

DATED: 7/21/2022

PRELIMINARY

RICHARD P. URCELL I.P.L.S. No. 3183
 LICENSE RENEWAL DATE: NOVEMBER 30, 2022
 SURVEY No. 22-05-112-LOT 2

ISLAND 1 SUBDIVISION

OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFFECTS COOK COUNTY
PROPERTY INDEX NUMBER
(P.I.N.)

28-30-412-007-0000

FUTURE TAX BILLS TO BE SENT TO:

RYAN & JILLIAN SIRIANN
17336 RIDGELAND AVENUE
APT. 1
TINLEY PARK, IL 60477

COOK COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) ss

THIS IS TO CERTIFY THAT RYAN AND JILLIAN SIRIANN ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNERS, THEY HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, AND AS SUCH OWNERS, HEREBY ACKNOWLEDGE AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID, AND ALSO, TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE SUBDIVISION LIES IN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146, BREMEN COMMUNITY HIGH SCHOOL DISTRICT 228 AND SOUTH SUBURBAN COLLEGE DISTRICT 510.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

BY: _____ BY: _____
RYAN SIRIANN JILLIAN SIRIANN

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT RYAN SIRIANN AND JILLIAN SIRIANN, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20 _____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____, 20 _____.

PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF TINLEY PARK.

ON THE _____ DAY OF _____, A.D. 20 _____.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)

APPROVED BY THE ENGINEER OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20 _____.

VILLAGE ENGINEER-TINLEY PARK, ILLINOIS

VILLAGE COLLECTOR'S CERTIFICATE

I FOUND NO DEFERRED INSTALLMENTS OF UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND DESCRIBED HEREON.

ON THE _____ DAY OF _____, A.D. 20 _____.

BY: _____
VILLAGE COLLECTOR - TINLEY PARK, ILLINOIS

VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS,

THIS ____ DAY OF _____, A.D. 20 _____

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

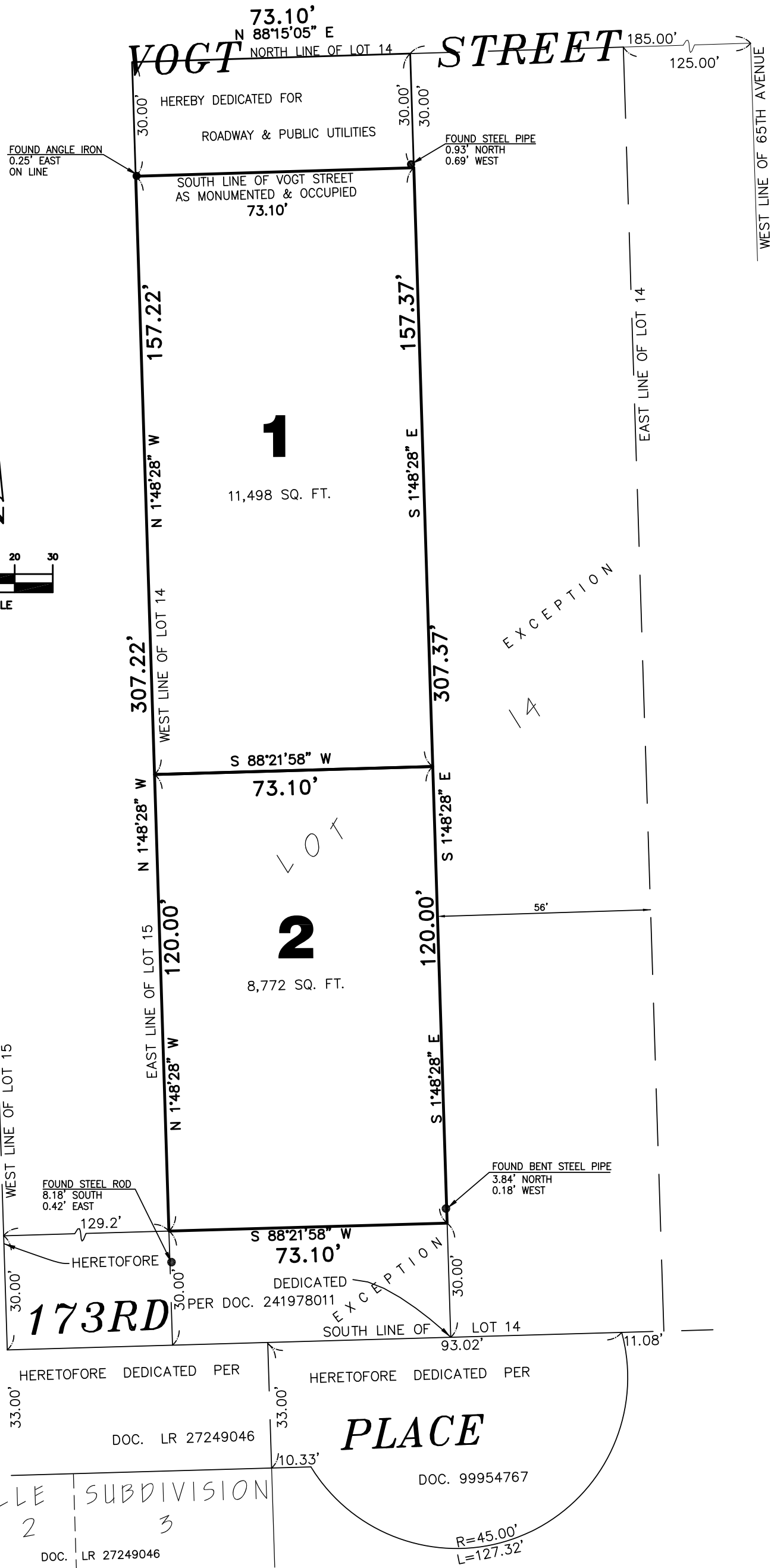
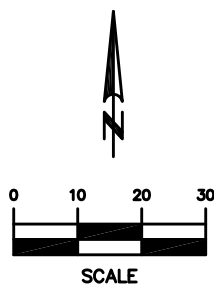
LOT 14 (EXCEPT THEREFROM THE EAST 56 FEET AND EXCEPT THEREFROM THE SOUTH 30 FEET TAKEN FOR 173RD PLACE, AS DEDICATED) IN VOGT'S TINLEY PARK ACRE LOTS, BEING A SUBDIVISION OF PART OF THE EAST 70 ACRES OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1912, AS DOCUMENT T-27639, IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE HEREON DRAWN PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON GPS MEASUREMENTS. I FURTHER CERTIFY THAT NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C709J, HAVING A REVISED DATE OF AUGUST 19, 2008. AND I HEREBY DESIGNATE THE VILLAGE OF TINLEY PARK TO RECORD THIS PLAT OF SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 24th DAY OF AUGUST, A.D. 2022.

MARK H. LANDSTROM
IPLS No. 2625

LICENSE RENEWAL DATE: 11/30/2022



AREAS

DEDICATED VOGT STREET	2,193 SQ. FT.	0.50 AC.
LOT 1	11,498 SQ. FT.	0.264 AC.
LOT 2	8,772 SQ. FT.	0.202 AC.
TOTAL	22,463 SQ. FT.	0.516 AC. (more or less)

PREPARED & SUBMITTED BY:

LANDMARK
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577-0010

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 22-05-112-SUB-R

PLAN COMMISSION STAFF REPORT

September 15, 2022 – Public Hearing

Petitioner

Bettenhausen Motor
Sales, Inc

Property Location

17514, 17551, and 17600
Oak Park Avenue

PINs

28-31-102-008-0000,
28-31-102-009-0000,
28-31-102-010-0000,
28-31-102-011-0000,
28-31-102-012-0000,
28-31-102-013-0000,
28-31-102-014-0000,
28-31-102-016-0000,
28-31-102-017-0000,
28-31-102-018-0000,
28-31-102-019-0000,
28-31-200-012-0000,
28-31-200-014-0000

Zoning

DC (Downtown Core) and
NG (Neighborhood
General)

Approvals Sought

Special Use Permit

Project Planner

Daniel Ritter, AICP
Interim Community
Development Director

Lori Kosmatka
Associate Planner

The Garage at Bettenhausen – Used Vehicle Dealer Special Use

17514, 17551, and 17600 Oak Park Avenue



EXECUTIVE SUMMARY

The Petitioner, Bettenhausen Motor Sales, is proposing a new used car dealer to be located on their property along Oak Park Avenue. The Garage would be a new concept and would transition the site from new vehicle sales to used vehicles sales. The concept will also include the BraunAbility franchise, which will sell “like-New and service handicap-equipped vehicles focusing on the health and safety of all persons ensuring quality of life through dependable transportation.”

Bettenhausen Auto has operated on the property and in Tinley Park since 1958 with the current building constructed in 2001. It has served primarily as new vehicles sales for a variety of brands including Dodge, Ram, Mini, Fiat, Maserati and others. Used vehicles sales were permitted to be accessory to those new vehicles sales on the site including a standalone used car facility. However, with the consolidation of brands and locations along the preferred 159th Street corridor, the Oak Park Avenue location does not have a new car brand to sell at this location. The Petitioner has included a narrative of their proposed use.

While the vehicles sold on site will be used and like new vehicles, Bettenhausen Auto maintains a new car dealership in the Village, has a proven history of selling of being a reputable used car dealer. The concepts being proposed also cover unique niches like antique vehicles, muscle cars, and handicapped-equipped vehicles.

The property has mostly served as vehicle storage for their new car sales over the last few years. The proposal will bring the site into compliance with allowable uses and reutilize the sites with a productive retail use.

EXISTING SITE & HISTORY

The main site has been a Bettenhausen car dealer since 1958. Lots have been added over the years to allow for expanded vehicle storage of both new and used car sales. Most recently was the addition of a separate used car dealer on the south side of 176th Street which was approved with a special use in 1996 (Ord. #96-O-078) that was only on that property and accessory to the existing adjacent new car dealer at the time.

The site has served as a new car dealer for multiple brands over the years. However, as the brands have expanded, most dealers have moved to the 159th Street corridor that is preferred by the car brands over a more local location on Oak Park Avenue. However, it has served as good location for different up-and-coming and niche brands over the years including brands like Mini and Fiat. Most recently the site sold luxury European brands Alfa Romeo and Maserati up until 2019. Since the pandemic, the site has been mostly used as a temporary location to store vehicles for the other Bettenhausen locations. While it was allowed temporarily during the pandemic, vehicle storage on a prominent location along Oak Park Avenue is not a preferred long-term use of the property by Bettenhausen or the Village. No changes are proposed to the site plan or property with existing signs and lighting being utilized.

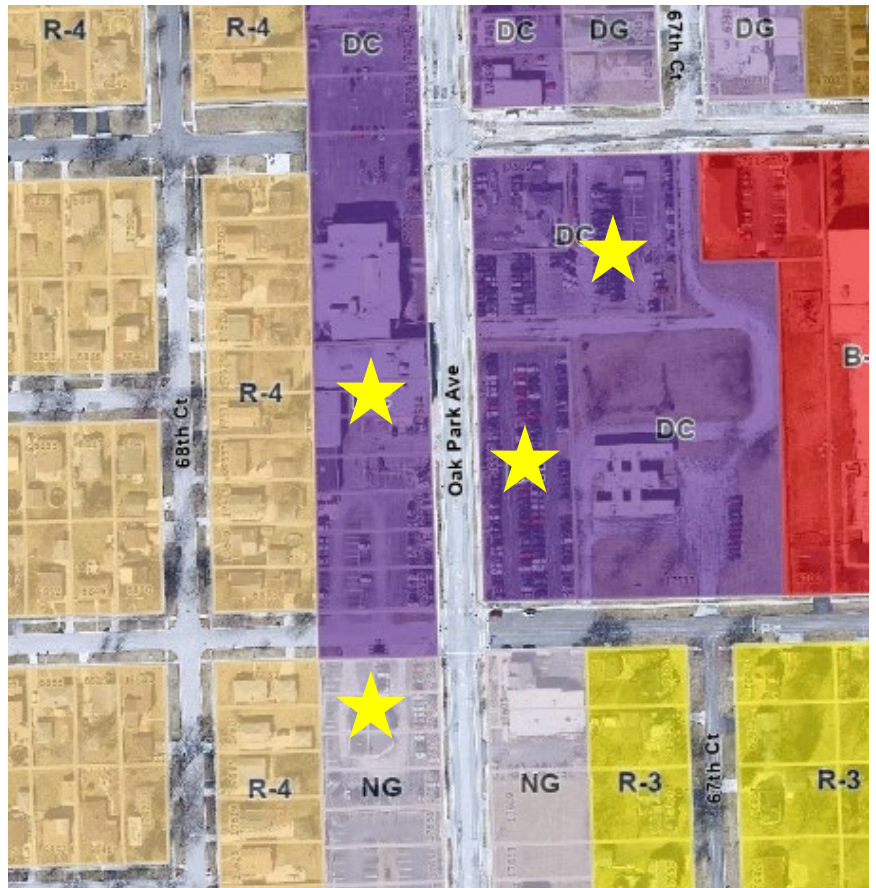


ZONING & PROPOSED USE

The site includes multiple parcels, some of which are separate by roadways and other parcels. The principal building is located at 17514 Oak Park Avenue on the west side of the roadway. The properties are mostly located in the Legacy DC (Downtown Core) district with the former used vehicle dealer in the NG (Neighborhood General) zoning district. The property has neighboring DC district to the North and East, the NG district to the south and R-4 single family zoning district to the west. There is a single-family residence abutting the primary property/building to the west.

The Legacy Code characterizes the Downtown Core area of the Legacy District as “a variety of lot sizes and building scales, with multi-family dwellings as the primary use; street frontages have steady tree plantings and can include lawns, and buildings form a continuous street wall set close to sidewalks”. The intent of the Neighborhood General as to help transition existing single-family houses and commercial uses into multi-family uses. The site is considered a “Heritage Site” as it was developed prior to implementation of the Legacy Code. As a Heritage Site, the property is permitted to operate with existing commercial uses or other commercial uses otherwise permitted in the Legacy District until redevelopment of the property occurs (more than 50% of the property value).

New and used vehicle sales are permitted as special uses in the legacy district. While most auto-oriented uses have been discouraged, the existing history of car dealer uses along the corridor lead to the flexibility through a special use. This allows the Village to look at how it fits with the current and future plans for specific properties as well as the operator themselves to ensure they are reputable dealers.



STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft Findings in the Staff Report below for the Commission's consideration.

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;
 - ***The establishment will sell and service used vehicles and handicap accessible vehicles focusing on the health and safety of all persons, while ensuring quality of life for dependable transportation. The Petitioner has operated in the Village for many years selling new vehicles without being detrimental or endangering public health, safety, morals, comfort or general welfare. The Petitioner has a proven history of being a reputable dealer, and will continue to do so with used vehicle operations.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The subject properties will not undergo physical changes except for minor interior upgrades. The property will be maintained by the Petitioner's Building and Property Maintenance Manager to retain property values. Operations will not interfere with activities from surrounding businesses and residences. The Petitioner will provide continued upkeep of repairs and property maintenance including mowing and snow removal.***
- 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 subject properties will not undergo physical changes that would otherwise affect development or improvements to surrounding properties.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***Adequate utilities, access roads, drainage, and/or other necessary facilities are already existing. No changes are proposed.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***Adequate ingress and egress are already existing with multiple ways to enter/exit the site. No changes are proposed.***
- 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.
 - ***The Petitioner has stated they will conform to the regulations of the district.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - ***The use contributes to the economic development of the community as a whole. The vehicles on-site will be used and like new. Concepts proposed also cover unique niches like antique vehicles, muscle cars, and handicapped-equipped vehicles. Sales of quality and niche vehicles will draw customers from surrounding communities and bring revenue to the Village.***

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

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and any recommended conditions.

Special Use Permit:

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Bettenhausen Motor Sales Inc, to operate a Used Car Dealer (with accessory automotive repair) at 17514 - 17600 Oak Park Avenue in the Legacy DC and NG Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the September 15, 2022, Staff Report with the following conditions:

1. A New Car dealer must be maintained by the petitioner within the Village of Tinley Park.
2. All vehicles stored on-site shall be for sale or awaiting immediate repair. The site shall not operate as vehicle storage/holding for vehicles.
3. Any automotive repair shall not include body work and remain accessory to the sale of vehicles. Automotive repair remains a prohibited primary use of the property.



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:** Handicap/Used Vehicle Sales and Service
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** _____ **to** _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: Bettenhausen Braunability Sales and Service

Project Description: Change the use of the existing property from new vehicle sales to Handicap/Used

Project Address: 17514 S. Oak Park Ave. **Property Index No. (PIN):** See attached

Zoning District: _____ **Lot Dimensions & Area:** _____

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: _____ **Company:** Bettenhausen Motor Sales Inc.

Street Address: _____ **City, State & Zip:** _____

E-Mail Address: _____ **Phone Number:** _____

APPLICANT INFORMATION

- ☒ **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 representative.

I hereby authorize To Be Determined (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 any 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 acknowledge that the information and all supporting addendums and documentation is true and correct.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: 7/22/2022

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 Special Use establishment will be to sell and service used vehicles and handicap accessible vehicles which focuses on the health and safety of all persons. Some mobility vehicles are new vehicles but required by the Secretary of State to be titled and classified as used once the vehicle is modified. Therefore, we will buy them as used. Bettenhausen is committed to offering services to persons with limited means of mobility ensuring quality of life. Patrons, vendors, and staff will be required to follow protocols to ensure safety standards set by the company, government, and environmental agencies. Overflow of service work from our Tinley Park, 84th Avenue location will be performed at 17514 S. Oak Park Avenue as needed. The establishment was previously a new car dealership with permission to sell and service used vehicles. Maintenance of the property will continue under our Building and Property Maintenance Manager, whom oversees the dealer group properties.

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

The property will not undergo physical changes, except for minor interior upgrades and will be maintained by our Building and Property Maintenance Manager to retain property values. Operations will not interfere with the activities from surrounding businesses and residential areas. Continued upkeep of repairs, maintenance, mowing, and snow removal will occur to prevent accident and injury. The Special Use will attract persons with a need for handicap accessible vehicles.

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 current building and property will not undergo changes that will affect development or improvements to the surrounding properties. The property is to remain the same.

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

The current property is established and equipped with the proper utilities, access roads, drainage, etc. and no changes will occur. We are changing the use of the property and not the property itself. We have added an ADA powered door for customer convenience.

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.

Our current property is set to accommodate traffic and has several ways to enter/exit the property with no disruption to the surrounding area. A person can exit and enter the property via

the main thoroughfare (Oak Park Avenue) . No change to the existing property will occur; only a request to change the Special 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.**

We will conform to the regulations of the district by requesting Special Use permits and any/all permits/licenses required to maintain a handicap accessible establishment including signage.

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

The Special Use will contribute to the economic development of the community by offering sales and service of handicap/used vehicles ultimately bringing income to the town and offering a unique establishment in the service it offers. The establishment will bring revenue from surrounding towns as well.



Subject: The Garage at Bettenhausen Project Narrative

The project plans for our currently held establishment for over 65+ years, located at 17514 S. Oak Park Avenue, Tinley Park, IL 60477 consists of changing the Special Use of a pre-existing location that previously sold and serviced new and used vehicles. With the exception of selling new vehicles, we will continue to sell and service used and Like-new vehicles. The Garage represents a sentimental reference to the term used by the family to describe the business on Oak Park Avenue over the years. Bettenhausen is committed to offering quality service while maintaining strong relationships with our customers through communication.

Bettenhausen is obtaining the Braunability franchise to sell Like-New and service handicap-equipped vehicles focusing on the health and safety of all persons ensuring quality of life through dependable transportation.

Details:

Employee Numbers Required: Dependable on business needs; need 20 employees minimum.

Hours of Operation: Monday through Friday, 8:00 am – 5:00 pm; Saturday by appointment only

Parking Requirements: The existing building consists of designated parking spots for customers and employees. Employees will park on the southwest side of the property while customers will park on the north side. Previously, we operated the building with 75 employees with sufficient parking available.

Existing Uses/tenants: The property is owned by Michael and Troy Bettenhausen. No changes will be made on the existing owners and tenants. The property will be used to sell and service used, like-new, and handicap-equipped vehicles.

Property Changes: The current property is established and equipped with the proper utilities, access roads, drainage, etc. and no additional changes will be needed. We installed a power ADA door to accommodate wheelchairs, motorized scooters, and other such devices to assist an individual.

BETTENHAUSEN CHRYSLER DODGE JEEP RAM



8355 W. 159th Street
Tinley Park, IL 60477
P 708-532-2665
F 708-781-9704

www.bettenhausenautomotive.com

1216 E. Central Road
Arlington Heights, IL 60005
Phone: 847-392-7600
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES:
http://www.matc.com AND sales@matc.com

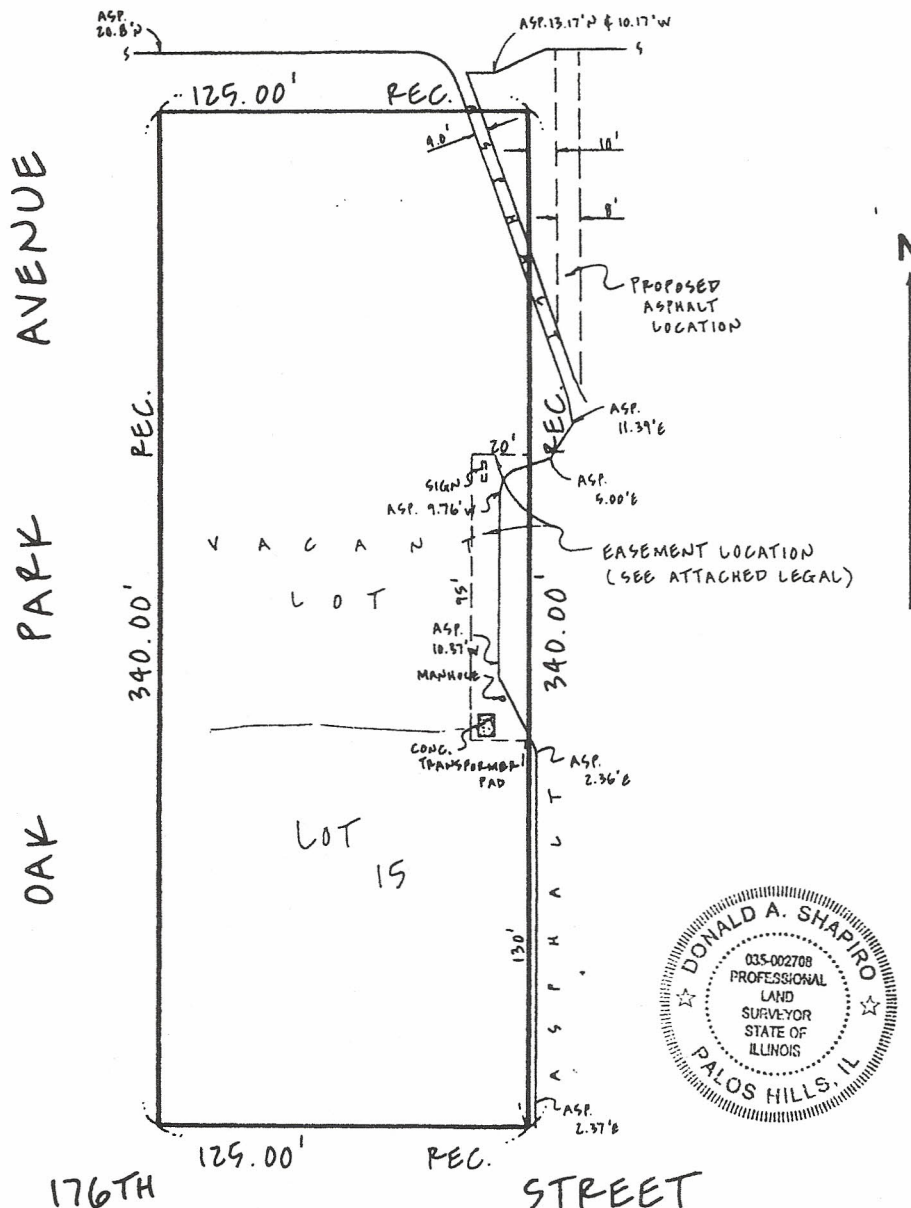
218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0896

PLAT OF SURVEY

460 S. County Farm Road
Wheaton, IL 60187
Phone: 630-690-3733
Fax: 630-690-3735

THE WEST 125 FEET OF THE SOUTH 340 FEET OF LOT 15 IN THE VILLAGE OF
BREMEN, A SUBDIVISION IN SECTION 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF LAKE

176TH

STREET

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining buildings do not encroach unless shown. Dated AUGUST 6, 19 99 REVISED 8/16/99 REVISED 10/14/99 REVISED 10/15/99

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.

Scale: 1" = 50'

Job No: 936040

Address: 17535 S. OAK PARK AVE.

TINLEY PARK, IL.

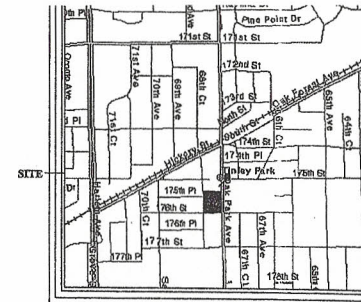
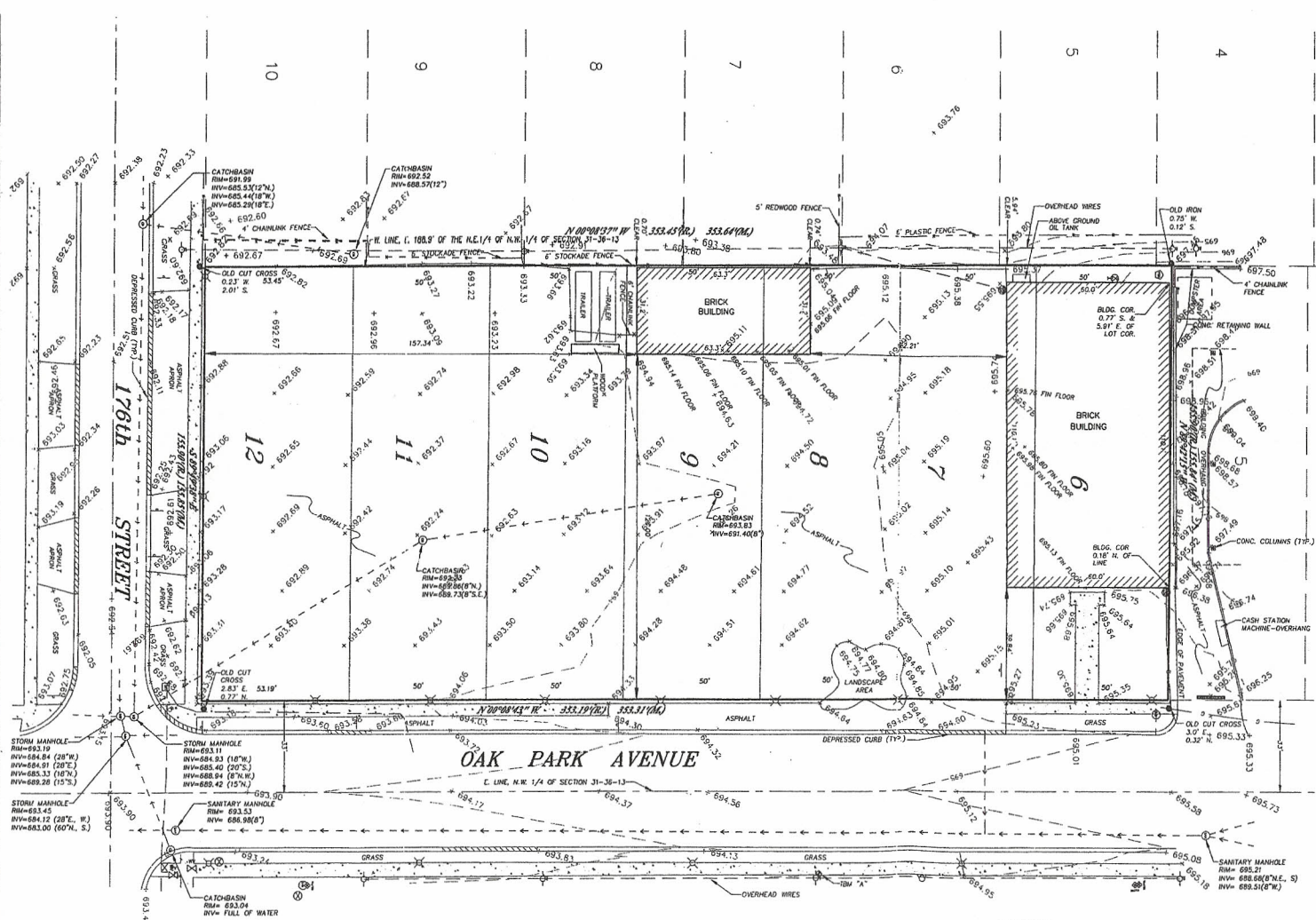
PIN: 28 31.200.005

Township: BREMEN

Ordered By: LYNN M. HICKEY

NOTES:
This plat has been made for use in a mortgage loan transaction and is not to be used for construction. Unless otherwise noted, lot dimensions shown are record or deed dimensions.

Compare your description and site markings with this plat and at once report any discrepancies which you may find.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION
ALL OF LOTS 6, 7, 8 AND 9 IN GOEBEL'S SUBDIVISION OF THE WEST 155.9 FEET OF THE E/ FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF) OF THE NORTH QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 36 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED ONE-THIRD INTEREST IN LOTS 10, 11 AND 12 IN GOEBEL'S SUBDIVISION OF THE WEST 155.9 FEET OF THE EAST 188.9 FEET (AS MEASURED ALONG THE NORTH AND S LINES THEREOF) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: BETTENHAUSEN DODGE
1754 SOUTH OAK PARK AVENUE
TINLEY PARK, ILLINOIS 60477

BENCHMARK:
BM#59 BOLT ON THE FLANGE OF A HYDRANT AT NORTHEAST CORNER OF 175TH STREET & OAK PARK AVENUE.
ELEVATION= 698.49 (N.G.V.D. 29 DATUM)
TBM "A" RAILROAD SPICE IN WEST FACE OF THE POWER POLE WITH A LIGHT ON THE EAST SIDE OF OAK PARK AVENUE APPROXIMATELY 30' SOUTH AND 64' EAST OF THE NORTHEAST CORNER OF LOT 5.
ELEVATION= 695.14 (N.G.V.D. DATUM)

AREA:
55,087 SQUARE FEET OR 1.26 ACRES

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND / OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE POLICY.

LEGEND

MANHOLE USE NOTED	⊙
CATCH BASIN	⊙
DISET	⊙
WATER VALVE IN BOX	⊙
FIRE HYDRANT	⊙
STREET LIGHT	⊙
WATER VALVE VAULT	⊙
UTILITY POLE	⊙
STORM SEWER	---
SANITARY SEWER	---
WATER MAIN	---
GAS MAIN	---

GRAPHIC SCALE



STATE OF ILLINOIS }
COUNTY OF WILL }
I, ROBERT A. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2017, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF

DATED THIS 30th DAY OF NOVEMBER 2009.

ROBERT A. ROGINA

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST

PLAN COMMISSION STAFF REPORT

September 15, 2022 –Public Hearing

St. Julie Billiart Catholic Church Freestanding Sign Variations

7399 159th Street

Petitioner

Fr. Tirso S. Villaverde, Jr.
on behalf of St. Julie
Billiart Catholic Church

Property Location

7399 159th Street

PIN

27-24-201-002-0000,
27-24-201-005-0000

Zoning

R-4 Single Family
Residential

Approvals Sought

Variations

Project Planner

Lori Kosmatka
Associate Planner



EXECUTIVE SUMMARY

The Petitioner, Father Tirso S. Villaverde, Jr., on behalf of St. Julie Billiart Catholic Church, is requesting Variations from the Sign Code for a proposed freestanding sign with an Electronic Message Center (“EMC”) at the property located at 7399 159th Street in the R-4 (Single-Family Residential) zoning district. The four sign Variations being requested include:

- Section IX.E.1 (Dimensional Regulations for Wall and Freestanding Signs) to permit:
 - 47.5 sq. ft. sign face area, exceeding the 30 sq. ft. maximum sign face area.
 - Ten foot in height, exceeding the six-foot maximum height.
 - As a second freestanding sign less than 300 feet apart from the first sign, exceeding the maximum of one freestanding sign.
- Section IX.J.4 (Electronic Message Center Regulations) to permit an Electronic Message Center Sign that is 38.3 percent of the total sign area, exceeding the maximum of 20 percent

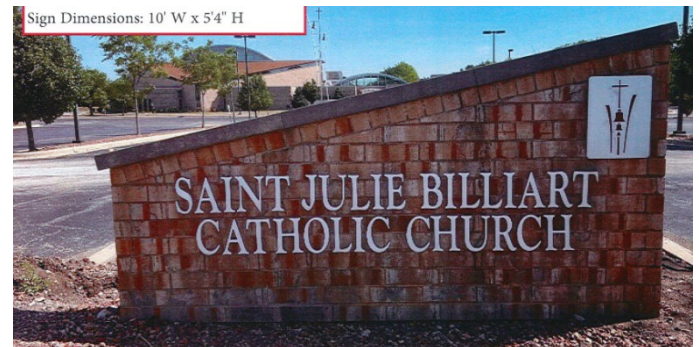
The proposed new freestanding sign will have an EMC and brick base that will replace one sign located along the 159th Street frontage. There is currently a masonry freestanding sign and a frame sign that will remain. The Variations are requested because the sign regulations per the residential zoning district are more restrictive than for adjacent commercial districts. The property is unique due to its large size and frontage along a heavily traveled commercial corridor, with the church being setback extensively. The Variations will help visitors more easily identify the property and the proposed scale of the sign is appropriate for the surrounding commercial area.

EXISTING SITE & HISTORY

The subject site of St. Julie Billiart Catholic Church is a large 8.5 acre (369,904 sq. ft.) property on the south side of 159th Street, immediately east of Olcott Avenue and west of the Park Center Plaza, which is west of Harlem Avenue. The property contains two parcels, annexed into the Village in 1976 and 1980. The church is primarily accessed on 159th Street, with secondary access off Olcott Avenue. There is a large area of parking between 159th St. and the church building, which includes long parking islands.

There are currently two existing freestanding ground signs on the property. One is a white frame sign located near the north property line and sidewalk on the grass, perpendicular to 159th Street. The sign is non-conforming as its frame construction does not meet the sign base requirements per the Zoning Ordinance. Staff was unable to locate a permit for this frame sign. The other sign is a non-illuminated 5'-4" high brick sign located slightly south of the main drive entrance on one of the parking islands. This sign is situated parallel to 159th Street. This brick sign meets Zoning code requirements, however is not easily visible from the 159th Street roadway, given its parallel orientation, setback distance, lower height, and lack of illumination.

The church building is a reddish brown brick structure in a contemporary style, and is setback more than 350 feet from the north end of the property.



(Clockwise): Aerial Map, Existing Signs, View of Existing Brick Sign from Driveway, and Detail of Church's Front Facade

ZONING & NEARBY LAND USES

The property is zoned R-4 (Single Family Residential). The adjacent properties are a mix of land uses. 159th Street is a heavily traveled arterial corridor, portions of which have intense commercial use and two to three lanes traffic in each direction. Thus, large portions of this roadway have commercial uses and zoning with large signage commercial in nature.

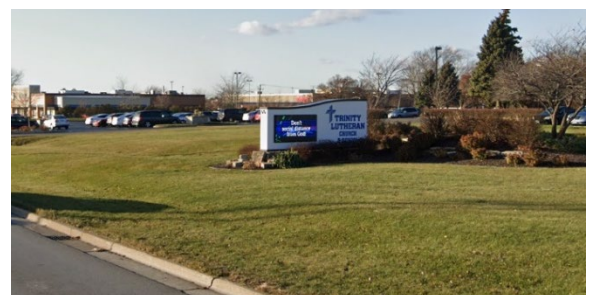
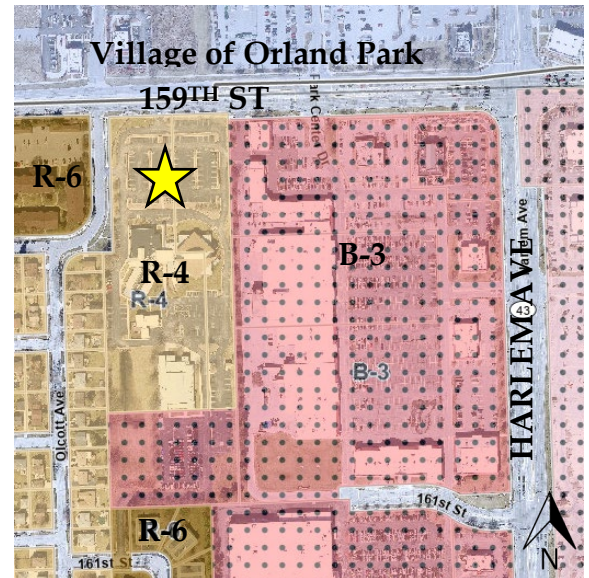
To the north (across 159th Street) are commercial properties within the Village of Orland Park. To the east and immediate south are commercial properties in the Park Center Plaza PUD which has underlying B-3 zoning (General Business and Commercial) with duplex townhome residences further south zoned R-6 (Medium Density Residential). To the west, across Olcott Avenue, are the “Residences 159 Tinley Park” multifamily residences, zoned R-6 (Medium Density Residential), and single-family homes south of 159th Place in the Brementowne Estates PUD with underlying R-4 (Single Family Residential).

Further east on the north side of 159th Street, west of Oak Park Avenue, is the Trinity Lutheran Church. This property is also within residential zoning (R-2) and received a sign Variation approval with similar circumstances in 2021 for total sign area, sign height, and EMC percentage.

Code Requirements

Signs are regulated by Section IX of the Zoning Ordinance. Section IX.E.1 (Dimensional Regulations for Wall and Freestanding Signs) regulates maximum allowable sign face area, maximum height, and maximum quantity of freestanding signs for institutions within the R-4 Zoning District. This section divides properties in residential zoning districts into two categories: residential and Non-Residential/Institutional. Churches, schools, and parks are common non-residential uses that are located in residential zoning districts. The code limits freestanding sign dimensions for non-residential uses in the R-4 zoning district to 30 sq. ft. in total sign area (excluding the base), and 6'-0" height (including the base).

Additionally, Section IX.J. (Electronic Message Center Regulations) regulates Electronic Message Centers (“EMCs” on freestanding signs, notably subsection IX.J.4 states the allowable area of the EMC shall be a maximum of 20% of the total sign area (excluding base).



Zoning Map, Signage in the Area including approved sign Variations for Trinity Lutheran Church (2021).

VARIATIONS REQUEST

The Petitioner proposes to remove the existing frame sign and replace with a new freestanding ground sign along the north portion of the church's property. The new freestanding sign will be double-faced with an Electronic Message Center ("EMC"). The proposed sign requires four Variations from the Zoning Ordinance for total sign area, sign height, quantity of signs, and the size of the EMC.

Sign Area Size

The proposed sign face area will be 47.5 sq. ft. where the maximum area per code is 30 sq. ft. The proposed sign height (including base) will be ten feet, where the maximum height per code is six feet due to its location in a residential district (10' is permitted in commercial zoning districts).

Number of Signs

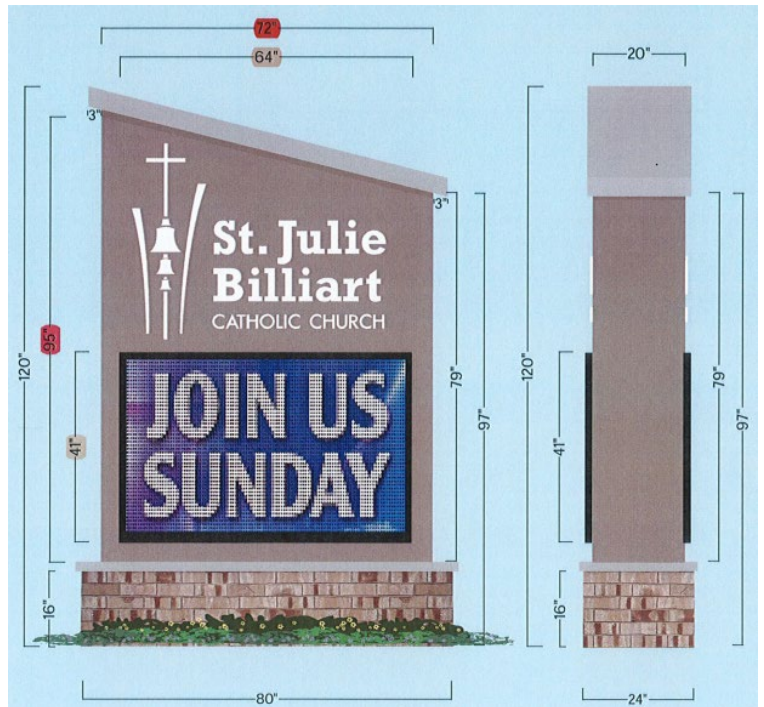
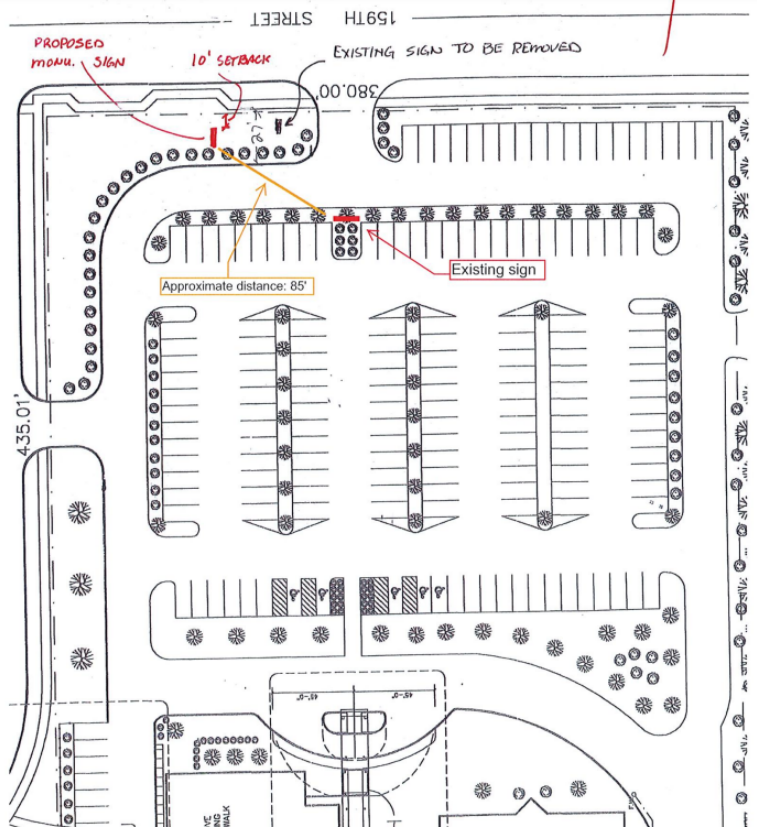
The proposed sign will be a second freestanding sign that will be approximately 85 feet from the first existing brick sign, where code requires that a maximum of two signs are allowed if at least 300 feet apart. However, it should be noted the second existing sign is an entryway marker, and not used for additional roadway visibility.

EMC Size

The Electronic Message Center is proposed to be 18.2 sq. ft. in size and will be 38.3% of the total sign area, where the maximum percentage of an EMC to the total sign area is 20%. For comparison, a sign with fully compliant EMC (20% maximum) and sign face area (30 sq. ft.) would have an EMC of only 9.5 sq. ft.

Sign Height

The sign's height and boxed sign face area are calculated by the highest point of the sign, with the height including the base and cap, and the sign face area excluding the base and cap (measured as 95"x72", totaling 47.5 sq. ft.).



The Petitioner has confirmed that the new sign will meet other Sign Code requirements. The sign will be at least ten feet from the property line and will have a brick base with brick similar in appearance to the existing brick sign and the church building.

The sign's location in relation to adjacent neighboring properties is also noted. The Petitioner provided an exhibit showing the proposed sign location as approximately 160 feet to the nearest adjacent property line, and approximately 239 feet to the closest corner of the physical residential building on that property.

The proposed sign will help better identify the site when approaching by car versus relying solely on the existing brick sign, since the existing non-conforming frame sign is not permitted. If the sign were to fully comply with the code with EMC at 20% of a 30 sq. ft. sign area, the EMC would only be 9.5 sq. ft. which would likely not be easily readable for vehicles travelling along 159th Street and would not be comparable to the essential character of the 159th Street commercial corridor.

The church being zoned residential and located on a heavily traveled commercial corridor, makes this a unique situation compared to one that might be located on a residential road. Other existing signs in the area are generally in commercial zoning districts and thus larger in size than those that would comply with residential zoning district sign regulations. Furthermore, sign variations typically consider the proposed sign's proportionality to the building's size and the overall development appearance. Staff believes the proposed sign is proportionally appropriate, and notes the proposed sign is similar in size to other signs along the 159th Street corridor.

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 has prepared draft responses for the Findings of Fact below. The Commission may choose to modify the findings as they choose or based on the evidence received at the public hearing.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***The location of the sign along a heavily traveled arterial commercial roadway corridor would make it difficult for its content to be readable if limited to the size regulations of residential zoning district sign regulations. Commercial zoning requirements are more appropriate due to the location and roadway size/speeds.***
2. The plight of the owner is due to unique circumstances.
 - ***The proposed sign is located along a heavily traveled arterial commercial roadway corridor, but is subject to residential zoning district sign regulations, which are more restrictive than commercial regulations. The site is larger than most residential lots with direct frontage on the arterial roadway. The roadway has higher vehicle speeds, and a limited length of time in which a sign may be read when travelling by car. A fully compliant sign would likely not be easily readable. The proposed sign will help better identify the site when approaching by car versus relying solely on the existing brick sign.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The proposed sign is located along a heavily traveled arterial commercial roadway corridor. The larger size of the property is similar to some commercial properties in the area. Other existing signs in the area are generally in commercial zoning districts and thus larger in size than those that would comply with residential zoning district sign regulations. The proposed sign will help better identify the site when approaching by car versus relying solely on the existing brick sign. The proposed sign is proportionally appropriate and is similar in size to other signs along the 159th Street corridor.***
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.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

Variations:

"...make a motion to recommend that the Village Board grant the following Variations from the Zoning Ordinance to the Petitioner, Father Tirso S. Villaverde, Jr., on behalf of St. Julie Billiart Catholic Church, at the property located at 7399 159th Street in the R-4 (Single-Family Residential) zoning district, consistent with the Submitted Plans and adopt the Findings of Fact as proposed in the September 15, 2022 Staff Report, with the condition that existing frame sign be removed:

1. A Variation from Section IX.J.4. (Electronic Message Centers Maximum Allowable Size Regulations) of the zoning Ordinance with an Electronic Message Center Sign that is 38.3 percent of the total sign area, instead of the maximum of 20 percent.
2. Variations from Section IX.E.1 (Dimensional Regulations for Wall and Freestanding Signs) of the Zoning Ordinance to permit a freestanding sign that is 47.5 sq. ft. in sign face area (size), instead of the maximum of 30 sq. ft., ten feet in height, instead of the maximum of six feet, and as a second freestanding ground sign less than 300 feet from the first sign, exceeding the maximum of one freestanding sign."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	8/15/22
2	Response to Standards	Petitioner	Rec'd 8/17/22
3	Narrative	Petitioner	Rec'd 8/17/22
4	Excerpts from Sign Code	Petitioner	Rec'd 8/17/22
5	Zoning Map Exhibit	Petitioner	Rec'd 8/17/22
6	Photo and Aerial Exhibits of Existing Conditions and Adjacencies	Petitioner	Rec'd 8/17/22
7	Proposed Sign Design	Petitioner	Rec'd 8/17/22
8	Site Plan and Aerial Exhibits	Petitioner	Rec'd 8/17/22
9	Ownership Letter / Additional Narrative	Petitioner	10/27/21



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: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for Monument Sign
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: St. Julie Billiard Catholic Church

Project Description: Monument sign

Project Address: 7399 W. 159th St. Property Index No. (PIN): 27-24-201-002-0000

Zoning District: R-4 Lot Dimensions & Area: 366,472.98 SQ FT

Estimated Project Cost: \$ 55,000.

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Fr. Tirso S. Villaverde, Jr. Company: St. Julie Billiard Catholic Church

Street Address: 7399 W. 159th St. City, State & Zip: Tinley Park, IL 60477

E-Mail Address: [REDACTED] Phone Number: [REDACTED]

APPLICANT INFORMATION

☐ 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: Micah Van Bruggen Company: Van Bruggen Signs, inc.

Relation To Project: Sign design, manufacturer, and installation

Street Address: [REDACTED] City, State & Zip: [REDACTED]

E-Mail Address: [REDACTED] Phone Number: [REDACTED]

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 Van Bruggen Signs, inc (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): Fr. Tirso Villaverde

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): Fr. Tirso Villaverde

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Date:

Micah Van Bruggen

8/15/22

Variance Application

Final Audit Report

2022-07-16

Created: 2022-07-15

By: Micah Bruggen [REDACTED]

Status: Signed

Transaction ID: [REDACTED]


"Variance Application" History

 Document created by Micah Bruggen [REDACTED]

2022-07-15 - 8:00:48 PM GMT

 Document emailed to [REDACTED] for signature

2022-07-15 - 8:02:18 PM GMT

 Email viewed by ftrirso@stjulie.org

2022-07-16 - 12:44:29 PM GMT

 Document e-signed by Fr Tirso Villaverde [REDACTED]

Signature Date: 2022-07-16 - 12:45:11 PM GMT - Time Source: server

 Agreement completed.

2022-07-16 - 12:45:11 PM GMT



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

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION 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 will 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 **Variation** 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 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.
- ☒ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☒ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☒ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☒ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

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

Seeking a variance for a monument sign that is sized more analogous with business districts zoning ordinance. The overall height of the monument sign will be 10 feet tall and the square footage of the sign structure to be 47.5 sqft. Additional height accommodates the larger electronic message center.

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

The difficulty with the current zoning regulation at this location is visibility. The fence along the sidewalk that protects pedestrians from falling into the culvert is 4-5' tall and with a sign that is zoned to be 5' tall, it will be primarily blocked by the fence.

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

The difficulty with this location is placing a sign that does not interfere with the water management system and safety fence, yet located in a position that is intermediate from the two entrances off of 159th st. See photo reference #4 & #5

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

Having a setback of more than 350 ft, it can be easy to miss the location of the Church. Considering the volume of traffic, the larger sign will help with site identification and the legibility of the electronic message center.

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

There is no financial gain in having a larger monument sign. To the contrary, procuring a sign such as this shows St. Julie Billiart Catholic Church is investing in the community of Tinley Park.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

Granting this variance will not be detrimental to the public welfare. This proposed sign will improve site identification from approaching vehicles, thus permitting more time for appropriate signaling and braking of vehicle traffic. The proposed sign with the larger electronic message center will encourage positive community programs offered at St. Julie Billiart Church.

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

Granting this variance will enhance the character of the neighborhood. The sign is constructed of premium materials, and designed to be visually appealing using a neutral tone color palette.

H. Describe how the requested Variance will not:

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

The placement of the sign does not impact light supply or air to adjacent properties. The closest property being 160 ft from the sign and the closest residence being 240 ft away. See photo reference #6 & #7

2. Substantially increase the congestion of the public streets.

Increasing the size of the monument sign will not increase congestion of public streets.

3. Increase the danger of fire.

The proposed sign is to be constructed of materials that are noncombustible; Stone, Steel, and Aluminum.

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

The proposed sign with its additional height and square footage does not impair or create drainage problems on adjacent properties.

5. Endanger the public safety.

The proposed sign with its additional height and square footage will not endanger public safety.

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

The proposed sign will not impair property values because it is positioned in a place that is insular to the surrounding neighborhood.

St. Julie Billiart Catholic Church

7399 W 159th St.

Tinley Park, IL

60477

Monument Sign Project Narrative

Proposal to install one (1) new illuminated double-faced monument sign containing an electronic message center on the Northwest corner property of 7399 W. 159th St. Scope of work includes the removal of the existing 68"x72" non-illuminated "white" colored post and panel sign (see photo #1), and install the proposed sign to serve as the main identifying sign for the Church.

St. Julie Biliart Catholic Church: Zoned R-4 Institutional

Section IX: E-1, Page 15: Residential zoned freestanding sign.

- Maximum square footage: 30 sq ft
 - o *Proposed variation: 47.5 sq ft*
- Maximum height: 72" (6ft)
 - o *Proposed variation: 10ft overall height*
- Maximum signs: (1) per building frontage with only (2) being at least 300' apart
 - o *Proposed variation: (2) signs on (1) frontage within 300' of one another*
 - o *See photo #2 & #3*

Section IX: J-4. "The electronic message center portion of a freestanding sign shall comprise no more than twenty (20) percent of the total sign face area of the freestanding sign"

- Maximum square footage of a 30 sq ft sign: 6 sq ft (per residential zoning district)
 - o *Maximum square footage of proposed monument sign. $47.5 \times 20\% = 9.5 \text{ sq ft}$*
 - o *Proposing variation to increase EMC 38.3% or 18.2 sqft*

E. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN RESIDENTIAL ZONING DISTRICTS (R-1, R-2, R-3, R-4, R-5, R-6, & R-7)

1. Wall Signs and Freestanding Signs shall be allowed in the residential districts (R-1, R-2, R-3, R-4, R-5, R-6, & R-7) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL & FREESTANDING SIGNS R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS					
Land Use	Sign Type	# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Height
Residential	Wall Sign	<i>Prohibited</i>			
	Freestanding Sign	One (1) per entrance ¹	Five (5) SF per acre of development land area, up to a maximum of thirty (30) SF	N/A	60" (5')
Non-Residential & Institutional	Wall Sign	One (1) per tenant frontage; maximum of two (2)	One half (½) SF per one (1) LF of tenant frontage; maximum of sixty (60) SF per sign	N/A	N/A
	Freestanding Sign	One (1) per building frontage; maximum of two (2) but must be spaced 300' apart	Thirty (30) SF	N/A	72" (6')

¹ Per entrance to residential subdivision, residential community, or individual residential project.

SF= Square foot; LF= Linear foot

St. Julie Billiard Catholic Church is Zoned R-4; subject to a freestanding sign of (30) SF and 6' of height.

Business/Commercial regulations

2. **Freestanding Signs:** Freestanding signs shall be allowed in the Business Districts (B-1, B-2, B-3, & B-4) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-1, B-2, B-3, & B-4 ZONING DISTRICTS			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
Less than 500' of Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
500' to 1,000' of Lot Frontage	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
Greater than 1,000' of Lot Frontage	Three (3) per directly adjacent public frontage; maximum of three (3); must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')

SF= Square foot; LF= Linear foot

- 1.) Seeking variance for 120 sqft
- 2.) Seeking variance for 10' max height
- 3.) Seeking variance for (2) freestanding sign within 300' of another

maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.

- iv. Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.
- v. Electronic message signs must be equipped with a dimmer control and a photo cell which constantly keep track of ambient light conditions and adjust sign brightness accordingly.
- vi. The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.

4. **Maximum Allowable Size:** The electronic message center portion of a freestanding sign shall comprise no more than twenty (20) percent of the total sign face area of the freestanding sign.

5. **Audio:** Audio speakers in association with such signs are prohibited.

6. **Maintenance:** Any electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within twenty-four (24) hours.

7. **Public Messages:** The Village of Tinley Park may request public service announcements related to community events to be displayed upon signs with electronic message centers. Additionally, the Village may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed upon signs with electronic message centers. Upon notification, the sign operators shall promptly display specific messages as provided by the Village.

- 4. Seeking variance for larger EMC

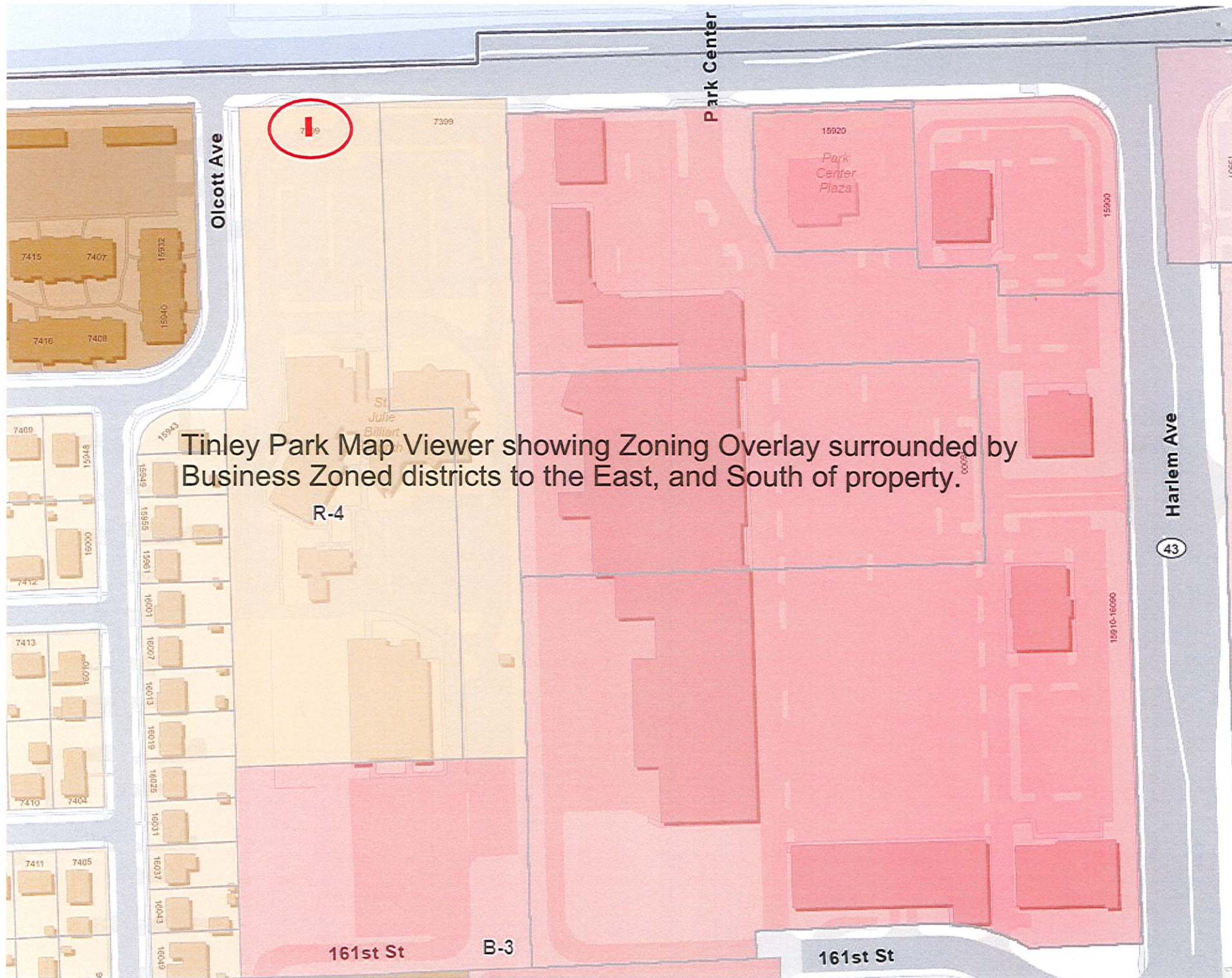




Photo # 1

Existing sign to be replaced by
proposed sign.

Sign Dimensions: 72" W x 5'8" H

Photo # 2

Existing brick non-illuminated sign to remain. Approximate distance from proposed sign; 100 feet.

Sign Dimensions: 10' W x 5'4" H

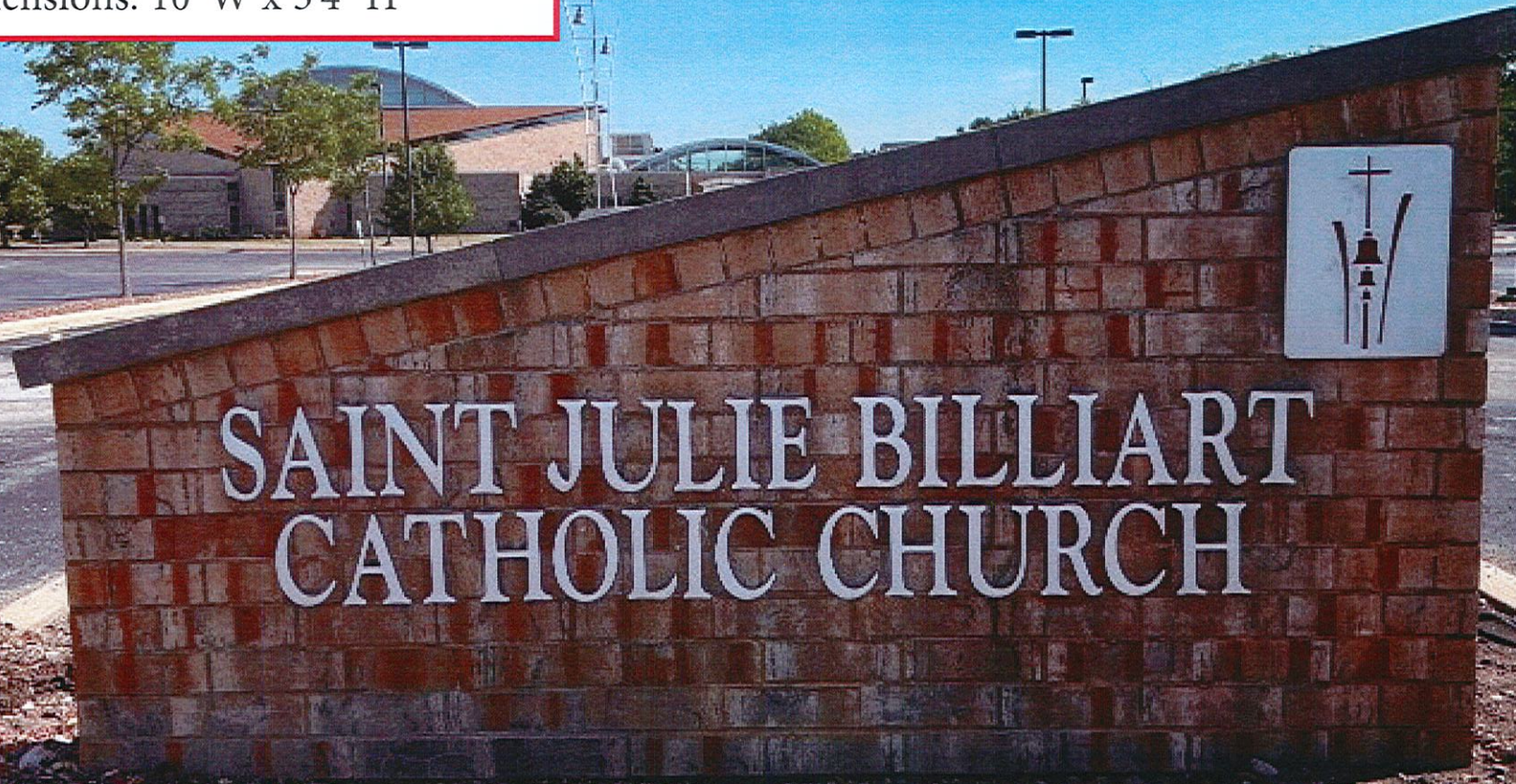


Photo # 3

Approximate distance from proposed
sign to existing brick structure: reference

159th S

85.47 ft

Measure distance

Click on the map to add to your path

Total distance: 85.47 ft (26.05 m)

Olcott Ave

3D

Photo # 4



Photo # 5



Photo # 6

Nearest Adjacent Property: 160' West

159th St

160.07 ft

100.00 ft

0

Olcott Ave

932

Measure distance

Click on the map to add to your path

Total distance: 160.07 ft (48.79 m)



3D



Photo # 7

Nearest Adjacent Residence: 240' Southwest

6

159th S

100.00 ft

200.00 ft

239.77 ft

Olcott Ave

932

Measure distance

Click on the map to add to your path

Total distance: 239.77 ft (73.08 m)





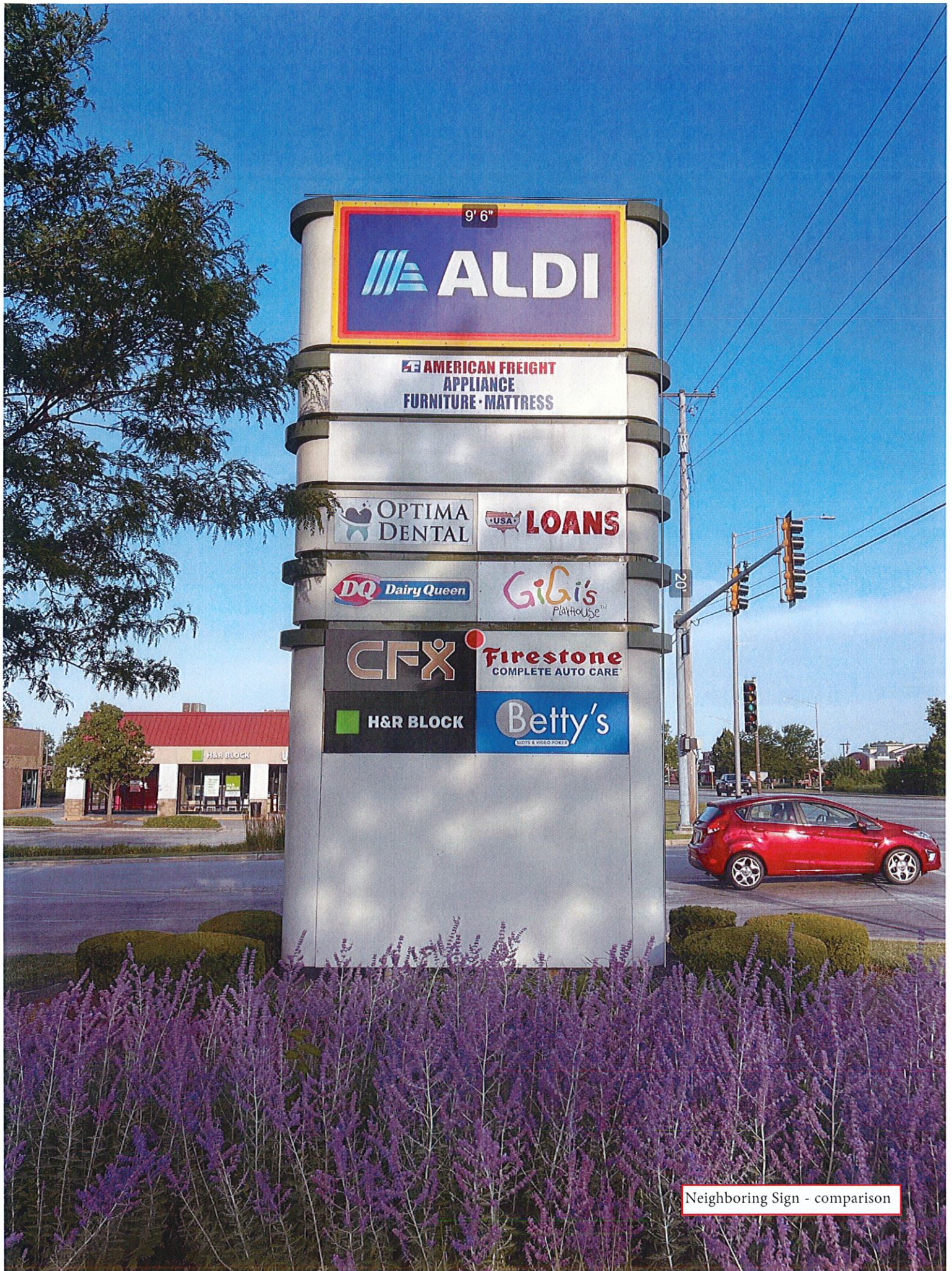
St. Julie Billiart Catholic Church - Architectural features



St. Julie Billiart Catholic Church - Architectural features



St. Julie Billiart Catholic Church - Architectural features



Neighboring Sign - comparison

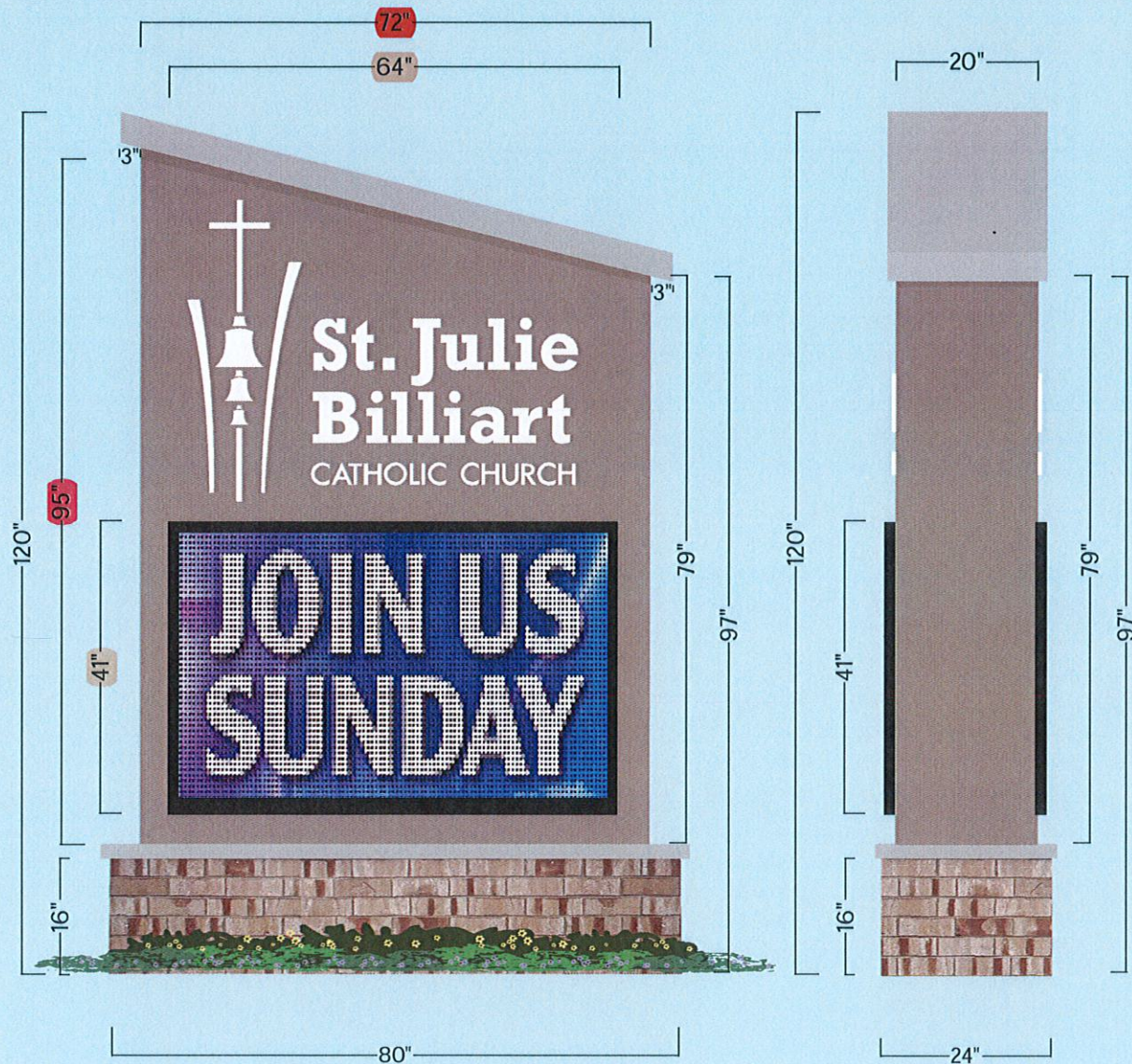


Neighboring Sign - comparison



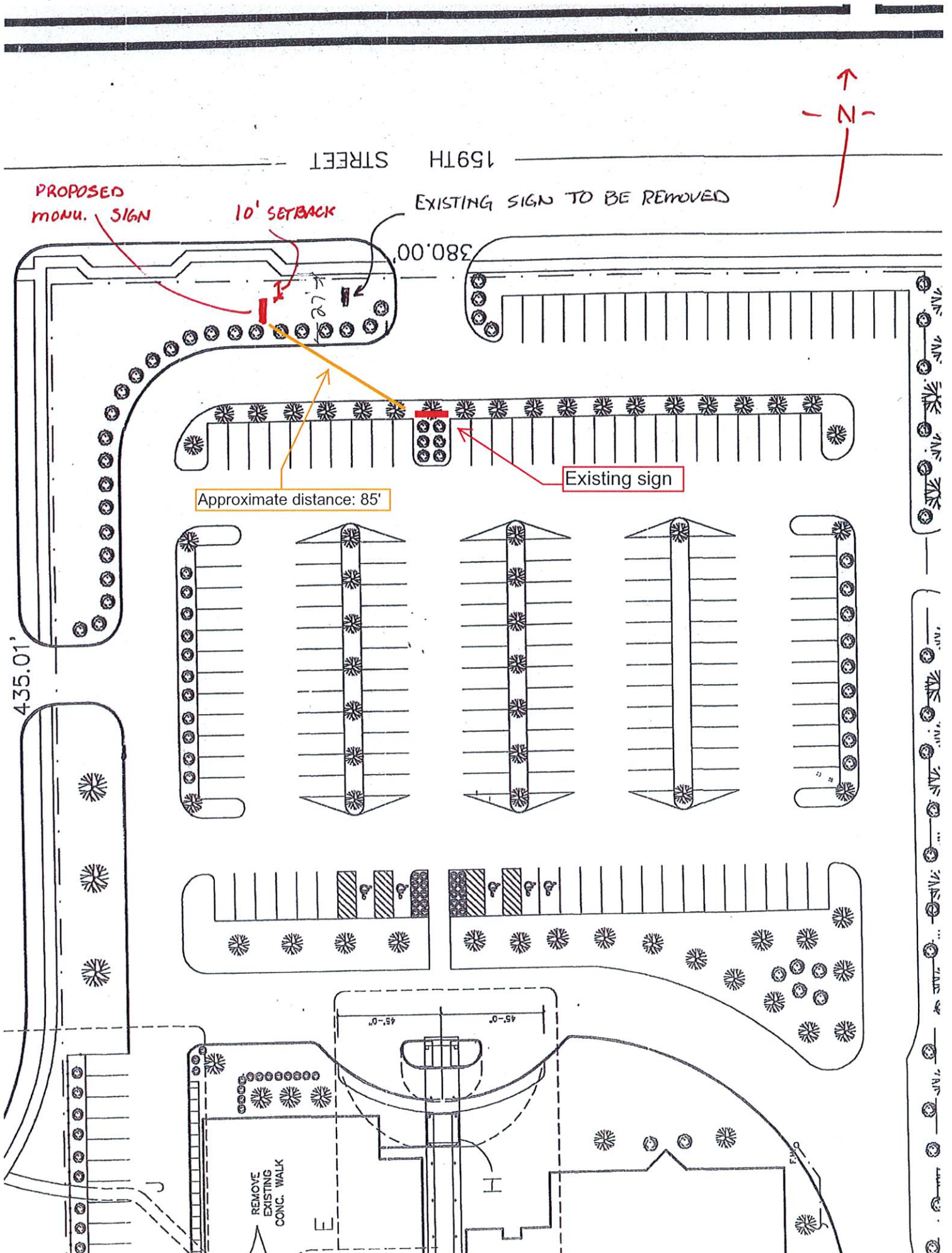
Neighboring Sign - comparison

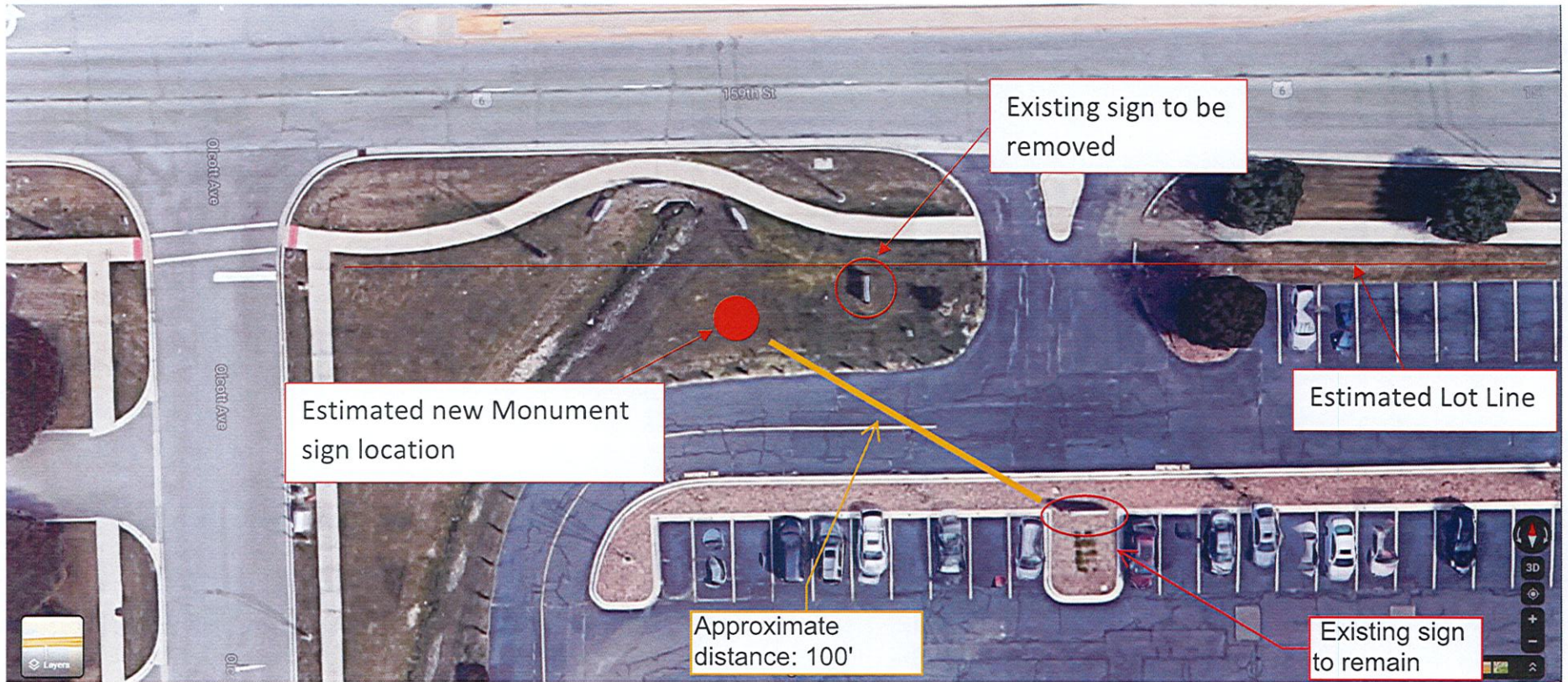
EMC overage: 18.2 sqft / 47.5 sqft = 38.3%

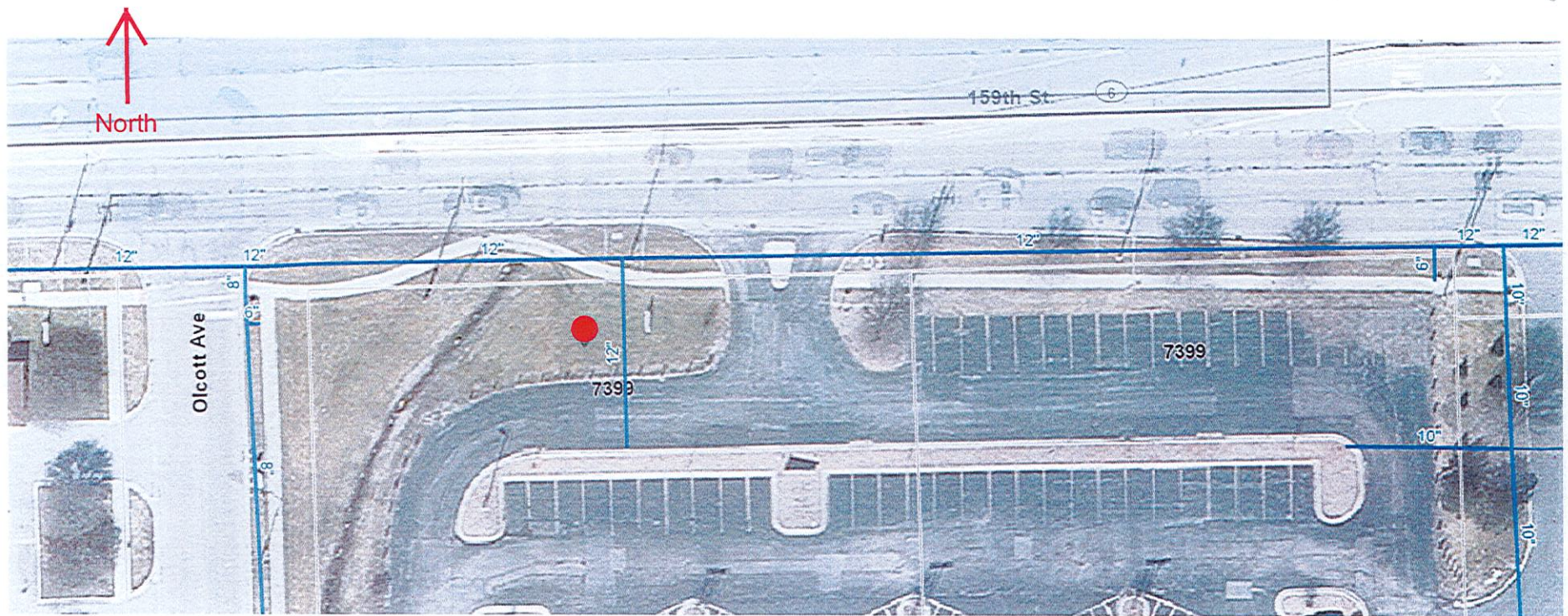


© COPYRIGHT 2016 by Van Bruggen Signs, Inc., Orland Park, IL.
This rendering is the exclusive property of Van Bruggen Signs, Inc.,
for the sole purpose of consideration to purchase a sign or design from
Van Bruggen Signs, Inc. Any unauthorized use of this drawing will result
in a compensation fee of \$500.00 for the time and effort entailed in
creating these drawings.

Approved	Scale	1/2"	Title							ST. JULIE BILLIART	
	Date	1-5-16	Description		MONUMENT SIGN WITH EMC						
Date	Drawn By	ED	Retained By	ED	ED	ED	ED	ED	Drawing No.	16-005.1C	
			Date	1-5-16	1-5-16	1-5-16	1-5-16	1-5-16			







Sign placement with respect to underground water pipes

- Approximately 10' West of 12" main
- Approximately 20' South of 12" main



Saint Julie Billiart

CATHOLIC CHURCH

7399 West 159th Street • Tinley Park IL 60477 • 708-429-6767 • www.stjulie.org

October 27, 2021

To whom it may concern,

My name is Father Tirso Villaverde and I am the pastor of St. Julie Billiart Parish in Tinley Park. The parish and I are currently working on a project to erect an electronic sign along our 159th St. entrance. Brad Werkman of Van Bruggen Signs is our contractor and has been helping to get the initial steps taken with the Village of Tinley Park. I wanted to take this opportunity to let you know that the sign project is given complete approval and consent by me as the pastor.

As part of the Catholic Archdiocese of Chicago, the official owner of the parish property would be Cardinal Blase Cupich under Catholic Bishop of Chicago: A Corporation Sole. I would be acting as the Cardinal's agent and have been in communication with the proper representatives of the Cardinal in regard to this project. This would make me the point of contact at the parish with the Village of Tinley Park. The following contact information can be used in all communication and/or correspondences:

St. Julie Billiart Parish

Attn: Fr. Tirso Villaverde—Pastor

7399 W. 159th St.

Tinley Park IL 60477

Tel: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

If I can be of further assistance, please do not hesitate to contact me. Together with the parish community, I thank you for your attention in this matter.

[REDACTED]
Fr. Tirso S. Villaverde, Jr.
Pastor



PLAN COMMISSION STAFF REPORT

September 15, 2022 – Workshop

Petitioner

Richard Silverman, on
behalf of MJK Real Estate
Holding Company, LLC

Property Location

7121 159th Street

PIN

28-19-100-012-0000

Zoning

B-2 (Community
Shopping)

Approvals Sought

Special Use for PUD
Site Plan Approval
Plat Approval

Project Planner

Lori Kosmatka
Associate Planner

Chipotle Outlot New Construction

SEC 159th Street & 71st Court / 7121 159th Street



EXECUTIVE SUMMARY

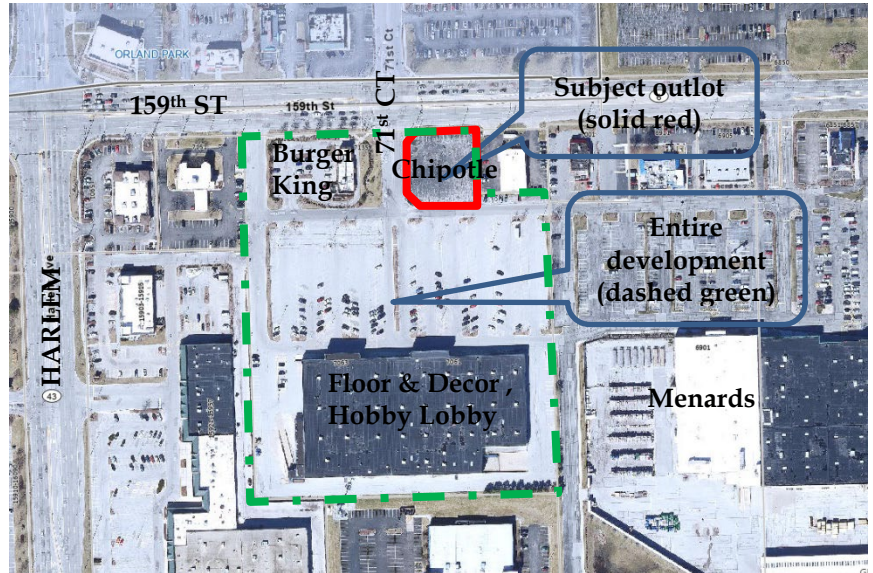
The Petitioner, Richard Silverman on behalf of MJK Real Estate Holding Company, LLC is requesting a Special Use for a Planned Unit Development (PUD), Site Plan/Architectural Approval, and Plat of Subdivision. The requests are to retroactively create a PUD over the full lot (including all deviations/exceptions previously approved in error), and for the proposed new construction of an outlot building with a drive-up pre-order pick-up window for Chipotle.

The site changes and PUD approval include the outlot to the west (Burger King at 7135 159th Street), and anchor building to the south (Floor & Décor and Hobby Lobby at 7061-7063 159th Street). The proposed changes are only for the new outlot building to be located at 7121 159th Street. Chipotle will relocate from their nearby location at 15980 Harlem Ave in the Park Center Plaza. The new construction would fill the currently vacant parking lot parcel in a prominently visible location along a heavily used arterial roadway. The site will have the patio and main entry on the north side fronting 159th Street to allow for pedestrian connectivity with vehicular ingress and egress at the south via a cross access easement. The site has been designed for sufficient drive-up stacking and site circulation.

Proposed Exceptions to the Zoning Ordinance include a drive-thru/pick-up lane use, front yard parking, reduced parking stalls, and sign face area of the north wall sign. However, the drive-thru will only be for drive-up pre-order pick-ups (similar to the existing location at 7226 191st Street). The proposed pick-up window will have a lower traffic demand and quicker wait times than a traditional drive-thru.

EXISTING SITE & HISTORY

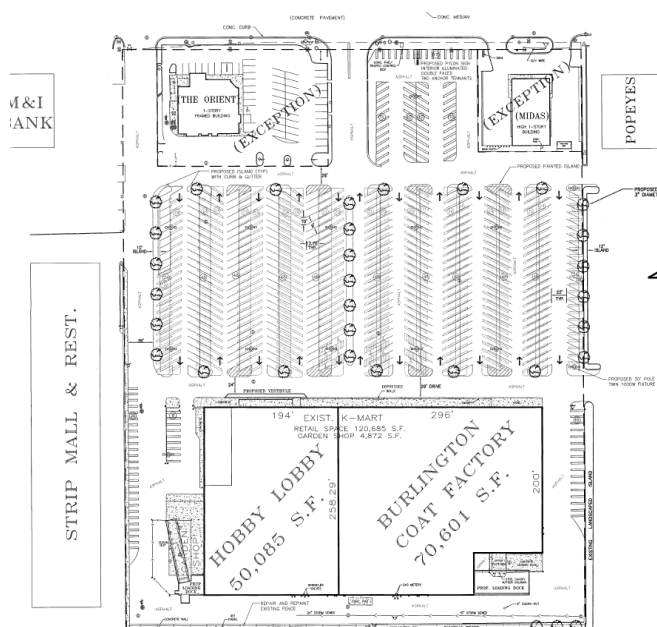
The subject property is a vacant parking lot located at the southeast corner of 159th Street and 71st Court near the intersection of Harlem Avenue, in front of the Floor & Décor and Hobby Lobby building, and between Burger King and Midas. The property is currently part of a 511,008 sq. ft. lot which includes the Burger King outlot and the large anchor building currently occupied by Floor & Décor and Hobby Lobby. There are no other vacancies surrounding these developments, as it is part of a larger shopping area with several outlots, anchor, and in-line tenants, including the Tinley Park Plaza redevelopment.



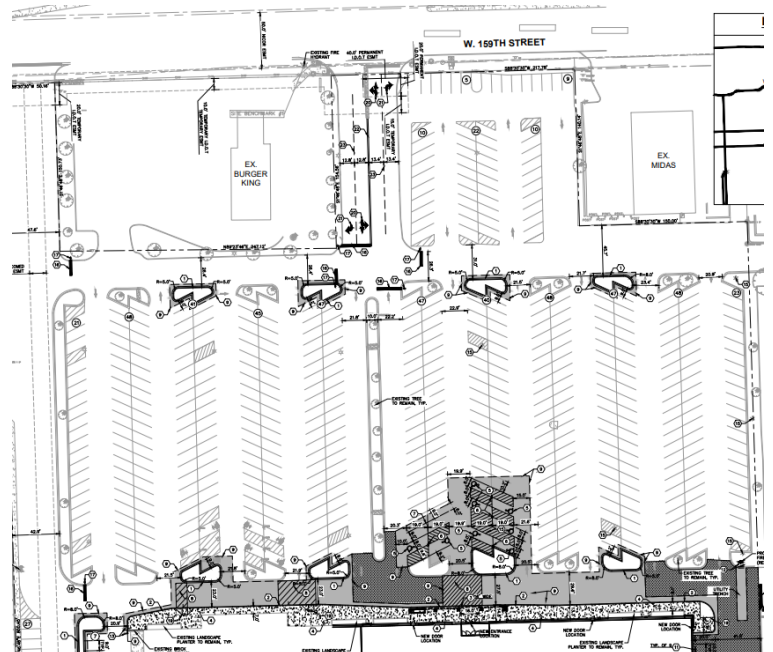
Location Map

The lot including the subject property was annexed into the Village in 1968. The Floor & Décor/Hobby Lobby building was one of the first commercial developments in the area and was constructed around 1971 for K-Mart Corporation prior to being renovated for occupation by two tenants (Burlington and Hobby Lobby) in 1998. That building was more recently renovated in 2021 when Floor & Décor began occupying the space (previously by Burlington). Parking lot improvements such as new landscaped islands with a slight reduction in parking were included.

The Burger King outlot, located at the northwest corner of the lot, was developed per Ordinance #2009-O-034, approved in 2009. That ordinance erroneously referenced the Brementowne Mall Planned Unit Development (PUD). Approved variations from that ordinance include reduced parking (25 vs. 29 stalls), reduced minimum lot area (12 versus 20 acres), and increased signage (200.3 sq. ft. versus 120 sq. ft.). The Burger King replaced a previously existing vacant restaurant on the site in 2010. The lot was believed to be in a PUD for many years due to a mapping error carried over from a Zoning Map in 1978. The non-existent PUD was erroneously amended over the years, most recently for the development of the Burger King site and allowance for a drive-thru in the B-2 zoning district.



1998 Site Plan



2021 Site Plan per Floor & Décor renovation

The site was developed before the current version of the Zoning Code (adopted in 1978) and before the Village's first PUD ordinance was adopted. Due to its age, much of the site development is considered "legal non-conforming" to current code requirements. The non-conforming aspects of the site are permitted to remain as they are. However, the Village works to bring sites closer into compliance whenever possible, while also understanding that meeting every aspect of new codes may not be possible on redevelopment sites.

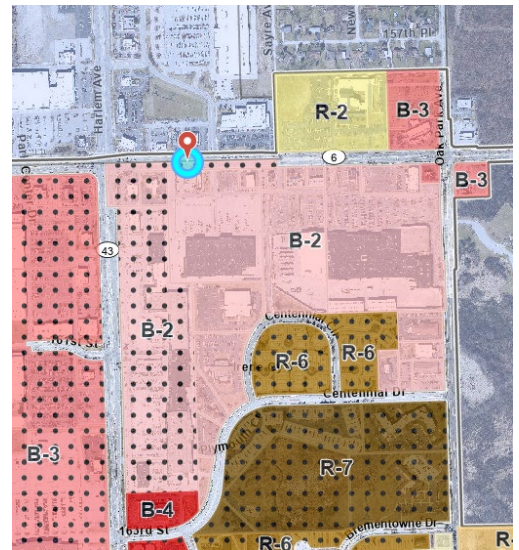
The currently proposed Chipotle development for the subject property's outlot will bring the site into full conformance, similar to what was done with a similar situation on the neighboring Tinley Park Plaza in 2020. Since the site is currently non-conforming due to this error, staff is recommending placing a PUD retroactively on the site that will bring the site and previous approvals into conformance.

ZONING & NEARBY LAND USES

The property is located in the B-2 (Community Shopping) zoning district. The Zoning Ordinance states the B-2 zoning district provides a wide variety of retail-type businesses along with personal uses and other complementary uses. The uses not only serve local residents, but also neighboring communities and transients for goods and services usually found in larger shopping centers. Highway-oriented uses are discouraged in this district.

Surrounding zoning:

- South: B-2 Community Shopping (Centennial Lanes bowling)
- East: B-2 Community Shopping (Midas, Menards, Popeye's, Pepe's Mexican Restaurant, etc.)
- North (Across 159th Street): Village of Orland Park's BIZ (General Business District) zoning, similar to Tinley Park's B-2 and B-3 zoning (Bialy's House of Pancakes, Meijer, variety of commercial outlots and inline tenants)
- West: B-2 Community Shopping, Tinley Park Plaza PUD (several outlot, anchor and inline tenants; PNC Bank, Starbucks, Burlington, Amazon Fresh, etc.)



PROPOSED USE AND EXCEPTIONS

The proposed new construction on the outlot will serve as a Chipotle Mexican Grill. The Petitioner's narrative states that the proposed location is desired due to an established market with high brand awareness and synergy with nearby businesses, access via a lighted intersection on 159th Street, and an ability to have a freestanding building with a pick-up window.

The building will be approximately 2,327 sq. ft. with a pre-order pick-up lane. Some Chipotle locations, including the recently developed one in Brookside Marketplace, successfully operate the pre-order pick-up concept as it provides added convenience for customers and employees. The restaurant will also offer dine-in and patio seating. Chipotle is a national fast casual dining establishment specializing in Mexican cuisine which includes customization of entrees with longer ordering and preparation times, thus more suitable for the pre-order pick-up concept rather than a traditional drive-thru.

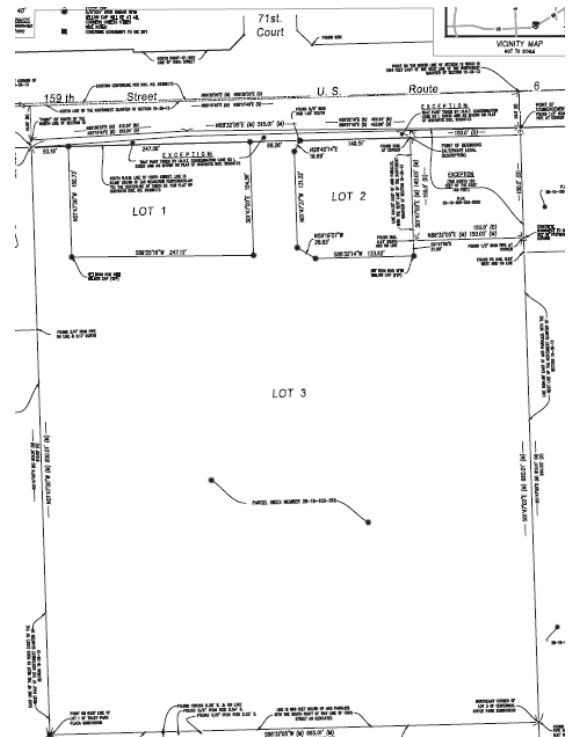
A new Planned Unit Development will be retroactively created for these properties. Proposed Exceptions to the Zoning Ordinance include a drive-thru/pick-up lane use, front yard parking, reduced parking stalls on-site (19 stalls provided versus 28 minimum required), and sign face area of the north wall sign (37.81 sq. ft. provided vs. 34 sq. ft. maximum required).

Open Item #1: Consider the overall proposed use and Exceptions to the Zoning Ordinance.

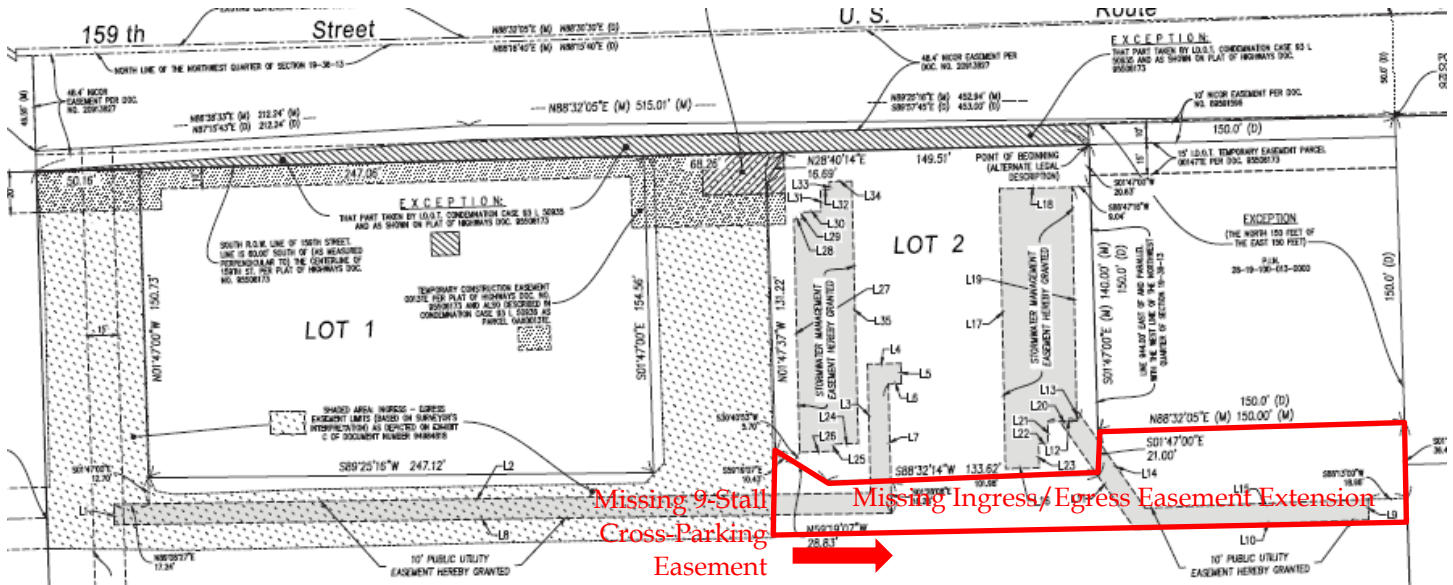
FINAL PLAT OF SUBDIVISION

The properties include the areas serving Floor & Décor and Hobby Lobby (7061-7063 159th Street), Burger King outlot (7135 159th Street), and the future Chipotle outlot (7121 159th Street), totaling 511,008 sq. ft. The proposed plat of subdivision, titled “Tinley Park Shopping Center”, will divide the land into three lots, where the existing Burger King property will be Lot 1 (outlot, 37,713 sq. ft.), the new Chipotle development will be Lot 2 (outlot, 25,184 sq. ft.), and the Floor & Décor/Hobby Lobby building will be within Lot 3 (448,111 sq. ft.)

The final plat of subdivision as currently submitted includes existing easements as well as proposed easements for public utilities and stormwater management. However, an extended ingress/egress (access) easement and cross-parking easement are not yet shown on the plat. The Petitioner has noted that in order to provide the minimum required amount of parking as required by code, that nine parking stalls will be located off-site on the Floor & Décor/Hobby Lobby parking lot, south of the future Chipotle outlot. Additionally, the extension of the ingress/egress easement is requested to run south of the Chipotle outlot and the Midas outlot (which is the 150 ft. long plat exception east of the Chipotle outlot) to meet the east property line. In other words, the ingress/egress easement would extend east of 71st Court (where it currently terminates) to the easternmost edge of the entire development (east property line of proposed Lot 3) to provide access to the other commercial developments east along the block (Menards, etc.).



Proposed Plat of Subdivision (3 Lots): “Tinley Park Shopping Center”, Sheet 1



Easement Detail on Proposed Plat of Subdivision, Sheet 2

9 Stall Cross Parking (per
Utility Easement Exhibit civil
drawing)

The existing site is a vacant lot on the south side of 159th Street and is only accessed on the south via cross access easement with the Floor & Décor/Hobby Lobby's property. The proposed Chipotle new construction will keep the same access along the south. The access will be a separate double-lane ingress east of the building and a single-lane egress west of the building. The vehicle circulation will be entirely counterclockwise. The pick-up lane will wrap around the building and can accommodate up to 11 vehicles. There will be surrounding additional width for vehicles to circulate the site and park in the angled stalls along the east and west. Staff feels the site has sufficient drive-up stacking and site circulation.

[illegible]

Technical drawing of a street corner showing a 4'x12' concrete pad centered on the window, monument sign, and various dimensions including 31.1' and R20.5.

North of the building, the main entry will have a patio with 16

outdoor seats and landscaping. The patio will be surrounded by a three ft. high open metal fence and landscaping buffer. The rear the building will be the south side, containing the employee entry, electric transformer, electrical box, and roof ladder access. The trash enclosure is south of this, separated by a walkway. The trash enclosure will have a single gate on the north for employee access, and two sets of double gates on the south. Garbage truck access will have access to that area. Delivery truck loading for the restaurant will stage along the east drive aisles, with all deliveries being off hours so as to not interfere with restaurant operations.

Beyond the proposed property line to the south, is the cross-access easement with Floor & Décor/Hobby Lobby parking lot and building. The Petitioner proposes to have nine off-site employee parking stalls within one double-sided stretch of parking immediately south of the cross-access easement across from the trash enclosure.

Open Item #3: Review the overall site plan changes, proposed traffic circulation, and proposed patio addition.

LANDSCAPE

The proposed landscaping largely meets the Landscape Code requirements. The Petitioner proposes landscaping surrounding west, north, and east sides, as well as along the west side of the building and around the trash enclosure and patio areas. The freestanding (ground) sign will have plantings, and the electric transformer will have 30" hydrangeas around it. Parkway trees are also included.

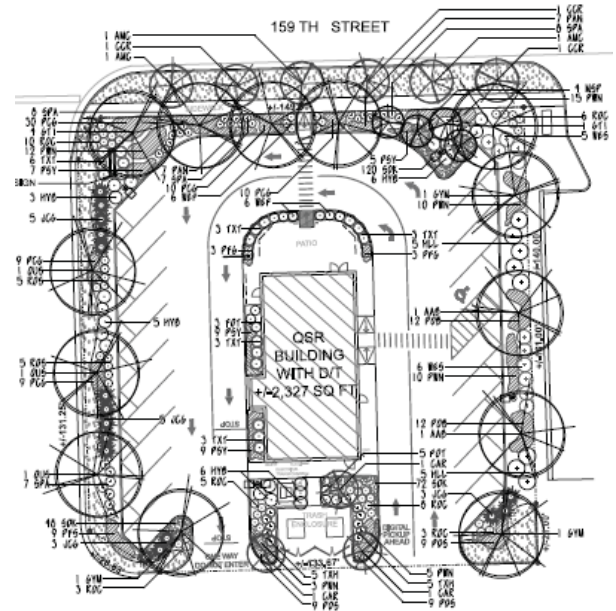
The Petitioner is requesting a waiver for the bufferyard requirements. Combining the bufferyards throughout the site, the Petitioner is deficient by nine canopy trees and three understory trees. The canopy tree installation size has been increased from the required 2.5" to 4" caliper. The proposal is able to provide seven feet of buffer yard along 159th Street.

A second waiver is requested for the width of foundational landscaping. Code requires ten feet width fronting 70% of the side of buildings fronting dedicated streets. The proposal includes a three-foot-wide landscape buffer on the north side of the patio.

Additional waivers are requested for the quantity of interior landscaping where the code requires one canopy tree per 10,000 sq. ft. of lot area, thus the proposal is deficient by three trees, and for a 723 sq. ft. deficiency of parking lot landscaping. Staff is supportive of these three waiver requests given the tight constraints of the site.

ARCHITECTURE

The architecture of the Chipotle new construction is clean and contemporary with mostly rectangular massing, with some accent details. The pick-up window is bumped out five ft. and is slightly taller than the rest of the single-story building. There are also canopies with flanking wall sconce lights at the pick-up window and the main entry. The building also has a parapet with metal coping. Most of the glazing is clear, except for opaque glass along the employee areas which include the three windows on the west and the single door on the south. At the south of the building, there is a six foot tall trash enclosure.





North and West Elevations



South and East Elevations



Trash Enclosure South & North Elevations

The building will have a concrete brick veneer (4"x4"x16" half high), with the manufacturer identified as Heritage Collection, Designer Concrete Brick by County Materials, with colors mostly as "White (C) with white mortar", and the pick-up as "Slate (B) with dark gray mortar". The slate color serves as a visual accent that breaks up the expanse of white brick. Staff notes the appearance of the slate color looks gray per the manufacturer's online product specification, versus the architectural color drawings which appear browner in color. The trash enclosure also appears to be a similar color per the drawings but is listed as an "ironwood gray (NW)" color with architectural CMU (concrete masonry unit) with a split face integrally colored finish per manufacturer Northfield Block (or equal). Code requires that trash enclosures have a masonry wall consistent with the architecture and building material of the building it serves. The Petitioner has not yet provided physical material samples but has indicated they will do so for the Village meeting.



Brick soldier coursing is also proposed over individual windows on the north and east, becoming a continuous band wrapped on the west and south. The soldier coursing serves as an architectural accent in addition to the canopies, sconces, and bumpout's color and massing. The patio will include a three ft. high open metal fence railing painted in a dark gray color ("Knights Armor" color) depicted in the Exhibit Plans (by Wilkus Architects).

Open Item #4: Review physical material samples. Discuss exterior material compatibility and colors of the Chipotle main building with the trash enclosure and patio fence railing. Consider the quantity, appearance, and location of architectural accents (sconce lighting, soldier coursing, etc.).

SIGNAGE

The Petitioner's exterior signage proposal includes three wall signs, one monument (ground) sign, and two accessory drive-thru signs.

Three identical Wall Signs are proposed as face lit LED channel letters and logo on red and brown aluminum backer walls. The Wall Signs are proposed on the north, east, and south façades. Each wall sign is 37.81 sq. ft. (14'-10.5" x 2'-6.5"), comprised of a single boxed area of the backer walls for the logo and lettering. Zoning code requires that buildings under 10,000 sq. ft. gross floor area in the B-2 Zoning District have a maximum sign face area of one sq. ft. per one linear foot of building frontage not to exceed 120 sq. ft. The building's east/west linear footage is 66'-8", while the north linear footage is only 34'-0".

The proposed north wall sign along 159th Street will require an Exception to the Zoning Ordinance since the proposed 37.81 sq. ft. exceeds the 34 sq. ft. code allowance by 3.81 sq. ft. The sign's size is proposed for consistency with the other signs and visibility due to the building's north setback (56'-4" from the property line) and that it is on a heavily travelled corridor.



A freestanding monument (ground) sign is proposed at the northwest part of the outlot. The ground sign's location, height, sign face area, and panel information are in the Jones Sign drawing package and is also generally depicted in the Soos Associates architectural drawings. The sign (including base) is 10 ft. tall with a sign face area (excluding base) of 59.69 sq. ft. (9'-4" x 6'-4.75"). There will be two single-faced polycarbonate faces with translucent and opaque vinyl. The architect's drawing indicates there will be a masonry base matching the building with a masonry sill above the base.



Two signs accessory to drive-thru uses are also proposed, and both meet Zoning Code requirements. A double-faced illuminated directional sign (stating "digital pickup") is proposed in the landscaped area near the trash enclosure, approximately six feet from the south property line at the entrance of the pick-up lane. A single-faced breakaway clearance bar is also proposed, which indicates maximum clearance height at the pick-up window. No advertising, business names, or logos are placed on it.

Open Item #5: Discuss whether size of north wall sign is appropriate. This sign does not meet Zoning code requirements and thus requires an Exception.

PARKING

The Site Plan identifies 59 total seats (43 indoor and 16 outdoor), and eight employees. Based on these numbers provided, the Zoning code requires 28 stalls (one parking stall for every three seats, and one stall per employee). The Site Plan proposes 28 parking spaces as 19 parking stalls on-site and nine parking stalls for employees off-site to the south within the Floor & Décor/Hobby Lobby parking lot. An Exception to the Zoning Ordinance is required as not all of the parking is included on-site within the outlot (proposed subdivision's Lot 2).

The Petitioner's Exhibit Plans by Wilkus Associates on behalf of Chipotle's standards however appear to show a less intense use of only 38 indoor seats, not the listed 43 per the Soos Associates Site Plan. Despite this discrepancy on the seat count in the plans, staff has utilized the more intense request as part of their analysis.

Chipotle's proposed 19 stalls on the Chipotle site, and nine off-site employee parking stalls within the Floor & Décor/Hobby Lobby parking lot both appear appropriate to the area. While specific parking counts weren't conducted, staff noticed that the Floor & Décor/Hobby Lobby site has a significant amount of open parking, including on nights and weekend peak times. The Floor & Décor/Hobby Lobby parking lot could also consider adding spaces in the future by redesigning the ADA accessible stalls to share drive aisles, however, there does not appear to be a need for that additional parking at this time. The cross parking of Chipotle's nine parking stalls within the Floor & Décor/Hobby Lobby parking lot may be appropriate, but in order for it to help defend the request for the reduced parking count, the cross-parking of these nine stalls will need to be recorded in an easement with an agreement provided to the Village.

Having the parking identified in a recorded easement will ensure that the cross-parking will remain. The cross-parking easement will help justify the parking reduction as it cannot be cancelled by just the property owners. If the easement and agreement are provided, then Staff will not have concerns with the proposed parking based on the proposed dining and retail users in the area. Staff recommends conditioning approval upon the provision of the agreement executed and recorded prior to permit issuance for the Chipotle development at the Plat of Subdivision.

Open Item #6: Discuss whether the proposed parking of 19 on-site stalls and a recorded easement of 9 off-site is appropriate for the Chipotle development.

LIGHTING

Exterior lighting is comprised of wall sconce lighting along the building and site light poles. There are four proposed site/parking light poles. Two are located near the northeast and northwest parts of the site near the parking lot. The third is located on the east side of the lot, and the fourth is at the south, near the trash enclosure. The proposed lights are downcast LED and mounted at 25'. The submitted photometric plan meets the code requirement of maximum 2.0 foot candles at the property lines.



SUMMARY OF OPEN ITEMS

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

1. Consider the overall proposed use and Exceptions to the Zoning Ordinance.
2. Review the proposed plat of subdivision. Consider condition of approval to require the nine-stall cross-parking easement which may be included in the Plat of Subdivision or recorded separately at the same time. The cross-access easement shall be revised to include the entrance and main drive aisle connecting all three lots.
3. Review the overall site plan changes, proposed traffic circulation, and proposed patio addition.
4. Review physical material samples. Discuss exterior material compatibility and colors of the Chipotle main building with the trash enclosure and patio fence railing. Consider the quantity, appearance, and location of architectural accents (sconce lighting, soldier coursing, etc.).
5. Discuss whether size of north wall sign is appropriate. This sign does not meet Zoning code requirements and thus requires an Exception.
6. Discuss whether the proposed parking of 19 on-site stalls and a recorded easement of 9 off-site is appropriate for the Chipotle development.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the October 6, 2022, Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	4/13/22
2	Response to Standards for Special Use / PUD	Petitioner	n/a
3	Applicant Narrative	Chipotle	4/13/22
4	Zoning Submittal (Existing Conditions/Surveys, Plat of Subdivision, Site Plan, Landscape Plan/Specifications, Photometric/Lighting Plan, Floor Plan, Exterior Elevations, Building Section, Roof Plan, Exterior Perspectives, Monument Sign, Trash Enclosure)	Petitioner/Soos & Associates	9/2/22
5	Chipotle Exhibits (Floor plan / interior seating detail, railing detail)	Wilkus Architects	9/2/22
6	Signage	Jones Sign	8/31/22
7	Lighting Cut Sheets (Wall sconce and site parking light)	Mirada & Contech Lighting	n/a
8	Civil Drawings (Final Engineering)	GSG Consultants, Inc.	9/6/22



PL 2022-05-00358

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: PUD
- ☒ Planned Unit Development (PUD) ☒ Concept ☒ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☒ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: MJK Tinley Park - Chipotle

Project Description: Site & Building improvements to accommodate a new standalone Chipotle

Project Address: 7061 W 159th Property Index No. (PIN): TBD

Zoning District: B-2 Zoning District Lot Dimensions & Area: +/-145.50'x161' = +/-23,426

Estimated Project Cost: \$ +/-750,000.00

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Richard Silverman Company: MJK Real Estate Holding Company, LLC

Street Address: [REDACTED] City, State & Zip: [REDACTED]

E-Mail Address: [REDACTED] Phone Number: [REDACTED]

APPLICANT INFORMATION

- ☒ 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: Richard Silverman Company: MJK Real Estate Holding Company, LLC

Relation To Project: Owner/Managing Partner

Street Address: [REDACTED] City, State & Zip: [REDACTED]

E-Mail Address: [REDACTED] Phone Number: [REDACTED]



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 representative.

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.

Property Owner Signature: _____

Property Owner Name (Print): _____

Richard Silverman

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Richard Silverman

Date: _____

04/13/2022

STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUD)

Section VII.C of the Village of Tinley Park Zoning Ordinance establishes standards and criteria for all Planned Developments. In order for a Planned Unit Development to be approved, the Petitioner must respond to and confirm each of the following general provisions by indicating the facts supporting such findings. If a general provision cannot be met, please state the reason and indicate if a variation will be requested for that item. In order to thoroughly respond to the following items, please label and answer each question on a separate page and attach additional pages as necessary. Please provide factual evidence that the proposed Planned Unit Development (PUD) meets the statements below. If additional space is needed, you may provide the responses on a separate document or page.

- 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.**

The proposed outlot development is approximately 25,186 sq ft. and will located within under-utilize

- 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.**

The proposed QSR project is deemed suitable for the proposed location based on similar uses of th

- C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.**

QSR type facilities have grown in popularity for a number of years. In addition, the Mobile Order Picl

- 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.**

The proposed development will not impose any undue burden on public facilities and services. All p

- E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.**

Acknowledged. It is the developer's full intent to deliver a substantially complete project as outlined i

- 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.**

Acknowledged. The existing interior ring road as well as 159th will adequately serve the additional tr

- 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.**

The proposed development implements existing shopping center ring/access roads. The site has be

- 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.**

Acknowledged. It is the developer's intent for the proposed project to comply with all applicable code

- 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.**

Acknowledged. It is the developer's intent for the proposed project to comply with all applicable code

- 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.**

Acknowledged. If required, exceptions or modifications of the regulations will be consistent with the

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.**

The proposed QSR project will not be detrimental to or endanger the public health, safety, mor

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

The proposed QSR project will not be injurious to the use and enjoyment of property in the imm

- 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 proposed QSR project will not impede the normal and orderly development and improvem

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

It is the developer's intent for the proposed project to comply with all applicable codes, regulati

- 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 existing interior ring road as well as 159th will adequately serve the additional traffic gener

- 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.**

Acknowledged. It is the developer's intent for the proposed project to comply with all applicable

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

The proposed QSR project is deemed suitable for the proposed location based on similar uses



April 13, 2022

To whom it may concern:

It is Chipotle's desire to relocate its existing store to Shopping Center at the SEC of 159th & S. 71st Ct. in Tinley Park. This decision was made due to the following factors:

- Significant upgrade in Focal Point and visibility
- Established market with high brand awareness
- Strong synergy with Burger King, Hobby Lobby and Floor and Décor
- Main Access to the parcel via a lighted intersection on 159th Street.
- The ability to add our Chipotlane Digital Pick-Up Window
- Ability to have a freestanding unit.

The Chipotlane digital pick up window format delivers the most convenient way possible to pick up digital order with easy access, highly visibility, safe for pedestrians and minimal stacking of cars.

- No speaker/order boxes
- No canopies
- No Menu boards
- No long lines
- No fast food cues
- Everything is ordered ahead, digitally, and the customer is given a specific time to pick up the order at the window

Chipotle is extremely committed to sustainability in the product that we serve as well as the stores that we build. Our new store in Tinley Park will feature the following highly efficient and sustainable products:

- All LED Lighting (Int/Ext)
- High Efficiency HVAC
- Tankless Water Heaters
- Low-Flow Plumbing Fixtures
- Energy Management Systems
- Low VOC Finishes
- Natural/Raw Materials
- Recycling/Sorting
- Energy Efficient BOH Equipment

Chipotle will employ approximately 30 people at this location with each shift utilizing 6-8 employees. (8 employees during the lunch and dinner rush hours)

Tinley Park is a proven market for us where we have enjoyed two decades of success. We would like to continue to serve the community high quality food, using only responsibly raised meat and local and organic produce from our most updated model restaurant.

Thank you for your consideration. We look forward to at least another 20 years of business with Tinley Park

Andrea Weisberg

Real Estate Manager

Chipotle Mexican Grill

847-337-1332 (cell)

aweisberg@chipotle.com

Outlot Development
Proposed One-Story QSR Building
7121 W. 159th Street, Tinley Park, IL 60477



DRAWINGS INDEX (Date: September 2, 2022)

SHEET	SHEET TITLE	
A-00	COVER SHEET	
A-01	EXISTING CONDITIONS AERIAL	
A-02 (SHEET 1 OF 3)	OVERALL ALTA/NSPS LAND TITLE SURVEY	
A-03 (SHEET 2 OF 3)	OVERALL ALTA/NSPS LAND TITLE SURVEY	
A-04 (SHEET 3 OF 3)	OVERALL ALTA/NSPS LAND TITLE SURVEY	
A-05 (SHEET 1)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY	
A-06 (SHEET 2)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY	
A-07 (SHEET 3)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY	
A-08 (SHEET 1 OF 4)	PLAT OF SUBDIVISION	
A-09 (SHEET 2 OF 4)	PLAT OF SUBDIVISION	
A-10 (SHEET 3 OF 4)	PLAT OF SUBDIVISION	
A-11 (SHEET 4 OF 4)	PLAT OF SUBDIVISION	
A-12	SITE PLAN	
A-13 (L-1)	LANDSCAPE PLAN	
A-14 (L-2)	LANDSCAPE SPECIFICATIONS	
A-15 (L-3)	LANDSCAPE SPECIFICATIONS	
A-16	SITE LIGHTING PLAN	
A-17	FLOOR PLAN	
A-18	EXTERIOR ELEVATIONS	
A-19	EXTERIOR ELEVATIONS	
A-20	BUILDING SECTION	
A-21	ROOF PLAN	
A-22	EXTERIOR PERSPECTIVES	
A-23	EXTERIOR PERSPECTIVES	
A-24	MONUMENT SIGN	
A-25	TRASH ENCLOSURE DETAILS	

MJK Real Estate Holding Company, LLC.
1622 Willow Road, Suite 201
Northfield, IL 60093 847-919-4801

Soos & Associates, Inc.
105 Schelter Road, Suite 101
Lincolnshire, IL 60069 847-821-7667

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

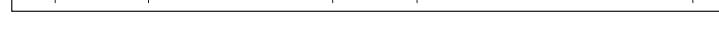
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SEAL	
VILLAGE REVIEW	
DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

SHEET



CONTAINING 473,295 SQUARE FEET OR 10.865 ACRES



SCHEDULE B, PART II EXCEPTIONS

EXCEPTION 22. FACILITY IN FAVOR OF THE COMMONLY OWNED COMPANY

EXCEPTION 30: A TEMPORARY CONSTRUCTION FACILITY IN FAVOR OF THE

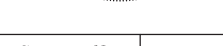
EXCEPTION 34: A REQUIRED ELEMENT FOR WORD50 AND WORD55 EXECUTES

The underground utilities shown have been located

)

CERTIFY TO: CHICAGO TITLE

CHICAGO TITLE INSURANCE COMPANY

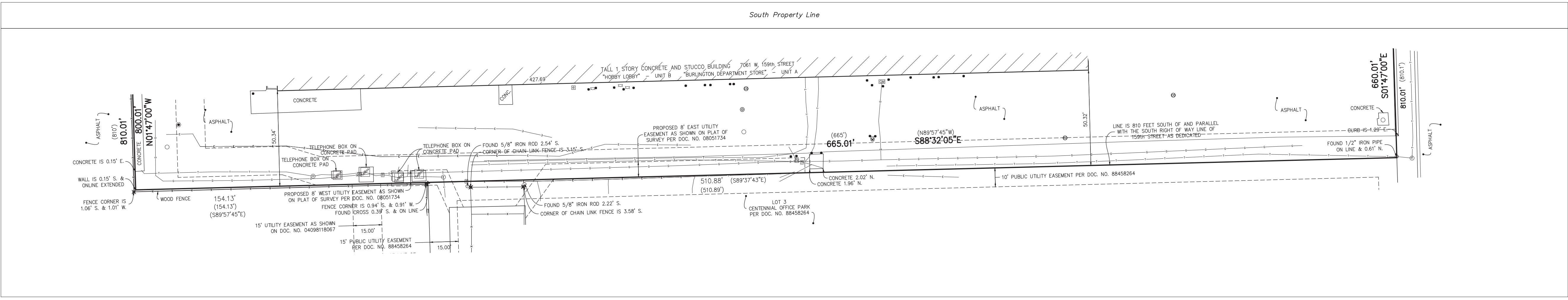
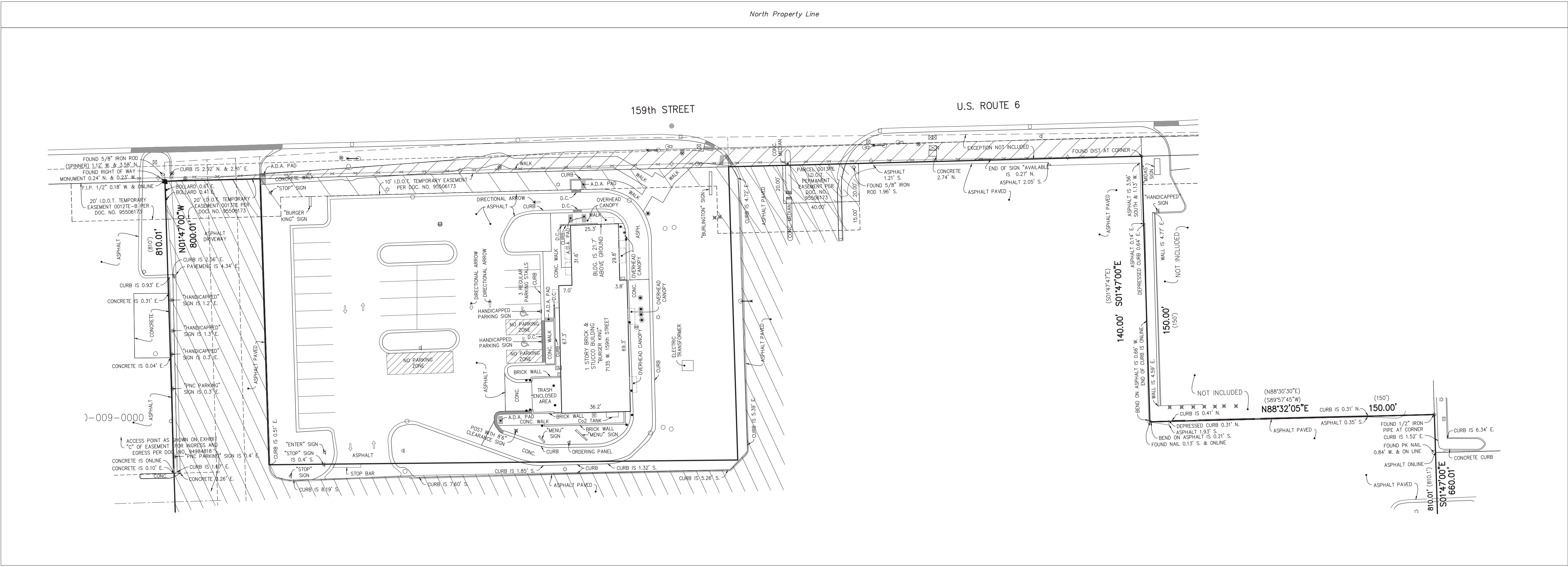
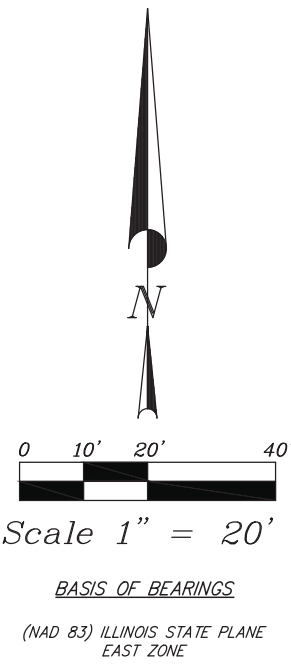




Sheet 1 of 3

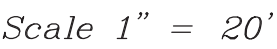
ALTA/NSPS LAND TITLE SURVEY

OF

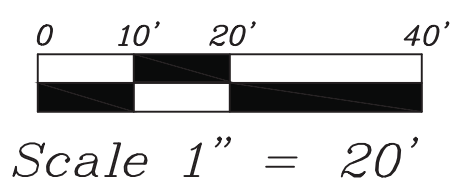


Survey No.:	F 5 8 9 a
Ordered By:	JMW Properties, LLC
Description:	ALTA/NSPS Land Title Survey
Date Prepared:	December 3rd, 2020
Scale:	1" = 40'
Field Work:	TN/MB
Prepared By:	LB/CIC

OF

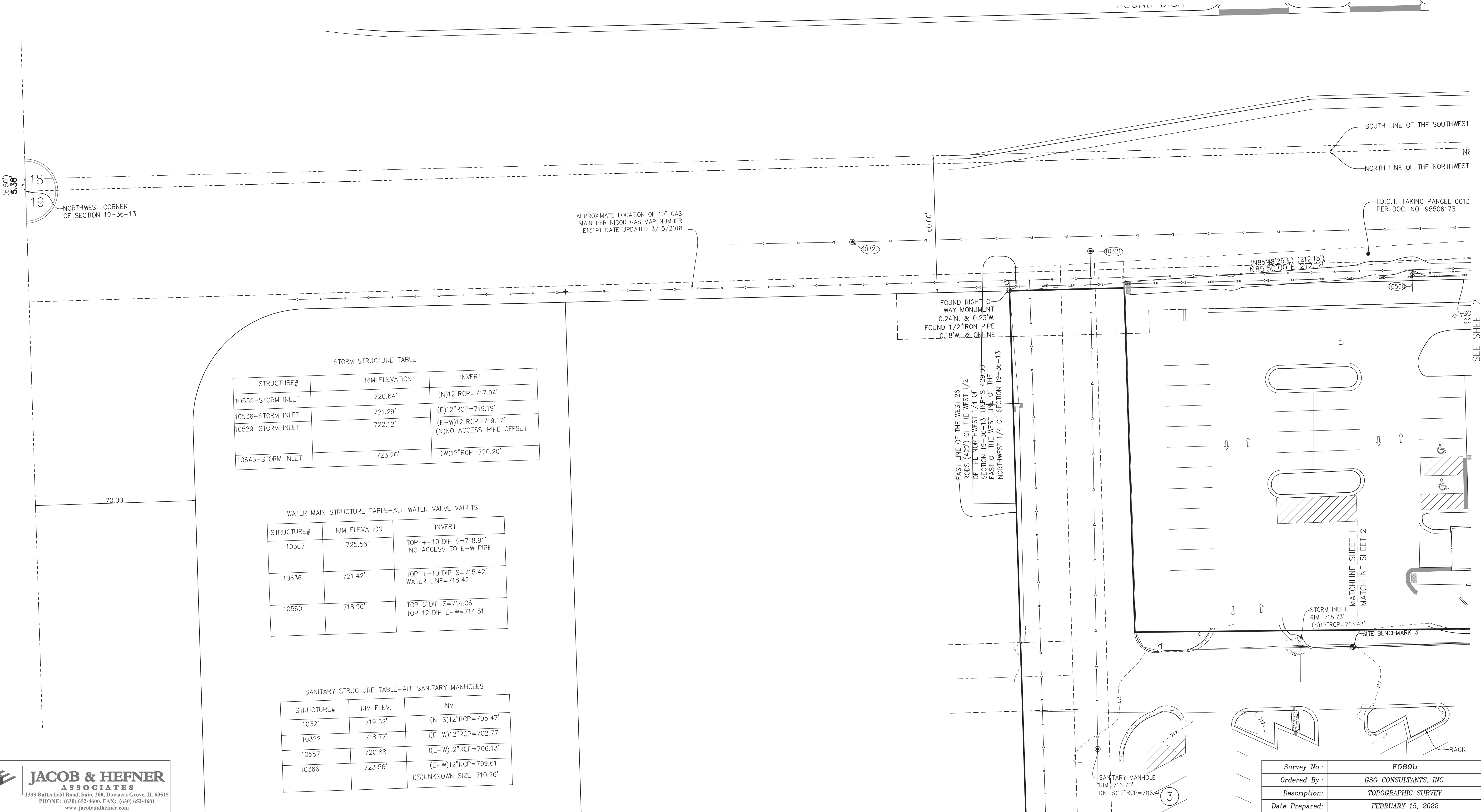
REVISÉ 01-25-21

BOUNDARY & TOPOGRAPHIC SURVEY



UTILITY STATEMENT J.U.L.I.E. DIG NUMBER X220310269

The underground utilities shown have been located from the field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



STORM STRUCTURE TABLE		
STRUCTURE#	RIM ELEVATION	INVERT
10555-STORM INLET	720.64'	(N)12"RCP=717.94'
10536-STORM INLET	721.29'	(E)12"RCP=719.19'
10529-STORM INLET	722.12'	(E-W)12"RCP=719.17' (N)NO ACCESS-PIPE OFFSET
10645-STORM INLET	723.20'	(W)12"RCP=720.20'

WATER MAIN STRUCTURE TABLE-ALL WATER VALVE VAULTS		
STRUCTURE#	RIM ELEVATION	INVERT
10367	725.56'	TOP +/-10"DIP S=718.91' NO ACCESS TO E-W PIPE
10636	721.42'	TOP +/-10"DIP S=715.42' WATER LINE=718.42
10560	718.96'	TOP 6"DIP S=714.06' TOP 12"DIP E-W=714.51'

SANITARY STRUCTURE TABLE-ALL SANITARY MANHOLES		
STRUCTURE#	RIM ELEV.	INV.
10321	719.52'	I(N-S)12"RCP=705.47'
10322	718.77'	I(E-W)12"RCP=702.77'
10557	720.88'	I(E-W)12"RCP=706.13'
10366	723.56'	I(E-W)12"RCP=709.61' I(S)UNKNOWN SIZE=710.26'



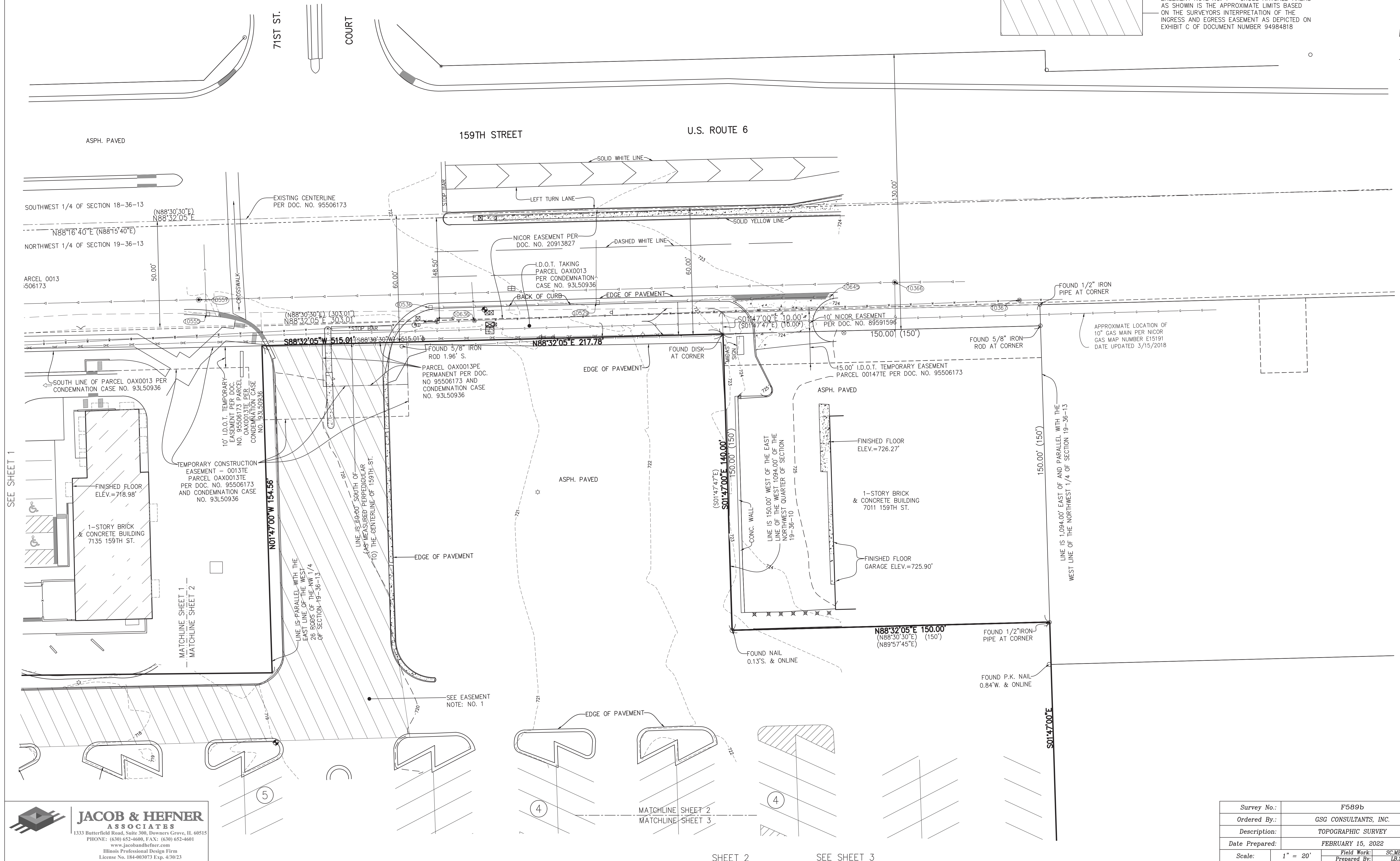
JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

Survey No.:	F589b
Ordered By.:	GSG CONSULTANTS, INC.
Description:	TOPOGRAPHIC SURVEY
Date Prepared:	FEBRUARY 15, 2022
Scale:	1" = 20'
Field Work:	SC,MB,TM
Prepared By:	LB,SC

0 10' 20' 40'

Scale 1" = 20'

EASEMENT NOTE NO. 1 - CROSS HATCHED AREAS AS SHOWN IS THE APPROXIMATE LIMITS BASED ON THE SURVEYORS INTERPRETATION OF THE INGRESS AND EGRESS EASEMENT AS DEPICTED ON EXHIBIT C OF DOCUMENT NUMBER 94984818



Survey No.:		F589b	
Ordered By.:		GSG CONSULTANTS, INC.	
Description:		TOPOGRAPHIC SURVEY	
Date Prepared:		FEBRUARY 15, 2022	
Scale:	1" = 20'	Field Work:	SC.MB.TM
		Prepared By:	J.R.S.C

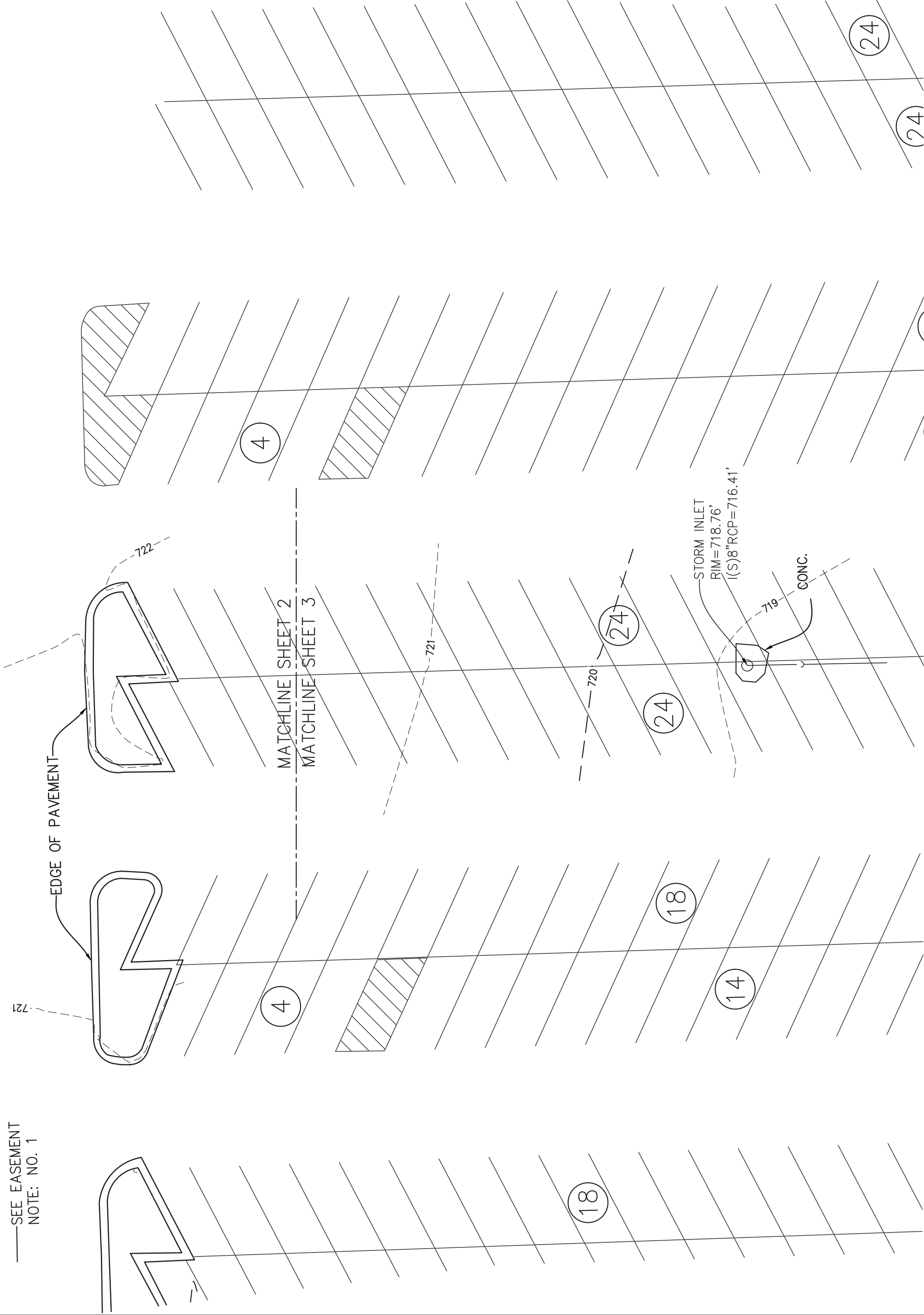
THE UNIVERSITY OF CHICAGO

SEE SHEET 2
NOTE: NO. 1

BOUNDARY & TOPOGRAPHIC

SURVEY

—SEE EASEMENT
NOTE: NO. 1



LEGEND

- Drainage Structure Round
 - Drainage Structure Square
 - Electric Handhole
 - Electric Transformer
 - Electric Meter
 - Electric Pedestal
 - Fire Hydrant
 - Gas Valve
 - Gas Meter
 - Guy Wire
 - Cleanout (Sanitary)
 - Light Pole
 - Light Pole (Mast Arm)
 - Manhole
 - Post, Fence Corner
 - Ballard
 - Power Pole
 - Power Pole Lighted
 - Sanitary Sewer Manhole
 - Sign
 - Storm Sewer Manhole
 - Telephone Manhole
 - Telephone Pedestal
 - Telephone Junction Box
 - Traffic Signal
 - Traffic Signal Cantilever
 - Traffic Signal Box
 - Traffic Signal Vault
 - Water Valve
 - Water Valve Vault
 - Water Auto Sprinkler
- Concrete curb
- Depressed curb
- Underground Electric Line
- Underground Gas Main
- Underground Telephone Line
- Fence Line
- Concrete

CONC.
BLDG.
ASPH.
P.O.B.
100.00'
(100.00')

DENOTES CONCRETE BUILDING

DENOTES ASPHALT

DENOTES POINT OF BEGINNING

DENOTES POINT OF COMMENCEMENT

DENOTES MEASURED DIMENSIONS

DENOTES RECORD DIMENSIONS

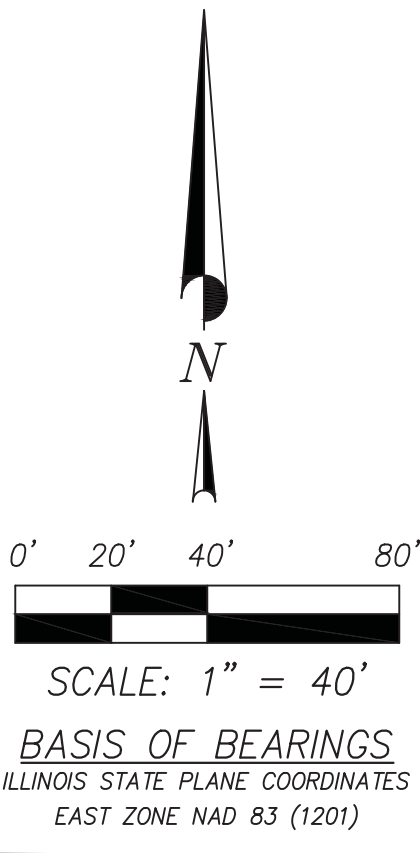


JACOB & HEFNER
ASSOCIATES

1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4601 FAX: (630) 652-4601
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

Survey No.:	F589b
Ordered By:	GSG CONSULTANTS, INC.
Description:	BOUNDARY AND TOPOGRAPHIC SRUVEY
Date Prepared:	FEBRUARY 15, 2022
Scale:	1" = 20'
Field Work:	SC MB TM
Prepared By:	LB SC

PARCEL INDEX NUMBER
28-19-100-012-0000



ABBREVIATIONS

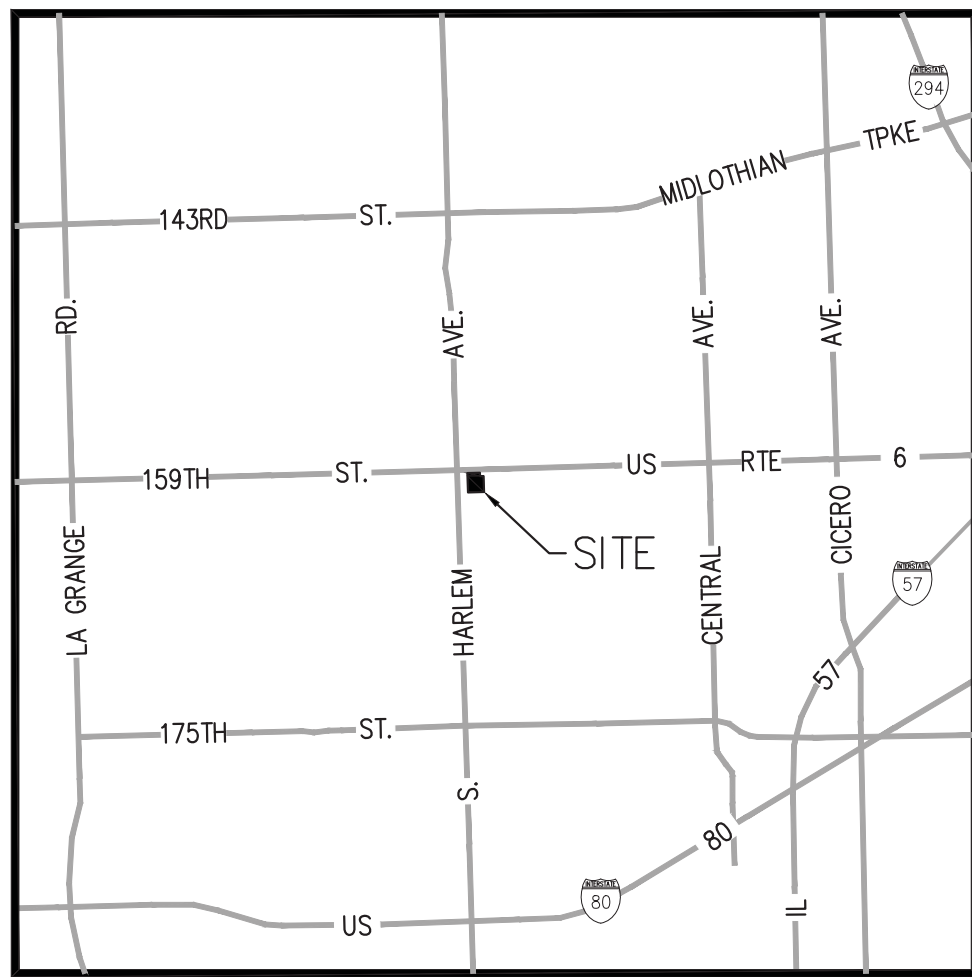
XXX.XX (R) RECORD DIMENSION
XXX.XX (M) MEASURED DIMENSION
XXX.XX (D) DEED DIMENSION
DOC. DOCUMENT
NO. NUMBER
P.I.N. PARCEL IDENTIFICATION NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.O.W. RIGHT OF WAY

SYMBOLS

○ FOUND MONUMENT
⊗ FOUND DISK
● 5/8"X24" IRON REBAR WITH YELLOW CAP WILL BE AT ALL CORNERS UNLESS OTHER WISE NOTED
■ CONCRETE MONUMENT TO BE SET

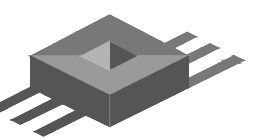
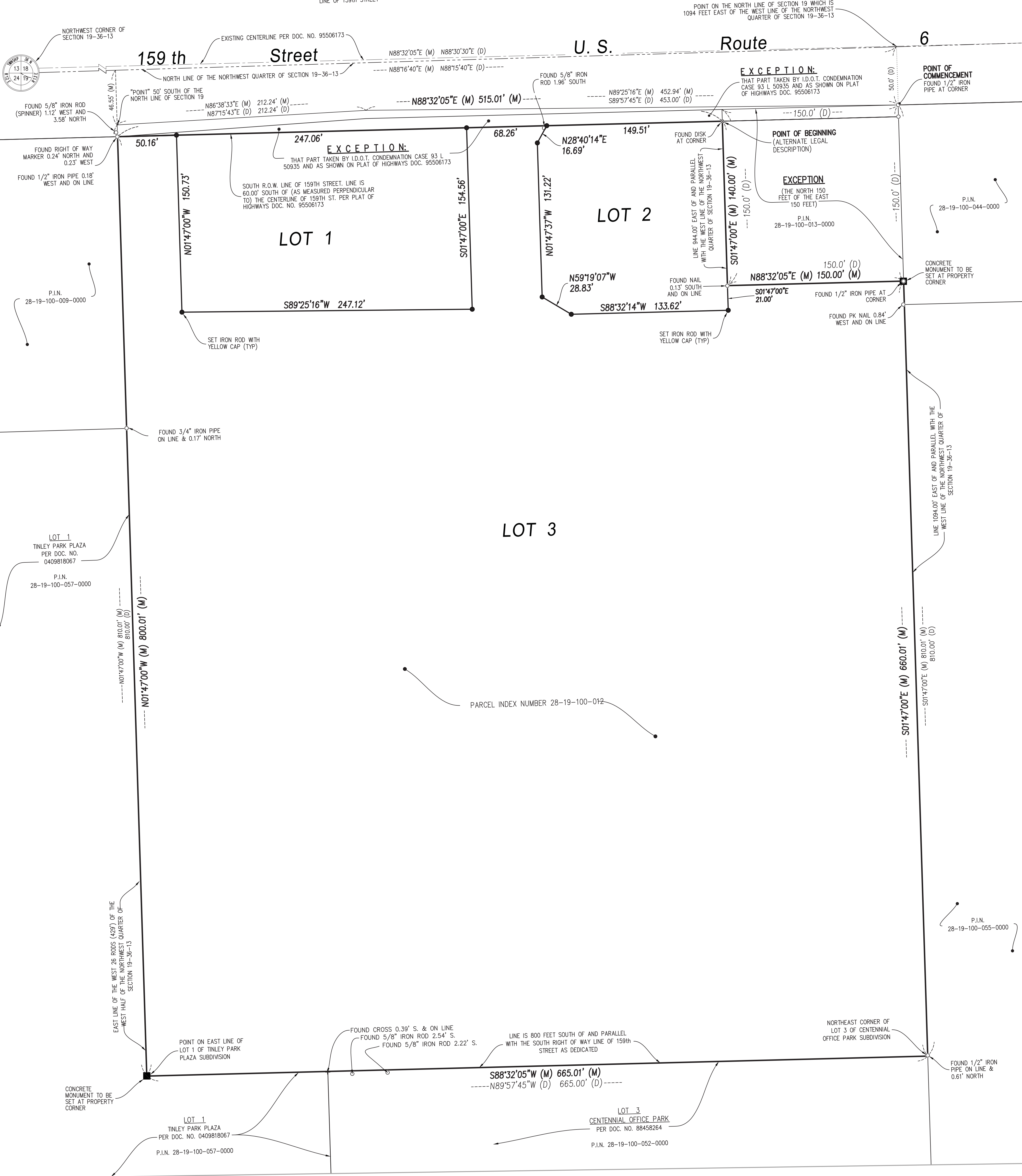
FINAL PLAT OF
TINLEY PARK SHOPPING CENTER

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

71st.
Court



JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

PREPARED BY:
JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD SUITE 300
DOWNERS GROVE, ILLINOIS 60515

PLAT PRESENTED BY:

PREPARED FOR:
JNW PROPERTIES LLC
21 TAMARIND LANE
KEY LARGO, FL 33037

AREA SUMMARY		
AREA DESIGNATION	SQUARE FEET	ACRES
LOT 1	37,713	0.866
LOT 2	25,184	0.578
LOT 3	448,111	10.287
DEDICATED ROADS	0	0
TOTAL	511,008	11.731

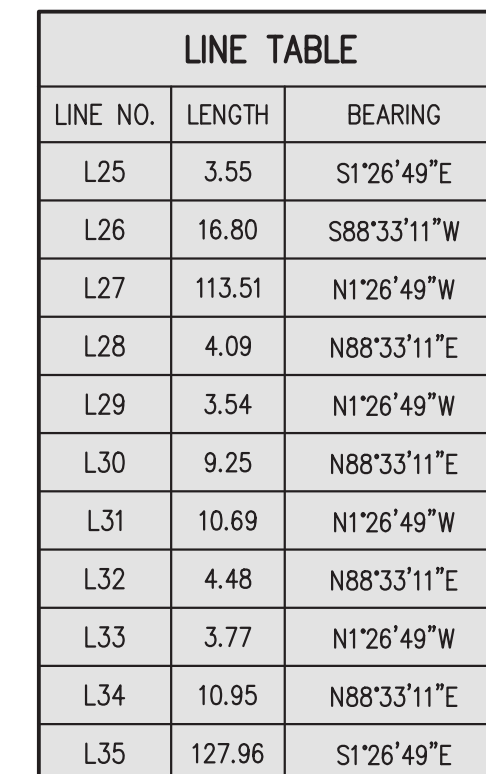
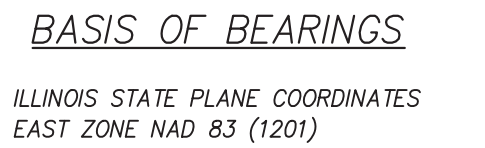
REVISED 08-31-2022
REVISED 05-26-2022

SHEET 1 OF 4

Survey No.:	F 5 8 9 b
Ordered By:	Client Name
Description:	GSG Consultants, Inc.
Date Prepared:	April 26, 2022
Scale:	1" = 40'
Prepared By:	ERP

\\V58915589\15\DWG\PLAT OF SUBDIVISION\589B_PLAT OF SUBDIVISION.DWG

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST
QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



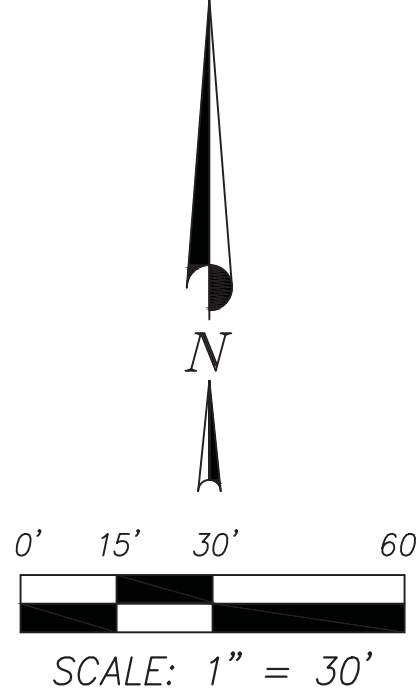
SHEET 2 OF 4

Survey No.:		F 5 8 9 b	
Ordered By.:		Client Name	
Description:		GSG Consultants, Inc.	
Date Prepared:		April 26, 2022	
Scale:	1" = 30'	Prepared By:	ERP

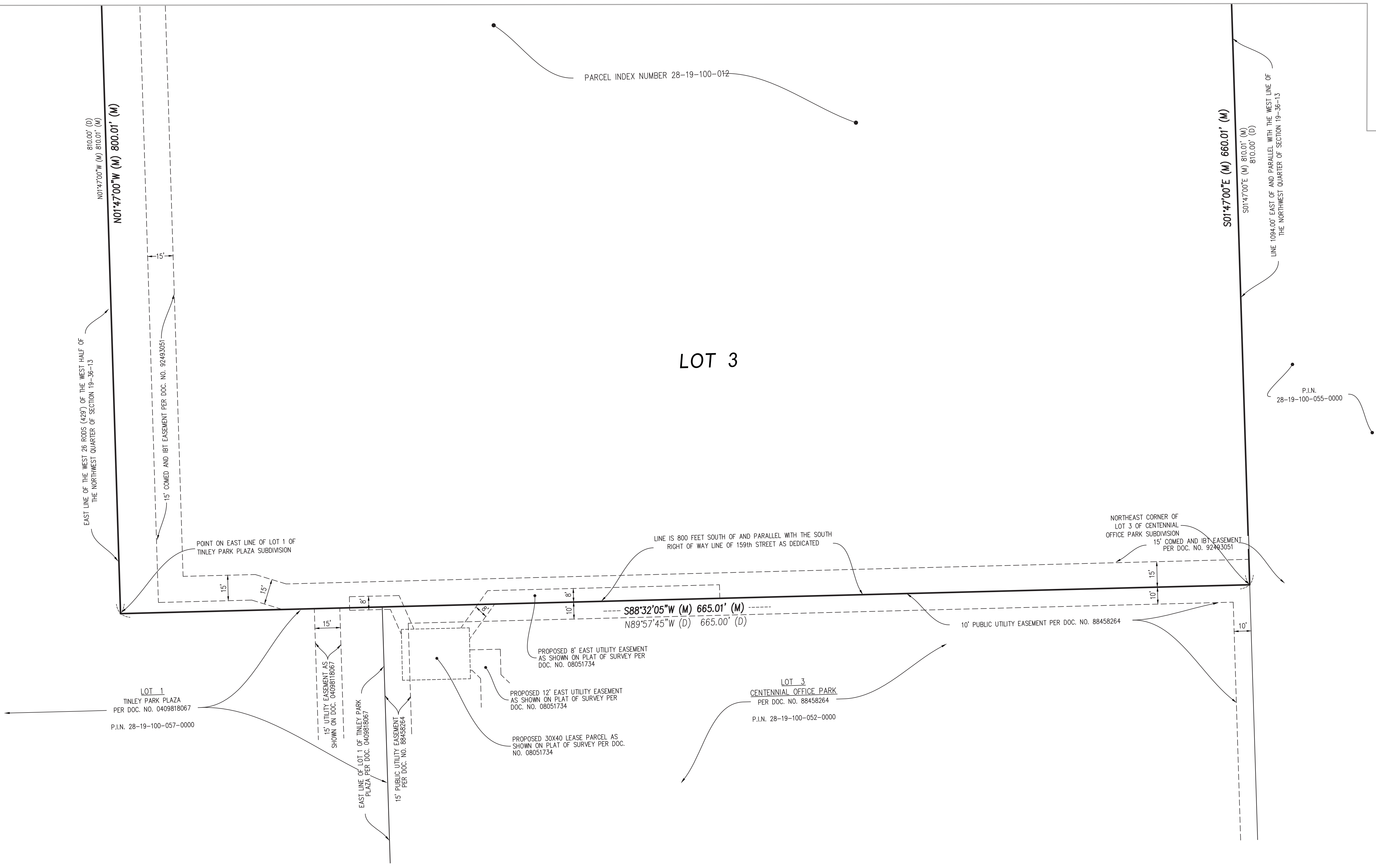


FINAL PLAT OF
TINLEY PARK SHOPPING PLAZA

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST
QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS
ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)



EASEMENT DETAIL
SCALE: 1" = 30'

REVISED 08-31-2022
REVISED 05-26-2022

SHEET 3 OF 4

Survey No.:	P 5 8 9 b		
Ordered By.:	Client Name		
Description:	GSG Consultants, Inc.		
Date Prepared:	April 26, 2022		
Scale:	1" = 30'	Prepared By:	ERP



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ASSOCIATES
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H:\V\F589\F589b\SDWG\PLAT OF SUBDIVISION\F589b_PLAT OF SUBDIVISION.DWG

FINAL PLAT OF
TINLEY PARK SHOPPING PLAZA

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST
QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____
IS THE HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON,
AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY
THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID

HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE
HEREON SHOWN.

SCHOOL DISTRICT STATEMENT:

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED BY THIS PLAT,
WHICH IS KNOWN AS "_____", IS
LOCATED WITHIN THE BOUNDARY LIMITS OF THE FOLLOWING SCHOOL DISTRICTS:

HIGH SCHOOL:
CONSOLIDATED HIGH SCHOOL DISTRICT 230
15100 S. 94TH Avenue, Orland Park, IL 60462
PH: 708-745-5203

ELEMENTARY SCHOOL:
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146
6611 West 171st. Street, Tinley Park, IL 60477
PH: 708-614-4500

COMMUNITY COLLEGE:
MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524
10900 S. 88TH Ave., Palos Hills, IL 60465
PH: 708-974-4300

DATED THIS _____ DAY OF _____, 2022.

BY: _____

NAME: _____

ITS: _____

JMW PROPERTIES LLC
21 TAMARIND LANE
KEY LARGO, FL 33037

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT _____

NAME

TITLE

OF
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY
IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE
FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS
OFFICER OF NEW WAVE FARMS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK

THIS _____ DAY OF _____, 2022.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE

OF TINLEY PARK THIS _____ DAY OF _____, 2022.

VILLAGE PRESIDENT

VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR
ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE
CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION
OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE
SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT
BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH
CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE
OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED AT TINLEY PARK, ILLINOIS

THIS _____ DAY OF _____, 2022.

VILLAGE ENGINEER

I.D.O.T. CERTIFICATE

This plat has been approved by the Illinois Department of
Transportation with respect to roadway access pursuant of Ch 2
of "An Act to revise the law in relation to plats," as amended.
A plan that meets the requirements contained in the
Department's "Policy on Permits for Access Driveways to State
Highways" will, be required by the Department.

Jose Rios, P.E.
Region One Engineer

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____

COLLECTOR FOR THE VILLAGE OF TINLEY PARK, DO HEREBY CERTIFY THAT
THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL
ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT TINLEY PARK, ILLINOIS

THIS _____ DAY OF _____, 2022.

CITY COLLECTOR

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____

COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT
THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED
TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND
INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN
CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT

_____, ILLINOIS, THIS _____ DAY OF

_____, 2022.

COOK COUNTY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND
GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS, ITS SUCCESSORS
AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITY EASEMENT" ON
THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO
CONSTRUCT, RECONSTRUCT, INSTALL, REMOVE, REPAIR, INSPECT, MAINTAIN,
AND OPERATE OVERLAND DRAINAGE SERVICES AND STORM WATER VOLUME
CONTROL ROUTES, STORM AND/OR SANITARY SEWERS AND SERVICES, AND
WATER MAINS AND SERVICES, TOGETHER WITH ANY AND ALL NECESSARY
MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER
STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY
SAID VILLAGE IN, OVER, UPON, ALONG, UNDER AND THROUGH SAID
INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS AND
UPON THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO
ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN
AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES,
SHRUBS, ROOTS OR OTHER PLANTS AND APPURTENANCES WITHOUT
OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING
COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE
OPERATION OF THE SEWERS, MAINS, AND SERVICES PROVIDED. NO
PERMANENT BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE
PLACED ON SAID EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF
THE VILLAGE, BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR
GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT
THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE
AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE
OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF
THE VILLAGE OF TINLEY PARK AND TO VILLAGE APPROVAL AS TO DESIGN
AND LOCATION.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY
PARK ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER MANAGEMENT EASEMENT",
FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY. SAID EASEMENT
SHALL FURTHER GRANT AND ALLOW THE VILLAGE, ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO CONSTRUCT,
INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN
SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWERS. NO ENCROACHMENT OF ANY
KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE HAS DETERMINED THAT SAID
ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY. SUCH AS GARDENS,
SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE SHALL HAVE THE RIGHT TO ENTER UPON SAID
EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL
FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE VILLAGE DISCOVERS THAT THE OWNER
HEREOF HAS FAILED TO MAINTAIN SAID FACILITIES, THE VILLAGE SHALL NOTIFY OWNER OF ITS FINDINGS, AND
OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE VILLAGE'S NOTICE. IF SUCH REPAIRS ARE
NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY
NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE VILLAGE HAS GIVEN ITS APPROVAL IN THE EVENT
THAT THE OWNER HAS NOT RESPONDED TO THE VILLAGE'S NOTICE, THEN THE VILLAGE MAY CAUSE SUCH REPAIRS
TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE
ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER MANAGEMENT EASEMENT"
WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT,
MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES. FOLLOWING ANY WORK TO BE PERFORMED
BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO
OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY,
PROVIDED, HOWEVER, THAT SAID VILLAGE SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL
AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR
CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A
GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-3543, DO HEREBY CERTIFY THAT AT
THE REQUEST OF THE OWNER, THEREOF, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED
PROPERTY:

THAT PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON A LINE 1094 FEET EAST OF
THE WEST LINE OF SAID NORTHWEST ¼ AND 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19,
THENCE SOUTH ON SAID LINE 1094 FEET EAST OF SAID WEST LINE 810 FEET; THENCE NORTH 89 DEGREES
57 MINUTES 45 SECONDS WEST 665 FEET TO THE EAST LINE OF THE WEST 26 RODS OF SAID WEST ½ OF
THE NORTHWEST ¼; THENCE NORTH 810 FEET ALONG LAST SAID LINE TO A POINT ON A LINE 50 FEET
SOUTH OF THE NORTH LINE OF SAID SECTION 19 THENCE NORTH 87 DEGREES 15 MINUTES 43 SECONDS
EAST ALONG SAID SOUTH LINE OF THE NORTH 50 FEET OF SAID SECTION 19, 212.24 FEET; THENCE SOUTH
89 DEGREES 57 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE 453 FEET TO THE PLACE OF
BEGINNING. EXCEPTING THEREFROM THE NORTH 150 FEET OF THE EAST 150 FEET, ALSO EXCEPTING
THEREFROM THAT PORTION TAKEN BY CONDEMNATION BY THE STATE OF ILLINOIS, IN CASE NO. 93L50936
AND EXCEPTING ANY PREVIOUS DEDICATIONS WITHIN 159TH STREET, ALL IN COOK COUNTY ILLINOIS.

ALTERNATE LEGAL DESCRIPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE
SOUTH RIGHT-OF-WAY LINE OF 159TH STREET AS SHOWN ON ILLINOIS DEPARTMENT OF HIGHWAYS
RIGHT-OF-WAY PLANS RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER AUGUST 02, 1995 AS
DOCUMENT 95506173, SAID POINT BEING 944.00 FEET EAST OF (AS MEASURED PERPENDICULAR TO) THE
WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 01 DEGREES 47 MINUTES 00
SECONDS EAST (MEASURED BEARING - ILLINOIS STATE PLANE EAST ZONE - NAD83) ALONG A LINE WHICH
IS PARALLEL WITH AND 944.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID
SECTION 19, A DISTANCE OF 140.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 05 SECONDS EAST,
PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 159TH STREET RIGHT-OF-WAY 150.00 FEET TO A
LINE WHICH IS 1094.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF
SAID SECTION 19; THENCE SOUTH 01 DEGREES 47 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE
660.01 FEET TO THE NORTHEAST CORNER OF LOT 3 OF CENTENNIAL OFFICE PARK, RECORDED IN THE OFFICE
OF THE COOK COUNTY RECORDER OCTOBER 05, 1988 AS DOCUMENT 88458264; THENCE SOUTH 88 DEGREES
32 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION
THEREOF, A DISTANCE OF 665.01 FEET TO AN ANGLE POINT ON THE EAST LINE OF LOT 1 OF TINLEY PARK
PLAZA, RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER APRIL 07, 2004 AS DOCUMENT NUMBER
0409818067, SAID POINT ALSO BEING 429.00 FEET EAST OF (AS MEASURED PERPENDICULAR TO) THE WEST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 01 DEGREES 47 MINUTES 00
SECONDS WEST ALONG THE WESTERNMOST EAST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION
THEREOF, A DISTANCE OF 800.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 159TH
STREET WHICH IS 429.00 FEET EAST OF (AS MEASURED PERPENDICULAR TO) THE WEST LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 88 DEGREES 32 MINUTES 05 SECONDS EAST
ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 159TH STREET 515.01 FEET TO THE POINT OF BEGINNING,
ALL IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND
SUBDIVISION WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN
THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, ILLINOIS.

I FURTHER CERTIFY THAT ACCORDING TO A SCALED INTERPRETATION OF FLOOD INSURANCE RATE MAP, (FIRM) FLOOD
INSURANCE RATE MAP, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 706 OF 832, MAP NUMBER
17031C0706J, MAP HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008, THE ENTIRE SITE APPEARS TO BE LOCATED IN
ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF APRIL, 2022.

CARL J. COOK
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003543
JACOBANDHEFNER.COM
CCOOK@JACOBANDHEFNER.COM
MY LICENSE EXPIRES NOVEMBER 30, 2022

REVISED 08-31-2022
REVISED 05-26-2022

Survey No.:	F 5 8 9 b
Ordered By.:	Client Name
Description:	GSG Consultants, Inc.
Date Prepared:	April 26, 2022
Scale:	1" = N/A
Prepared By:	ERP

SHEET 4 OF 4





11 STACKING

Sheet

A-12

SITE DATA:

PARCEL ADDRESS: 7121 W. 159th, TINLEY PARK, IL
LOT AREA: +/-25,186 SQ FT (+/-0.58 ACRE)
ZONING CLASSIFICATION: B-2 (COMMUNITY SHOPPING DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP21:
BUILDING INFORMATION:

- BUILDING AREA: 2,327 SQ FT

REQUIRED PARKING:

- RESTAURANT TENANTS' PARKING REQUIREMENT:
 - (1) PARKING PER EACH THREE SEATS + 1 PER EACH EMPLOYEE
- CHIPOTLE: 43 INTERIOR SEATS + 16 PATIO SEATS: 59 x (0.33) = 20 + 8 EMPLOYEES = 28

REQUIRED PARKING:
CHIPOTLE: 28

PROVIDED PARKING:

- OUTLOT PARKING: 19 (INCLUDES 1 ADA ACCESSIBLE)
- SHARED CROSS PARKING: 9
- TOTAL PROVIDED: 28
- SIZE PROVIDED: 9x18'-6"

PROVIDED PRE-ORDER PICKUP WINDOW STACKING: 11 STACKING

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ILLINOIS DESIGN FIRM # 184003287

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

Client

MJK TINLEY PARK -
CHIPOTLE OUTLOT
DEVELOPMENT

7121 W. 159th Street
TINLEY PARK, IL 60477

Project

Consultant

ADDRESS STAFF COMMENTS	2022-09-02
ADDRESS STAFF COMMENTS	2022-07-28
VILLAGE REVIEW	2022-04-12
CURSORY REVIEW	2022-03-16

No.	Issue	Date
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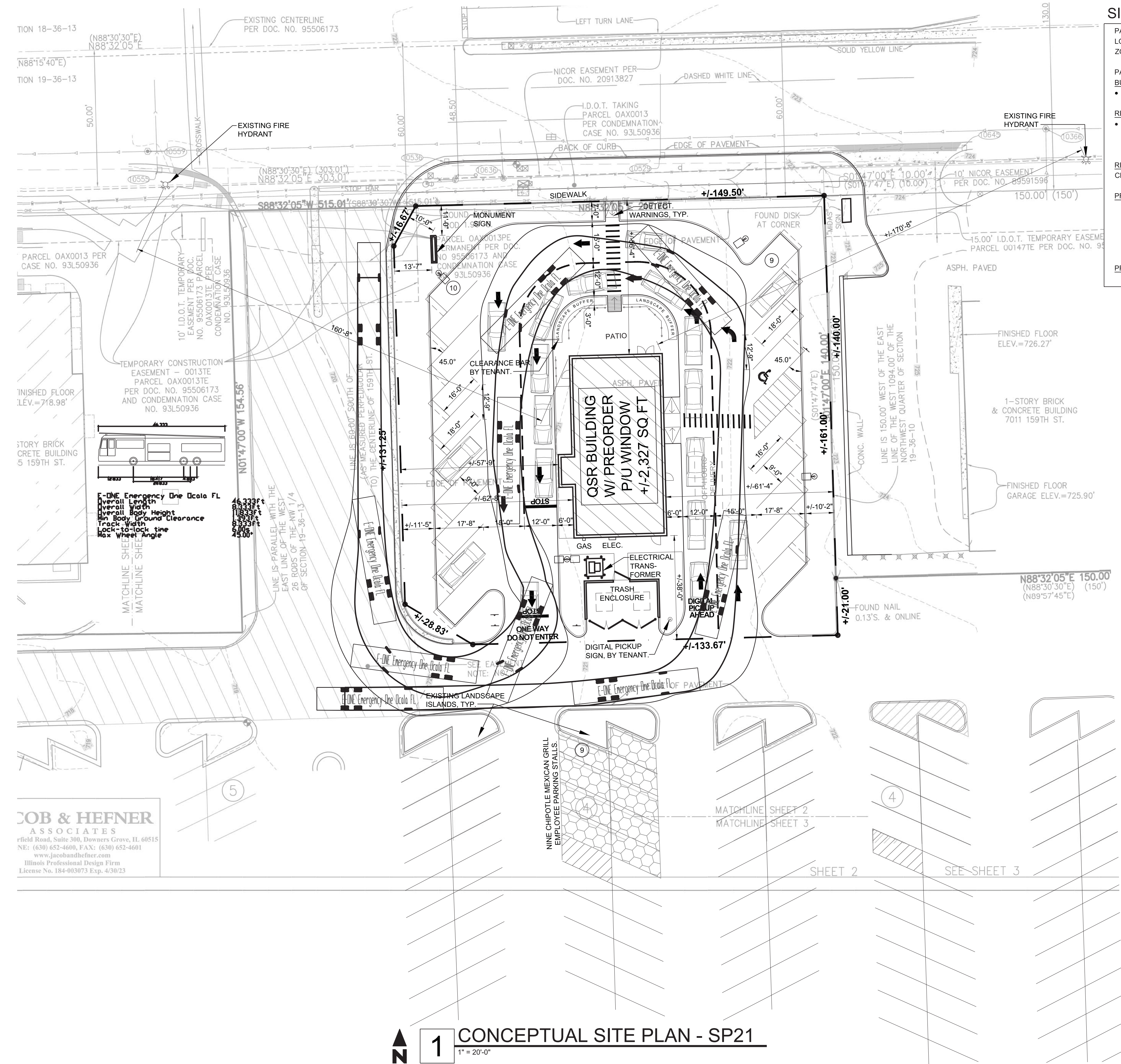
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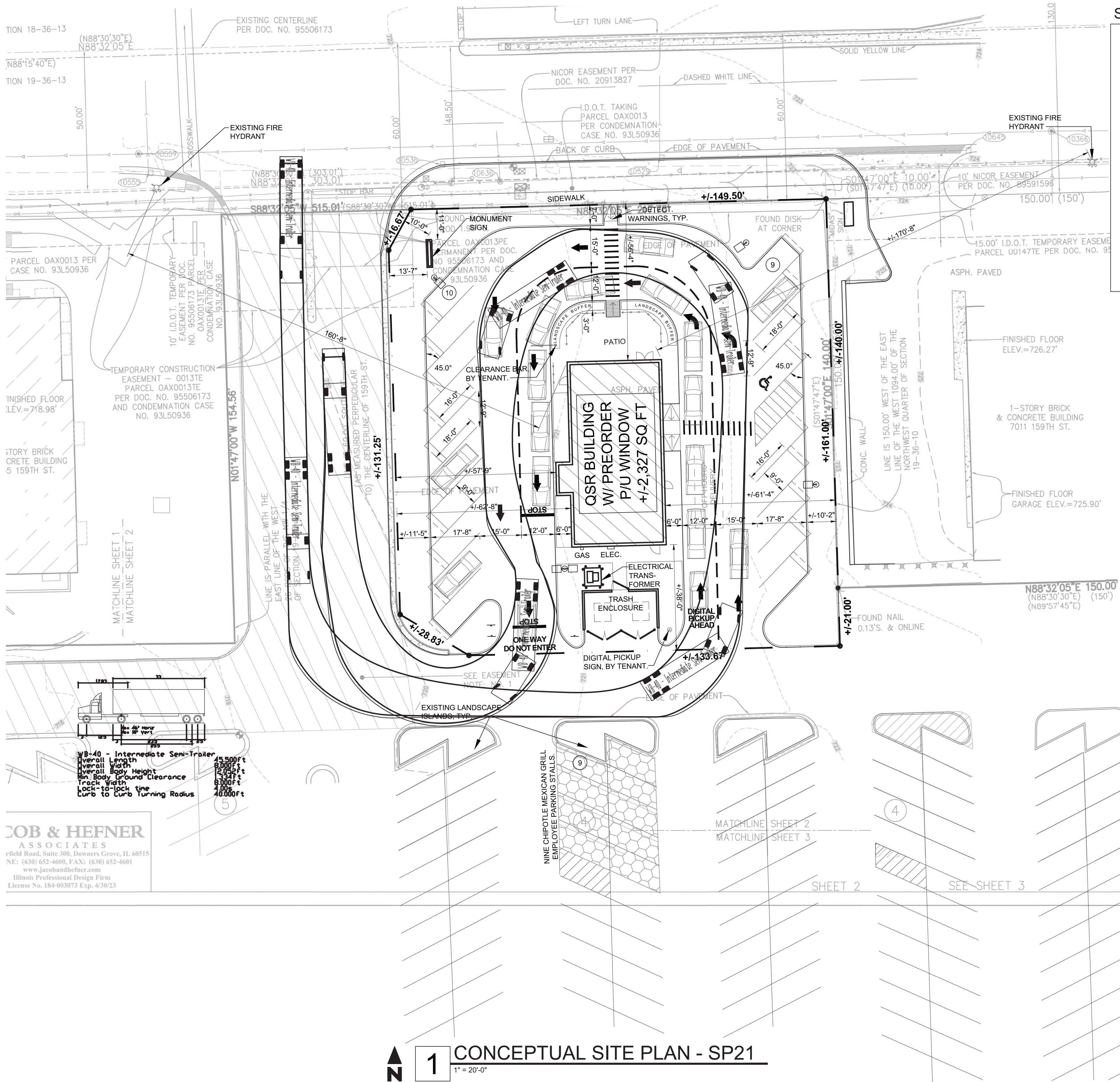
VILLAGE REVIEW
Date AUGUST 12, 2021
Job Number 21-023 MJ
Drawn
Checked
Approved
Title

SITE
PLAN

Sheet

A-12a





SITE DATA:	
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TOTAL PROVIDED:	28
SIZE PROVIDED:	9x18'-6"
PROVIDED PRE-ORDER PICKUP WINDOW STACKING:	
	11 STACKING

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Scheitler Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

Client

**MJK TINLEY PARK -
CHIPOTLE OUTLOT
DEVELOPMENT**

7121 W. 159th Street
TINLEY PARK, IL 60477

Project

Consultant

No.	Issue	Date
	ADDRESS STAFF COMMENTS	2022-09-02
	ADDRESS STAFF COMMENTS	2022-07-28
	VILLAGE REVIEW	2022-04-12
	CURSORY REVIEW	2022-03-16

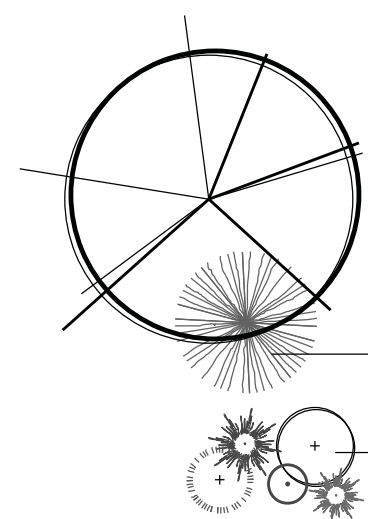
Seal

VILLAGE REVIEW	
Date	AUGUST 12, 2021
Job Number	21-023 MJ
Drawn	
Checked	
Approved	
Title	

**SITE
PLAN**

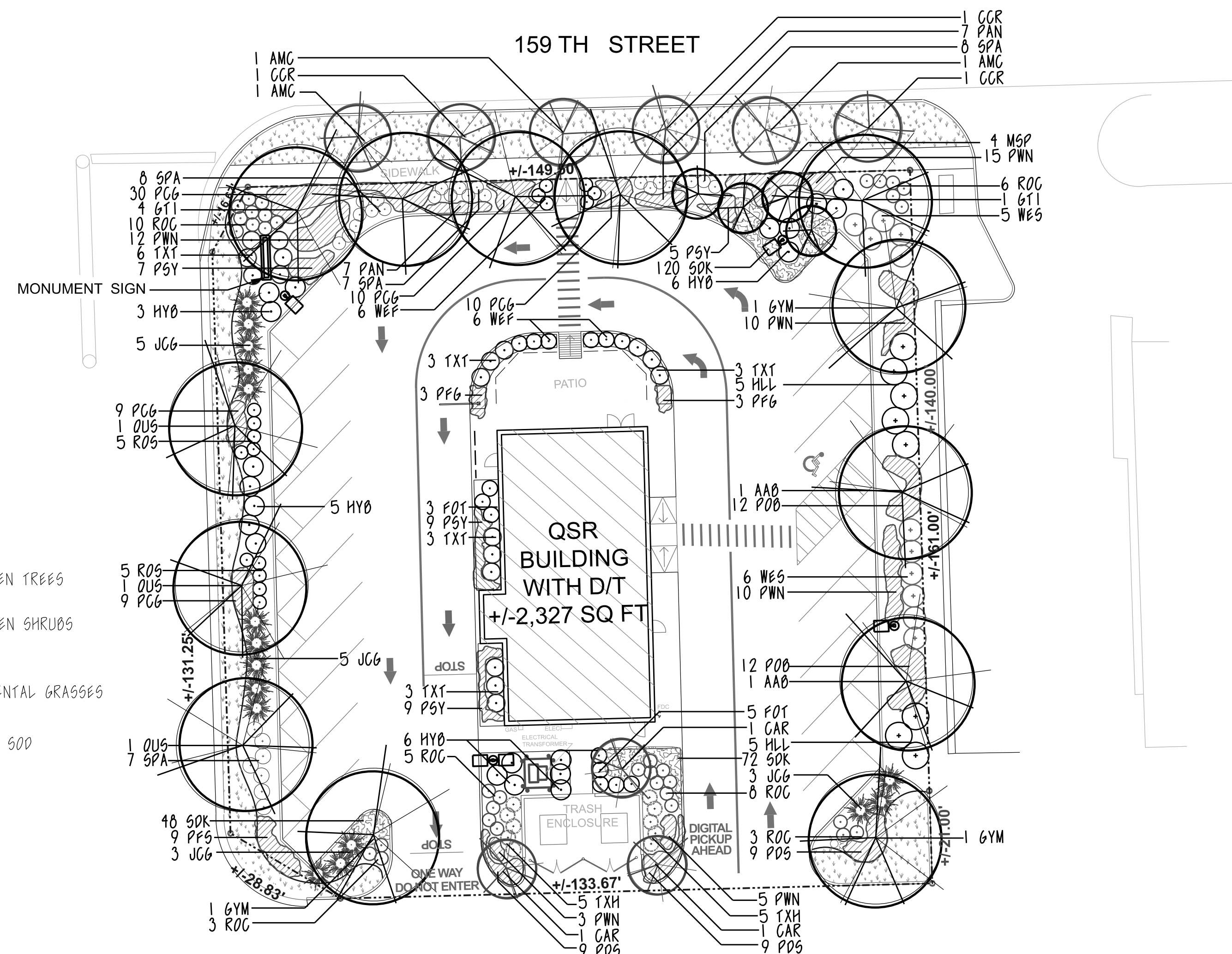
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A-12b



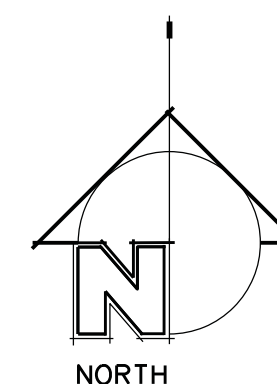
Legend

- NEW DECIDUOUS AND EVERGREEN TREES
- NEW DECIDUOUS AND EVERGREEN SHRUBS
- PERENNIAL FLOWERS / ORNAMENTAL GRASSES
- 2880 SQ' BLENDED BLUEGRASS 50D



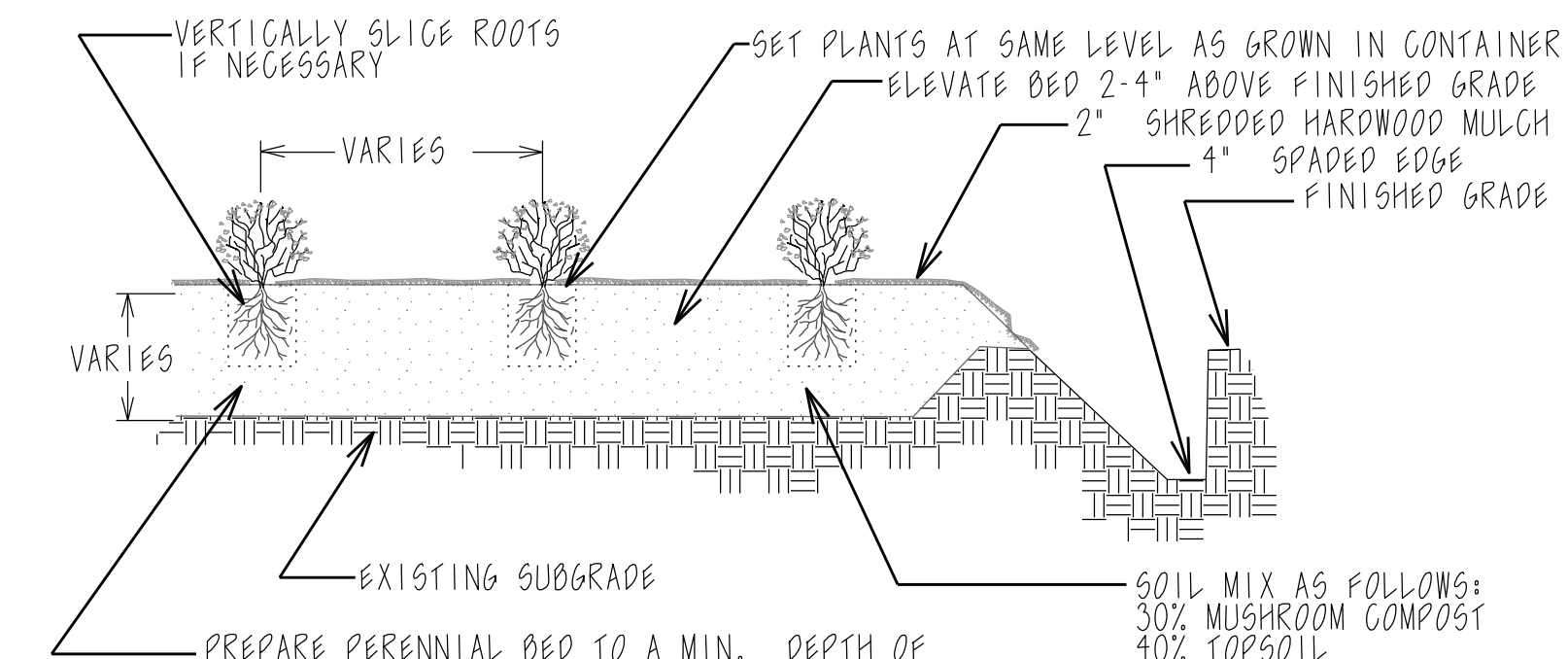
PLANT LIST

QTY	CODE	PLANT NAME	SIZE
2	AAB	ACER FREEMANI	4" CAL
5	BT1	GLADIOLIA TRIANGANTHOS	4" CAL
3	GUS	QUERCUS BICOLOR	4" CAL
3	GM	GYMNOCLADUS SPECIES	4" CAL
3	BYM	KENTUCKY COFFEE TREE	4" CAL
	MSP	CARPINUS BETULUS	4" CAL
3	CCR	CERGIS CANADENSIS	2.5" CAL
3	AMC	AMELANCHIER GRANIFLORIA	2.5" CAL
4	MSP	MALUS SPECIES	2.5" CAL
10	TXH	TAXUS HICKSI	30"
10	TXI	TAXUS TAUTONI	24"
16	JCG	JUNIPERUS CHINENSIS	18-24"
11	WEG	WEIGELA SPECIES	30"
12	WEF	WEIGELA SPECIES	24"
10	RDS	ROSA SPECIES	18"
35	ROC	ROSA SPECIES	18"
8	FOT	FOTHERGILLIA GARDENII	18"
30	SFA	SPIREA BUNALDA	18"
20	HYD	HYDRANGEA MACROPHYLLA	30"
8	HLL	HYDRANGEA SPECIES	30"
240	SOK	SEDUM KAMTSCHATICUM	3"
30	PSY	HEMEROCALLIS SPECIES	1 GAL
24	PDB	HEUCHERA SPECIES	1 GAL
55	PWN	NEPETA RACEMOSA	1 GAL
68	PCG	GERANIUM SPECIES	1 GAL
23	PAN	PANICUM VIRGATUM	2 GAL
6	PPG	PENNISETUM SPECIES	1 GAL
27	POS	SPOROBOLEUS SPECIES	1 GAL
		PRAIRIE DROPSEED	1 GAL
		60ING BANNAS DAYLILY	1 GAL
		OBSIDIAN CORAL-BELL	1 GAL
		WALKERS LOW CATMINT	1 GAL
		MAX FREI GERANIUM	1 GAL
		APACHE ROSE SWITCH GRASS	2 GAL
		FOUNTAIN GRASS	1 GAL
		PRAIRIE DROPSEED	1 GAL



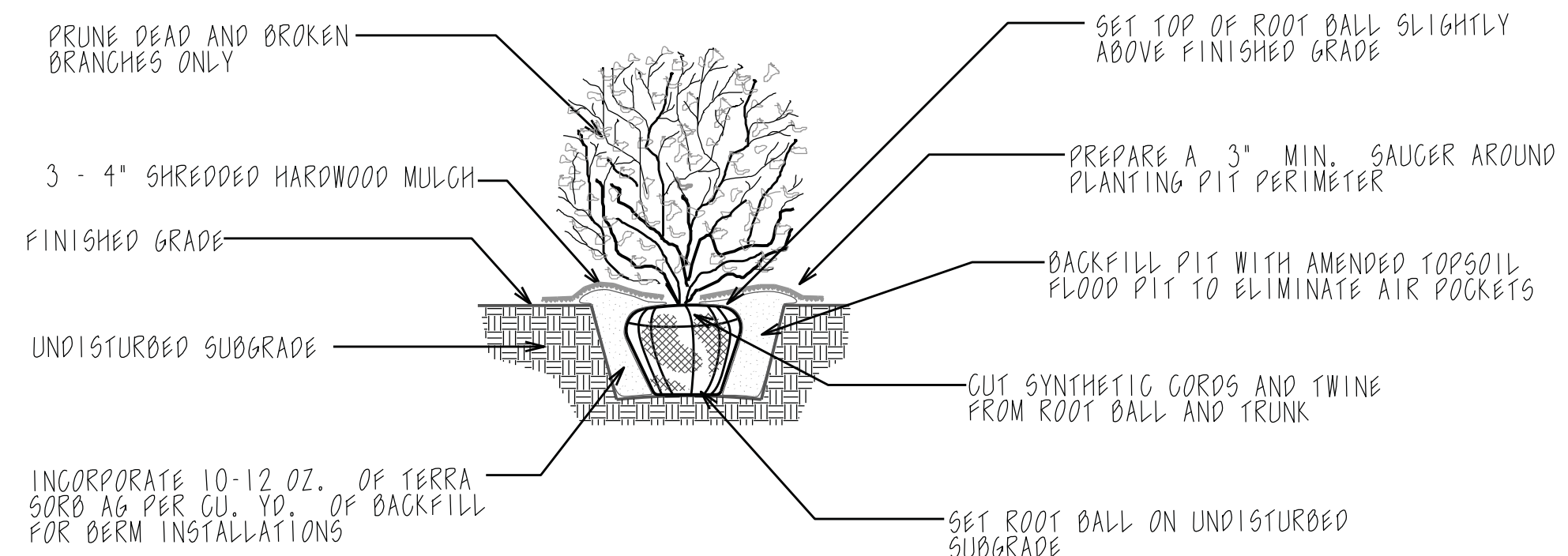
Landscape Plan

SCALE 1" = 20'-0"



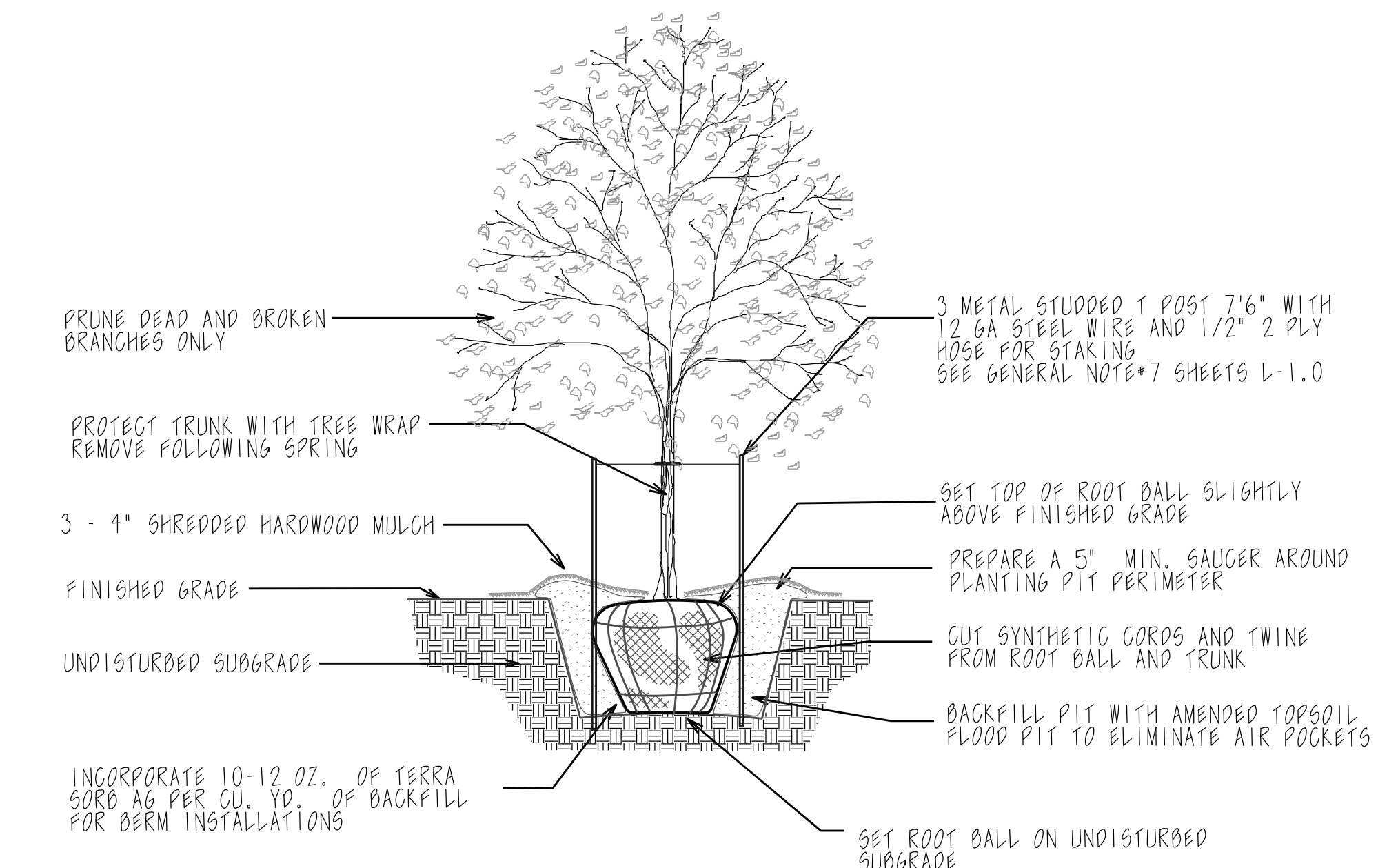
PERENNIAL PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



SHRUB PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



TREE PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK

Landscape Plans Prepared By:
Paul A. Couture
Paul A. Couture, P.L.A., A.S.L.A.
P.L. License Number 157-00328



SHEET
L - 1
OF THREE

*MJK Tinley Park
Chipolte Outlet Development
7091 W. 159th Street Tinley Park, Illinois 60477*

This Landscape plan may not be used by any party without expressed written consent of:
COUTURE
 Landscape Construction
 Architects / Contractors
 505 54th Road, Stevedore, Illinois 62466
 Email: contact@couturelandscape.com
 Phone: (630) 627-8866 Fax: (630) 627-8864

LANDSCAPE SPECIFICATIONS

SECTION 0001

LANDSCAPE WORK

PART 1 GENERAL

1.01 DESCRIPTION

THESE GENERAL REQUIREMENTS APPLY TO ALL LANDSCAPE OPERATIONS. REFER TO SPECIFICATION SECTIONS FOR SPECIFIC GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.

1.02 QUALITY ASSURANCE

- COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
- OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS, AND FEES. PROVIDE NOTICES REQUIRED BY GOVERNMENTAL AUTHORITIES.
- OWNER SHALL APPOINT A QUALIFIED REPRESENTATIVE TO OVERSEE THE WORK AND ASSURE ITS ADHERENCE TO THE PLANS AND THESE SPECIFICATIONS. HENCEFORTH, THIS PERSON SHALL BE DESIGNATED AS OWNERS REPRESENTATIVE.
- CONTRACTOR TO HAVE AN EXPERIENCED ENGLISH SPEAKING SUPERVISOR / FOREMAN ONSITE AT ALL TIMES THAT CAN ADEQUATELY COMMUNICATE WITH OWNERS REPRESENTATIVE WHEN NECESSARY, AND HAVE EXPERIENCED INSTALLERS WHO HAVE COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT AS TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.
- CONTRACTORS WORKFORCE SHALL BE KNOWLEDGEABLE AND OR MAKE THEMSELVES KNOWLEDGEABLE OF ALL SAFETY REGULATIONS AND REQUIREMENTS PERTAINING TO THIS PROJECT INCLUDING WEARING ALL PROTECTIVE GEAR NEEDED TO COMPLY WITH THESE REQUIREMENTS. WORKMAN NOT IN COMPLIANCE CAN AND WILL BE DENIED ACCESS TO THE JOBSITE BY THE GENERAL CONTRACTOR . A SAFETY CLASS FOR WORKERS MAY BE REQUIRED BY THE GENERAL CONTRACTOR.

1.03 PROJECT CONDITIONS

- LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD SERVICES AND UTILITIES WITHIN CONTRACT LIMIT WORK AREAS. CONTACT UTILITY LOCATE AT 811. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTORS EXPENSE.
- WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
- LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT CONTRACTORS EXPENSE.
- OBTAIN GOVERNING AUTHORITIES WRITTEN PERMISSION WHEN REQUIRED TO CLOSE OR OBSTRUCT STREETS, WALKS AND ADJACENT FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS WHEN REQUIRED BY GOVERNING AUTHORITIES.
- CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
- PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS AT CONTRACTORS EXPENSE.
- PROTECT AND MAINTAIN STREETLIGHTS, UTILITY Poles AND SERVICES, TRAFFIC SIGNAL CONTROL BOXES, CURB BOXES, VALVES AND OTHER SERVICES, EXCEPT ITEMS DESIGNATED FOR REMOVAL. REMOVE OR COORDINATE THE REMOVAL OF TRAFFIC SIGNS, PARKING METERS AND POSTAL MAILBOXES WITH THE APPLICABLE GOVERNMENTAL AGENCY.
- AT THE CONCLUSION OF EACH WORK DAY, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING THE SITE IN A CLEAN AND SAFE CONDITION.

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT

- MATERIALS AND EQUIPMENT: AS SELECTED BY CONTRACTOR, EXCEPT AS INDICATED.
- EQUIPMENT: 100T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- MATERIALS: 100T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

PART 3 EXECUTION

3.01 PREPARATION

- EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- CONSULT THE AVAILABLE RECORDS AND DRAWINGS OF ADJACENT WORK AND OF EXISTING SERVICES AND UTILITIES WHICH MAY AFFECT WORK OPERATIONS, AS PROVIDED BY OWNER.

END OF SECTION 0001

SECTION 0002

TREE AND SHRUB PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

- PROVIDE TREES AND SHRUBS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
 - SOIL PREPARATION.
 - TREES, SHRUBS.
 - PLANTING MIXES.
- MULCH AND PLANTING ACCESSORIES.
- EXISTING PLANT RELOCATION.
- RELATED WORK:
 - SECTION 00000: EARTHWORK.
 - SECTION 00004: SEEDING.
 - SECTION 00005: SODDING.
 - SECTION 00003: PERENNIAL , ORNAMENTAL GRASS, GROUNDCOVER PLANTING.

1.02 QUALITY ASSURANCE

- COMPLY WITH SECTION 00001 REQUIREMENTS.
- COMPLY WITH SECTION 00003 REQUIREMENTS WHEN APPLICABLE .
- PROVIDE STOCK TREES TO BOTANICAL NAME. DO NOT SUBSTITUTE WITHOUT PERMISSION OF OWNER OR OWNERS REPRESENTATIVE. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTORS EXPENSE.
- COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTORS EXPENSE.
- ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
- PROVIDE 'SPECIMEN' PLANTS WITH A SPECIAL HEIGHT, SHAPE OR CHARACTER OF GROWTH. SPECIMEN TREES OR SHRUBS MAY BE TAGGED AT THE SOURCE OF SUPPLY. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO INSPECT SPECIMEN SELECTIONS AT THE SOURCE OF SUPPLY FOR SUITABILITY AND ADAPTABILITY TO SELECTED LOCATION. WHEN SPECIMEN PLANTS CANNOT BE PURCHASED LOCALLY, PROVIDE SUFFICIENT PHOTOGRAPHS OF THE PROPOSED SPECIMEN PLANTS FOR APPROVAL IF SO REQUESTED. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
- PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

CONTINUE SECTION 0002 TREE AND SHRUB PLANTING

1.03 SUBMITTALS

- SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
 - MULCH -BULK OR BAGGED.
 - DECORATIVE STONE OR GRAVEL -BAG OR BULK
- SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
 - TOPSOIL SOURCE AND PH VALUE.
 - PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS
 - PLANT FERTILIZER.

1.04 DELIVERY, STORAGE, AND HANDLING

- DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DEGRADATION.
- TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI- DESSICANT IMMEDIATELY BEFORE DIGGING TO PREVENT DEHYDRATION WHEN IN LEAF. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
- COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN.
- MOISTEN ALL BURLAP ROOT BALL BEFORE TRANSPORTING. PREVENT SURFACE FROM DRYING DURING TRANSPORTING

1.05 PROJECT CONDITIONS

- WORK NOTIFICATION: NOTIFY OWNERS REPRESENTATIVE AT LEAST TWO (2) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CALL 811 TO MARK UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE DIGGING.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

1.06 WARRANTY

- WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE, PROVIDED PLANTS ARE GIVEN PROPER CARE BY OWNER DURING THIS PERIOD.
- CONTRACTOR TO CALL FOR FINAL INSPECTION OF PLANTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE WATERING, CULTIVATION AND OTHER MAINTENANCE OPERATIONS PERFORMED BY THE OWNER DURING THE WARRANTY PERIOD.
- ANY METHODS OR PRACTICES, WHICH THE CONTRACTOR CONSIDERS UNSATISFACTORY AND NOT IN ACCORD WITH STANDARD HORTICULTURAL PRACTICES SHALL BE REPORTED TO THE OWNER IN WRITING.
- REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNERS REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
- REPLACE ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY OWNER'S REPRESENTATIVE, ARE IN A SEVERELY UNHEALTHY CONDITION WITHIN WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
- WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, DROUGHT, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREAS; ACTS OF VANDALISM, ANIMAL DESTRUCTION OR NEGLIGENCE ON THE PART OF THE OWNER. ANY REPLACEMENT ATTRIBUTED TO THESE CAUSES MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS

- PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS; DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION.
- DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH AS NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'. CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
- CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
- NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- CONTAINER STOCK SHALL NOT BE POT BOUND.
- IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
- THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT LESS THAN THE MINIMUM SIZE AND VARIETY DESIGNATED IN THE PLANT LIST AND ACCORDING TO THE ANLA STANDARDS FOR NURSERY STOCK.
- SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

2.02 ACCESSORIES

- TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
 - IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
 - PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
- PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR Baled PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.
- ORGANIC MATTER- ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM BORIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING.
- MULCH: DARK PREMIUM GRADE , DOUBLE PROCESSED SHREDDED HARDWOOD UNLESS OTHERWISE APPROVED BY OWNERS REPRESENTATIVE.
- FERTILIZER:
 - PLANT FERTILIZER: COMMERCIAL TYPE APPROVED BY THE OWNERS REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
 - PEE EMERGENT HERBICIDE: TRIFLURAL, RONSTAR-6 OR APPROVED EQUIVALENT APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ALL PLANT BED AREAS UNLESS OTHERWISE INDICATED.
 - ANTI-DESSICANT: PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - WATER: HOSES OR OTHER METHODS OF TRANSPORTATION TO BE FURNISHED BY CONTRACTOR. WATER TO BE PROVIDED BY THE OWNER AT THE SITE.
 - STAKES FOR STAKING: HARDWOOD, 2" X 2" 6'-6" LONG 2X4 PINE IS PERMISSIBLE.
 - STAKES FOR GUYING: HARDWOOD, 2" X 2" X 24" LONG OR 'DOUGHBILL' OR 'SPEED STAKE' EARTH ANCHORS.
 - GUYING/STAKING WIRE: 12- OR 14-GAUGE GALVANIZED WIRE.
 - TURNBUCKLES: GALVANIZED STEEL OF SIZE AND GAUGE REQUIRED TO PROVIDE TENSILE STRENGTH EQUAL TO THAT OF THE WIRE. TURNBUCKLE OPENINGS SHALL BE AT LEAST 3".
 - STAKING AND GUYING HOSE: TWO-PLY, REINFORCED GARDEN HOSE NOT LESS THAN 1/2" INSIDE DIAMETER. SHALL BE UNIFORM IN COLOR.
 - PLASTIC GUY MATERIAL NO LESS THAN 1/4". SHALL BE UNIFORM IN COLOR AND LEVEL AS APPLIED.
 - TWINE: TWO-PLY JUTE MATERIAL.
 - WEED CONTROL BARRIER: IF INDICATED' ROT RESISTANT POLYPROPYLENE FABRIC OR EQUIVALENT, WATER AND AIR PERMEABLE.

PART 3 EXECUTION

3.01 INSPECTION

- EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS BEFORE INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

- COORDINATION AND SCHEDULING - TIME OF PLANTING
COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED. NORMAL SEASONS FOR THE INSTALLATION OF PLANT MATERIAL SHALL BE AS FOLLOWS:
 - SPRING PLANTING: PERFORM FROM TIME SOIL BECOMES WORKABLE TO JUNE 15. INSTALL EVERGREEN TREES PRIOR TO NEW GROWTH BEGINNING IN THE SPRING.
 - FALL PLANTING: PERFORM FROM SEPTEMBER 1 TO NOVEMBER 15. PERENNIALS AND GROUND COVERS SHALL BE COMPLETED BY OCTOBER 15.
 - SUMMER PLANTING: PLANTING PERFORMED BETWEEN JUNE 15 AND AUGUST 31, SHALL BE CONSIDERED UNSEASONABLE AND WILL REQUIRE OWNER'S APPROVAL.

- PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
- LOCATE PLANTS AS INDICATED ON DRAWINGS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL OWNER'S REPRESENTATIVE HAS SELECTED ALTERNATE PLANT LOCATIONS.

- EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST TWICE AS WIDE AS THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL BE NO GREATER THAN THE ROOT BALL DEPTH. SCARIFY BOTTOM OF THE PIT. REMOVE EXCESS EXCAVATED MATERIALS FROM THE SITE.

- PLANTING MIXTURE FOR USE AROUND THE BALLS AND ROOTS OF TREES AND SHRUBS SHALL CONSIST OF FIVE (5) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND 1/2 PLANT FERTILIZER FOR EACH CUBIC YARD OF MIXTURE OR EQUIVALENT. BAGGED DARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

3.03 INSTALLATION

- SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUM AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL NO LOWER THAN THE FINISH GRADE OR 2"-3" ABOVE FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACK FILL THE PIT WITH EXISTING SOIL OR APPROVED TOP SOIL OR MIX. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

- AFTER PLANTS ARE SET, MIDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDES.
- REMOVE ALL SYNTHETIC BURLAP AND ROPES, AND WIRES FROM THE COLLAR OF BALLS.

- SPACE PLANTS IN ACCORDANCE WITH SCALED DRAWINGS.

- WATERING: WATER PLANTING THOROUGHLY TO PULL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED, WATER AGAIN TO ENSURE COMPLETE COMPACTION.

- MULCHING: TREES AND SHRUBS SHALL HAVE MULCH APPLIED IMMEDIATELY AFTER PLANTING. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

- MULCH TREES AND SHRUBS WITH REQUIRED MULCHING MATERIAL 3-4"
- MULCH PERENNIAL BEDS 2- 3" DEEP
- MULCH GROUND COVER BEDS TO A DEPTH OF 1-2" (NO MORE THAN 2") BEFORE INSTALLING GROUNDCOVER PLANTS. BRUSH MULCH OFF OF FOLIAGE.

- WRAPPING, GUYING, STAKING: IT IS THE CONTRACTORS TO OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUM TO UNTIL END OF THE GUARANTEE PERIOD.

- WRAPPING SHOULD BE DONE ONLY ON AN AS NEEDED BASIS.
- STAKING/GUYING (IF NEEDED)
- STAKE/GUY SHOULD ONLY BE USED WHEN TREES ARE LOOSE OR WEAK STEMMED. SEE STAKING DETAILS ON THE DRAWINGS

- PRUNING:
- REMOVE OR CUT BACK BROKEN, DAMAGED AND ASYMMETRICAL GROWTH OF NEW WOOD.
- UNLESS OTHERWISE DIRECTED, PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.04 MAINTENANCE

- EXISTING PLANT RELOCATION:
 - TRANSPLANT TREES AND SHRUBS DESIGNATED FOR RELOCATION TO LOCATIONS SHOWN ON THE DRAWINGS. PRUNE, DIG, BALL AND BURLAP, MOVE AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS
 - PRUNE, DIG, BALL AND BURLAP, AND MOVE DESIGNATED TREES FOR RELOCATION TO THE DESIGNATED PLANT STORAGE AREA FOR HEELING- IN OF MATERIALS UNTIL FINAL PLANTING AREAS ARE PREPARED, IF REQUIRED.
 - MAINTAIN PLANTS IN STORAGE AREAS BY DRACING PLANTS IN VERTICAL POSITION AND SETTING BALLS IN AN ENCLOSED BERM OF TOPSOIL OR DARK. WATER AS REQUIRED TO MAINTAIN ADEQUATE ROOT MOISTURE.
 - RE-BURLAP PLANT BALLS IF REQUIRED BEFORE FINAL TRANSPLANTING OPERATIONS.
 - MOVE TO FINAL LOCATIONS SHOWN ON THE DRAWINGS AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS.
 - TRANSPLANTS ARE NOT UNDER WARRANTY UNLESS INDICATED.

3.04 MAINTENANCE

- MAINTENANCE OF INSTALLED AND ACCEPTED PLANTINGS WILL BE PERFORMED BY THE OWNER.
- CONTRACTOR'S MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL ACCEPTANCE.
- RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING GAUGER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
- TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED, ONLY IF ORIGINALLY NEEDED.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
- WATER ALL PLANT MATERIAL AS NECESSARY .

3.05 ACCEPTANCE

- PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
- INSPECTION UPON CONTRACTORS REQUEST TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
 - PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.
 - SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
 - UPON ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.

3.06 CLEANING

- PERFORM CLEANING DURING INSTALLATION AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.

END OF SECTION 0002

Landscape Plans Prepared By:

Paul A. Couture

Paul A. Couture, P.E.A. J.S.E.A.
I.L. License Number 157-009328



This landscape plan was prepared by me or under my direct supervision and I am a duly licensed professional landscape architect in the State of Illinois.
Paul A. Couture
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516 South Road
East Moline, Illinois 61446
(630) 627-1946
www.couturelandscape.com

MJK Finley Park
Chippotte Outlot Development
7121 S.W. 159th Street, Finley Park, Illinois 60477

REVISIONS
07-23-22
09-1-22

DATE
03-28-22

SCALE
AS SHOWN

DRAWN
PAG

SHEET
L - 2
OF THREE

INNOVATIVE
LIGHTING
SOLUTIONS

STEVE VARDEMAN
817.925.7322

1300 JENKINS RD.
ALEDO, TX 76008

Project:

MJK TINLEY PARK -
CHIPOTLE OUTLOT
DEVELOPMENT

7121 W. 159TH
STREET
TINLEY PARK ,IL
60477

SCALE: 1"= 20'

Notes:

REV1: 6/7/22

REV2: 8/22/22

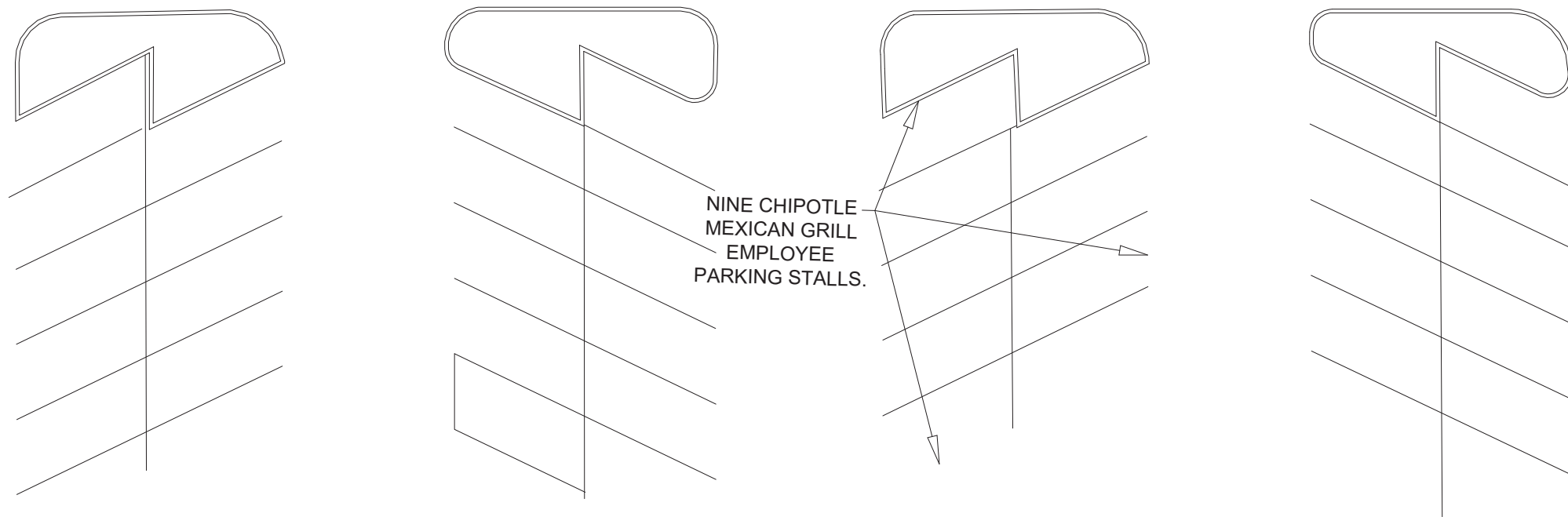
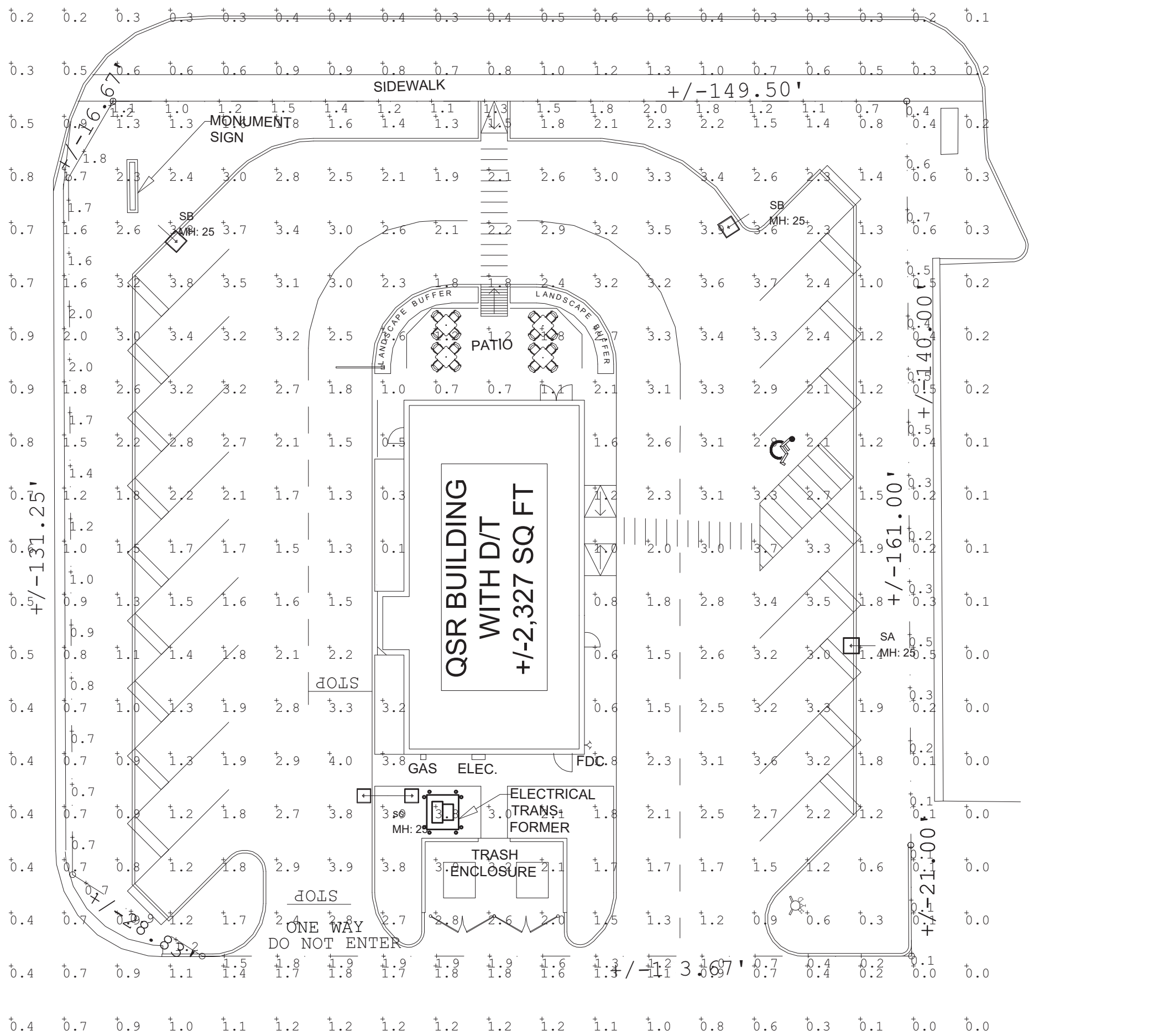
PRICING CONTACT:
STEVE VARDEMAN
817-925-7322

FILE:

MJK -
TINLEY PARK, IL.agi

Date:

3-23-22



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING AREAS	Fc	2.51	4.0	0.9	2.79	4.44	10	10
PL	Fc	1.03	2.0	0.1	10.30	20.00	10	N.A.

Luminaire Schedule								
MUK TINLEY PARK - CHIPOTLE OUTLOT DEVELOPMENT TINLEY PARK, IL FOR INFORMATION AND PRICING CONTACT STEVE VARDEMAN AT SMVARDEMAN@GMAIL.COM								
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
—□	1	SA	MRS-LED-18L-SIL-FT-40-70CRI-IL / MTD AT 25' AFG	0.900	11444	135	135	
—□	2	SB	MRS-LED-18L-SIL-FT-40-70CRI / MTD AT 25' AFG	0.900	17682	135	270	
□—□	1	sc	(2) MRS-LED-15L-SIL-5W-40-70CRI / MTD AT 25' AFG	0.900	15257	111	222	

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.

- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.

- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

[illegible]

DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

SHEET

The site plan shows a proposed Chipotle restaurant layout. The main building is rectangular with a width of 34'-0" and a depth of 36'-0". The total area is approximately 2,327 SQ FT. The layout includes a patio area at the top labeled "PATIO- REFER TO TENANT EXHIBITS", a main dining area labeled "PROPOSED CHIPOTLE +/-2,327 SQ FT", and a kitchen area at the bottom labeled "INTERIOR IMPROVEMENTS BY TENANT". The building is situated on a street with a "ONE WAY DO NOT ENTER" sign pointing down. The street has a "STOP" sign and a "DIGITAL PICKUP AHEAD" sign. The building is labeled with "A", "B", and "C" at the corners. The dimensions are: 34'-0" (width), 36'-0" (depth), 5'-0" (patio width), 66'-8" (total depth), 12'-0" (kitchen depth), and 18'-8" (entrance depth). The plan also shows a "STOP" sign, a "DIGITAL PICKUP AHEAD" sign, and a "ONE WAY DO NOT ENTER" sign.

MS-1 CONCRETE BRICK
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
SIZE: NOM. 4"x4"x16" (HALF-HIGH), VENEER CONCRETE MASONRY
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
COLOR: WHITE(C) WITH WHITE MORTAR
PATTERN: RUNNING BOND (1/3)
*Contractor shall submit samples for architect's approval prior to ordering materials

MS-2 CONCRETE BRICK
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
SIZE: NOM. 4"x4"x16" (HALF-HIGH), VENEER CONCRETE MASONRY
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
COLOR: SLATE(B) WITH DARK GRAY MORTAR
PATTERN: RUNNING BOND (1/3)
*Contractor shall submit samples for architect's approval prior to ordering materials

SF-1	ALUMINUM STOREFRONT SYSTEM	
	MANUFACTURER: KAWNEER (OR APPROVED EQUAL)	
	RIFAB VQ 451 (RIFAB OR TO EXTERIOR ELEVATIONS)	
	COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY	
	GLAZING: 1/2" INSULATED LOW E OPAQUE GLASS, SHGC-0.40 MAX.	
	OUTBOARD LITE:	1/4" HS CLEAR
	SPACE:	1/2" AIGON FILLED AIR SPACE
	INBOARD LITE:	1/4" HS OPTIGRAY TINT WITH
	WARM GRAY CERAMIC FRIT: SURFACE #3	
	PROVIDE TEMPERED/SAFETY GLASS AS REQUIRED BY CODE & AS NOTED ON DRAWINGS *Contractor shall submit samples for architect's approval prior to ordering materials	

(SF-2) ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials

WT-1 **PREFINISHED METAL COPING**
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH WHITE MASONRY)
*Contractor shall submit samples for architect's approval prior to ordering materials

MT-2 **PREFINISHED METAL COPING**
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: CHARCOAL GRAY (COLOR TO MATCH GRAY MASONRY)
*Contractor shall submit samples for architect's approval prior to ordering materials

GD-1 PATIO GUARDRAIL/FENCE (BY TENANT, PLEASE REFER TO TENANT EXHIBITS)
MFG: REFER TO TENANT EXHIBITS
TYPE: REFER TO TENANT EXHIBITS
STYLE: REFER TO TENANT EXHIBITS
FINISH: REFER TO TENANT EXHIBITS
COLOR: REFER TO TENANT EXHIBITS

WA-1 WINDOW CANOPY
MANUFACTURER: API (OR EQUAL)
TYPE: PREFINISHED METAL CANOPY
COLOR: CHARCOAL GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING
MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

MS-3 TRASH ENCLOSURE WALL- CMU
MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)
TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT
FINISH: SPLIT FACE (INTEGRALLY COLORED)
COLOR: IRONWOOD - GRAY (NW)
*Contractor shall submit samples for architect's approval prior to ordering materials



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ILLINOIS DESIGN FIRM # 184003287

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REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201

CLIENT NORTHFIELD, IL 60093

MJK TINLEY PARK -
CHIPOTLE OUTLOT
DEVELOPMENT
7121 W. 159th Street
TINLEY PARK, IL 60477

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

VILLAGE REVIEW

DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

EXTERIOR ELEVATIONS

SHEET

A-18

MS-1	<p>CONCRETE BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: NOM. 4"x4"x16" (HALF-HIGH), VENEER CONCRETE MASONRY TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: WHITE/C with WHITE MORTAR PATTERN: RUNNING BOND (1/3) *Contractor shall submit samples for architect's approval prior to ordering materials</p>	
MS-2	<p>CONCRETE BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: NOM. 4"x4"x16" (HALF-HIGH), VENEER CONCRETE MASONRY TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: SLATE(B) with DARK GRAY MORTAR PATTERN: RUNNING BOND (1/3) *Contractor shall submit samples for architect's approval prior to ordering materials</p>	

(MS-2) CONCRETE BRICK
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
SIZE: NOM. 4"x4"x16" (HALF-HIGH), VENEER CONCRETE MASONRY
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
COLOR: SLATE(B) WITH DARK GRAY MORTAR
PATTERN: RUNNING BOND (1/3)
*Contractor shall submit samples for architect's approval prior to ordering materials

SF-1	ALUMINUM STOREFRONT SYSTEM	
	MANUFACTURER: KAWNEER (OR APPROVED EQUAL)	
	TYPE: TRIFAB V54-UT (REFER TO EXTERIOR ELEVATIONS)	
	COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY	
	GLAZING: 1" INSULATED LOW E OPAQUE GLASS, SHGG-0.40 MAX.	
	OUTBOARD LITE:	1/4" HS CLEAR
	SPACE:	1/2" ARGON FILLED AIR SPACE
	INBOARD LITE:	1/4" HS OPTIGRAY TINT WITH WARM GRAY CERAMIC FRT. SURFACE #3
	PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS	
	*Contractor shall submit samples for architect's approval prior to ordering materials	

(SF-2)	<p><u>ALUMINUM STOREFRONT SYSTEM</u></p> <p>MANUFACTURER: KAWNEER</p> <p>TYPE: TRIFAB VM-451UT (REFER TO A710 AND SPECIFICATIONS)</p> <p>COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY</p> <p>GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.</p> <p>TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS</p> <p>*Contractor shall submit samples for architect's approval prior to ordering materials</p>
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(MT-1) PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH WHITE MASONRY)
*Contractor shall submit samples for architect's approval prior to ordering materials

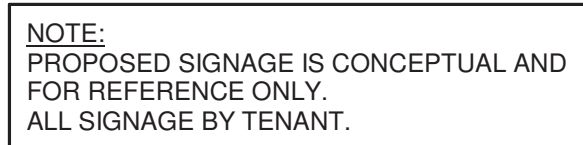
MT-2 PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: CHARCOAL GRAY (COLOR TO MATCH GRAY MASONRY)
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GD-1 PATIO GUARDRAIL/FENCE (BY TENANT, PLEASE REFER TO TENANT EXHIBITS)
MFG: REFER TO TENANT EXHIBITS
TYPE: REFER TO TENANT EXHIBITS
STYLE: REFER TO TENANT EXHIBITS
FINISH: REFER TO TENANT EXHIBITS
COLOR: REFER TO TENANT EXHIBITS

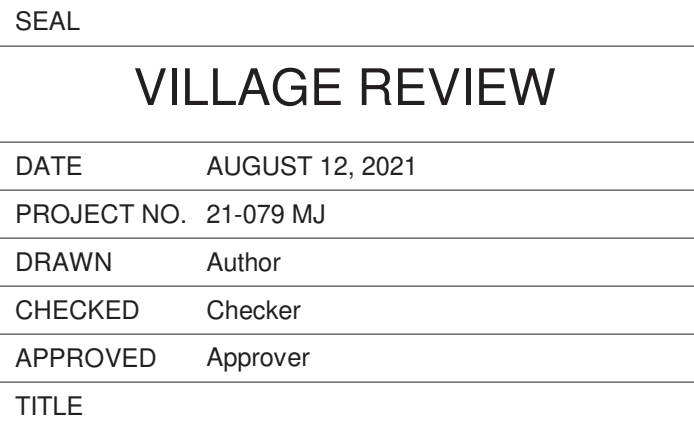
WA-1 WINDOW CANOPY
MANUFACTURER: API (OR EQUAL)
TYPE: PREFINISHED METAL CANOPY
COLOR: CHARCOAL GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING
MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

MS-3 TRASH ENCLOSURE WALL- CMU
MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)
TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT
FINISH: SPLIT FACE (INTEGRALLY COLORED)
COLOR: IRONWOOD - GRAY (NW)
*Contractor shall submit samples for architect's approval prior to ordering materials



1 SOUTH (REAR) ELEVATION



2 EAST (SIDE) ELEVATION

SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Scheller Road, Lincolnshire, Illinois
60069
Phone: 847 821 7667 Fax: 847 821 8570

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NORTHFIELD, IL 60093

CLIENT

MJK TINLEY PARK -
CHIPOTLE OUTLOT
DEVELOPMENT
7121 W. 159th Street
TINLEY PARK, IL 60477

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

VILLAGE REVIEW

DATE AUGUST 12, 2021

PROJECT NO. 21-079 MJ

DRAWN	Author
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CHECKED	Checker
RECEIVED	

APPROVED	Apprprts:
TITLE	

EXTERIOR ELEVATIONS

SHEET

A-19

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NORTHFIELD, IL 60093

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CHIPOTLE OUTLOT
DEVELOPMENT
7121 W. 159th Street
TINLEY PARK, IL 60477

PROJECT

CONSULTANT

	ADDRESS STAFF COMMENTS	2022-09-02
	ADDRESS STAFF COMMENTS	2022-07-28
	VILLAGE REVIEW	2022-04-12
	CURSORY REVIEW	2022-03-16

NO.	ISSUE	DATE
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SEAI

VILLAGE REVIEW

DATE AUGUST 12, 2021

PROJECT NO. 21-079 MJ

DRAWN	Author
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CHECKED	Checker
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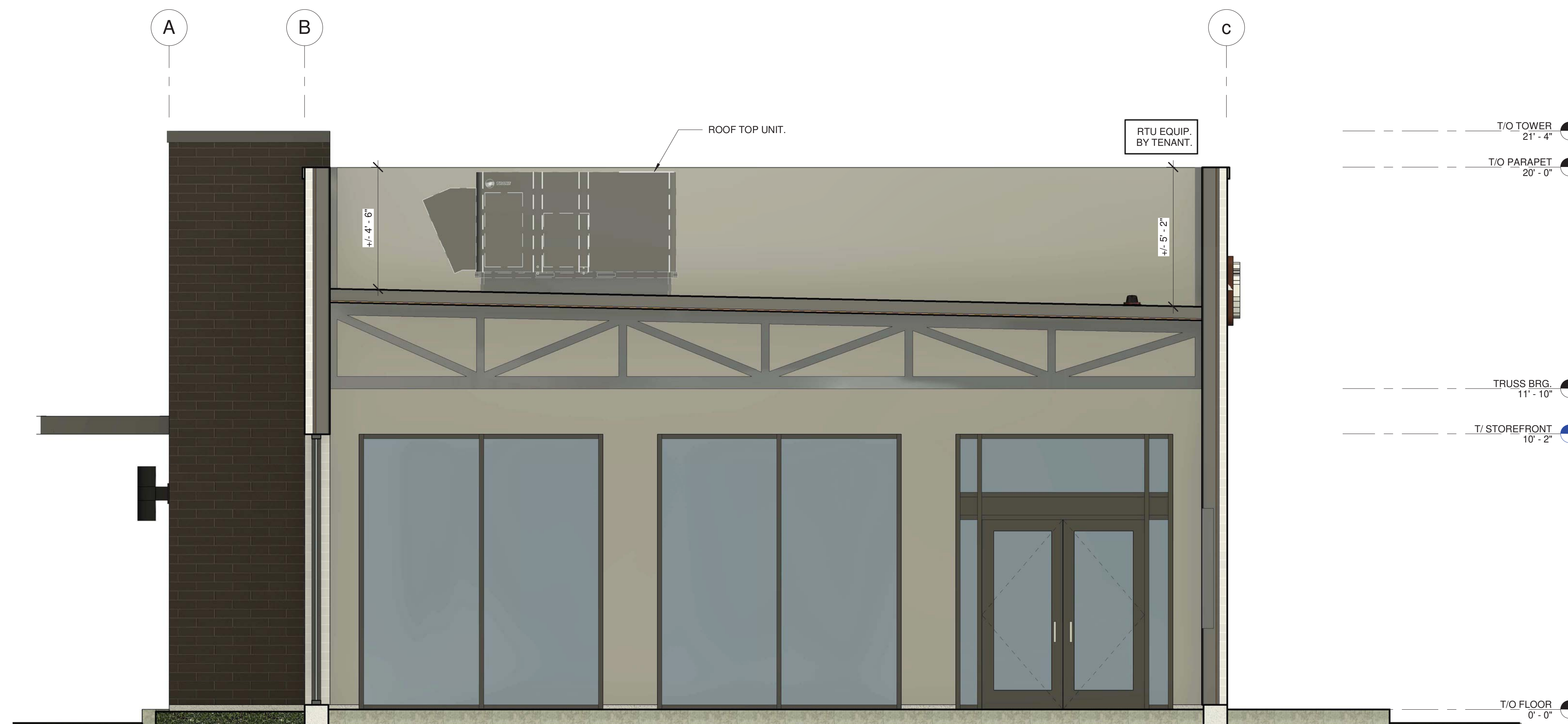
APPROVED	Approver
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TITLE

BUILDING SECTION

SHEET

A-20



1 BUILDING CROSS SECTION

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

[illegible]EAL

DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

HEET

C:\Revit\MJK 7061 159th Tinley Park--Chipotle CENTRAL2021_ovivacqua@soosarchitects.com.rvt

9/2/2022 8:59:58 AM



1 PROPOSED ROOF PLAN



A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Schelter Road, Lincolnshire, Illinois
Phone: 847 821 7667 60069 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

MJK TINLEY PARK -
CHIPOTLE OUTLOT
DEVELOPMENT
7121 W. 159th Street
TINLEY PARK, IL 60477

PROJECT

CONSULTANT

[illegible]

SEAL

VILLAGE REVIEW

DATE AUGUST 12, 2021

PROJECT NO. 21-079 MJ

DRAWN	SOOS
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CHECKED	SOOS
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APPROVED	SOOS
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TITLE

EXTERIOR PERSPECTIVES

SHEET

A-22



A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois
Phone: 847 821 7667 60069 Fax: 847 821 8570

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PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

VILLAGE REVIEW

DATE	AUGUST 12, 2021
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PROJECT NO. 21-079 MJ

DRAWN	Author
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CHECKED	Checker
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APPROVED	Approver
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TITLE

EXTERIOR PERSPECTIVES

SHEET

A-23

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

[illegible]SEAL

DATE AUGUST 12, 2021

PROJECT NO. 21-079 MJ

DRAWN Author

CHECKED Checke

APPROVED Approven

TITLE

SHEET

C:\Revit\MJK_7061 159th Tinley Park--Chipotle CENTRAL2021_ovivacqua@soosarchitects.com.rvt

9/2/2022 9:00:32 AM



FREESTANDING (GROUND/MONUMENT) SIGN CRITERIA:

ALLOWABLE (B ZONING DISTRICTS)

LOT FRONTAGE:
LESS THAN 500' OF LOT FRONTAGE

OF FREESTANDING SIGNS:
ONE (1) PER DIRECTLY ADJACENT PUBLIC FRONTAGE; MAXIMUM OF TWO (2) BUT MUST BE SPACED 300
APART

MAXIMUM ALLOWABLE SIGN AREA:
ONE (1) SF PER TWO AND A HALF (2-1/2) LF OF LOT FRONTAGE NOT TO EXCEED 120 SF PER SIGN

MAXIMUM SIGN HEIGHT

PROPOSED SIGN AREA:

- $149.50' \times (0.40) = 59.8 \text{ SQ FT}$

PROPOSED SIGN HEIGHT
• 120" (10'-0")

- ALL WALL SIGNS SHALL BE INTERNALLY ILLUMINATED CHANNEL-CUT LETTERS.
- INDIVIDUAL TENANT SIGNAGE SHALL BE REVIEWED UNDER SEPERATE PERMIT, TYP.



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CHIPOTLE OUTLOT
DEVELOPMENT
7121 W. 159th Street
TINLEY PARK, IL 60477

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

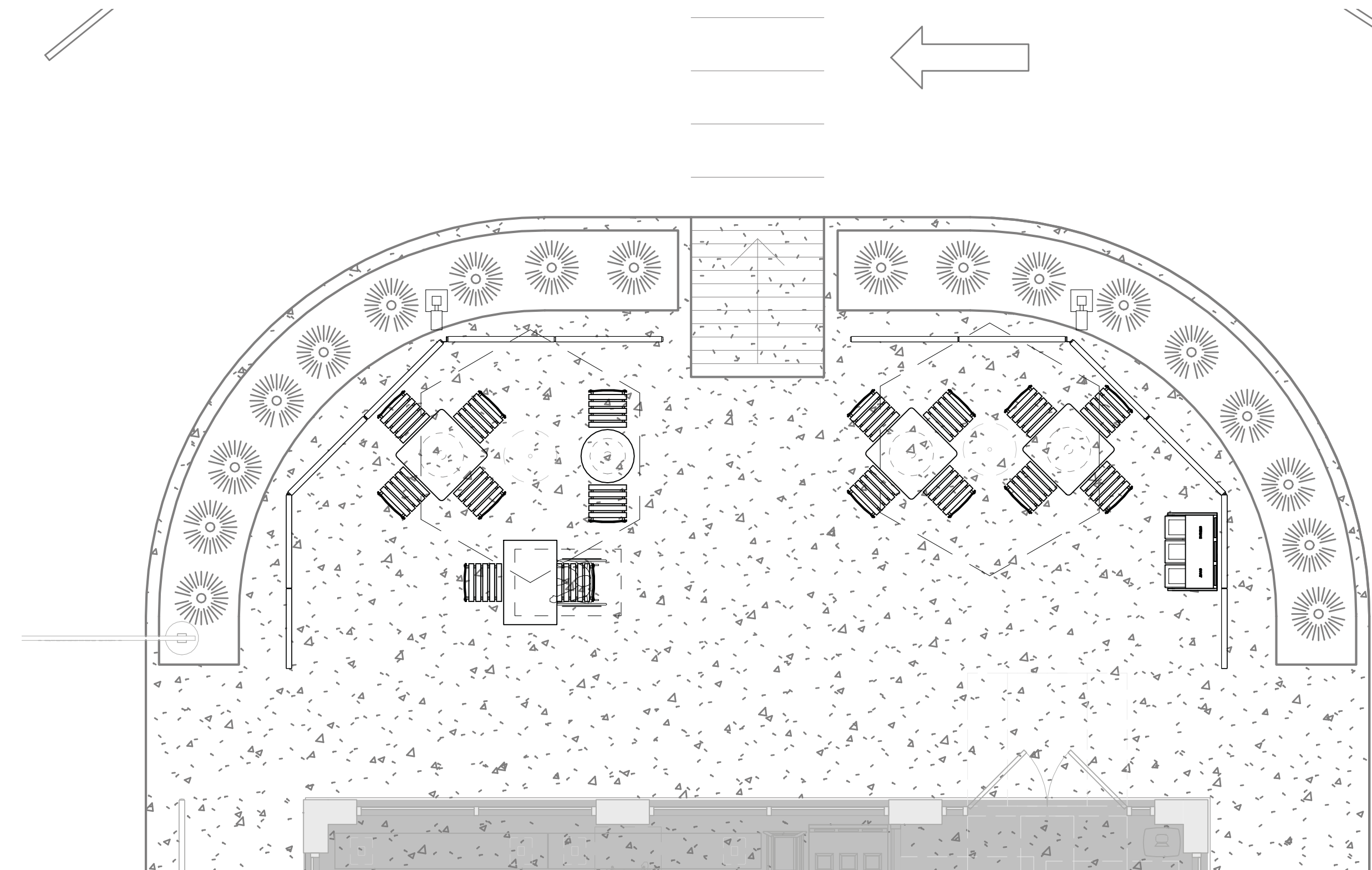
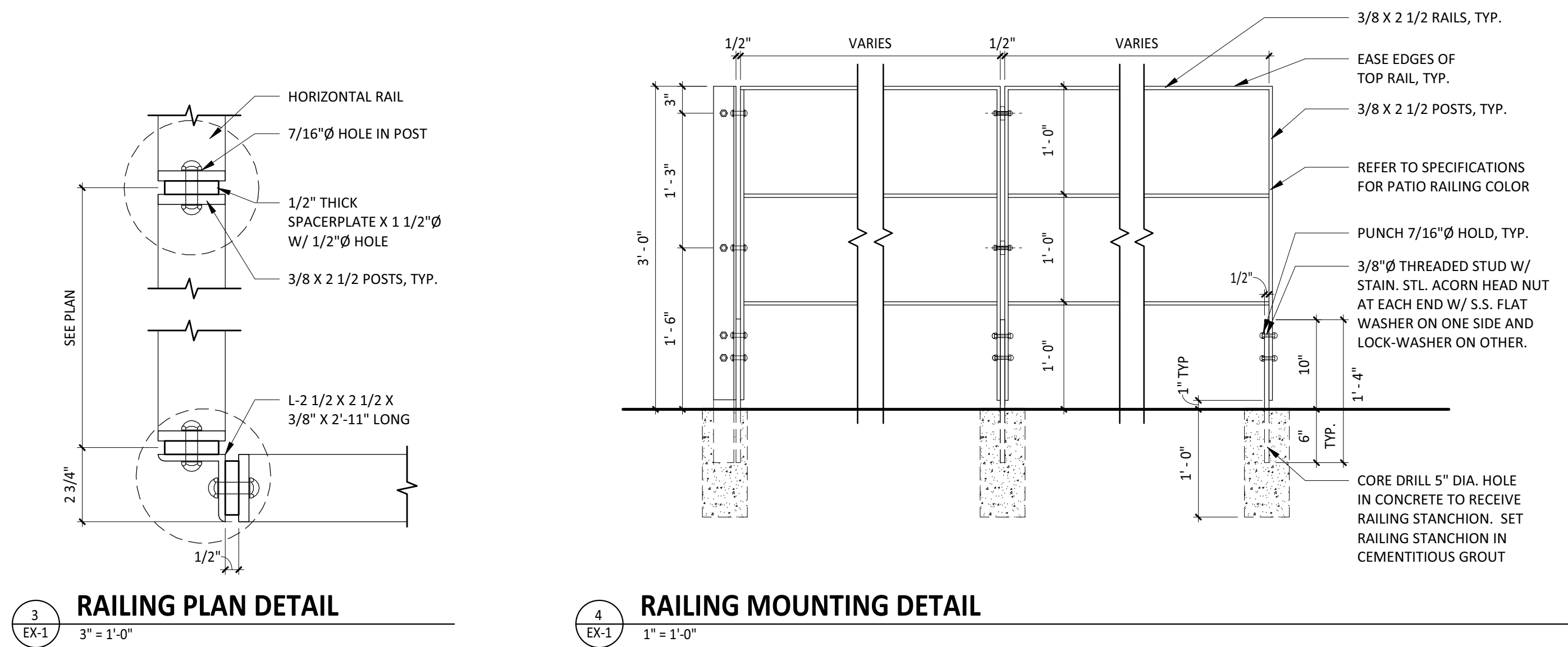
VILLAGE REVIEW

DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

TRASH ENCLOSURE DETAILS

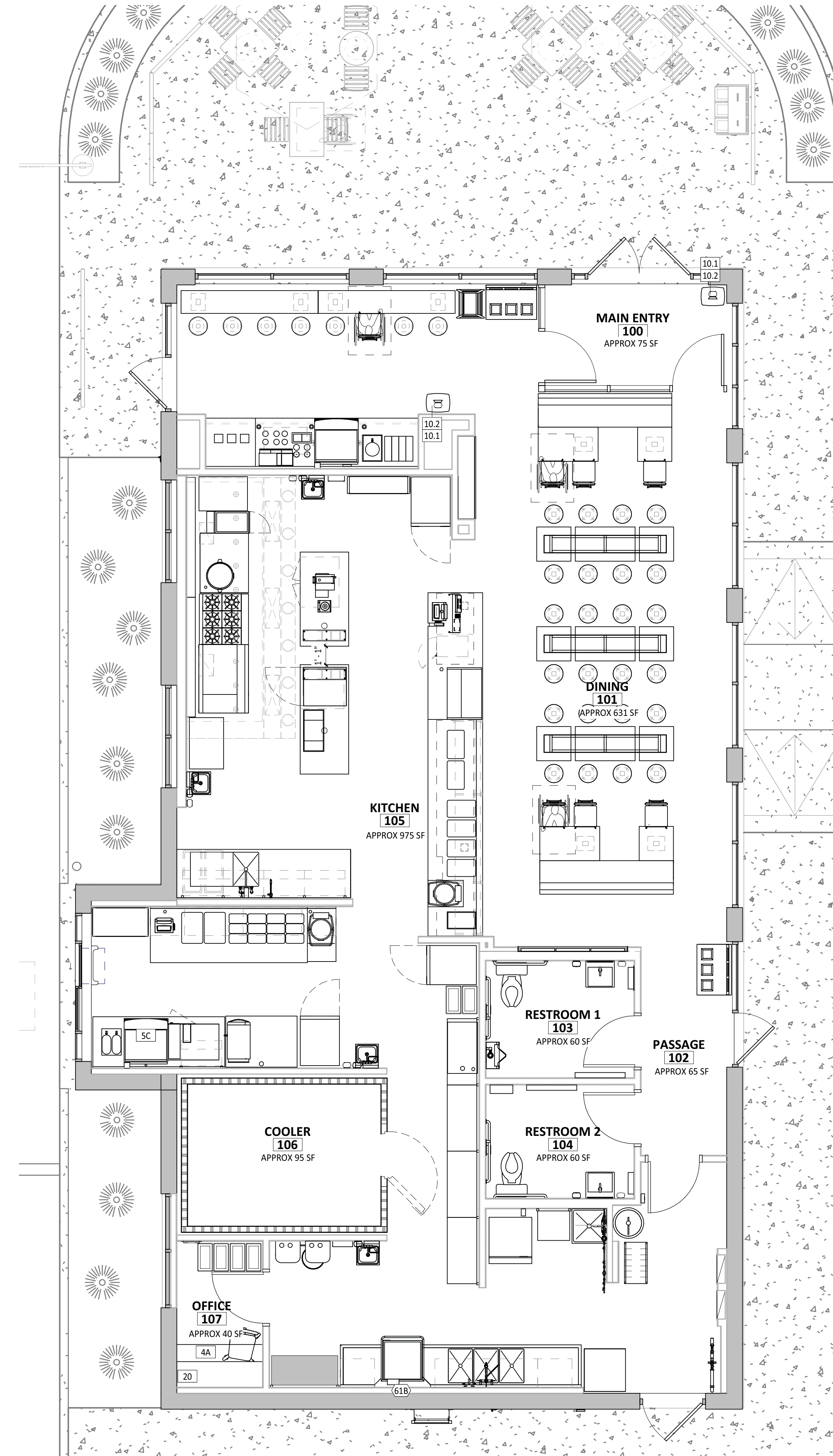
SHEET

A-25



2 EX-1 1/4" = 1'-0"

PATIO PLAN



1 EX-1 1/4" = 1'-0"

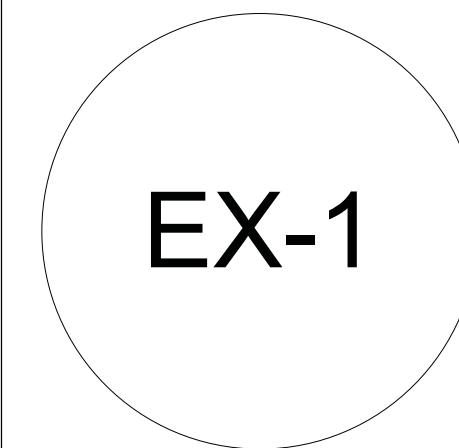
FURNITURE, FIXTURE & EQUIPMENT PLAN

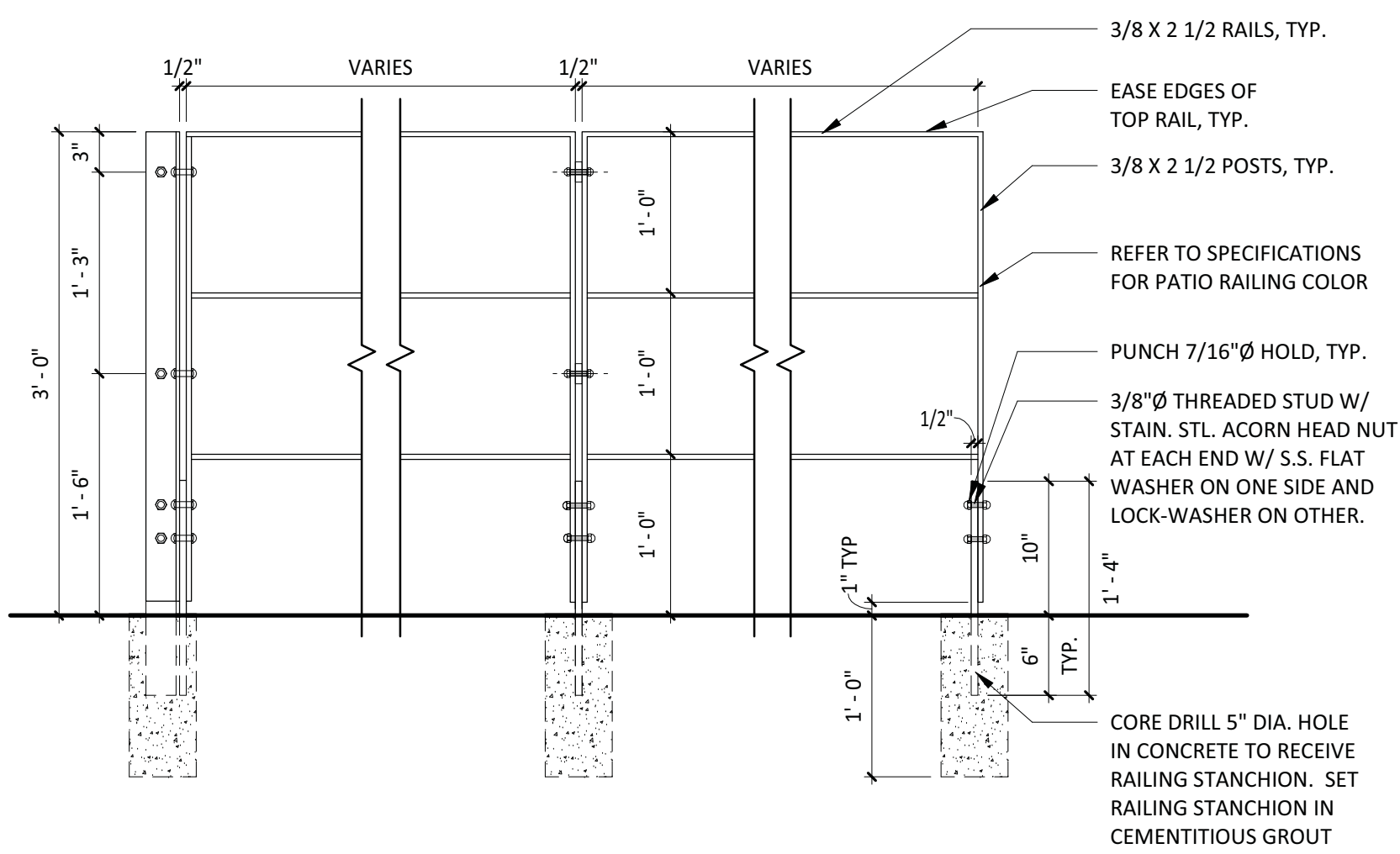


15 North Avenue North, Hopkins, MN 55343
Phone: 952.841.8860 / www.wilkusarch.com

STORE NO.: 4401
"TINLEY PARK RELO"
7121 W. 159TH ST
TINLEY PARK, IL 60477

ISSUE:
VILLAGE EXHIBIT
DATE:
09/02/2022
SCALE:
As indicated

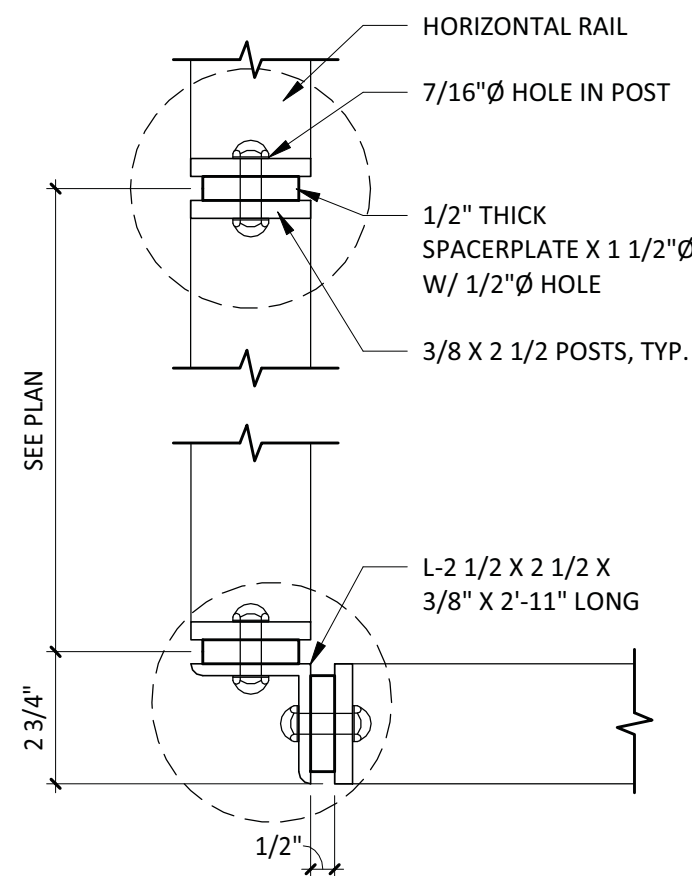




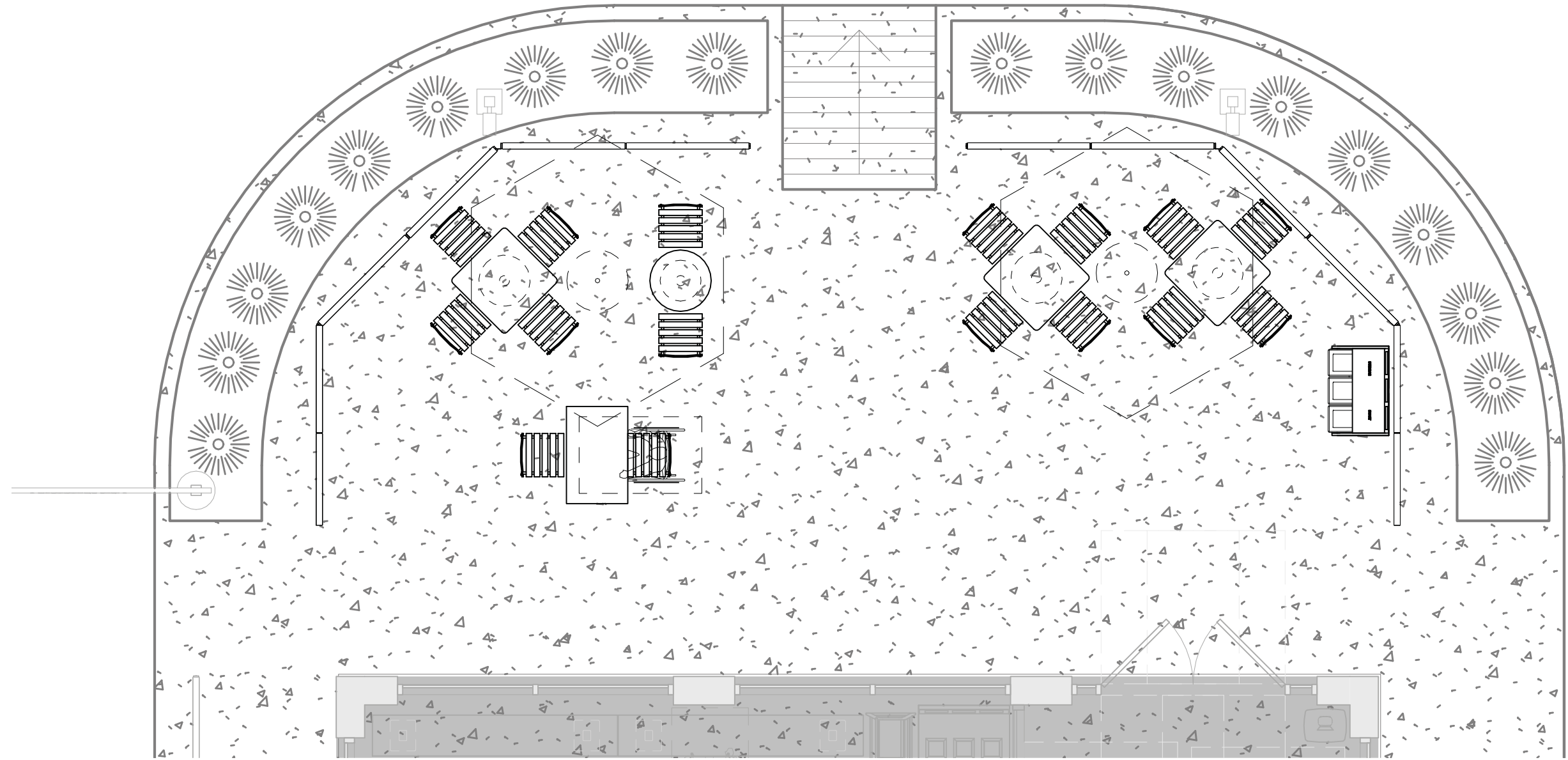
5
EX-2
RAILING MOUNTING DETAIL
1" = 1'-0"



4
EX-2
REFERENCE IMAGES
N.T.S.



3
EX-2
RAILING PLAN DETAIL
3" = 1'-0"



2
EX-2
PATIO PLAN
1/4" = 1'-0"



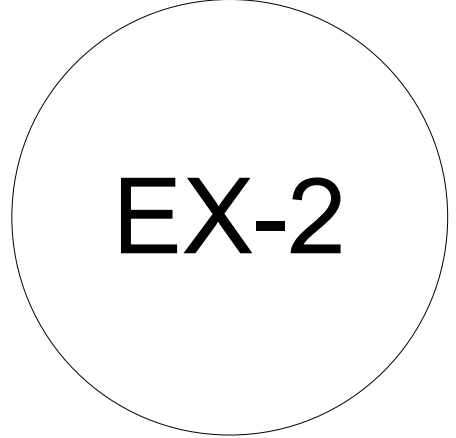
Knight's Armor
PPG1001-6
R: 92 G: 93 B: 93 LRV: 11

1
EX-2
PAINT COLOR
N.T.S.



STORE NO.: 4401
"TINLEY PARK RELO"
7121 W. 159TH ST
TINLEY PARK, IL 60477

ISSUE:
VILLAGE EXHIBIT
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09/02/2022
SCALE:
As indicated



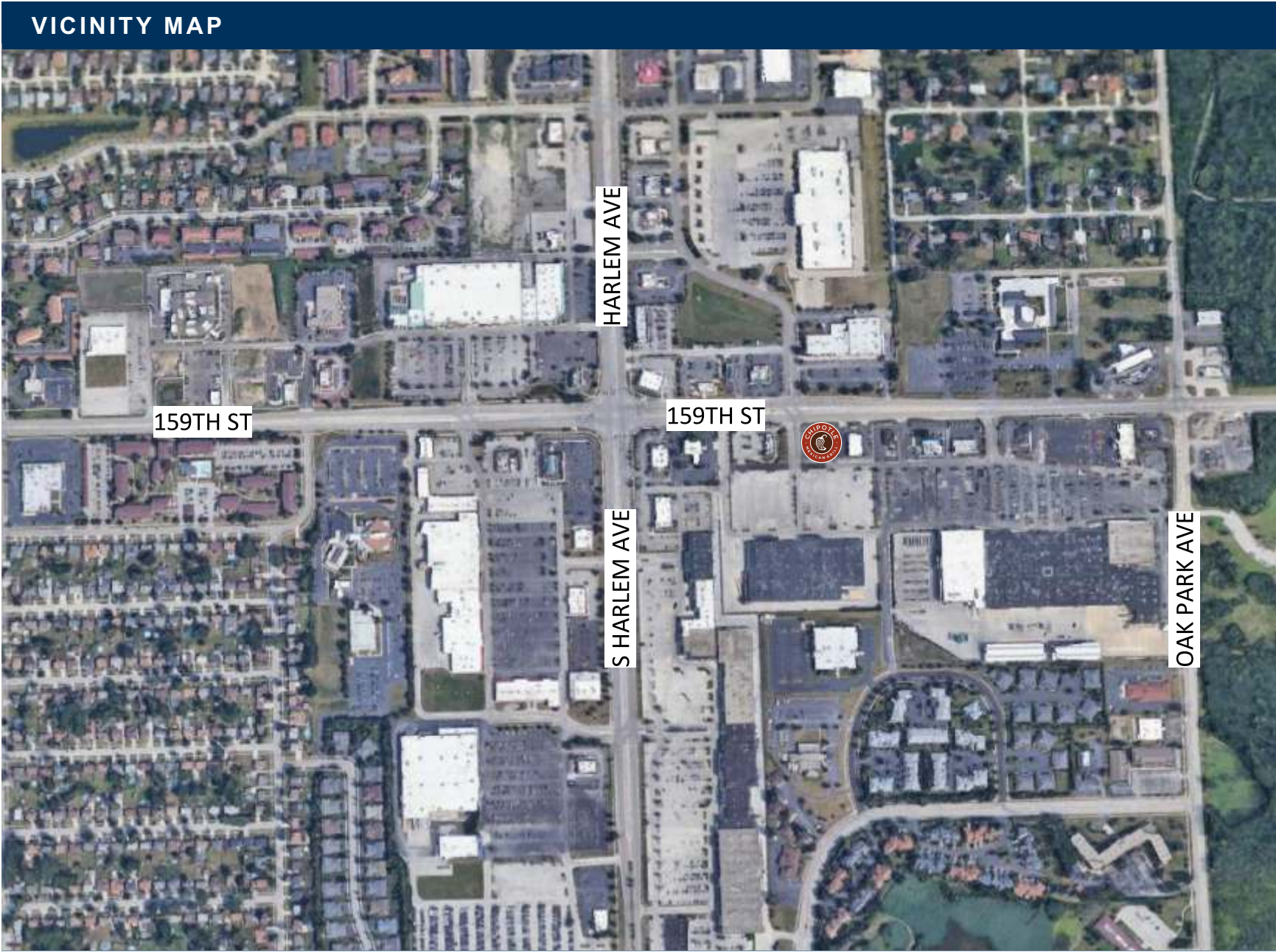


2 6 9 4 3 0 - S I G N P A C K A G E

DATE: 08.31.22

REQUISITE CHECKLIST		
ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SURVEY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ALL VECTOR AND / OR HIGH RESOLUTION ART
		<div>ART CONFIRMED BY XXX 10.16.21</div>
<i>*DATE CHECKED (Designer name): J. Dowden 08.12.22</i>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) / ALL STONE, BRICK, VENEER, AND FINISHES
DESIGNER NOTES		
<div>- NOTES - NOTES - NOTES - NOTES - NOTES</div>		

RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.



N.T.S.



CODE ALLOWANCE

WALL SIGNS:
Quantity dependent on Tenant's GFA (Gross Floor Area) and site layout. See chart to the right.
Lighting: Internal illumination allowed
Projection: No sign may project more than 12" from building face
Location: A minimum of 12" from the edge of a wall

WINDOW SIGNS:
No Quantity limit stipulated.
Window signs: May not exceed twenty-five (25%) of the tenant's total window area and in no case exceed fifty (50%) of a single window
Door signs: May be no larger than twenty (20%) of the entire face of the door.
Window signs must be located on the interior side of the window.

FREESTANDING SIGNS:
Quantity dependent on lot frontage. See chart to the right.
Illumination: Direct, External and Internal illumination allowed
Sign type: Monument or pylon style
Landscaping: Total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet.
The landscape area shall contain well-maintained living landscape materials.
Base Sign Design: The base of the freestanding sign shall be designed to be an architectural enhancement to the sign. Base must include but not limited brick, stone and concrete.
Sign location: Not to be located in the vision clearance area.
Requires a 10' setback from the right-of-way and a minimum of 2' feet from any drive aisles, parking stalls or sidewalks
Address numbers: Required on base on sign

DIRECTIONAL / GROUND SIGNS:
The allowable number shall be determined by Zoning Administrator
Maximum 6 square feet, 4' feet maximum height
Directional signs shall be set back at least one foot (1') from property lines and cannot cause a line-of-sight issue.
Directional signs shall be located within landscaped areas and shall be permanently installed.

DRIVE-THRU / GROUND SIGNS:
One (1) per lane for purpose of advertising available products/services
Maximum of seven (7') in height and no more than forty-five (45) square feet per lane
Drive-thru signs are allowed after receiving Site Plan Approval for Drive-thru business.
Sign must comply with landscaping requirements for freestanding grounds signs listed above.

TEMPORARY SIGNS:
The allowable number shall be determined by Zoning Administrator.
Banners shall not exceed six (6') in height from grade
Duration of Display is based on square footage of sign. See chart to the right.

TEMPORARY WINDOW SIGNS:
No quantity limit stipulated.
Window signs: May not exceed twenty-five (25%) of the tenant's total window area and in no case exceed fifty (50%) of a single window
Door signs: May be no larger than twenty (20%) of the entire face of the door.
Window signs must be located on the interior side of the window.

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-1, B-2, B-3 & B-4 ZONING DISTRICTS		
Tenant's GFA	# of Wall Signs	Maximum Allowable Sign Face Area
Up to 10,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
10,001 - 25,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
25,001-50,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
Over 50,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-1, B-2, B-3, & B-4 ZONING DISTRICTS			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
Less than 500' of Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 1/2) LF of lot frontage not to exceed 120 SF per sign	120' (10')
500' to 1,000' of Lot Frontage	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 1/2) LF of lot frontage not to exceed 120 SF per sign	120' (10')
Greater than 1,000' of Lot Frontage	Three (3) per directly adjacent public frontage; maximum of three (3); must be spaced 300' apart	One (1) SF per two and a half (2 1/2) LF of lot frontage not to exceed 120 SF per sign	120' (10')

SF= Square feet; LF= Linear feet

SIGN FACE AREA AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS	
Maximum Total Allowable Sign Face Area (Per Side of Each Sign)	Maximum Duration of Display
Twenty-five (25) square feet or less	Four (4) weeks
Twenty-six (26) to fifty (50) square feet	Three (3) weeks
Fifty-one (51) to seventy-five (75) square feet	Two (2) weeks
Greater than seventy-five (75) square feet	At the discretion of the Zoning Administrator or their designee

LANDLORD
Richard Silverman
MJK Real Estate Holding Company, LLC.
rs@usanfsc.com
Phone: 847-319-4804 (O); 847-530-9512 (M)

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

JOB #: **269430-R2**

DATE: 08.13.2022

DESIGNER: J. Dowden

SALES REP: X. Xxxxxxx

PROJ MGR: C. Abercrombie

REV.	DATE	BY	DESCRIPTION
1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4"(H) WITH NO LOGO
2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



TINLEY PARK, IL - RELO
#4401

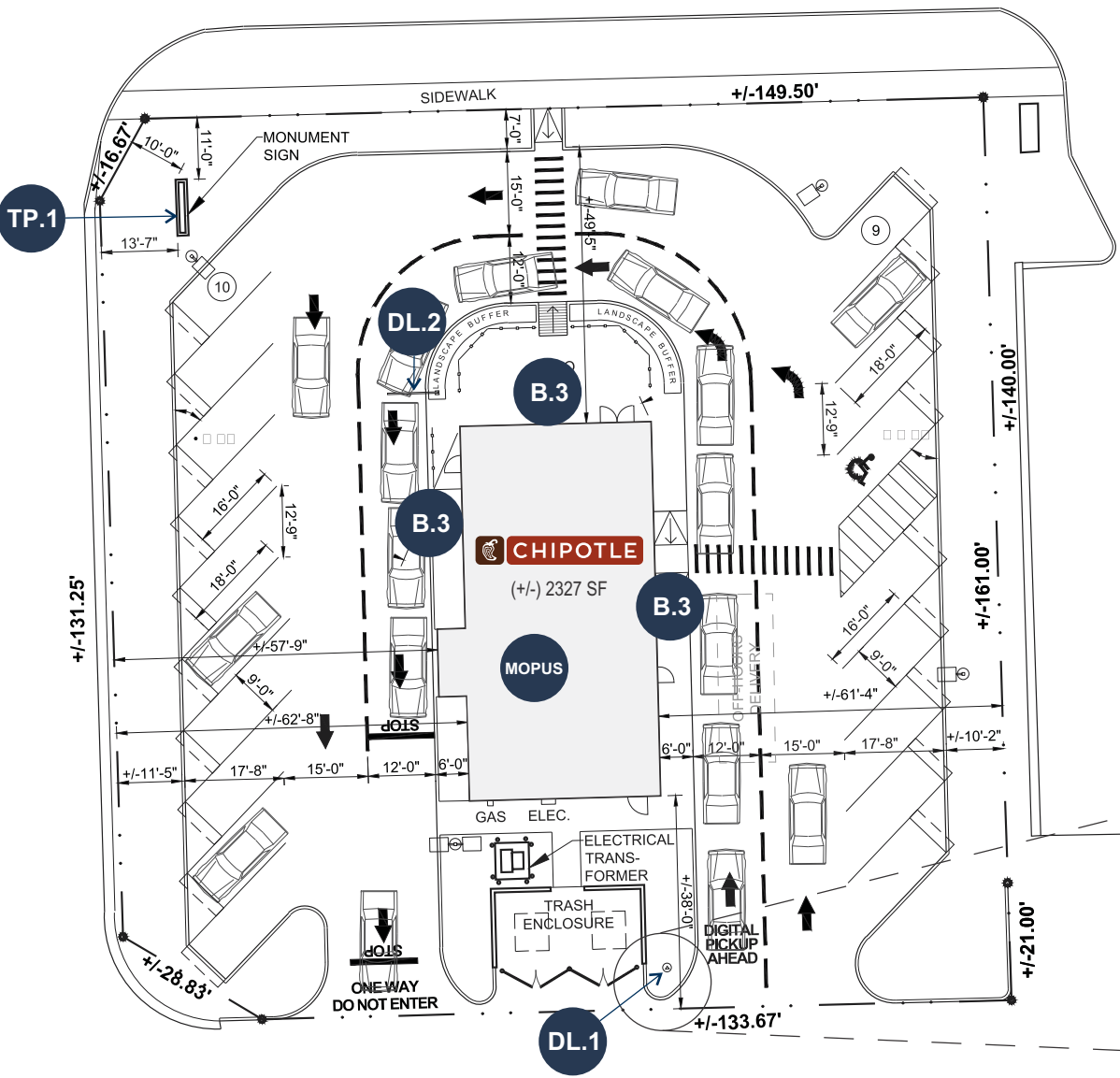
7121 W. 159TH ST
TINLEY PARK, IL 60477

SHEET NUMBER

1.0

SITE PLAN

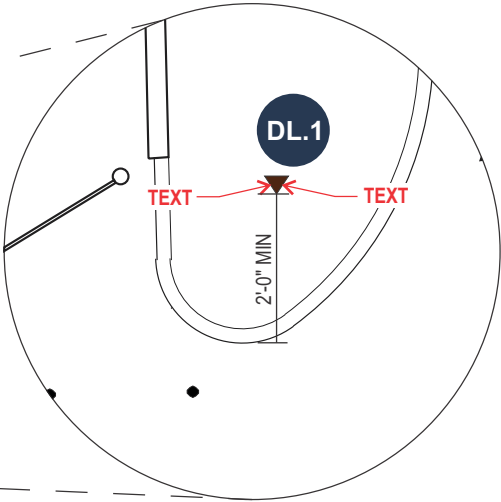
159TH ST



SCALE: 1/32" = 1'-0"

WORK SCOPE

- B.3 FACE LIT CHANNEL LETTERS ON BACKER (QTY 3)
- DL.1 48"H D/F ILLUMINATED "DIGITAL PICKUP" DIRECTIONAL (QTY 1)
- DL.2 S/F DIRECTIONAL "BREAK AWAY CLEARANCE BAR" (QTY 1)
- TP.1 S/F TENANT PANEL (QTY 2)
- MOPUS S/F NON-LIT "PICK UP" BLADE SIGN - BY OTHERS (QTY 1)



DIGITAL PICK-UP
SIGN PLACEMENT
SCALE: NTS


****NOTE: DIRECTIONAL TO BE INSTALLED WITH
A MINIMUM OF 2' CLEARANCE FROM CURB**

<div><div>JONES SIGN</div><div>Your Vision. Accomplished.</div><div>A MORTENSEN COMPANY</div></div>	<div>JOB #: 269430-R2</div> <div>DATE: 08.13.2022</div> <div>DESIGNER: J. Dowden</div> <div>SALES REP: X. Xxxxxxx</div> <div>PROJ MGR: C. Abercrombie</div>	<table><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>08.29.22</td><td>JD</td><td>REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO</td></tr><tr><td>2</td><td>08.31.22</td><td>JD</td><td>UPDATED SITE PLAN AND ELEVATIONS</td></tr><tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr></table>	REV.	DATE	BY	DESCRIPTION	1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO	2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<div>CLIENT APPROVAL</div> <div>DATE</div>	<div><div></div><div>CHIPOTLE</div></div>	<div>TINLEY PARK, IL - RELO #4401</div> <div>7121 W. 159TH ST TINLEY PARK, IL 60477</div>	<div>SHEET NUMBER</div> <div>2.0</div>
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ELEVATIONS



<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>A MORTENSEN COMPANY</div>	<div>JOB #: 269430-R2</div> <div>DATE: 08.13.2022</div> <div>DESIGNER: J. Dowden</div> <div>SALES REP: X. Xxxxxxx</div> <div>PROJ MGR: C. Abercrombie</div>	<table><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>08.29.22</td><td>JD</td><td>REVISED MN 1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO</td></tr><tr><td>2</td><td>08.31.22</td><td>JD</td><td>UPDATED SITE PLAN AND ELEVATIONS</td></tr><tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr></table>	REV.	DATE	BY	DESCRIPTION	1	08.29.22	JD	REVISED MN 1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO	2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<table><tr><td>CLIENT APPROVAL</td><td>DATE</td></tr><tr><td>LANDLORD APPROVAL</td><td>DATE</td></tr></table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	<div>CHIPOTLE</div>	<div>TINLEY PARK, IL - RELO #4401</div> <div>7121 W. 159TH ST TINLEY PARK, IL 60477</div>	<div>SHEET NUMBER</div> <div>3.0</div>
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B-3 FACE LIT CHANNEL LETTERS ON BACKER WALL MOUNT (Qty 3)

SQUARE FOOTAGE: 38

SEAMS MAY BE REQUIRED

PART NUMBERS
B-3 : CMG1CL31-179-6L-NLBK

CHANNEL LETTER “CHIPOTLE” AND PEPPER LOGO SPECIFICATIONS

- 1. .040" X 3" PRE-FINISHED ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP) P-2
- 2. .040 ALUMINUM BACKS
- 3. SLOAN PRISM MINI WHITE LED'S
- 4. 3/16" ACRYLIC #2447 WHITE
- 5. .040" PRE-FINISHED ALUMINUM FCE OVERLAY PEPPER GRAPHIC P-2
- 6. 1" PRE-FINISHED JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP) BROWN
- 7. MOUNTING HARDWARE
- 8. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART) P-2
- 9. 1/4" DIA. WEEP HOLES W/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
- 10. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)

BROWN & RED BACKER CABINETS SPECIFICATIONS

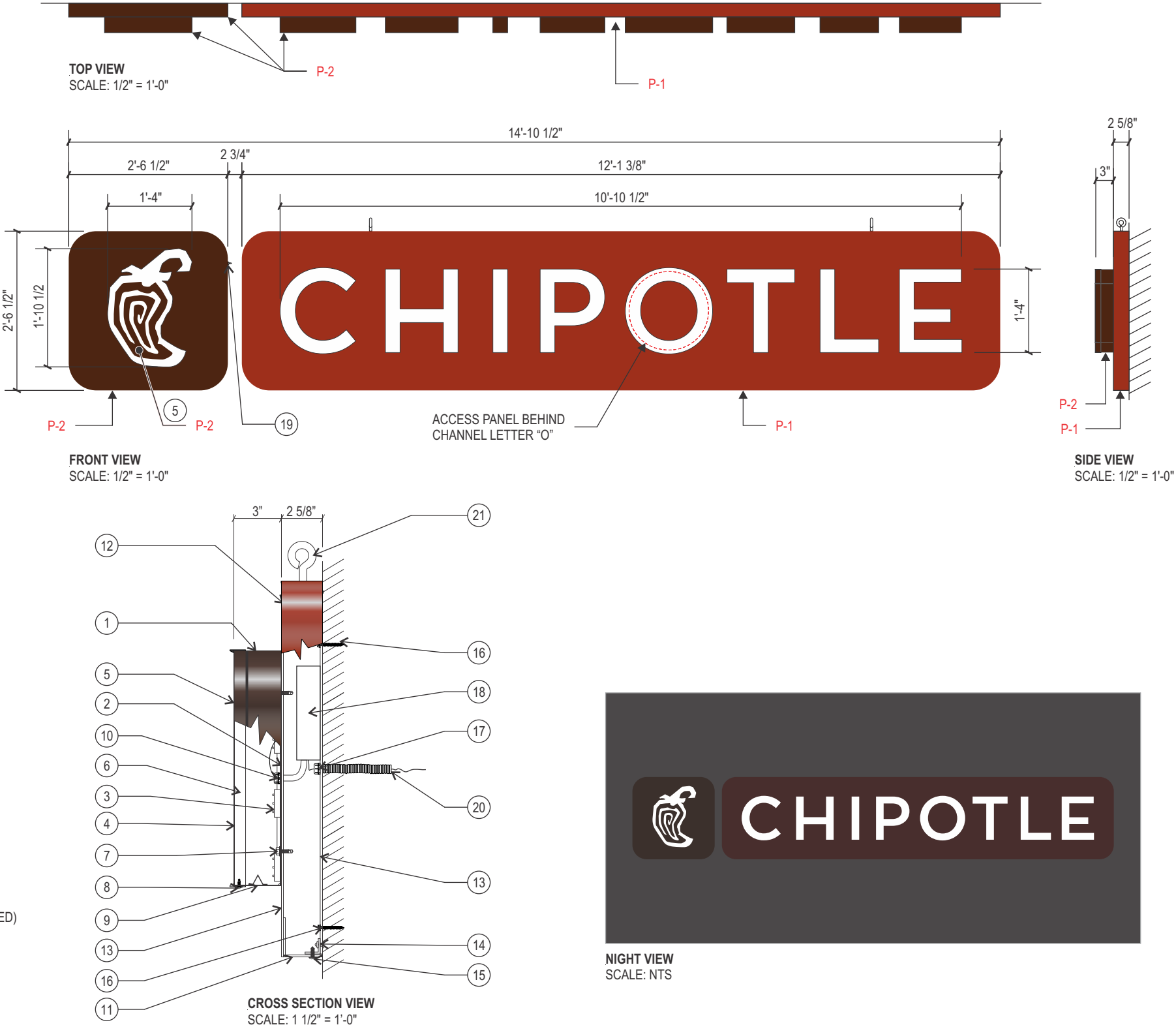
- 11. TOP AND BOTTOM RETURNS: 2 1/2" X 2 1/2" ALUMINUM ANGLE
INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 12. ENDS AND CORNER RETURNS: (ONE PIECE) 1/8" ALUMINUM HOT GLUE AND VERSILOK TO FACE
INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 13. .080" ALUMINUM FACES INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 14. ACM BACK, CAULKED & POP-RIVETED TO FRAME
- 15. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART) CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 16. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- 17. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
- 18. LED POWER SUPPLY
- 19. TOGGLE DISCONNECT SWITCH MOUNTED TO CABINET RETURN
- 20. 15 FT. MIN. WHIP LENGTH
- 21. LIFTING EYEBOLT, MIN. (2) NO MORE THAN 8 FT. APART, REMOVE AT INSTALL

NOTES

- 3/4" FIRE TREATED PLYWOOD BLOCKING PROVIDED BY OTHERS
- ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED
APPROVED UL LABELS ATTACHED IF REQUIRED.
- ELECTRICAL WIRING FROM SIGN WILL BE WIRED
INTO THE EXISTING ELECTRICAL SOURCE
- PRIMARY ELECTRICAL: 120V BY OTHERS WITHIN 3' OF SIGN PRIOR TO INSTALL
- SECONDARY ELECTRICAL: 12V LED WIRED AND POWER SUPPLIES INSIDE OF
CABINETS WITH ACCESS PANEL FOR FUTURE SERVICES
- ELECTRICAL HOOK-UP: FINAL ELECTRICAL CONNECTION TO EXISTING
120V AC J-BOX

COLORS/FINISHES

- P-1 ROASTED RED (JW CHIPOTLE ROASTED RED)
- P-2 ADOBO BROWN (JW CHIPOTLE BROWN)



NIGHT VIEW
SCALE: NTS

JONES SIGN
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A MORTENSEN COMPANY

JOB #: 269430-R2

DATE: 08.13.2022

DESIGNER: J. Dowden

SALES REP: X. Xxxxxxx

PROJ MGR: C. Abercrombie

REV.	DATE	BY	DESCRIPTION
1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO
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4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



TINLEY PARK, IL - RELO
#4401

7121 W. 159TH ST
TINLEY PARK, IL 60477

SHEET NUMBER

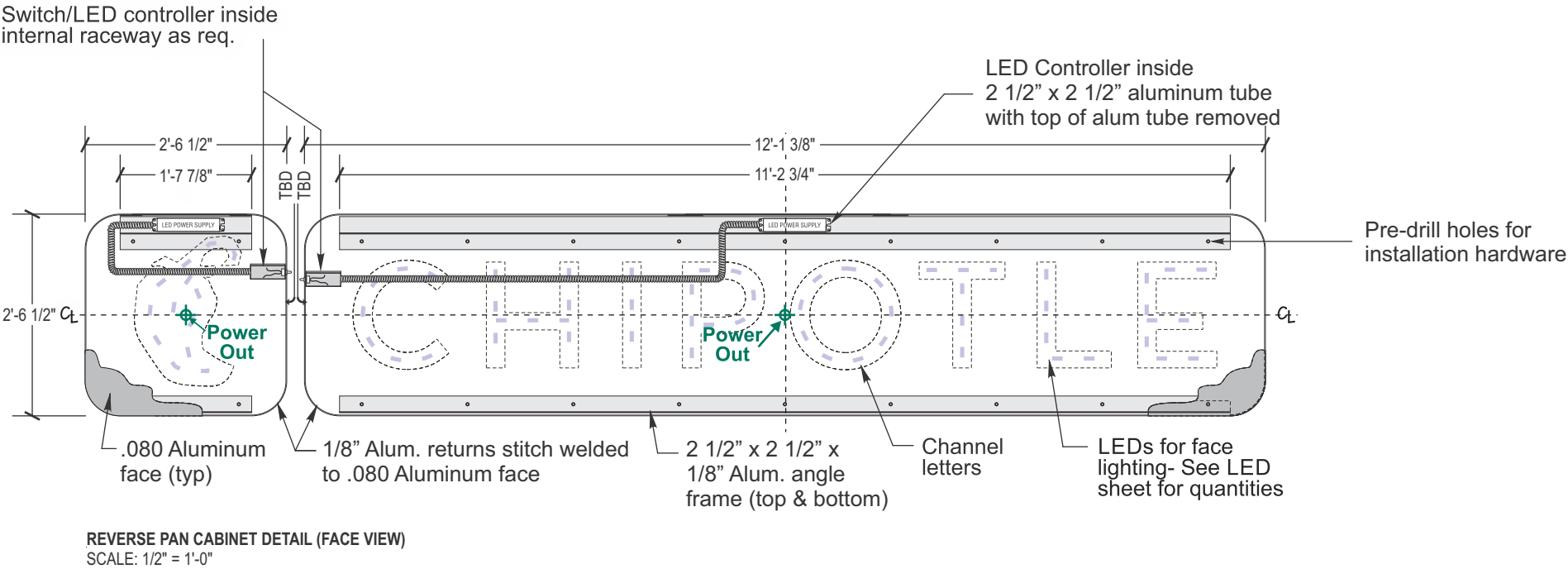
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B-3 FACE LIT CHANNEL LETTERS ON BACKER WALL MOUNT (Qty 3)

SQUARE FOOTAGE: 38

SEAMS MAY BE REQUIRED

PART NUMBERS
B-3 : CMG1CL31-179-6L-NLBK

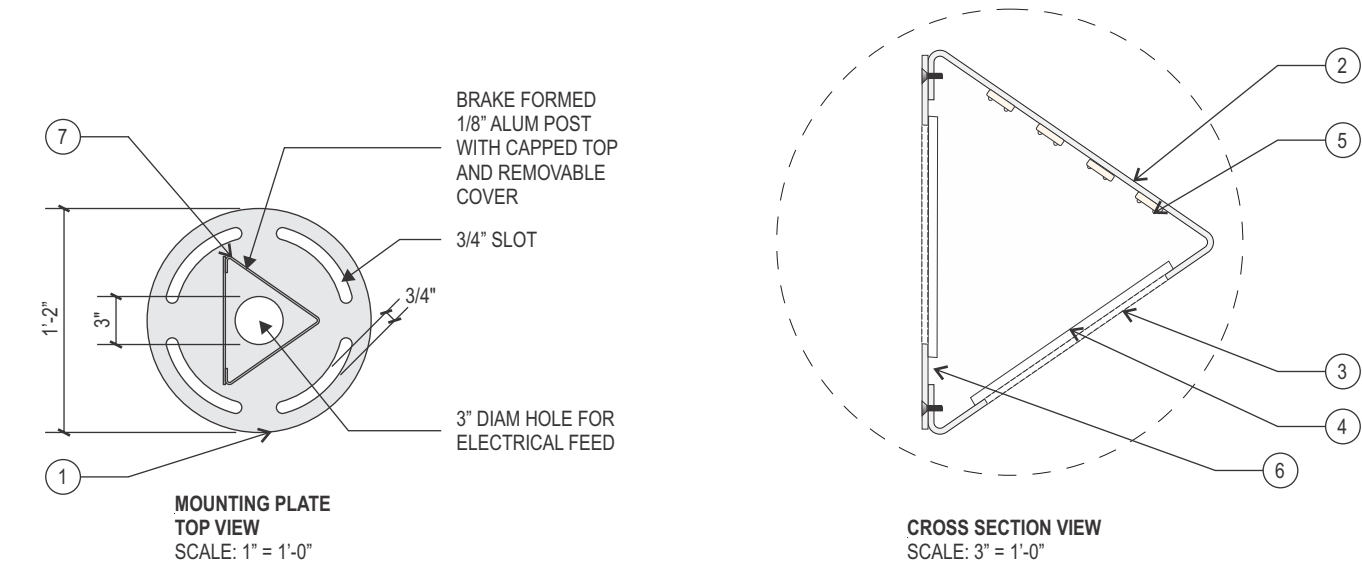


<div><div>JONES SIGN</div><div>Your Vision. Accomplished.</div><div>A MORTENSEN COMPANY</div></div>	JOB #: 269430-R2	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	<div><div></div><div>CHIPOTLE</div></div>	TINLEY PARK, IL - RELO #4401	SHEET NUMBER <div>5.0</div>
	DATE: 08.13.2022	1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO	LANDLORD APPROVAL	DATE			
	DESIGNER: J. Dowden	2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS					
	SALES REP: X. Xxxxxxx	3	00.00.00	XX	XXXX					
	PROJ MGR: C. Abercrombie	4	00.00.00	XX	XXXX					
		5	00.00.00	XX	XXXX					
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		7	00.00.00	XX	XXXX					
		8	00.00.00	XX	XXXX					
		9	00.00.00	XX	XXXX					
	10	00.00.00	XX	XXXX						

DL.4 48”H D/F ILLUMINATED “DIGITAL PICKUP” DIRECTIONAL DISPLAY (Qty 1)

SQUARE FOOTAGE: 2

PART NUMBER
CH2DL48-8-8L



****NOTE: DIRECTIONAL TO BE INSTALLED WITH A MINIMUM OF 2' CLEARANCE FROM CURB**

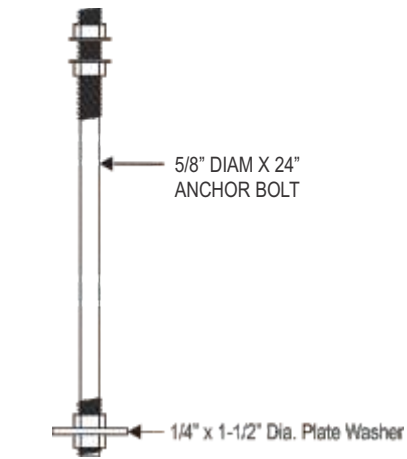
SPECIFICATIONS

- 1. 1/2" ALUM BASE PLATE WATER JET CUT **P-7**
- 2. BRAKE FORMED 1/8" ALUM "POST" WITH CAPPED TOP AND REMOVABLE SIDE PANEL FOR ACCESS **P-7**
- 3. 1/8" ALUM FACE WITH REVERSE CUT TEXT **P-7**
- 4. 3/16" #7328 WHITE ACRYLIC **V-2**
- 5. SLOAN PRISM MINI WHITE LED DOWN LIGHTING IN CROSS BAR
- 6. 1/4" X 2" ALUMINUM FLAT BAR STRINGERS AS REQUIRED
- 7. WELD FORMED "POST" TO BASE PLATE
- 8. POST BASE PLATE ATTACHES TO EMBEDDED BOLTS IN CAISSON 5/8" DIAM X 18" ANCHOR BOLT WITH 1/4" X 1-1/2" DIAM PLATE WASHER
- 9. CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR

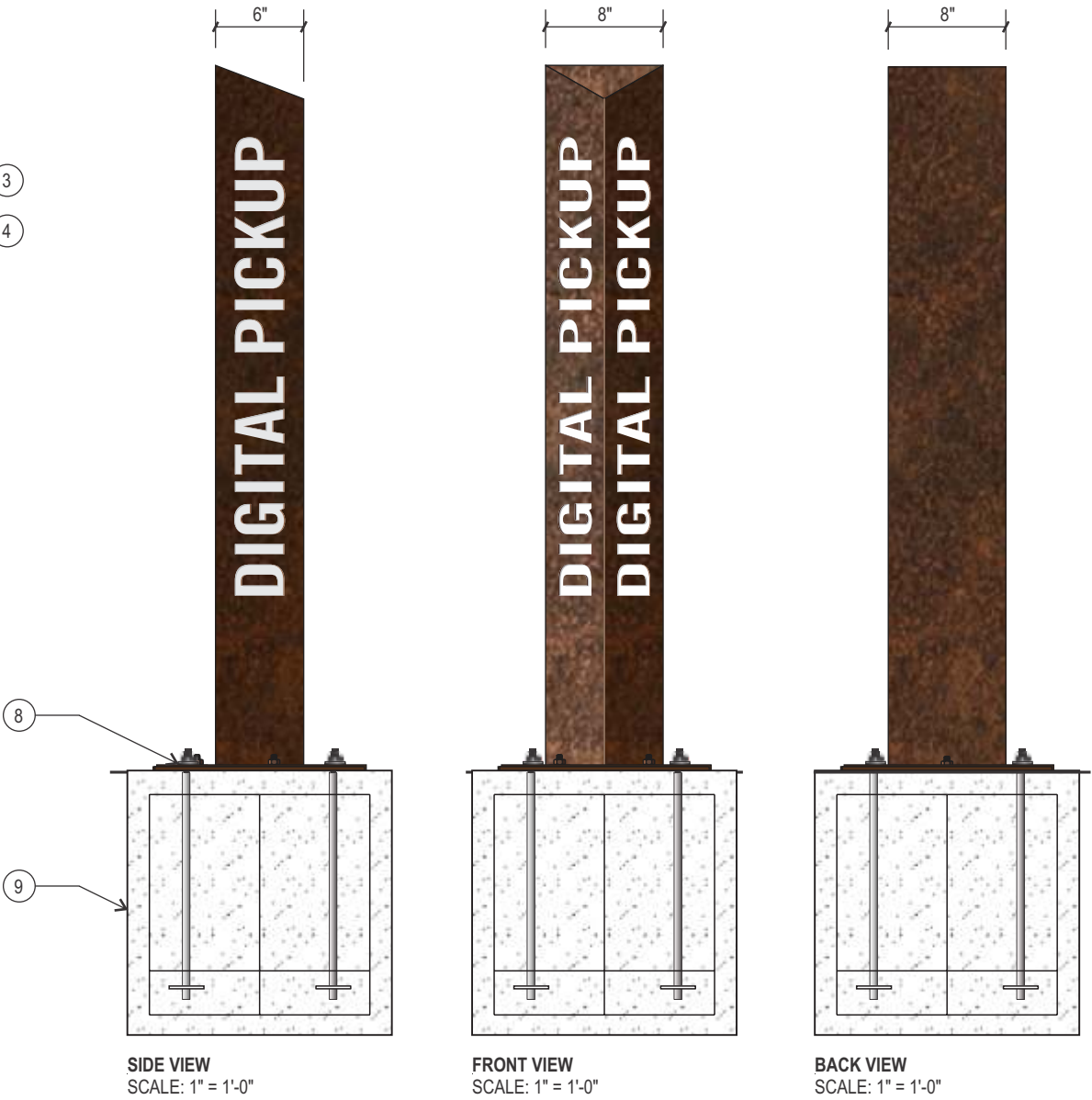
NOTES
- EXACT FOOTING DIMENSIONS TO BE DETERMINED BY ENGINEER

COLORS/FINISHES

- P-7** POWDER COAT SILVERLINE PRISMATIC 0-6% GLOSS RUSTIC TEXTURE UTB-5223
- V-2** ARLON OPAQUE VINYL #2100-3651 ADOBO BROWN



ANCHOR BOLT DETAIL
SCALE: NTS



STRAIGHT-ON GRAPHICS
FACE VIEW
SCALE: 1" = 1'-0"



NIGHT VIEW
SCALE: NTS

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JOB #: 269430-R2

DATE: 08.13.2022

DESIGNER: J. Dowden

SALES REP: X. Xxxxxxx

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6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



CHIPOTLE

TINLEY PARK, IL - RELO
#4401

7121 W. 159TH ST
TINLEY PARK, IL 60477

SHEET NUMBER

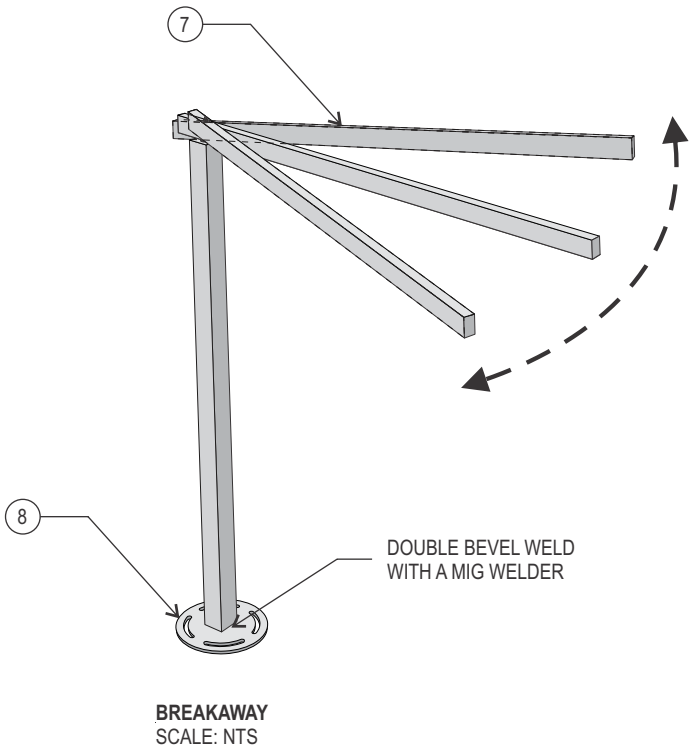
6.0

DL.2 105”H S/F DIRECTIONAL “BREAK AWAY CLEARANCE BAR” (Qty 1)

SQUARE FOOTAGE: 70

SEAMS MAY BE REQUIRED

PART NUMBER
CH1CB105-96-4X-ALT-



SPECIFICATIONS

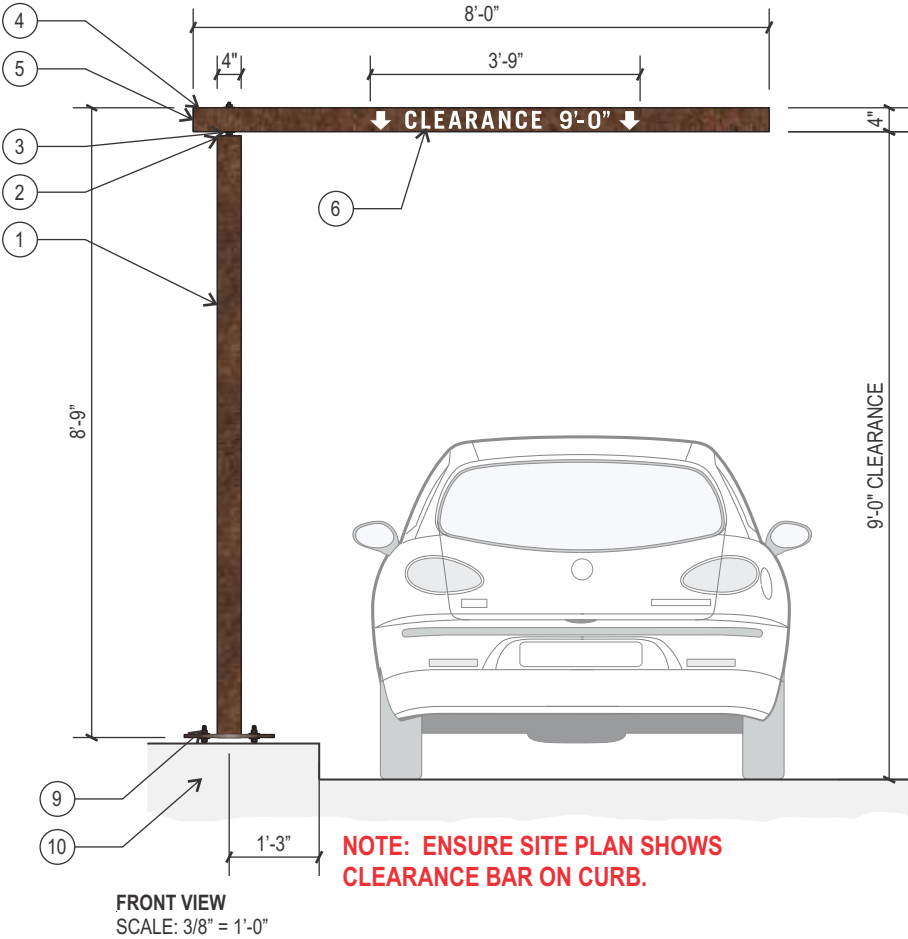
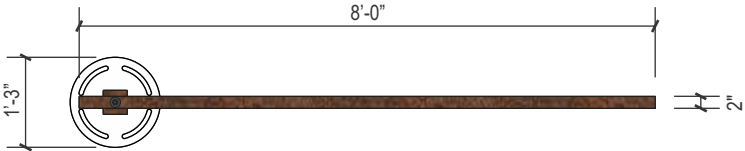
- 1. 4" X 4" X 1/4" ALUMINUM SQUARE TUBE WITH P-8
- 2. 3/8" ALUMINUM TOP PLATE P-8
- 3. PIVOT
- 4. 2" X 4" X 1/8" ALUMINUM RECT TUBE P-8
- 5. BLACK PVC CAPS IN END OF 2" X 4" ALUM RECT TUBE
- 6. WHITE REFLECTIVE VINYL APPLIED FIRST SURFACE TO CLEARANCE BAR V-4
- 7. BREAKAWAY: TO MINIMIZE DAMAGE FROM IMPACT, THE TOP BEAM WILL GIVE WAY AND ROTATE WHEN STRUCK. BEAM CAN THEN BE MANUALLY ROTATED BACK TO ORIGINAL POSITION
NOTE: ROTATION FORM FIXED POSITION WILL BREAK SHEAR / ALIGNMENT PIN WHICH CAN BE EASILY SERVICED DURING REALIGNMENT OF CLEARANCE BAR
- 8. SLOTTED 1/2" ALUMINUM BASE PLATE ATTACHES TO EMBEDDED BOLTS IN CAISSON
- 9. (4) 1/2" DIAM X 18"L ANCHOR BOLT WITH 1/8" STEEL SPACER PLATES W/ WASHERS AND LEVELING NUTS (15" EMBEDMENT)
- 10. CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR

NOTES

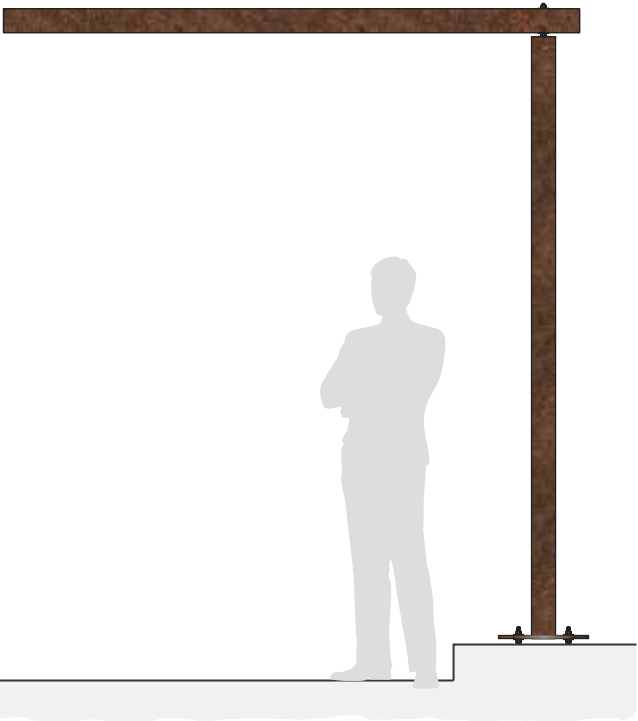
- TECHNICAL MEASUREMENTS TO BE VERIFIED PRIOR TO FABRICATION
- REPLACEMENT FACE ONLY


COLORS/FINISHES

- P-8 POWDER COAT IFS RUSTIC SRBM 90146
- V-4 WHITE REFLECTIVE VINYL



NOTE: ENSURE SITE PLAN SHOWS
CLEARANCE BAR ON CURB.



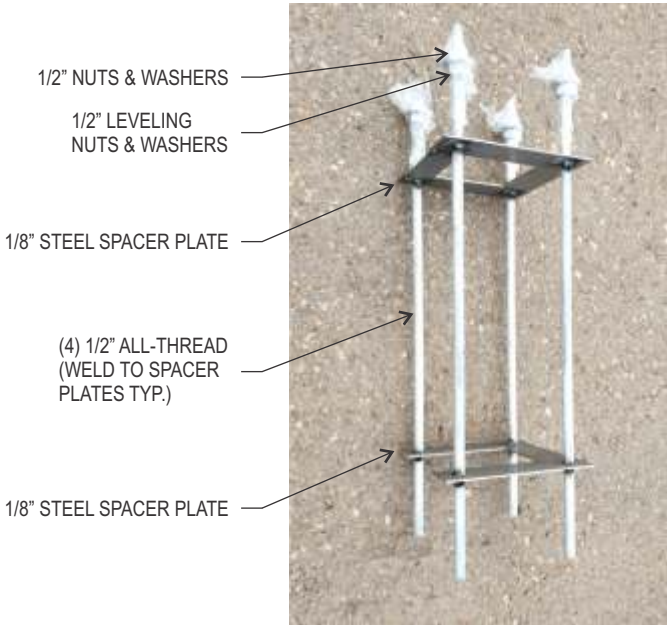
<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>A MORTENSEN COMPANY</div>	<div>JOB #: 269430-R2</div> <div>DATE: 08.13.2022</div> <div>DESIGNER: J. Dowden</div> <div>SALES REP: X. Xxxxxxx</div> <div>PROJ MGR: C. Abercrombie</div>	<div>REV.</div> <div>DATE</div> <div>BY</div> <div>DESCRIPTION</div>	<div>CLIENT APPROVAL</div> <div>DATE</div>	<div></div>	<div>TINLEY PARK, IL - RELO #4401</div> <div>7121 W. 159TH ST TINLEY PARK, IL 60477</div>	<div>SHEET NUMBER</div> <div>7.0</div>
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		<div>2</div> <div>08.31.22</div> <div>JD</div> <div>UPDATED SITE PLAN AND ELEVATIONS</div>				
		<div>3</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>				
		<div>4</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>				
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		<div>8</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>				
		<div>9</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>				
		<div>10</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>				

DL.2 105”H S/F DIRECTIONAL “BREAK AWAY CLEARANCE BAR” (Qty 1)

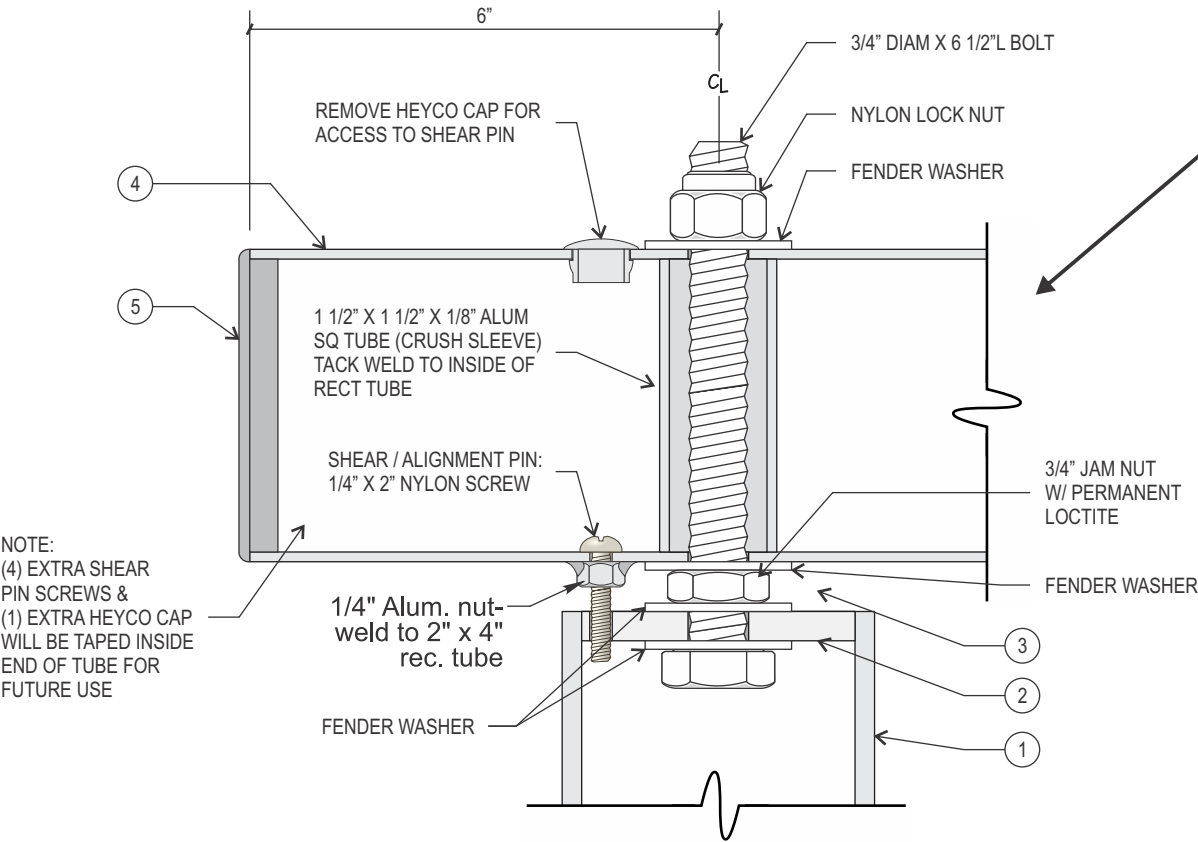
SQUARE FOOTAGE: 70

SEAMS MAY BE REQUIRED

PART NUMBER
CH1CB105-96-4X-ALT-



J-BOLT ASSEMBLY
SCALE: NTS

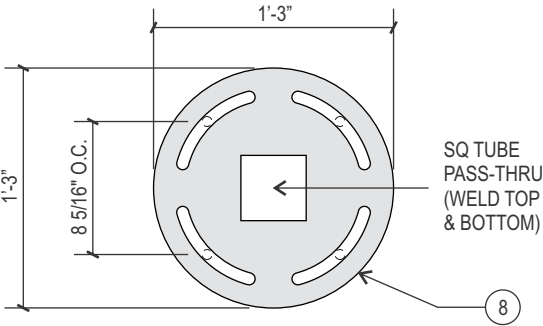


PIVOT / SHEAR PIN DETAIL
SCALE: NTS

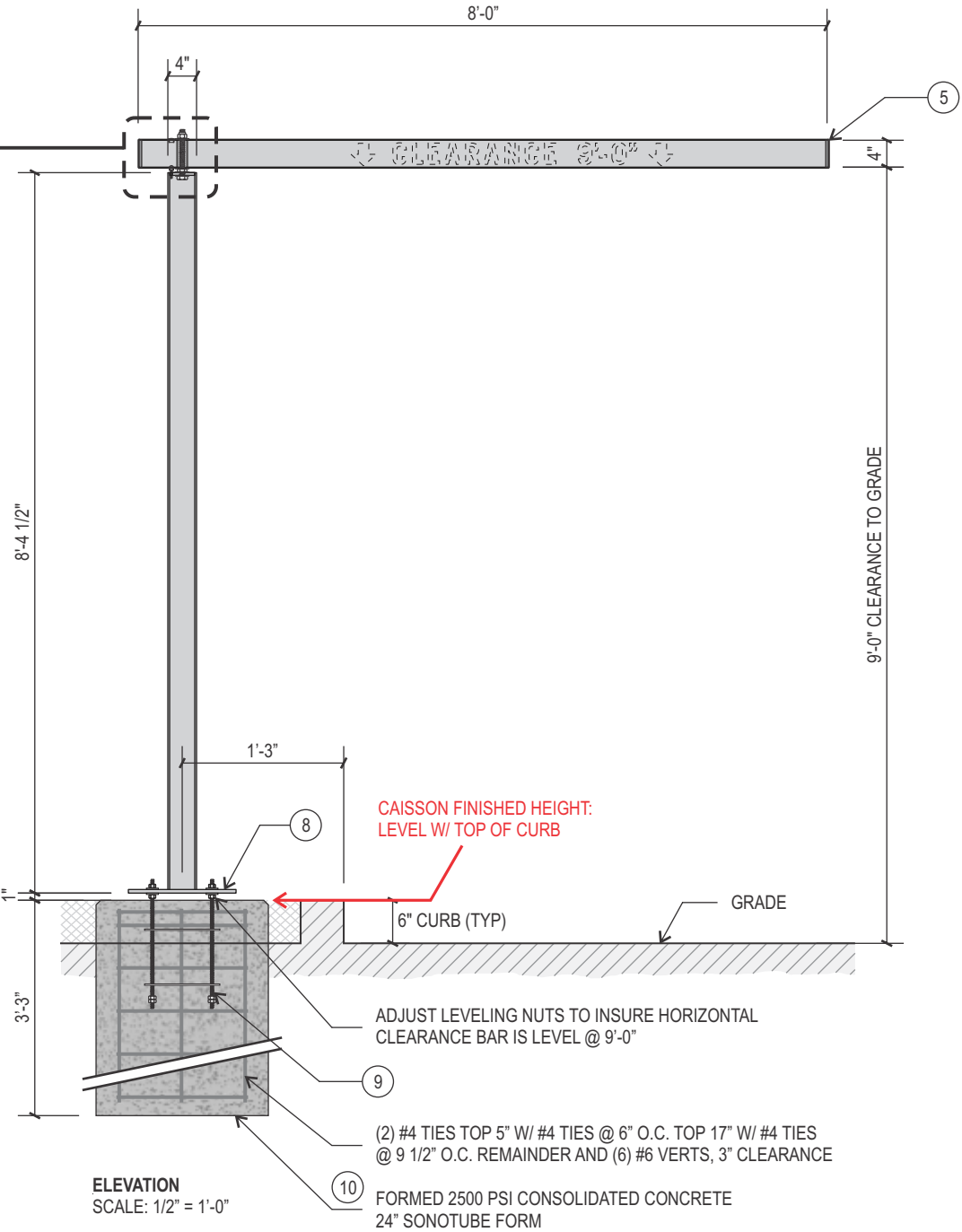
SPECIFICATIONS

- 4" X 4" X 1/4" ALUMINUM SQUARE TUBE WITH P-8
- 3/8" ALUMINUM TOP PLATE P-8
- PIVOT
- 2" X 4" X 1/8" ALUMINUM RECT TUBE P-8
- BLACK PVC CAPS IN END OF 2" X 4" ALUM RECT TUBE
- WHITE REFLECTIVE VINYL APPLIED FIRST SURFACE TO CLEARANCE BAR V-4
- BREAKAWAY: TO MINIMIZE DAMAGE FROM IMPACT, THE TOP BEAM WILL GIVE WAY AND ROTATE WHEN STRUCK. BEAM CAN THEN BE MANUALLY ROTATED BACK TO ORIGINAL POSITION
NOTE: ROTATION FORM FIXED POSITION WILL BREAK SHEAR / ALIGNMENT PIN WHICH CAN BE EASILY SERVICED DURING REALIGNMENT OF CLEARANCE BAR
- SLOTTED 1/2" ALUMINUM BASE PLATE ATTACHES TO EMBEDDED BOLTS IN CAISSON
- (4) 1/2" DIAM X 18"L ANCHOR BOLT WITH 1/8" STEEL SPACER PLATES W/ WASHERS AND LEVELING NUTS (15" EMBEDMENT)
- CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR

- NOTES
- TECHNICAL MEASUREMENTS TO BE VERIFIED PRIOR TO FABRICATION
 - REPLACEMENT FACE ONLY
- COLORS/FINISHES
- P-8 POWDER COAT IFS RUSTIC SRBM 90146
 - V-4 WHITE REFLECTIVE VINYL



BASE PLATE
SCALE: 1" = 1'-0"



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

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JOB #: 269430-R2

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DESIGNER: J. Dowden

SALES REP: X. Xxxxxxx

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CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



CHIPOTLE

TINLEY PARK, IL - RELO
#4401

7121 W. 159TH ST
TINLEY PARK, IL 60477

SHEET NUMBER

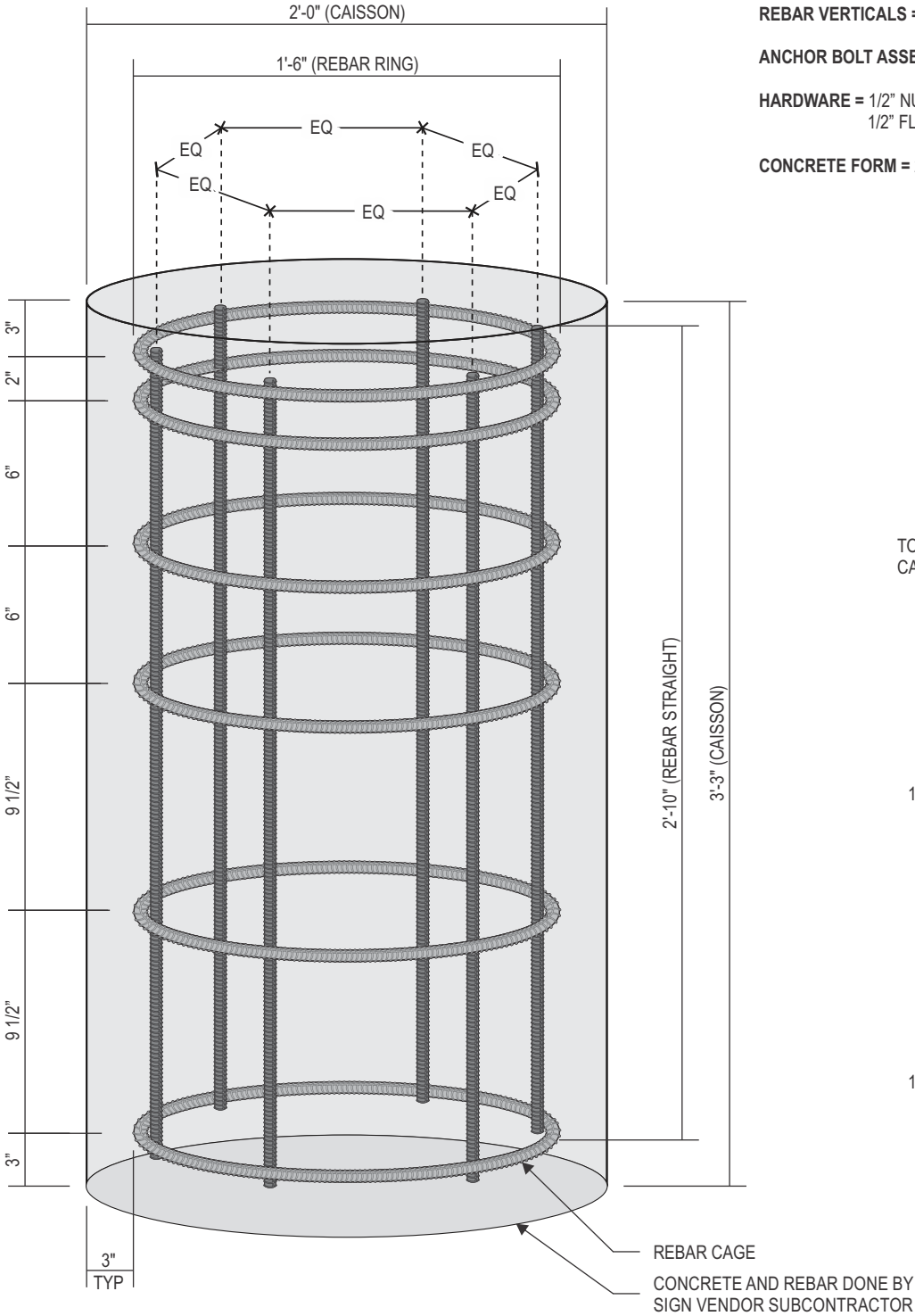
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DL.2 105”H S/F DIRECTIONAL “BREAK AWAY CLEARANCE BAR” (Qty 1)

SQUARE FOOTAGE: 70

SEAMS MAY BE REQUIRED

PART NUMBER
CH1CB105-96-4X-ALT-



REBAR CAGE DETAIL
SCALE: NTS

VALUE CLEARANCE BAR CAISSON PARTS LIST

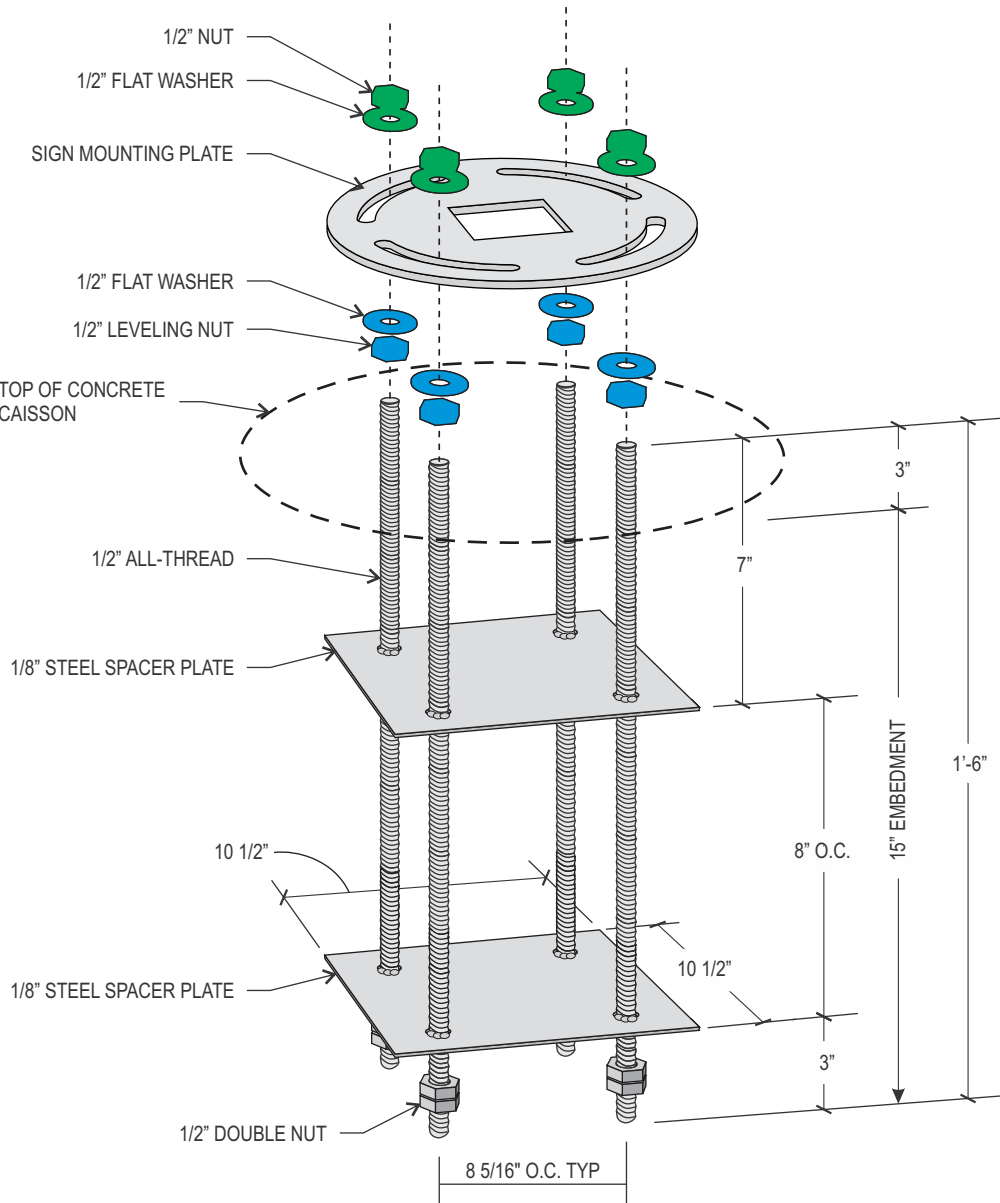
REBAR RINGS = (6) #4 REBAR: 18” DIAM

REBAR VERTICALS = (6) #6 REBAR: 34”L


ANCHOR BOLT ASSEMBLY = (4) 1/2” DIAM X 18”L ALL-THREAD W/ WELDED SPACER PLATES

HARDWARE = 1/2” NUTS: (16)
1/2” FLAT WASHERS: (8)

CONCRETE FORM = 24” SONOTUBE



ANCHOR BOLT DETAIL
SCALE: NTS

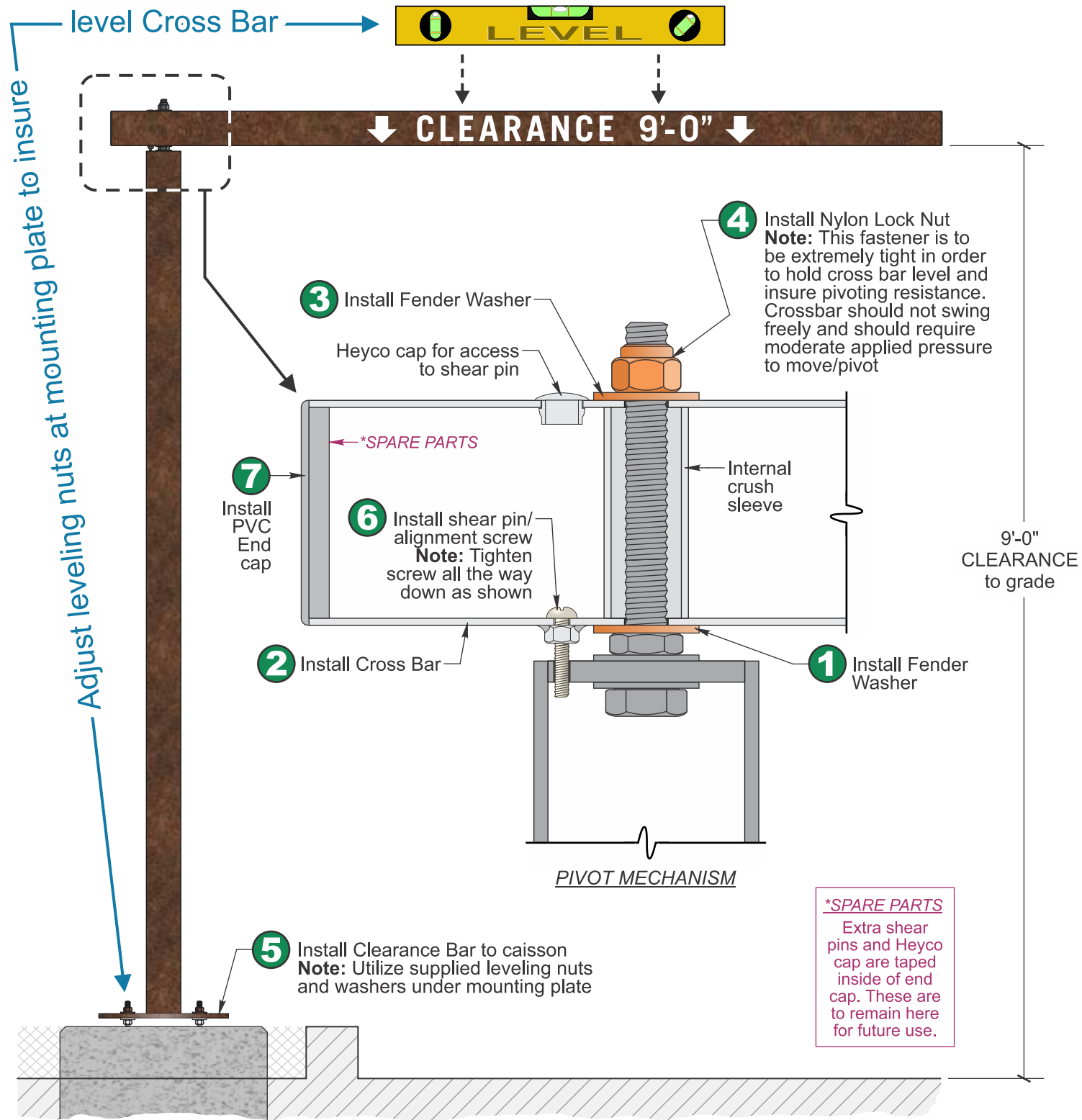
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						LANDLORD APPROVAL	DATE			

DL.2 105”H S/F DIRECTIONAL “BREAK AWAY CLEARANCE BAR” (Qty 1)

SQUARE FOOTAGE: 70

SEAMS MAY BE REQUIRED

PART NUMBER
CH1CB105-96-4X-ALT-



ASSEMBLY INSTRUCTIONS
SCALE: NTS

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		<div>LANDLORD APPROVALDATE</div>				

TP.1 TENANT PANEL REPLACEMENT FACE (Qty 2 FACES)

SQUARE FOOTAGE: 59.7



SPECIFICATIONS


- 1. .150" WHITE POLYCARBONATE FACE
- 2. DIGITALLY PRINTED TRANSLUCENT VINYL V-5 & V-6 APPLIED 1ST SURFACE TO FACES
- OPAQUE VINYL V-2 APPLIED 1ST SURFACE TO FACES

COLORS/FINISHES

- V-2 ARLON OPAQUE VINYL #2100-3651 ADOBO BROWN
- V-5 TRANSLUCENT VINYL PRINTED TO MATCH PMS 484C ROASTED RED
- V-6 TRANSLUCENT VINYL PRINTED TO MATCH PMS 4625C ADOBO BROWN



NIGHT VIEW
SCALE: NTS

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>A MORTENSEN COMPANY</div>	<div>JOB #: 269430-R2</div> <div>DATE: 08.13.2022</div> <div>DESIGNER: J. Dowden</div> <div>SALES REP: X. Xxxxxxx</div> <div>PROJ MGR: C. Abercrombie</div>	<table><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>08.29.22</td><td>JD</td><td>REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO</td></tr><tr><td>2</td><td>08.31.22</td><td>JD</td><td>UPDATED SITE PLAN AND ELEVATIONS</td></tr><tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr></table>	REV.	DATE	BY	DESCRIPTION	1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO	2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<div>CLIENT APPROVAL</div> <div>DATE</div>	<div>CHIPOTLE</div>	<div>TINLEY PARK, IL - RELO #4401</div> <div>7121 W. 159TH ST TINLEY PARK, IL 60477</div>	<div>SHEET NUMBER</div> <div>11.0</div>
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10	00.00.00	XX	XXXX																																															
<div>LANDLORD APPROVAL</div> <div>DATE</div>																																																		

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

MOPUS S/F NON-LIT “PICK UP” BLADE SIGN FLUSH MOUNT - BY OTHERS (Qty 1)

SQUARE FOOTAGE: 1

PRODUCED BY OTHERS. THIS IS FOR CUSTOMER REFERENCE ONLY.

PART NUMBERS
CMG1BL12-14-1XSFFLSH



PROPOSED
SCALE: NTS

SPECIFICATIONS

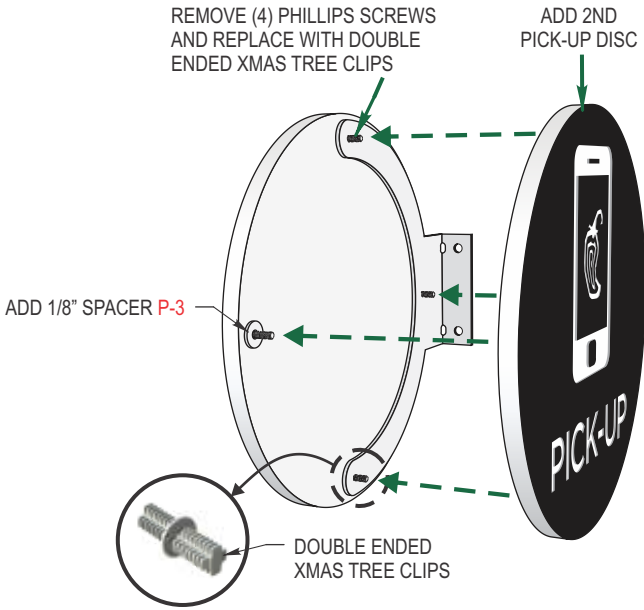
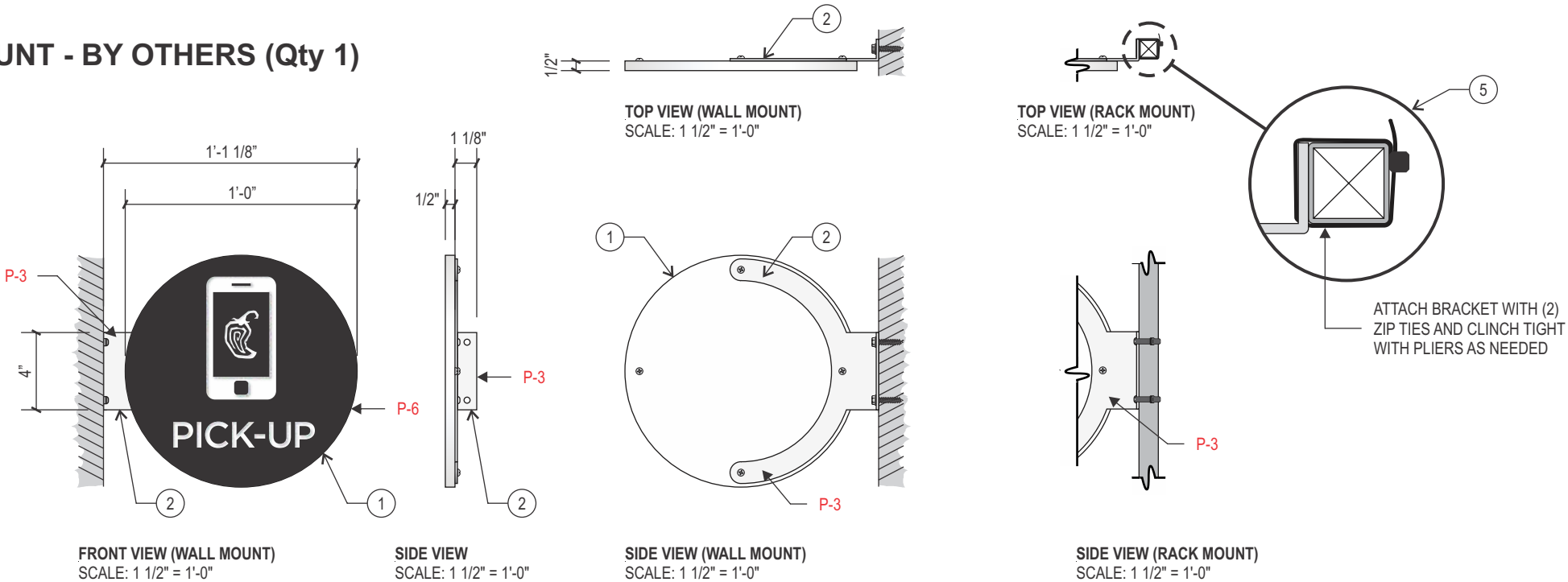
- 1. 1/2" WHITE ACRYLIC (TWO REQUIRED FOR DOUBLE FACE VERSION)
FRONT: ROUTED GRAPHICS **NON ROUTED PORTION P-6**
 - PEPPER GRAPHIC 1/16" DEPTH (1/32" BIT)
 - PICK-UP & PHONE GRAPHIC 1/8" DEPTH (1/8" BIT)BACK: DRILLED AND TAPPED MOUNTING HOLES FOR 10-32 HARDWARE
NOTE: BACK AND RETURNS ARE BARE ACRYLIC (UNPAINTED)
- 2. 1/8" ALUMINUM ROUTED AND BRAKE FORMED BRACKET **P-3**
- 3. **FLUSH TO WALL MOUNT: MOUNT DISC TO WALL WITH STUDS AND ADHESIVE**
- 4. SIDE / CEILING / PEDESTAL MOUNT: ATTACH DISC TO BRACKET WITH 10-32 PAN HEAD SCREWS (OR XMAS TREE CLIPS FOR D/F VERSION)
ATTACH BRACKET TO WALL WITH 1/4" FASTENERS AS REQUIRED
- 5. RACK MOUNT: ATTACH DISC TO BRACKET WITH 10-32 PAN HEAD SCREWS (OR XMAS TREE CLIPS FOR D/F VERSION); MOUNT BRACKET TO SQUARE TUBE FRAME OF RACK WITH ZIP TIES AS REQUIRED

NOTES

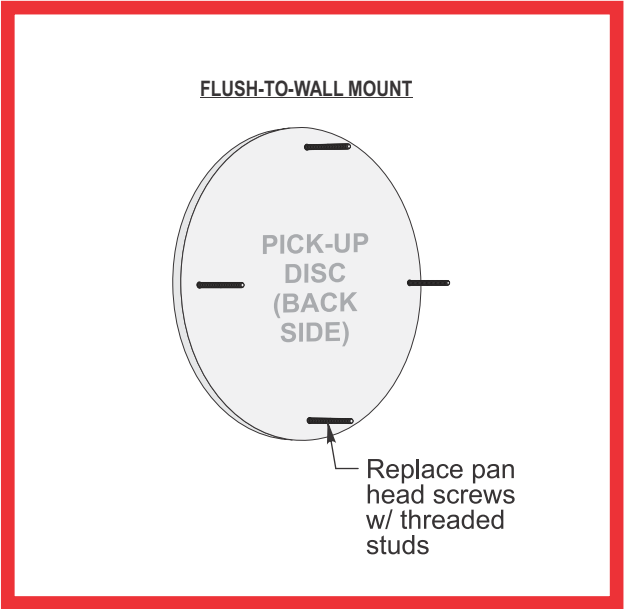
- PAINT ALL EXPOSED FASTENERS TO MATCH ADJACENT FINISH

COLORS/FINISHES

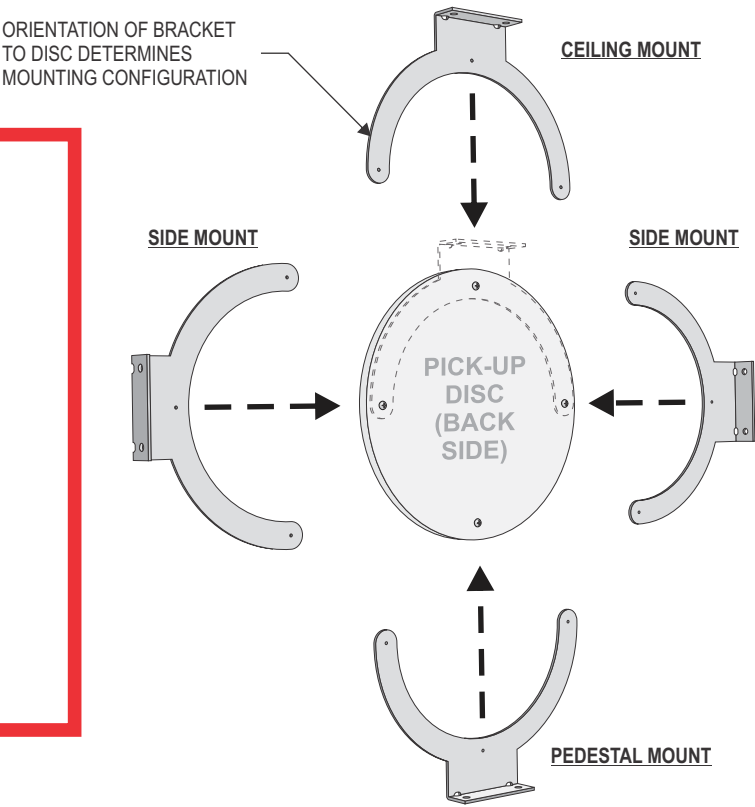
- P-3** PAINT WHITE SATIN
- P-6** PAINT AKZO-NOBEL "BLACK" SATIN FINISH




DOUBLE FACE CONVERSION
SCALE: NTS



PICK-UP DISC MOUNTING OPTIONS
SCALE: NTS



<div><div>JONES SIGN</div><div>Your Vision. Accomplished.</div><div>A MORTENSEN COMPANY</div></div>	JOB #: 269430-R2 DATE: 08.13.2022 DESIGNER: J. Dowden SALES REP: X. Xxxxxxx PROJ MGR: C. Abercrombie	<table><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>08.29.22</td><td>JD</td><td>REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO</td></tr><tr><td>2</td><td>08.31.22</td><td>JD</td><td>UPDATED SITE PLAN AND ELEVATIONS</td></tr><tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr></table>	REV.	DATE	BY	DESCRIPTION	1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO	2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<table><tr><td>CLIENT APPROVAL</td><td>DATE</td></tr><tr><td> </td><td> </td></tr><tr><td>LANDLORD APPROVAL</td><td>DATE</td></tr><tr><td> </td><td> </td></tr></table>	CLIENT APPROVAL	DATE			LANDLORD APPROVAL	DATE			<div><div></div><div>CHIPOTLE</div></div>	TINLEY PARK, IL - RELO #4401 7121 W. 159TH ST TINLEY PARK, IL 60477	SHEET NUMBER 12.0
		REV.	DATE	BY	DESCRIPTION																																																					
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LANDLORD APPROVAL	DATE																																																									



Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)

Outdoor LED Area Light

**IP66 IK08**

OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 60626 mechanical impact code
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.





Mirada Small Area Light (MRS)

[Back to Quick Links](#)

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH**

Luminaire Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	6L - 6,000 lms 9L - 9,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) Stand-Alone Controls EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ³ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ⁴ IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ⁴	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Houseside Shield ² IL - Integral Louver (Sharp Spill Light Cutoff) ²

Accessory Ordering Information⁵

Controls Accessories		Mounting Accessories	
Description	Order Number	Description	Order Number ⁶
Twist Lock Photocell (120V) for use with CR7P	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277) for use with CR7P	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CR7P	122516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Twist Lock Photocell (480V) for use with CR7P	1225180	Quick Mount Pole Bracket (Square Pole)	687073CLR
AirLink 5 Pin Twist Lock Controller	661409	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
AirLink 5 Pin Twist Lock Controller	661410	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR ⁶	15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Shorting Cap for use with CR7P	149328	Wall Mount Bracket	382132CLR

Fusing Options ⁷	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding & Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	763445
Internal Houseside Shield	763446
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	751632

FOOTNOTES:

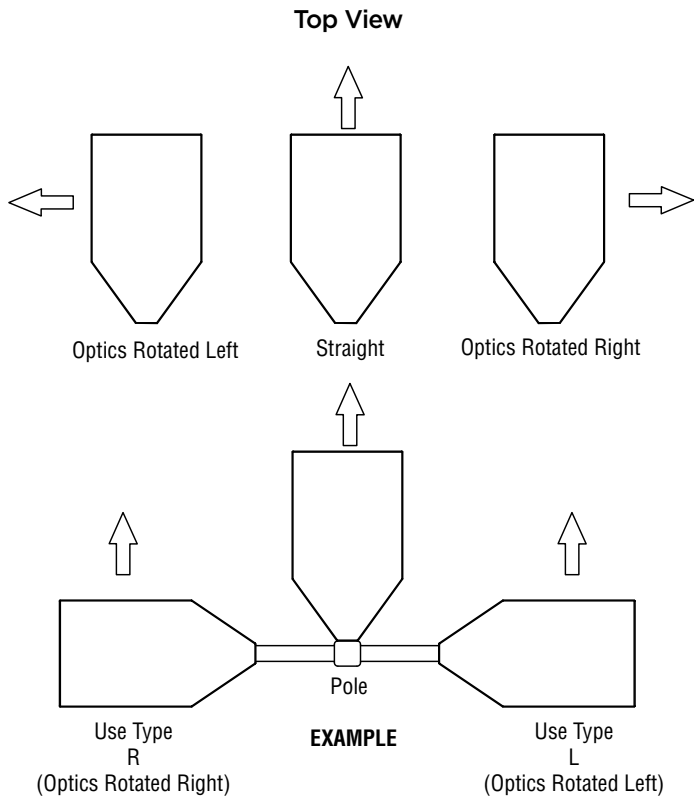
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.





Mirada Small Area Light (MRS)

OPTICS ROTATION



ACCESSORIES/OPTIONS

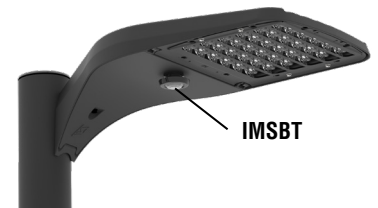
Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



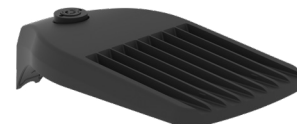
Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P





Mirada Small Area Light (MRS)

[Back to Quick Links](#)

PERFORMANCE

Delivered Lumens*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	6045	148	B2-U0-G1	6268	154	B2-U0-G1	6253	153	B2-U0-G1	41
	3		6145	151	B1-U0-G2	6372	156	B1-U0-G2	6357	156	B1-U0-G2	
	5W		5812	142	B3-U0-G1	6,026	148	B3-U0-G1	6012	147	B3-U0-G1	
	FT		5947	146	B1-U0-G1	6166	151	B1-U0-G1	6152	151	B1-U0-G1	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	5W		8740	140	B3-U0-G2	9,118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
18L	2	70	16438	122	B3-U0-G3	17532	130	B3-U0-G3	16747	124	B3-U0-G3	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G3	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G3	17682	131	B3-U0-G3	16890	125	B3-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	5W		19604	119	B5-U0-G3	20,909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G4	20964	127	B3-U0-G4	20025	121	B3-U0-G4	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE ¹					
Ambient Temp		Lumen Multiplier			
C		0 hrs. ²	25K hrs. ²	50K hrs. ²	75K hrs. ³
0 C - 25 C		100%	95%	89%	84%
40 C		100%	94%	87%	80%

FOOTNOTES:

- Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).





Mirada Small Area Light (MRS)

PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.

MRS-LED-18L-SIL-2-40-70CRI

LUMINAIRE DATA

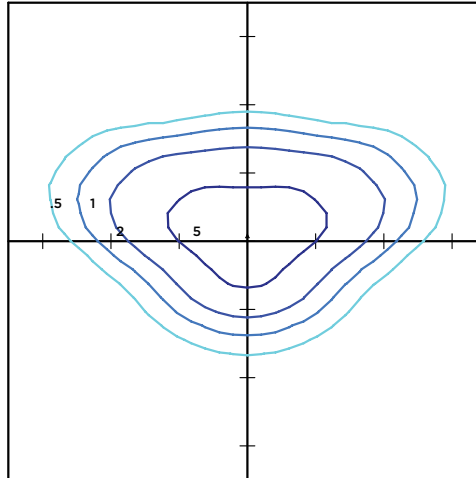
Type 2 Distribution

Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

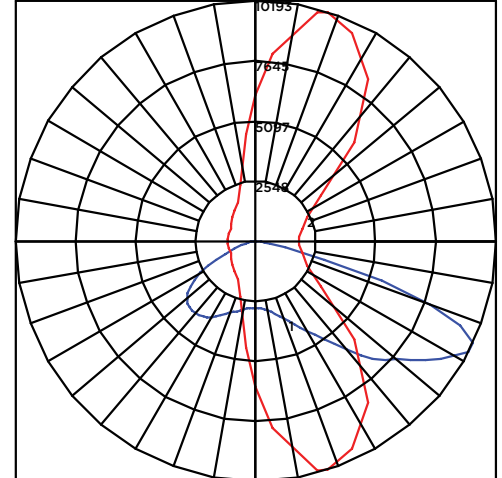
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

MRS-LED-18L-SIL-3-40-70CRI

LUMINAIRE DATA

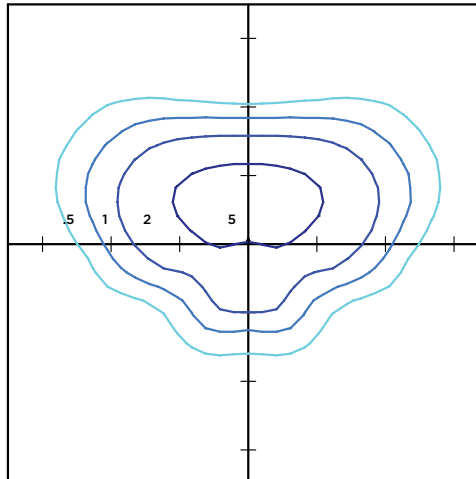
Type 3 Distribution

Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

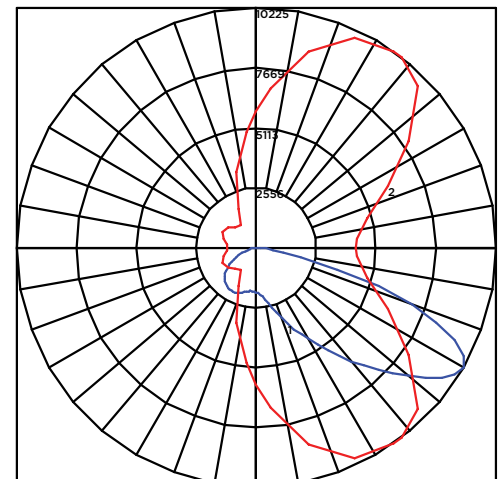
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC





Mirada Small Area Light (MRS)

PHOTOMETRICS (CONT)

MRS-LED-18L-SIL-FT-40-70CRI

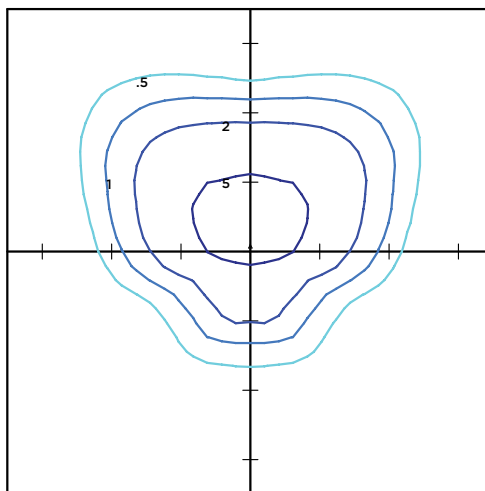
LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

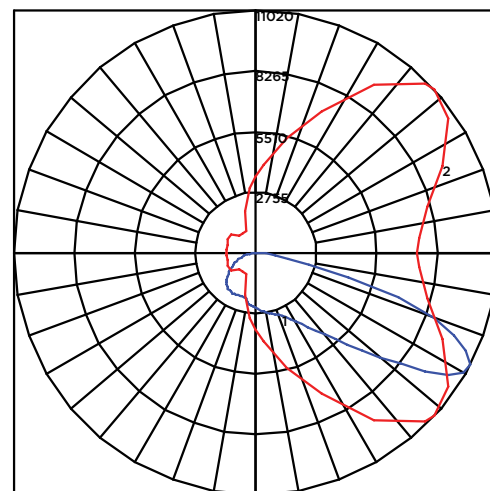
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
 2 FC
 1 FC
 0.5 FC

MRM-LED-30L-SIL-5W-40-70CRI

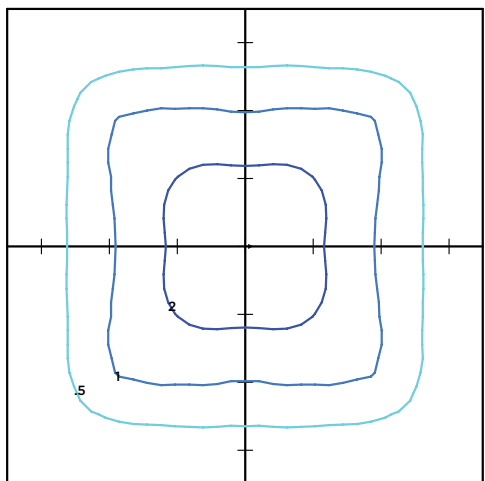
LUMINAIRE DATA

Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

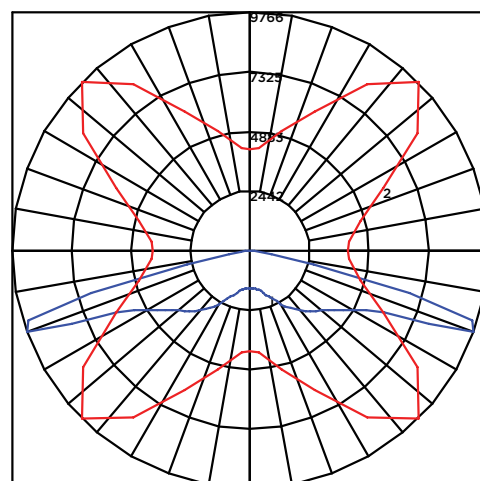
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
 2 FC
 1 FC
 0.5 FC

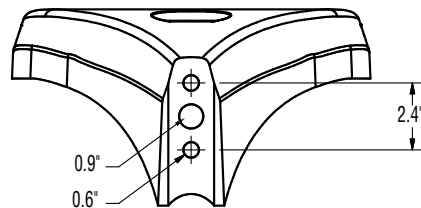
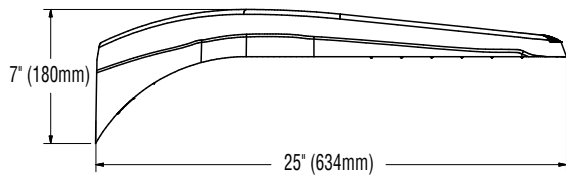
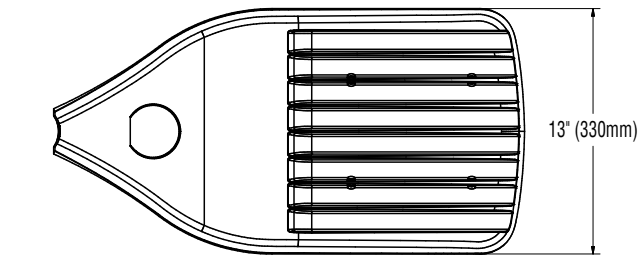




Mirada Small Area Light (MRS)

[Back to Quick Links](#)

PRODUCT DIMENSIONS

**B3 Drill Pattern**

LUMINAIRE EPA CHART - MRS									
Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	1.3	1.8		T90°	1.4	2.3	2.6
	D180°	0.9	1.3	1.8		TN120°	1.4	1.9	2.3
	D90°	0.9	1.8	2.2		Q90°	1.4	2.3	2.6

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more about AirLink.](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more about IMSBT.](#)

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more about AirLink Blue.](#)





Mirada Small Area Light (MRS)

POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

[Click here to learn more details about poles & brackets.](#)



BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" – 5".



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° up tilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



BKS PQMH CLR

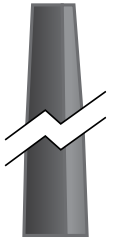
The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole
14'-39'



Round Pole
10'-30'



Tapered Pole
20'-39'



CYL8

8" Integrated LED Indoor and Outdoor Cylinders

Specifications/Features

Specification grade 8" diameter aluminum housing for indoor and outdoor applications.

Four mounting options available: ceiling, flexible cable, pendant, or wall mount. Wall mount option is available in an up light, down light, or an up/down light version.

Driver canopy for flexible cable option is 16 gauge steel.

Ceiling, pendant, Up/down, wall mount down light, and wall mount uplight versions are available in either dry/damp (indoor) or wet (outdoor) location types. Flexible Cable version is only available in dry/damp location type.

Wet location type cylinders feature a silicone sealed clear glass lens in a gasketed die-cast trim ring to ensure unit is watertight. Available in matte white, matte black, matte silver, and satin bronze finishes. Black flexible cable with black or bronze cylinders, white with white and gray with silver.

Optical system employs either a clear or platinum reflector. Wall Wash and Pencil Beam optic accessories are also available on select models.

Mounting

Pendant mount cylinders feature a sloped ceiling canopy (canopy and stem kit ordered separately). Stem thread: 1/4-18NPS.

Ceiling and Pendant cylinders provide a hang support for hands-free wiring.

Pendant mount max length is 8'6". Consult factory for longer lengths.

Wall mount cylinders employ a bracket that provides support for hands-free wiring.

Flexible cable mount cylinders come with 120" of field adjustable cable.

Lamp/Electrical

Light engine consists of a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources. Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance.

System designed and rated for 50,000 hours at 70% lumen maintenance.

UL8750 and Class 2 compliant: RoHS compliant, U.S. only.

Output over voltage, over current and short circuit protected.

Flexible cable cylinder utilizes 18/3 SJTOW cable.

Dimming

All CL8 cylinders are available for non-dimming and dimming applications.

Warranty

This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

cCSAus Certified for use in the U.S. and Canada.

Ceiling, Pendant, Up/down, and Wall mount models available as Damp/Dry or Wet location models. Flexible Cable mount only available as Damp/Dry location model.

Wet location models must be installed per specific product installation instructions and all appropriate National Electrical Codes.

Energy Star Certified for all mounting options except the Up/Down

Wall Mount, Pencil Beam or Wall Wash trims.

Assembled in the U.S.A



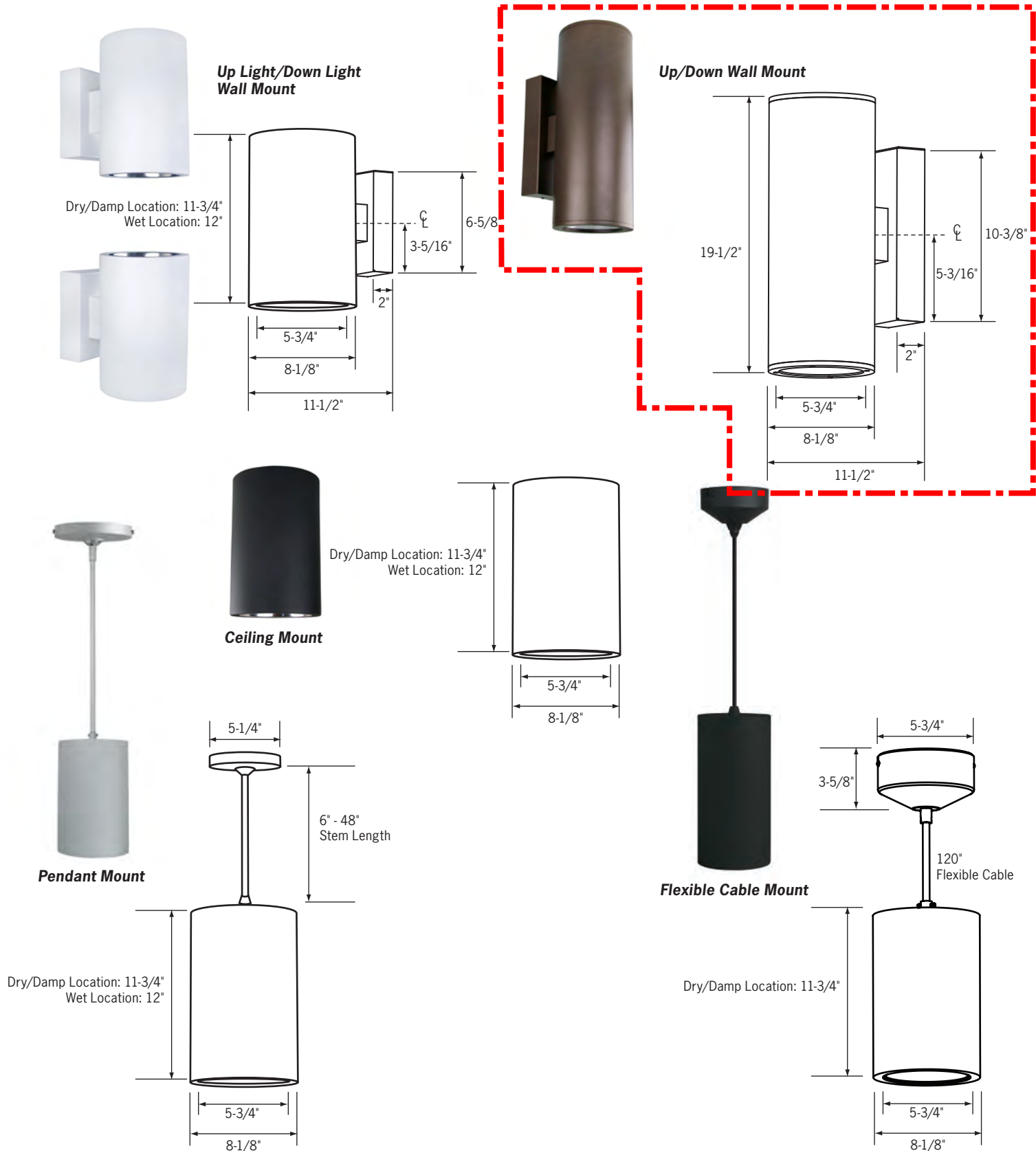
Wall Mount
All model dimensions on page 2

	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
Input Wattage (W)	10	14	20	28	37	43
Input Current (A) 120/277	.08/.04	.12/.06	.17/.08	.23/.11	.31/.14	.36/.17
Input Voltage						
Dimming (Triac, ELV, 0-10V)	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Lutron HiLume® Dimming	120V AC, 50/60Hz					
Lutron Eco-System® Dimming	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
eldoLED ECOdrive/SOLOdrive	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Color Temp	2700K/3000K/3500K/4000K					
CRI Standard/High	83 (80min) / 90+					
Driver						
Power Factor	> 0.90					
THD	< 20%					
Dimming						
Triac, ELV, 0-10V	10-100%					
Lutron®	1-100%					
eldoLED ECOdrive	1-100%					
eldoLED SOLOdrive	0.1-100%					

CYL8

8" Integrated LED Indoor and Outdoor Cylinders

Dimensions



CYL8

8" Integrated LED Indoor and Outdoor Cylinders

Ordering Information

Example Order: CYL8127KMVD4WXMCLR - BZ CSK12-BZ

Fixture	LED Series	Color Temp	Driver/Dimming	Mounting	Mounting Location	Beam ⁴	Reflector	Finish
CYL8	1 - 10W, 1000lm 2 - 14W, 1400lm 3 - 20W, 2000lm 4 - 28W, 2600lm 5 - 37W, 3200lm 6 - 43W, 3600lm	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 50K - 5000K 27KC - 2700K, 90+ CRI 30KC - 3000K, 90+ CRI 35KC - 3500K, 90+ CRI 40KC - 4000K, 90+ CRI	MVD - 120V-277V TRIAC, ELV, 0-10V Dimming 34D2 - 347V, 0-10V Dimming 12D3 - Lutron Hi-Lume 1% 2-Wire LED Driver (120V Forward Phase Only) MVD4 - Lutron Hi-Lume 1% EcoSystem LED Driver with Soft-on, Fade-to-Black MVD6 - eldoLED ECOdrive, 0-10V, 1% Dimming MVD7 - eldoLED ECOdrive, DALI, 1% Dimming MVD8 - eldoLED SOLOdrive, 0-10V, 0.1% Dimming MVD9 - eldoLED SOLOdrive, DALI, 0.1% Dimming MDMX - eldoLED POWERdrive, DMX <1% Dimming	C - Ceiling Mount FC¹ - Flexible Cable P - Pendant Mount W - Down Light Wall Mount U - Up Light Wall Mount UD² - Up/Down Wall Mount TFC³ - Track Mount	- Interior Dry/Damp (Leave Blank) X - Exterior/Wet	N - Narrow M - Medium W - Wide WW^{5,6} - Wall Wash PB^{5,6} - Pencil Beam	CLR - Clear PL - Platinum	B - Matte Black BZ - Satin Bronze P - Matte White S - Matte Silver

Battery Back-up

- None, Leave Blank
-RDB^{7,8} - Remote Driver & Battery Pack; Add "-RDB" to end of part number

DRIVER AVAILABILITY MATRIX

Driver*:	MVD 120V-277V TRIAC, ELV	12D3 Lutron Hi-Lume	MVD4 Lutron EcoSystem	MVD6 eldoLED ECOdrive	MVD7 eldoLED ECOdrive	MVD8 eldoLED SOLOdrive	MVD9 eldoLED SOLOdrive	MDMX eldoLED POWERdrive
Mounting								
C	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
FC	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A
P	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
W	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
U	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
U/D	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A
TFC	All Series	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Due to driver size, not all mounting options are compatible with all driver options

Stem Kit - Pendant Mount Only



CSK6-(B,BZ,P,S) - 6" Stem Kit
CSK12-(B,BZ,P,S) - 12" Stem Kit
CSK18-(B,BZ,P,S) - 18" Stem Kit
CSK24-(B,BZ,P,S) - 24" Stem Kit
CSK30-(B,BZ,P,S) - 30" Stem Kit
CSK36-(B,BZ,P,S) - 36" Stem Kit
CSK48-(B,BZ,P,S) - 48" Stem Kit

- Flexible Cable versions are only available in dry/damp location type
- Consult factory when different beams, color temperatures, or lumen packages are required in a single Up/Down cylinder.
- Track Mount option only available with MVD Driver Option wired to 120V; TRIAC/ELV dimming capable. Bronze (BZ) finish comes with black track adapter.
- For clear reflector only; leave blank for platinum reflector
- Wall Wash (WW) and Pencil Beam (PB) valid on all models except Up/Down cylinder with series 5 or 6 LED module (leave reflector designation blank).
- Pencil Beam (PB) optic limited to exterior mount ("X") location style.
- Consult factory for RDB options on Up/Down (UD) luminaires.
- RDB Option only available with MVD driver option. RDB Enclosure must be installed in a Dry/Damp location.

CYL8

8" Integrated LED Indoor and Outdoor Cylinders

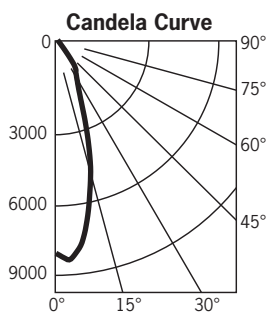
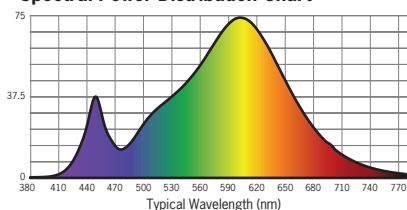
Photometrics

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

CYL8630KMVDNCLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85531

Light Output (Fixture Delivered Lumens): 3544
Total Watts@120V: 43.0
Lumens Per Watt: 82.4
Color Rendering Index (CRI)¹: 83
Color Temperature (CCT)²: 3603K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	8149	
5	8114	731
15	4969	1336
25	1863	898
35	1073	530
45	35	28
55	15	14
65	6	6
75	2	2
85	0	0
95	0	

Intensity Distribution

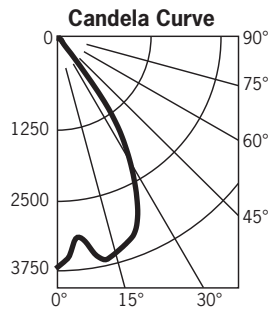
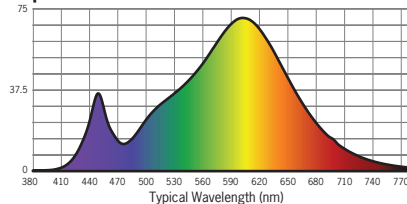
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	226.4	3.4
8'	127.3	4.6
10'	81.5	5.7
12'	56.6	6.9
14'	41.6	8.0
16'	31.8	9.1

Beam Distribution: 34°
Spacing Criteria: 0.56

CYL8630KMVDCMCLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85912

Light Output (Fixture Delivered Lumens): 3539
Total Watts@120V: 43.3
Lumens Per Watt: 81.7
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3088K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	3647	
5	3210	320
15	3537	994
25	2954	1328
35	1389	761
45	95	76
55	43	39
65	15	16
75	4	5
85	1	1
95	0	

Intensity Distribution

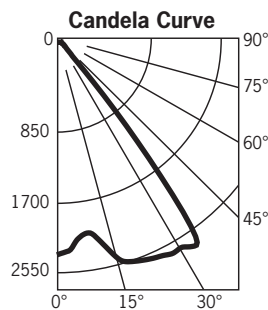
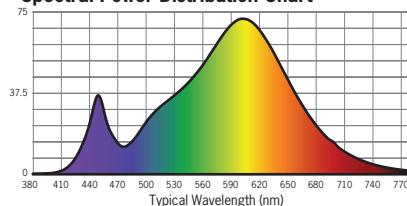
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	101.3	6.2
8'	57.0	8.3
10'	36.5	10.4
12'	25.3	12.5
14'	18.6	14.6
16'	14.2	16.7

Beam Distribution: 66°
Spacing Criteria: 0.95

CYL8630KMVDCWCLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85700

Light Output (Fixture Delivered Lumens): 3521
Total Watts@120V: 44.0
Lumens Per Watt: 80.0
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3075K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	2330	
5	2183	208
15	2469	691
25	2596	1203
35	2475	1235
45	114	118
55	49	44
65	16	17
75	4	5
85	1	1
95	0	

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	64.7	8.6
8'	36.4	11.5
10'	23.3	14.4
12'	16.2	17.3
14'	11.9	20.1
16'	9.1	23.0

Beam Distribution: 75°
Spacing Criteria: 1.11

1. Accuracy of rendering colors
2. Color appearance of light source
3. Colors present within the light source

*Dependent on surrounding temperatures

CYL8

8" Integrated LED Indoor and Outdoor Cylinders

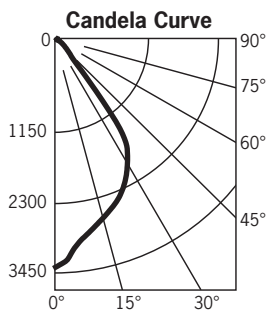
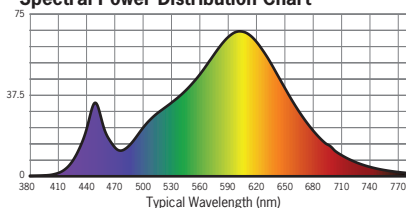
Photometrics

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

CYL8630KMVDCPL

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 86084

Light Output (Fixture Delivered Lumens): 3304
Total Watts@120V: 43.2
Lumens Per Watt: 76.5
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3030K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	3359	
5	3092	289
15	2708	764
25	2346	1073
35	1612	852
45	244	194
55	95	88
65	31	32
75	9	10
85	1	2
95	0	

Intensity Distribution

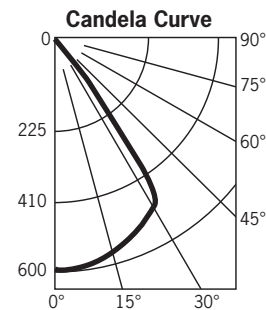
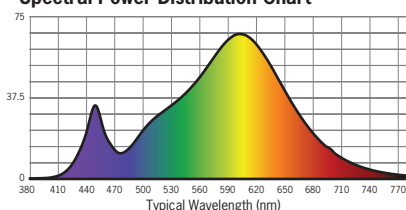
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	93.3	5.8
8'	52.5	7.7
10'	33.6	9.7
12'	23.3	11.6
14'	17.1	13.6
16'	13.1	15.5

Beam Distribution: 69°
Spacing Criteria: 0.97

CYL8630KMVDCXPB

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. G16122102

Light Output (Fixture Delivered Lumens): 95
Total Watts@120V: 42.3
Lumens Per Watt: 2.2
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3030K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	614	
5	601	51
15	575	103
25	530	92
35	267	54
45	2	1
55	1	1
65	0	0
75	0	0
85	0	0
95	0	

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	17.1	6.6 x 0.9
8'	9.6	8.8 x 1.2
10'	6.1	11.0 x 1.5
12'	4.3	13.2 x 1.7
14'	3.1	15.4 x 2.0
16'	2.4	17.6 x 2.4

1. Accuracy of rendering colors
2. Color appearance of light source
3. Colors present within the light source

*Dependent on surrounding temperatures

MJK TINLEY PARK DEVELOPMENT

FINAL ENGINEERING

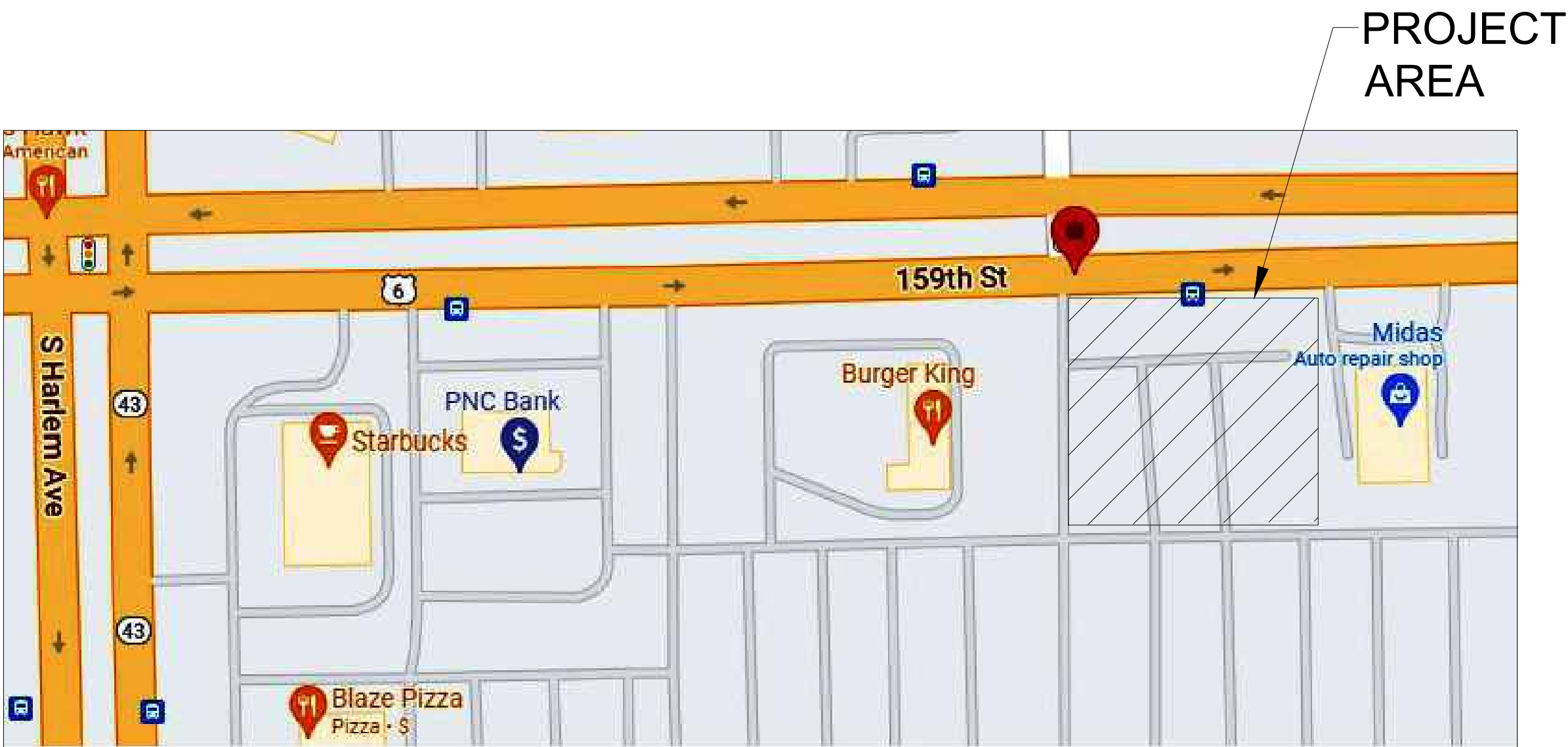
7121 W. 159TH ST
TINLEY PARK, IL

CLIENT:
MJK REAL ESTATE HOLDING COMPANY
1622 WILLOW ROAD
SUITE 201
NORTHFIELD, IL 60093

ARCHITECT:
SOOS & ASSOCIATES, INC.
105 SCHELTER ROAD
LINCOLNSHIRE, IL 60069
(847) 821-7667

ENGINEER :
GSG CONSULTANTS
735 REMINGTON ROAD
SCHAUMBURG, IL 60173
(630) 994-2600

SURVEYOR:
JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, IL 60515
(630) 652-4600



LOCATION MAP

INDEX OF SHEETS		
SHEET NO.	SHEET TITLE	DATE
C1	COVER SHEET	09/01/2022
C2	GENERAL NOTES	09/01/2022
C3	GENERAL NOTES	09/01/2022
C4	SITE PLAN	09/01/2022
C5	EXISTING PLAN	09/01/2022
C6	GEOMETRY PLAN	09/01/2022
C7	GRADING PLAN	09/01/2022
C8	UTILITY PLAN	09/01/2022
C9	SEWER PLAN	09/01/2022
C10	EROSION PLAN	09/01/2022
C11-C17	DETAILS	09/01/2022
C18-C27	ADS STORM TECH CHAMBER SYSTEM	09/01/2022
C28	UTILITY EASEMENT EXHIBIT	09/01/2022

BENCHMARKS

SITE BENCHMARK 1
ARROW BOLT OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF SITE
SOUTH SIDE OF DRIVE LANE.

ELEVATION = 718.90

SITE BENCHMARK 2
NORTHWEST BOLT OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF
SITE.

ELEVATION = 716.04

DRAINAGE STATEMENT:

THE PROJECT SUBMITTAL MEETS THE CRITERIA
REQUIRED BY THE WATERSHED MANAGEMENT PERMIT
AND WILL NOT CHANGE DRAINAGE OF SURFACE
WATERS, NOR WILL IT INCREASE THE LIKELIHOOD OF
FLOODING THE NEIGHBORING PROPERTIES.

William J. Cussen

WILLIAM CUSSEN, PE
CIVIL DESIGN MANAGER
GSG CONSULTANTS, INC.



REVISIONS

NO.	DATE	DESCRIPTION
1		
1		
1		
1		
1		

GSG CONSULTANTS, INC.

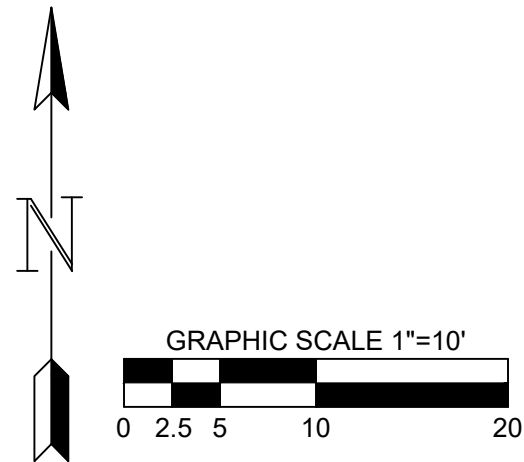
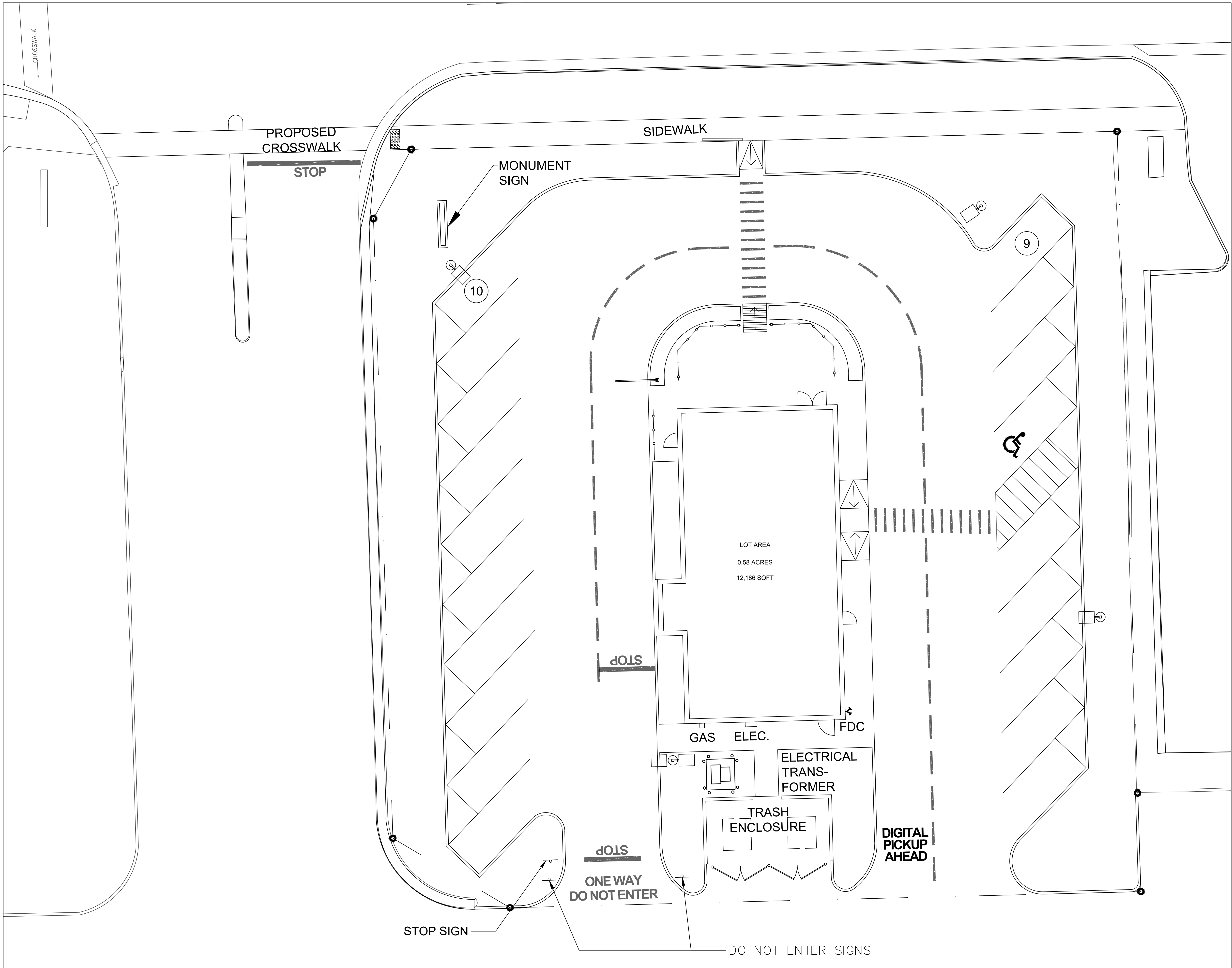
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ILLINOIS PROFESSIONAL DESIGN FIRM # 184-002852

COVER SHEET

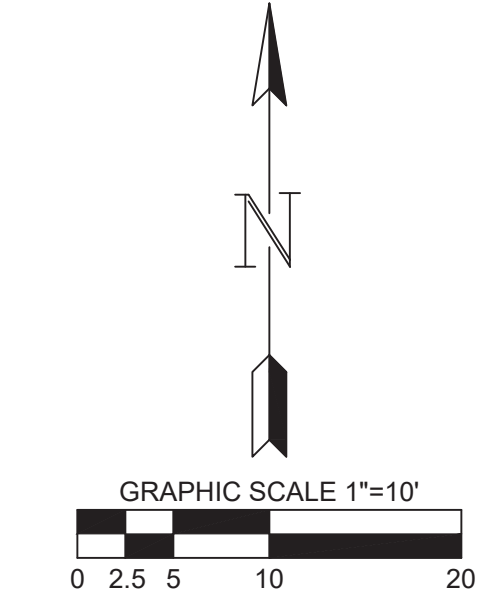
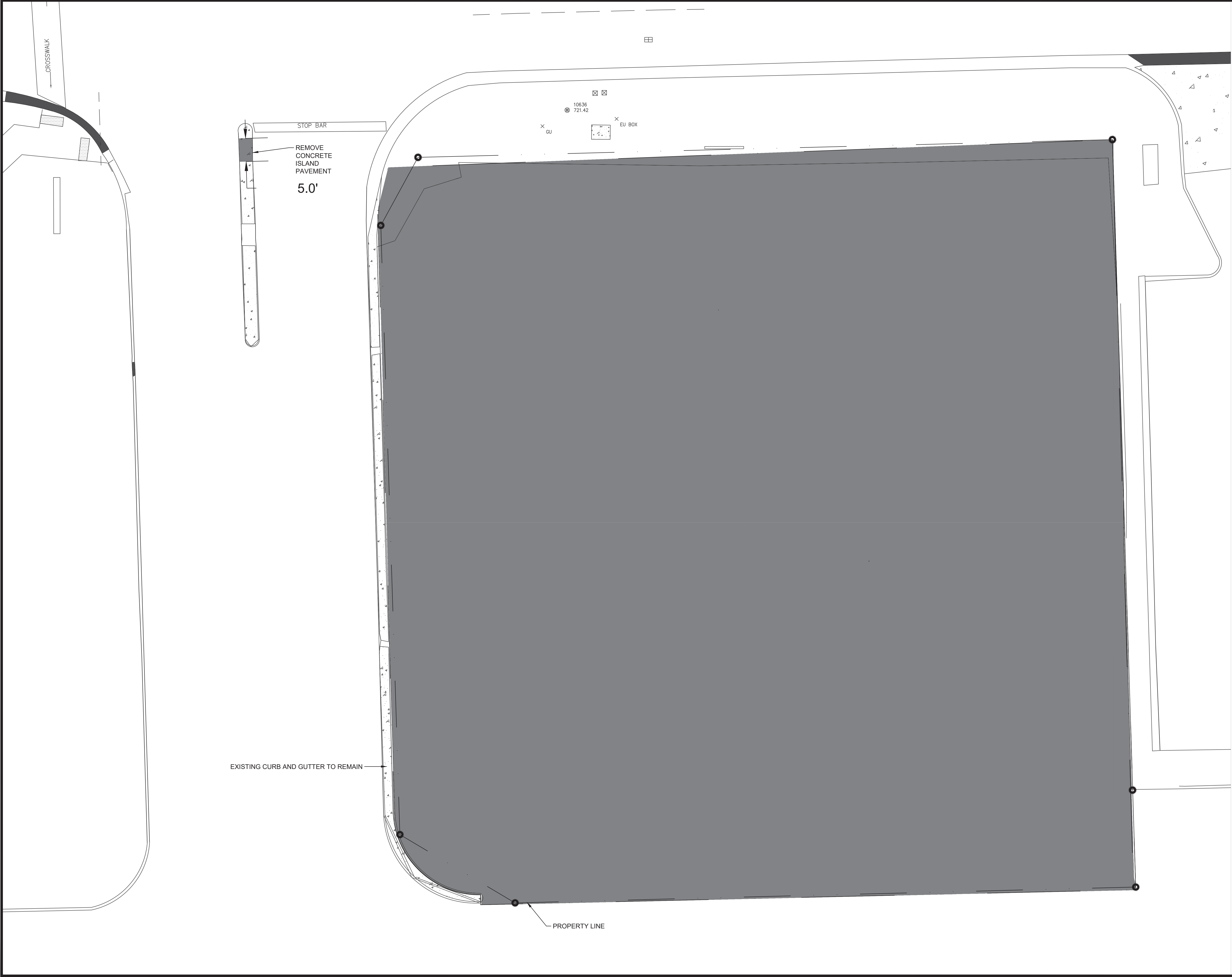
7121 W. 159TH ST
TINLEY PARK

DRAWN BY:	PROJECT:
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9/7/2022	1 OF 28
FILE NAME:	
MJK TINLEY -FINAL SHEETS	

GENERAL NOTES		REVISIONS			
<div>1. THE CONTRACTOR SHALL NOTIFY THE CITY, THE OWNER AND THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF STARTING ANY CONSTRUCTION. THE CONSTRUCTION SHALL BE UNDER THE GENERAL INSPECTION OF THE CITY ENGINEER AND THE OWNER'S ENGINEER.</div> <div>2. THE STANDARD SPECIFICATIONS GOVERNING THIS PROJECT ARE THE FOLLOWING:<div>A. VILLAGE OF TINLEY PARK (ORDINANCES, CODES, AND REGULATIONS)</div><div>B. COOK COUNTY PUBLIC WORKS ORDINANCE (ORDINANCES, CODES AND REGULATIONS)</div><div>C. ROADWAY AND EARTHWORK CONSTRUCTION SHALL CONFORM TO "THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" CURRENT EDITION.</div><div>D. METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.</div></div> <div>THE VILLAGE OF TINLEY PARK DEVELOPMENT CODE AND STANDARD DETAILS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION.</div> <div>3. ALL PERMITS AND EASEMENTS WILL BE OBTAINED BY THE OWNER WITH ANY REQUIRED INSURANCE OR BONDS TO BE PROVIDED BY THE CONTRACTOR PRIOR TO THE START OF WORK ON THE PROJECT.</div> <div>4. ALL VERTICAL CONTROL SHALL BE ON NORTH AMERICAN VERTICAL DATUM (NAVD 1988). HORIZONTAL CONTROL SHALL BE ON NAD STATE PLANE COORDINATES.</div> <div>5. WHEREVER PROPRIETARY EQUIPMENT IS SPECIFIED, "OR APPROVED EQUAL" IS IMPLIED. ALL PROPOSALS FOR SUBSTITUTION SHALL BE SUBMITTED TO THE MUNICIPALITY IN WRITING FOR THEIR APPROVAL.</div> <div>6. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.</div> <div>7. THE OWNER'S ENGINEER WILL OBTAIN THE NECESSARY APPROVALS FROM THE FOLLOWING AGENCIES:<div>A. VILLAGE OF TINLEY PARK.</div><div>B. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA).</div></div> <div>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.</div> <div>8. THE VILLAGE OF TINLEY PARK DEVELOPMENT CODE AND STANDARD DETAILS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION.</div> <div>9. THE CONTRACTOR SHALL KEEP A SET OF "APPROVED" CONSTRUCTION PLANS ON THE JOB SITE AND SHALL MAINTAIN (AS INDICATED HEREIN AND ELSEWHERE WITHIN THESE CONSTRUCTION NOTES, SPECIFICATIONS, AND PLANS) A LEGIBLE RECORD ON SAID PLANS OF ANY FIELD TILE ENCOUNTERED. ANY MODIFICATIONS/ALTERATIONS TO ALIGNMENT AND/OR TO PLANS AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS, ETC. UPON COMPLETION OF THE CONTRACTORS' WORK, SAID PLANS AND INFORMATION SHALL BE PROVIDED TO ENGINEER.</div> <div>10. ALL CONTRACTORS AND THEIR SUBCONTRACTORS SHALL INDEMNIFY THE OWNER, ENGINEER, AND MUNICIPALITY FROM ALL LIABILITY RESULTING FROM ANY NEGLIGENT ACT OR OMISSION WITH THEIR CONSTRUCTION, INSTALLATION, AND TESTING OF WORK ON THIS PROJECT AND SHALL NAME THEM AS ADDITIONAL INSURED ON THEIR COMMERCIAL GENERAL LIABILITY POLICIES FOR CLAIMS ARISING OUT OF THE WORK ON THIS PROJECT. A PROPER CERTIFICATE OF INSURANCE SHALL BE ISSUED PRIOR TO THE START OF CONSTRUCTION.</div> <div>11. NOT ALL GAS, POWER OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE PLANS. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMANS, SEWERS, FIELD TILES, ETC., AS SHOWN ON THE PLANS, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR MUST ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER SHOWN OR NOT AND MUST REALIZE THAT THE ACTUAL LOCATIONS OF THE UTILITIES SHOWN MAY BE DIFFERENT THAN INDICATED.</div> <div>12. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT (800) 992-0123 FOR UTILITY LOCATIONS.</div> <div>13. THE CONTRACTOR SHALL FIELD VERIFY LOCATION, ELEVATION, MATERIAL, AND SIZE OF EXISTING UTILITIES AND STRUCTURES. NO ADDITIONAL COMPENSATION IS ALLOWED FOR MINOR DEVIATIONS OF ACTUAL CONDITIONS FROM THOSE SHOWN. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT ONCE. NO WORK SHALL BE DONE UNTIL THE DISCREPANCY IS RESOLVED.</div> <div>14. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS.</div> <div>15. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.</div> <div>16. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER, ENGINEER AND OTHER APPLICABLE GOVERNMENTAL AGENCIES.</div> <div>17. THE CONTRACTOR WILL BE REQUIRED TO REPLACE IN KIND ALL SURFACE FEATURES DAMAGED OR REMOVED INCLUDING, BUT NOT LIMITED TO, CURB AND GUTTER, STREET PAVING, SIDEWALKS, DRIVES, LAWNS, TREES, PROPERTY PINS AND/OR MONUMENTS (COST INCIDENTAL).</div> <div>18. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH SECTION 201 OF THE IDOT STANDARD SPECIFICATIONS, AND THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES WHICH ARE TO BE REMOVED. A CONTRACTOR REMOVING TREES WITHOUT OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREE(S) AS DIRECTED BY OWNER AT CONTRACTOR'S EXPENSE. IF ADDITIONAL TREES OR SHRUBS MUST BE REMOVED, THEY WILL BE PAID FOR IN ACCORDANCE WITH SPECIFICATIONS.</div> <div>19. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF LEGALLY BY THE CONTRACTOR, IF ONSITE DISPOSAL IS NOT FEASIBLE.</div> <div>20. ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED, SHALL BE SAWED FULL DEPTH WHERE DIRECTED PRIOR TO REMOVAL. ALL ITEMS SO REMOVED SHALL BE REPLACED WITH SIMILAR CONSTRUCTION MATERIALS TO THEIR ORIGINAL CONDITION OR BETTER. PAYMENT FOR SAWING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH ITEM.</div> <div>21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE ENGINEER OR MUNICIPALITY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE IDOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".</div> <div>22. THE CONTRACTOR SHALL HAVE A COMPETENT SUPERINTENDENT ON THE PROJECT SITE AT ALL TIMES IRRESPECTIVE OF THE AMOUNT OF WORK SUBLET. THE SUPERINTENDENT SHALL BE CAPABLE OF READING AND UNDERSTANDING THE PLANS AND SPECIFICATIONS, SHALL HAVE FULL AUTHORITY TO EXECUTE ORDERS TO EXPEDITE THE PROJECT, AND SHALL BE RESPONSIBLE FOR SCHEDULING AND HAVE CONTROL OF ALL WORK AS THE AGENT OF THE CONTRACTOR.</div> <div>23. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL OR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT LOCATIONS AS DESIGNATED BY THE ENGINEER. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE VILLAGE AS APPROPRIATE.</div> <div>24. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUEST, DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.</div> <div>25. WHENEVER DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.</div> <div>26. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATION CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.</div> <div>27. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS-STEIGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970 (REVISED). THE CONTRACTOR, ENGINEER AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.</div> <div>28. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.</div> <div>29. ILLINOIS DEPT. OF TRANSPORTATION OWNS AND OPERATES TRAFFIC SIGNALS, STREET LIGHTS AND CABLE IN THE VICINITY OF THE WORK. THE CONTRACTOR SHALL REQUEST A CABLE LOCATE A MINIMUM OF 48 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) PRIOR TO EXCAVATION AT ANY LOCATION WITHIN THE PUBLIC RIGHT-OF-WAY.</div> <div>30. ALL SIGNS, MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL COMPLY WITH IDOT STANDARDS, THE ILLINOIS MUTCD, AND THE VILLAGE OF TINLEY PARK. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.</div>		<div>31. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL SECTION OR SUBSECTION MONUMENTS OR PROPERTY OR REFERENCE MARKERS UNTIL THE MUNICIPALITY, ITS AGENT OR AN AUTHORIZED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.</div> <div>32. LINE AND GRADE STAKES WILL BE SET ONE TIME AND ONE TIME ONLY BY THE SURVEYOR AT THE OWNER'S EXPENSE. CONTRACTORS SHALL NOTIFY THE OWNER AND SURVEYOR THAT STAKES WILL BE NEEDED AT LEAST 3 WORKING DAYS IN ADVANCE OF STARTING THEIR WORK. (ADDITIONAL NOTIFICATION SHALL BE PROVIDED PRIOR TO THE START OF INITIAL PROJECT CONSTRUCTION OPERATIONS) ANY AND ALL REQUIRED RESTAKING WILL BE PERFORMED BY THE SURVEYOR AT THE EXPENSE OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT STAKES PROVIDED FOR HIS USE AND TO REPORT TO THE OWNER'S SUPERINTENDENT ANY SPECIFIC INSTANCES OF DAMAGED OR ALTERED STAKES AND/OR MONUMENTS PROVIDED.</div> <div>DEMOLITION, CLEARING, GRUBBING, TREE PROTECTION AND PLANTING</div> <div>1. ALL ITEMS NOTED ON THE PLANS TO BE REMOVED OR OTHER ITEMS NOT SPECIFICALLY NOTED NECESSARY TO BE REMOVED TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHALL BE DEMOLISHED/REMOVED AND DISPOSED OF LEGALLY OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.</div> <div>2. ALL TREES, STUMPS, BRUSH, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE CUT, GRUBBED, REMOVED AND DISPOSED OF OFF-SITE FROM THE AREAS DELINEATED ON THE PLANS. ALL CLEARING AND GRUBBING SHALL BE APPROVED BY THE OWNER AND THE ENGINEER.</div> <div>3. TREES OR GROUPS OF TREES SHOWN TO BE PROTECTED OR BEYOND THE LIMITS OF DISTURBANCE SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING TREE PROTECTION FENCING, OR BY OTHER APPROVED MEANS. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN A MANNER TO PREVENT DAMAGING TREES DESIGNATED TO REMAIN OR TREES LOCATED OUTSIDE OF THE LIMITS OF DISTURBANCE.</div> <div>4. AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE PROTECTED FROM DAMAGE AND NO EQUIPMENT OR MATERIALS SHALL BE STORED IN THESE AREAS.</div> <div>5. NO STUMPS, TREES, LIMBS, OR BRUSH SHALL BE BURIED IN ANY FILLS OR EMBANKMENTS.</div> <div>6. CLEARING, TREE REMOVAL, TREE PROTECTION, TREE CARE, REPAIR AND REPLACEMENT OF BOTH EXISTING AND NEW PLANT MATERIAL SHALL BE IN ACCORDANCE PER VILLAGE DEVELOPMENT CODE 453-50-125.</div> <div>7. PLANTING AND CARE OF WOODY PLANTS SUCH AS TREES, SHRUBS, ETC. SHALL BE IN ACCORDANCE PER CITY DEVELOPMENT CODE 453-50-125.</div> <div>EARTHWORK</div> <div>1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:<div>A. STRIPPING OF TOPSOIL FROM ALL STREET, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.</div><div>B. STOCKPILING OF TOPSOIL SHALL BE AT LOCATIONS AS DIRECTED BY THE OWNER AND APPROVED BY THE CITY OF LOCKPORT. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONJUNCTIVE TO PLANT GROWTH. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (FLOOD ROUTING AREAS) IN PROPOSED UTILITY LOCATIONS, IN UTILITY EASEMENTS, OR IN THE RIGHT-OF-WAY.</div><div>C. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.</div><div>D. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME, AT A DUMP SITE AS SELECTED BY THE CONTRACTOR. ONSITE DISPOSAL WILL NOT BE ALLOWED.</div><div>E. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.</div><div>F. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING CONSTRUCTION OF BERMS, ETC.</div><div>G. PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND DETAILS REQUIRED ON THE CONSTRUCTION PLANS TO THE DESIGN SUBGRADE ELEVATIONS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.</div><div>H. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.</div><div>I. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.</div><div>J. MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES</div><div>K. BACKFILLING OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.</div><div>L. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSSES) SECTIONS SHOWN IN THESE PLANS; AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.</div><div>M. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.</div></div> <div>2. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A "SNOW FENCE" SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLANS TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.</div> <div>3. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT SHALL BE CONTACTED FOR AN INSPECTION ONCE ALL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO THE START OF ANY EARTHWORK ACTIVITY. THE CONTRACTOR SHALL GIVE THE VILLAGE OF TINLEY PARK AT LEAST 48 HOURS NOTICE AHEAD OF THE REQUIRED INSPECTION.</div> <div>4. SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE OWNER AND ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS, AND THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUNDWATER CONDITIONS.</div> <div>5. THE CONTRACTOR SHALL CONTACT A QUALIFIED INDEPENDENT GEOTECHNICAL FIRM TO VERIFY REQUIRED COMPACTION REQUIREMENTS HAVE BEEN MET. COMPACTION TEST FOR STRUCTURAL FILL AREAS UNDER SLABS, FOOTINGS, FOUNDATIONS, PARKING LOTS, CURB, ROADWAYS, ETC. AND DETENTION POND BERMS SHALL BE PROVIDED AT EACH LIFT. ALL COMPACTION AND MODIFIED PROCTOR TEST SHALL BE INCIDENTAL TO THE CONTRACT. ALL REPORTS SHALL BE SENT TO THE VILLAGE OF TINLEY PARK.</div> <div>6. A QUALIFIED SOILS ENGINEER SHALL REGULARLY INSPECT THE DETENTION AREA TO ENSURE THAT THE AREAS WILL BE CAPABLE OF HOLDING THE DESIGNED NORMAL AND HIGH-WATER LEVELS. GRAVEL OR SAND SEAMS OR OTHER CONDITIONS WHICH MAY BE ENCOUNTERED; AND WHICH MIGHT TEND TO DE-WATER THE AREA, SHALL BE REMEDIED AS DIRECTED BY THE SOILS ENGINEER (I.E., LINING, CLAY BLANKET, ETC.).</div> <div>7. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAN ONE INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTION 212.03 OF THE IDOT SPECIFICATIONS).</div> <div>8. WHERE FILL MATERIAL IS REQUIRED TO REACH THE DESIGN SUBGRADE OR TO REPLACE UNSUITABLES IT SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER, LUMPS, FROZEN SOIL OR DEBRIS AND HAVE A LIQUID LIMIT AND PLASTICITY INDEX LESS THAN 40 AND 15, RESPECTIVELY.</div> <div>9. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY TEN INCHES (10"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY</div> <div>10. STRUCTURAL FILL MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION 0-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM DESIGNATION 0-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.</div> <div>11. FILL MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION 0-1557 (MODIFIED PROCTOR METHOD).</div> <div>12. PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS AND YARD/OPEN SPACE AREAS SHALL BE ROUGH EXCAVATED OR FILLED TO WITHIN 1-FT OF DESIGN SUBGRADE BY THE CONTRACTOR.</div> <div>13. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE 0.1-FT+- OF DESIGN SUBGRADE ELEVATIONS.</div> <div>14. THE SUBGRADE OF PROPOSED PARKING LOT SUBGRADE AND STONE BASE AREAS SHALL BE PROOF-ROLLED (WITH A FULLY LOADED 6-WHEELER) BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER, THE SOILS ENGINEER, AND THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND ANY UNSTABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT SHALL BE PRESENT DURING THE PROOF-ROLLS.</div> <div>15. EXCESS EXCAVATED MATERIAL NOT SUITABLE OR REQUIRED FOR BACKFILLING OR SITE GRADING AND ALL MATERIALS CONTAINING SLAG, CINDERS, FOUNDRY SAND, DEBRIS AND RUBBLE SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED AT NO ADDITIONAL COST.</div> <div>16. RIP-RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO SECTION 1005 OF THE IDOT SPECIFICATIONS, AND IF GROUTED IN PLACE IN ACCORDANCE WITH SECTION 281 OF SAME STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE ON THE PLANS.</div>			
				UNDERGROUND UTILITIES	
				1. ALL PUBLIC AND PRIVATE STORM SEWER, SANITARY SEWER, AND WATERMAIN BE SPECIFIED, INSTALLED, AND TESTED ACCORDING TO THE REQUIREMENTS OF THE VILLAGE OF TINLEY PARK DEVELOPMENT CODE AND STANDARD DETAILS."	
				2. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, AUGERING AND INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.	
				3. ROUGH GRADING TO WITHIN 1-FT OF FINISHED SUBGRADE SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF UNDERGROUND UTILITY INSTALLATION.	
4. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION OR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.					
5. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.					
6. STORM SEWERS AND SERVICES SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS: <div>A. REINFORCED CONCRETE CULVERT PIPE CLASS III, CONFORMING TO ASTM DESIGNATION C-76. JOINTS FOR STORM SEWERS SHALL BE RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443), EXCEPT WHERE DESIGNATED OTHERWISE ON THE PLANS. AT LOCATIONS WHERE THE STORM SEWER CROSSES WATER MAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-443 SHALL BE USED AND THE PIPE SHALL NOT HAVE ANY "LIFTHOLES".</div>					
6. STORM SEWER MANHOLES, CATCH BASINS, AND INLETS SHALL BE PRECAST STRUCTURES, CONFORMING TO ASTM 478, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAILS), WHERE NOTED ON THE PLANS OR CONSTRUCTION STANDARDS. ALL PIPE OPENINGS IN ALL MANHOLES, CATCH BASINS, AND INLETS SHALL BE PRECAST WITH FLEXIBLE WATERTIGHT PIPE CONNECTIONS CONFORMING TO ASTM C923. GRATES AND LIDS SHALL BE IMPRINTED WITH "STORM SEWER DRAINS TO CREEK".					
7. ALL CATCH BASINS, SUMPS, SEWER PIPES AND OTHER AREAS ACCUMULATING SEDIMENT ARE TO BE CLEANED AT THE END OF THE PROJECT PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT FUNCTIONING PROPERLY.					
8. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATER SHALL DISCHARGE INTO THE STORM SEWER.					
9. RIP-RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE UNDERGROUND IMPROVEMENTS, SHALL CONFORM TO SECTION 1005, AND IF INDICATED ON THE PLANS SHALL BE GROUTED IN PLACE IN ACCORDANCE WITH SECTION 281 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.					
10. ALL STORM SEWERS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE PIPE.					
11. SANITARY SEWERS SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS UNLESS SPECIFIED OTHERWISE ON THE PLANS: <div>A. POLYVINYL CHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) CONFORMING TO ASTM DESIGNATION D-3034 WITH AN SDR OF 26, WITH JOINTS CONFORMING TO ASTM DESIGNATION D-3212 AND HAVING ELASTOMERIC GASKETS CONFORMING TO ASTM F-477.</div> <div>B. WHERE DUCTILE IRON SANITARY SEWER PIPE IS SHOWN ON THE PLANS, SAID PIPE SHALL BE DUCTILE IRON PIPE, CLASS 52, CONFORMING TO AWWA C-151 (ANSI 21.51) WITH JOINTS COMPLYING WITH AWWA C-111 (ANSI A21.11).</div>					
12. IF PVC SEWER PIPE IS USED FOR SANITARY SEWERS, A DEFLECTION TEST AS OUTLINED IN THE STANDARD SPECIFICATIONS SHALL BE PROVIDED. DEFLECTION OF PVC SANITARY SEWER SHALL NOT EXCEED 5%, TEST TO BE CONDUCTED 30 DAYS AFTER INSTALLATION.					
13. UNLESS AN ALTERNATE METHOD IS APPROVED, SANITARY SEWER MANHOLE CONNECTIONS SHALL BE MADE WITH A FLEXIBLE WATER-TIGHT MATERIAL. TYPE AND MANUFACTURER AS SHOWN ON THE CONSTRUCTION STANDARDS AND AS APPROVED BY THE MUNICIPALITY.					
14. ALL SANITARY SEWERS INCLUDING MANHOLES SHALL BE SUBJECTED TO EITHER AN INFILTRATION TEST OR AIR TEST BY THE CONTRACTOR. ALLOWABLE INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER OF PIPE PER MILE PER DAY. MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH ASTM C-1244 SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL TESTING SO THAT IT CAN BE WITNESSED BY THE CITY ENGINEER, PUBLIC WORKS DEPARTMENT AND/OR SANITARY DISTRICT AS APPROPRIATE					
15. ALL SANITARY SEWER MANHOLES SHALL HAVE ECCENTRIC CONES. CONE OPENINGS SHALL BE CENTERED PERPENDICULAR TO THE MAINLINE FLOW. ALL STRUCTURE SECTIONS AND ADJUSTING RINGS SHALL BE SECURELY SEALED TO EACH OTHER OR TO THE CONE SECTION OR TOP BARREL SECTION OF THE MANHOLE USING RESILIENT, FLEXIBLE, NON-HARDENING, PREFORMED BITUMINOUS MASTIC (RAM-NEK OR APPROVED EQUAL). THIS MASTIC SHALL BE APPLIED IN SUCH A MANNER THAT NO SURFACE WATER OR GROUNDWATER INFLOW CAN ENTER THE MANHOLE THROUGH GAPS BETWEEN BARREL SECTIONS OR CONE SECTIONS AND ADJUSTING RINGS. SANITARY SEWER MANHOLES SHALL BE 4'-0" DIAMETER PRECAST STRUCTURES (UNLESS OTHERWISE INDICATED ON THE PLANS), WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS SHEET). LIDS SHALL BE IMPRINTED "SANITARY SEWER" AND "VILLAGE OF TINLEY PARK PUBLIC WORKS".					
16. UNLESS AN ALTERNATE METHOD IS APPROVED, WATERSTOP GASKETS SHALL BE PROVIDED AT ALL SANITARY SEWER MANHOLE CONNECTIONS, TYPE AND MANUFACTURER AS SHOWN ON CONSTRUCTION STANDARDS AND AS APPROVED BY THE CITY.					
17. ALL SANITARY SEWERS AND SEWER SERVICES SHALL BE INSTALLED ON GRANULAR CRUSHED STONE BEDDING IDOT GRADATION CA-7, CONFORMING TO ASTM D-2321, WITH A MINIMUM THICKNESS EQUAL TO 1/4TH OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN 4" NOR MORE THAN 8". BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE IN ALL CASES (UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DETAILS). FOR PVC SANITARY SEWER, THE BEDDING SHALL EXTEND TO 1.0' (FT.) ABOVE THE TOP OF THE PIPE. COST FOR BEDDING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE SEWER, ETC.					
18. SANITARY SERVICES SHALL BE LAID TO A MINIMUM GRADE OF 1.00% THE END OF EACH SERVICE SHALL BE SEALED WITH A MANUFACTURER'S WATERTIGHT PLUG. SANITARY SERVICE STUBS SHALL BE MARKED IN ACCORDANCE WITH THESE CONSTRUCTION NOTES. SANITARY SEWER SERVICES SHALL BE A MINIMUM OF 6" IN DIAMETER AND THE SAME MATERIAL AS THE MAIN LINE SEWER IF 10 FEET SEPARATION FROM THE WATER MAIN IS MAINTAINED.					
19. SEWER SERVICE RISER SHALL BE USED WHEN MAINLINE SEWER EXCEEDS 12 FT. IN DEPTH.					
20. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.					
21. SANITARY SEWERS ARE TO BE TELEVISED PRIOR TO CONNECTION TO THE EXISTING SANITARY SEWER PER VILLAGE OF TINLEY PARK REQUIREMENTS AND TELEVISION SHALL BE SENT TO THE VILLAGE OF TINLEY PARK.					
22. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS.					
23. WATER MAIN SHALL BE CONSTRUCTED FROM THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS: <div>A. WATER MAIN SHALL BE DUCTILE IRON CL52 CONFORMING TO ANSI A-21.51/ AWWA C151, WITH RUBBER GASKETED JOINTS CONFORMING TO ANSI A21.11/AWWA C-111. DUCTILE IRON FITTINGS SHALL BE CEMENT LINED IN CONFORMANCE WITH AWWA C-104. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN SHALL BE 5.5 FT.</div>					
24. A #10 WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER MAINS, THE WIRE SHALL BE CONTINUOUS FROM VALVE VAULT TO VALVE VAULT. IF SPLICING IS NECESSARY, PROPER ELECTRICAL CONNECTORS ARE TO BE USED. THE ENDS OF THE WIRE SHALL BE SECURED ON INSIDE VALVE VAULT WALL WITH NONFERROUS FASTENERS UP TO THE CASTING ELEVATION TO ALLOW CONNECTION TO A LOCATING DEVICE.					
25. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASERS, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS; HOWEVER, THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.					
26. ALL WATER MAINS SHALL HAVE COMPACTED (CA-7) GRANULAR BEDDING, A MINIMUM OF FOUR (4) INCHES BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE WATER MAIN.					
27. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS SHEET). LIDS SHALL BE IMPRINTED "WATER" AND "VILLAGE OF TINLEY PARK".					
28. HYDRANTS SHALL BE EIJJ OR MUELLER BREAK FLANGE TYPE EQUIPPED WITH AUXILIARY VALVES AND VALVE BOXES IN ACCORDANCE WITH THE CITY'S STANDARD. EACH HYDRANT SHALL BE EQUIPPED WITH TWO 2" HOSE NOZZLE AND ONE 4" STEAMER NOZZLE. HOSE THREADS SHALL BE THE CITY STANDARD. ALL HYDRANTS SHALL OPEN COUNTER-CLOCKWISE AND BE SET 3 FT BEHIND BACK OF CURB.					
29. DUCTILE IRON WATER MAIN SHALL BE PROTECTED IN A POLYETHYLENE TUBE, SUCH AS CLOW TYPE F-191 OR EQUAL, AND SHALL COMPLETELY ENCASE AND SEAL THE WATER MAIN AND FITTINGS AND ACCESSORIES IN ACCORDANCE WITH ANSI/AWWA C105/A21.5 STANDARDS.					
30. ALL WATER MAINS SHALL BE SUBJECTED TO A PRESSURE TEST BY THE CONTRACTOR. HYDROSTATIC PRESSURE TEST AND LEAKAGE SHALL BE BASED ON 150 PSI FOR A MINIMUM OF 2 HOURS. WATER MAINS SHALL BE CHLOR					



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LEGEND

FULL DEPTH PAVEMENT REMOVAL

EXISTING CONDITIONS AND
DEMOLITION PLAN

7121 W. 159TH ST
TINLEY PARK

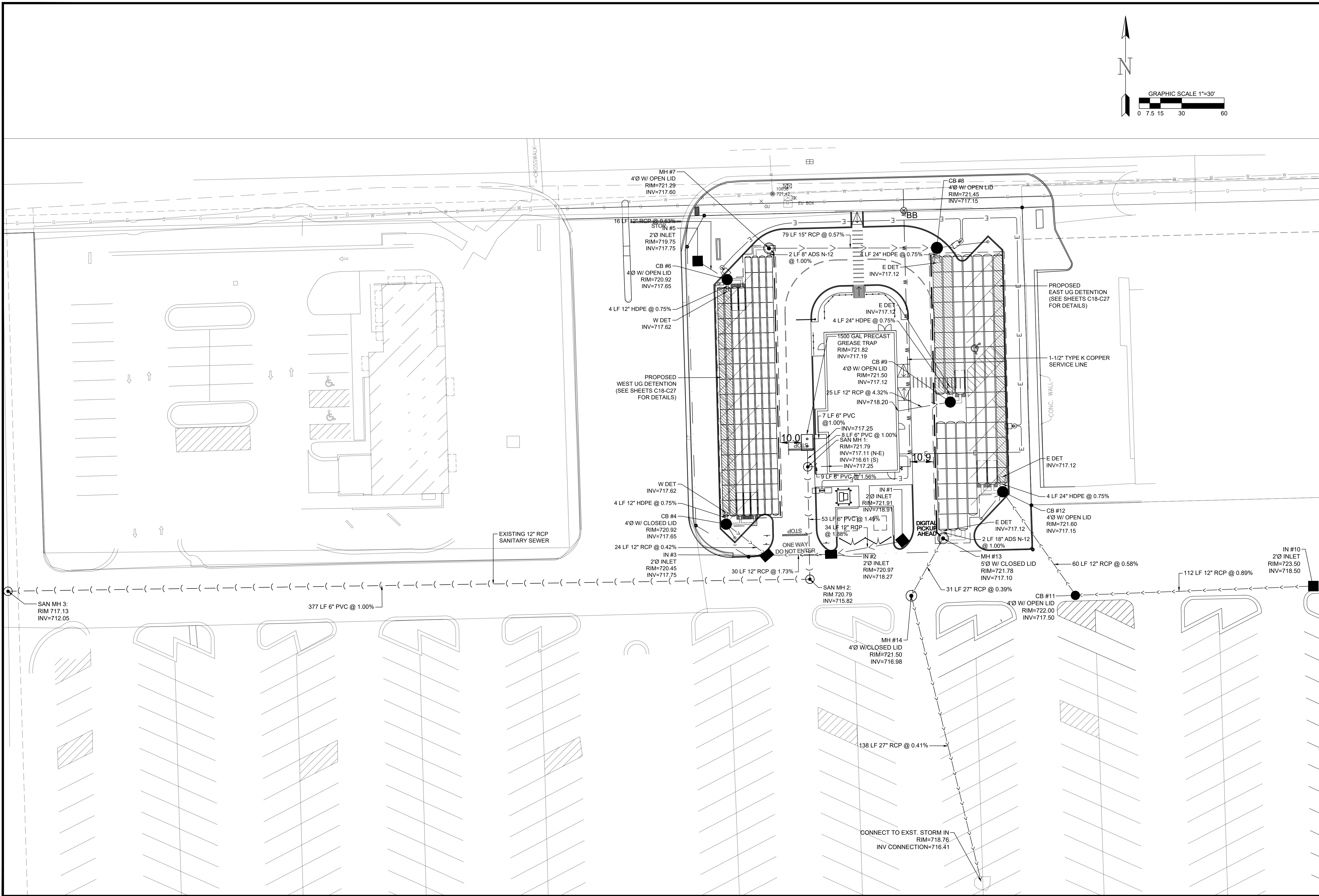


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WC	NTS
DATE:	SHEET #:
9/7/2022	5 OF 28
FILE NAME:	
MJK TINLEY -FINAL SHEETS	

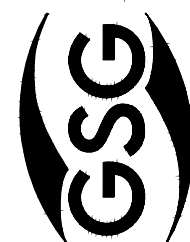


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UTILITY PLAN		7121 W. 159TH ST TINLEY PARK	
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FILE NAME:		MJK TINLEY -FINAL SHEETS	



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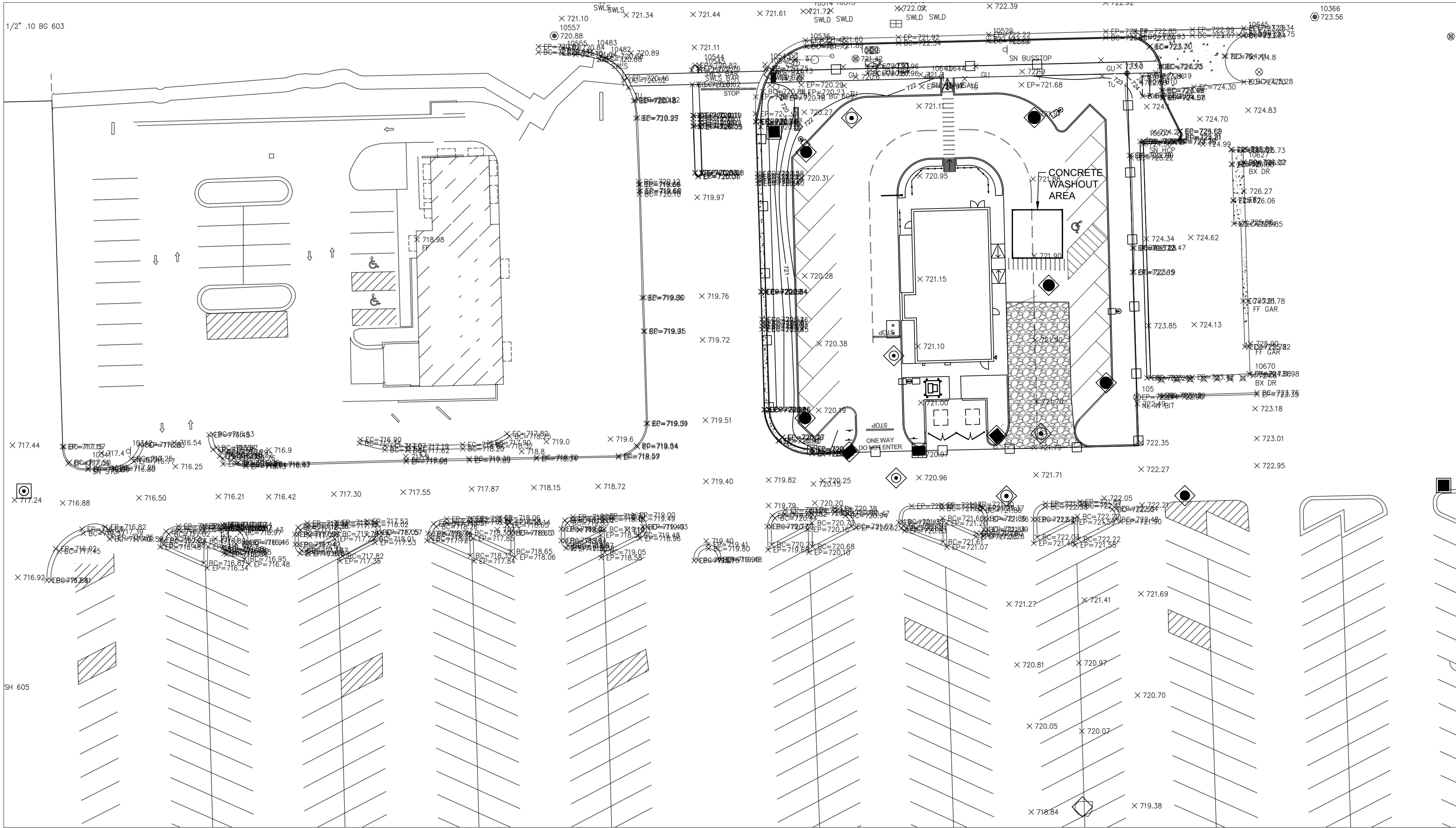
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SEWER PROFILE

7121 W. 159TH ST
TINLEY PARK

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EROSION CONTROL PLAN

7121 W. 159TH ST
TINLEY PARK

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9/7/2022	10 OF 28
FILE NAME:	
MJK TINLEY -FINAL SHEETS	

Diagram illustrating a pipe joint repair using a resin sleeve. The diagram shows a cross-section of a pipe with a resin sleeve applied around it. A manometer is connected to the sleeve, labeled "ASTM RESIN BETWEEN MANIF OPEN".

D ₁ (INCHES)	D ₂ (INCHES)
6	8
8	8
10	10
12	12
15	12
18	12
21	12
24	12

SECTION C-C

NOTE:

SHALL BE NO SMALLER THAN TWO (2) NOMINAL DIAMETERS LESS D_1 , BUT NOT LESS THAN 8".

DETAILS AND MATERIAL FOR DROP
MANHOLE SHALL BE SAME AS FOR
STANDARD MANHOLE EXCEPT FOR LATERAL
SEWER CONNECTION AS SHOWN.

MANHOLE TO BE CAST-IN-PLACE CONCRETE
OR TYPE "A" W/ PRECAST CONCRETE
SECTIONS AND BOTTOM (AS SHOWN).

MINIMUM WALL THICKNESS "t" FOR DROPPED MANHOLE:

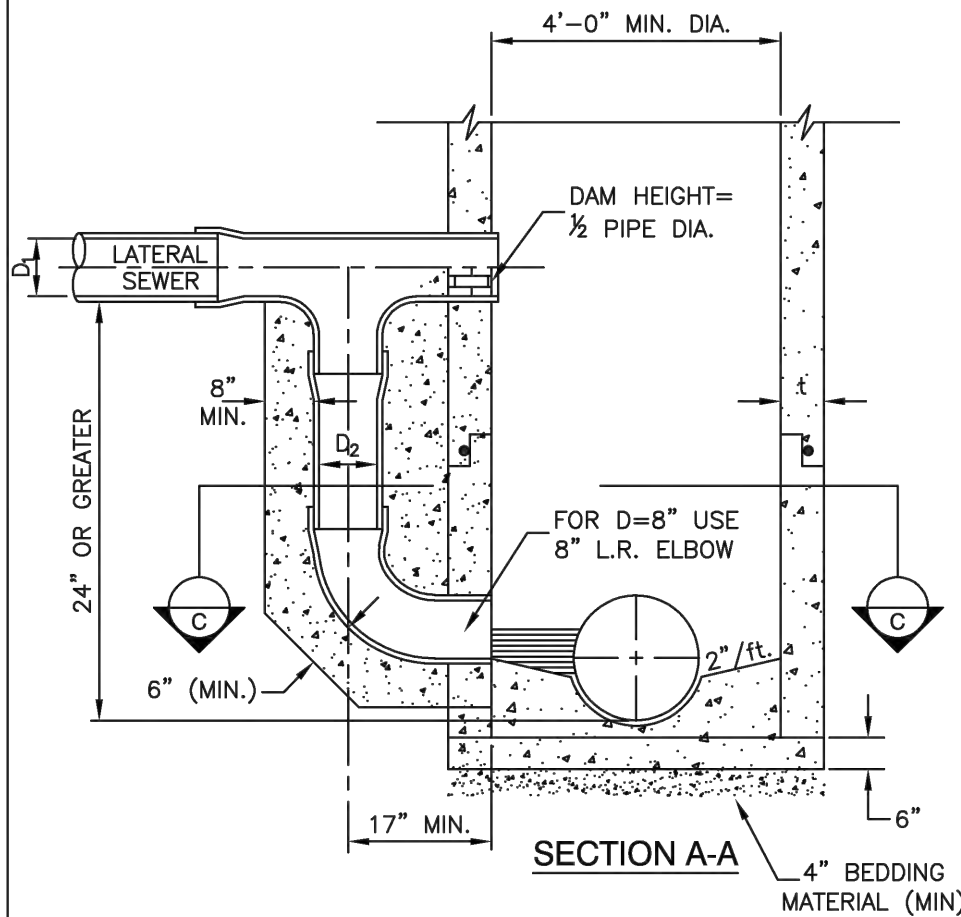
- A. 6" FOR CAST-IN-PLACE CONCRETE
- B. 1/12 MANHOLE DIAMETER FOR PRECAST CONCRETE, BUT NOT LESS THAN 5".

CONCRETE FOR ENCASEMENT SHALL BE
3000 PSI @ 28 DAYS, MINIMUM.

MANHOLE STEPS ARE OMITTED FOR CLARITY
STEPS SHALL BE 16" C-C.

THE "T" AND DROP PIPE SHALL BE DUCTILE IRON PIPE.

CENTERLINE OF DROP SEWER AT SAME
ELEVATION AS SPRING LINE OF MAIN SEWER



FINISHED GRADE

24"

FRAME AND CAST IRON LID MARKED "STORM" AND "VILLAGE OF TINLEY PARK" (SEE STORM LID DETAIL)

SEE ADJUSTMENT RING DETAIL

GRADE ADJUSTMENT HEIGHT SHOULD NOT EXCEED 12"

TOP OF MASONRY

STEEL REINFORCED PLASTIC STEPS

PRECAST ECCENTRIC CONE

16" C-C (TYP.)

CENTERLINE OF MAIN

PRECAST MANHOLE SECTIONS MUST CONFORM WITH ASTM C-478

MAIN DRAIN D _{in}	WALL THICKNESS t _{in}	"E" t _{in}	"F" t _{in}
48"	4"	0"	2'11"
60"	5"	6"	3'6"
72"	6"	12"	4'1"
84"	7"	18"	4'8"

30"

VARIABLE

SPRINGLINE

EDGE OF TRENCH

6" PCC BLOCK FOR TEMPORARY SUPPORT

4" PCC BEDDING (MIN)

CONCRETE ENCASEMENT

NOTE: A CONTINUOUS LAYER NON-HARDENING, PREFORMED BUTYL MASTIC MATERIAL 0-RING GASKET TO BE APPLIED TO EACH JOINT TO PREVENT INFILTRATION

Village of Tinley Park

NOTE: A CONTINUOUS LAYER OF
NON-HARDENING, PREFORMED
BUTYL MASTIC MATERIAL OR
O-RING GASKET TO BE
APPLIED TO EACH JOINT TO
PREVENT INFLOW.

CAST FRAME
GRAY IRON

6 GUSSETS SHOWN
8 PERMITTED

3/4"

SECTION A-A

24"
25"
21"
5/16"
5/8"
R=3"
7/8"
5/4"
24"-25 1/2"
5/4"
5/8"

SECTION B-B

22 3/4"
1 7/8"
6 1/4"
1 1/8"
9 1/2"
3/4"
3/4"
R=3/4" TYP

SECTION C-C

22 3/4"
1 7/8"
3/4"

(3) STACKING LUGS
AT 120° (OPTIONAL)

IN CURBLINE OR DRAINAGE PATH
TYPE 1040 M1 FLAT GRATE
GRAY IRON LID

IN PAVEMENT
TYPE A SOLID COVER
GRAY IRON LID

Village of
Tinley Park
ILLINOIS

The logo for the Village of Tinley Park, Illinois. It features the words "Village of" in a small, sans-serif font above the large, stylized blue script text "Tinley Park". Below "Tinley Park" is the word "ILLINOIS" in a smaller, blue, sans-serif font. A graphic of a guitar neck and headstock is positioned behind the "T" in "Tinley".

1 1/2" LETTERS
(RECESSED FLUSH)

2" LETTERS
(RECESSED FLUSH)

(2) CLOSED
PICKHOLES

1 1/2" TYP.

22 3/4" DIA.

1 3/4"

2 3/8"

HEAVY DUTY
EJTW-1020A OR APPROVED EQUAL
MACHINED BEARING SURFACE
COVER W/ 115 lbs.

2 1/4"

3/8"

7/16"

1"

CLOSED PICKHOLE DETAIL

*LIDS SHALL COMPLY WITH NRDSS PHASE II
BEST-MANAGEMENT PRACTICES THROUGH
APPROPRIATE FACIAL MARKINGS.

Village of
Tinley Park
ILLINOIS

* LIDS SHALL COMPLY WITH NPDES PHASE
BEST MANAGEMENT PRACTICES THROUGH
APPROPRIATE FACIAL MARKINGS.



1 1/2" LETTERS
(RECESSED FLUSH)

1" LETTERS
(RECESSED FLUSH)

(2) CLOSED
PICKHOLES

1 1/2" TYP.

SANITARY

SEWER

22 3/4" DIA.

1 3/4"

1 1/4" DIA. NEOPRENE GASKET

2 3/8"

HEAVY DUTY
EJW 1020A DR APPROVED EQUAL
MACHINED BEARING SURFACE
COVER WT: 115 lbs.

2 1/4"

3/8"

7/16"

1"

CLOSED PICKHOLE DETAIL

MANHOLE COVER WITH
GROOVED GASKET SEAL
& CLOSED PICKHOLES
TO REDUCE SURFACE
WATER INFLOW.

1 1/2"

240°

GROOVE DETAIL

Village of
Tinley Park
ILLINOIS

MANHOLE COVER WITH
GROOVED GASKET SEAL

GROOVE DETAIL



PL PREMIUM CONCRETE
MASONRY SEALANT OR PL
POLYURETHANE WINDOW AND
DOOR SEALANT-5/16" BEAD

CRETEX BOOT

GNR INFRA-RISER-31.75" OD

FRAME AND GRATE

GRADE ADJUSTMENT
HEIGHT SHOULD NOT
EXCEED 12"

PL PREMIUM CONCRETE
MASONRY SEALANT OR PL
POLYURETHANE WINDOW AND
DOOR SEALANT-5/16" BEAD

PREFORMED
BUTYLMASTIC
MATERIAL

RUBBER ADJUSTMENT RING
(THICKNESS SHALL NOT BE
LESS THAN 1" OR EXCEED 3")

SANITARY SEWER MANHOLE

PL PREMIUM CONCRETE
MASONRY SEALANT OR PL
POLYURETHANE WINDOW AND
DOOR SEALANT-5/16" BEAD

GNR INFRA-RISER-36" OD

FRAME AND GRATE

GRADE ADJUSTMENT
HEIGHT SHOULD NOT
EXCEED 12"

PL PREMIUM CONCRETE
MASONRY SEALANT OR PL
POLYURETHANE WINDOW AND
DOOR SEALANT-5/16" BEAD

PREFORMED
BUTYLMASTIC
MATERIAL

RUBBER ADJUSTMENT RING
(THICKNESS SHALL NOT BE
LESS THAN 1" OR EXCEED 3")

NON-SANITARY SEWER STRUCTURE

LEVEL GRADE

PL PREMIUM CONCRETE
MASONRY SEALANT OR PL
POLYURETHANE WINDOW AND
DOOR SEALANT-5/16" BEAD

CRETEX BOOT

TAPERED GNR
INFRA-RISER-34" OD

FRAME AND GRATE

GRADE ADJUSTMENT
HEIGHT SHOULD NOT
EXCEED 12"

PL PREMIUM CONCRETE
MASONRY SEALANT OR PL
POLYURETHANE WINDOW AND
DOOR SEALANT-5/16" BEAD

PREFORMED
BUTYLMASTIC
MATERIAL

RUBBER ADJUSTMENT RING
(THICKNESS SHALL NOT BE
LESS THAN 1" OR EXCEED 3")

**NON-SANITARY SEWER
STRUCTURE IN GUTTER**

NOTE:
GRADE ADJUSTMENT HEIGHT SHOULD NOT EXCEED 12"

Village of
Timney Park
ILLINOIS

NOTE: GRADE ADJUSTMENT HEIGHT SHOULD NOT EXCEED 12"


The logo for the Village of Tinley Park, Illinois, features a stylized torch with a flame in shades of orange and yellow. The text "Village of" is in a small, sans-serif font above the word "Tinley Park" in a large, blue, cursive script. Below "Tinley Park" is the word "ILLINOIS" in a smaller, blue, sans-serif font. The entire logo is set against a background of a faint, light blue grid pattern.

REVISIONS

DESCRIPTION:

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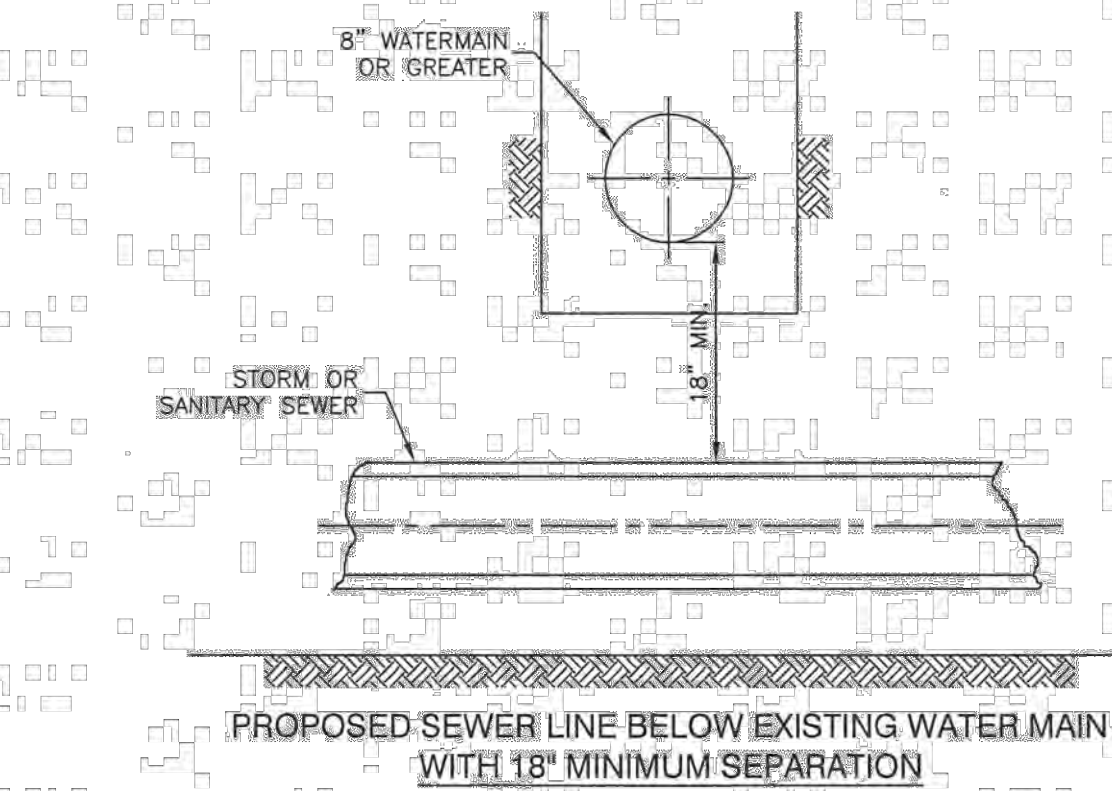


DETAILS

7121 W. 159TH ST
TINLEY PARK

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AW	PROJECT No
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9/7/2022	12 OF 28
FILE NAME:	
MJK TINLEY -FINAL SHEETS	

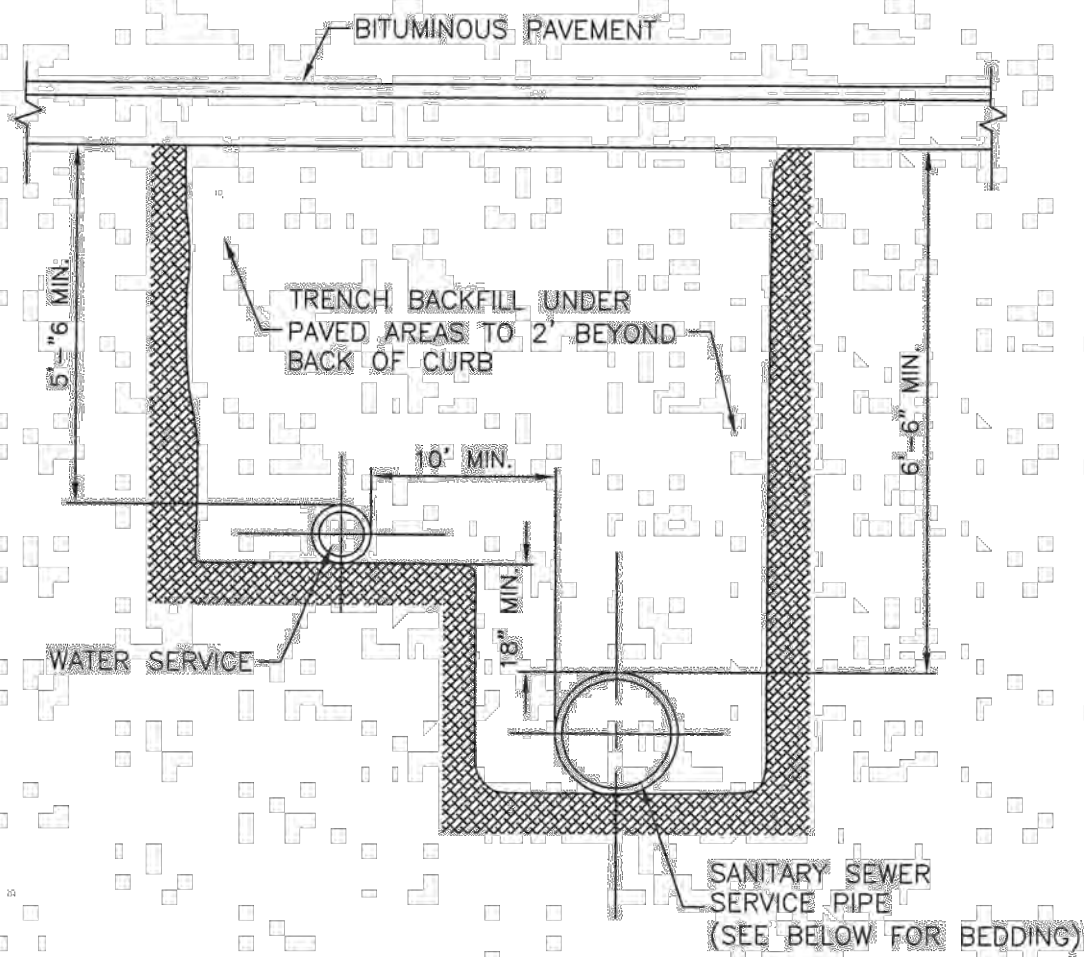
WATER AND SEWER SEPARATION REQUIREMENTS



- NOTES:
1. PROVIDE ADEQUATE SUPPORT FOR WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.
 2. MAINTAIN 18" MINIMUM VERTICAL SEPARATION FOR 10' HORIZONTALLY.



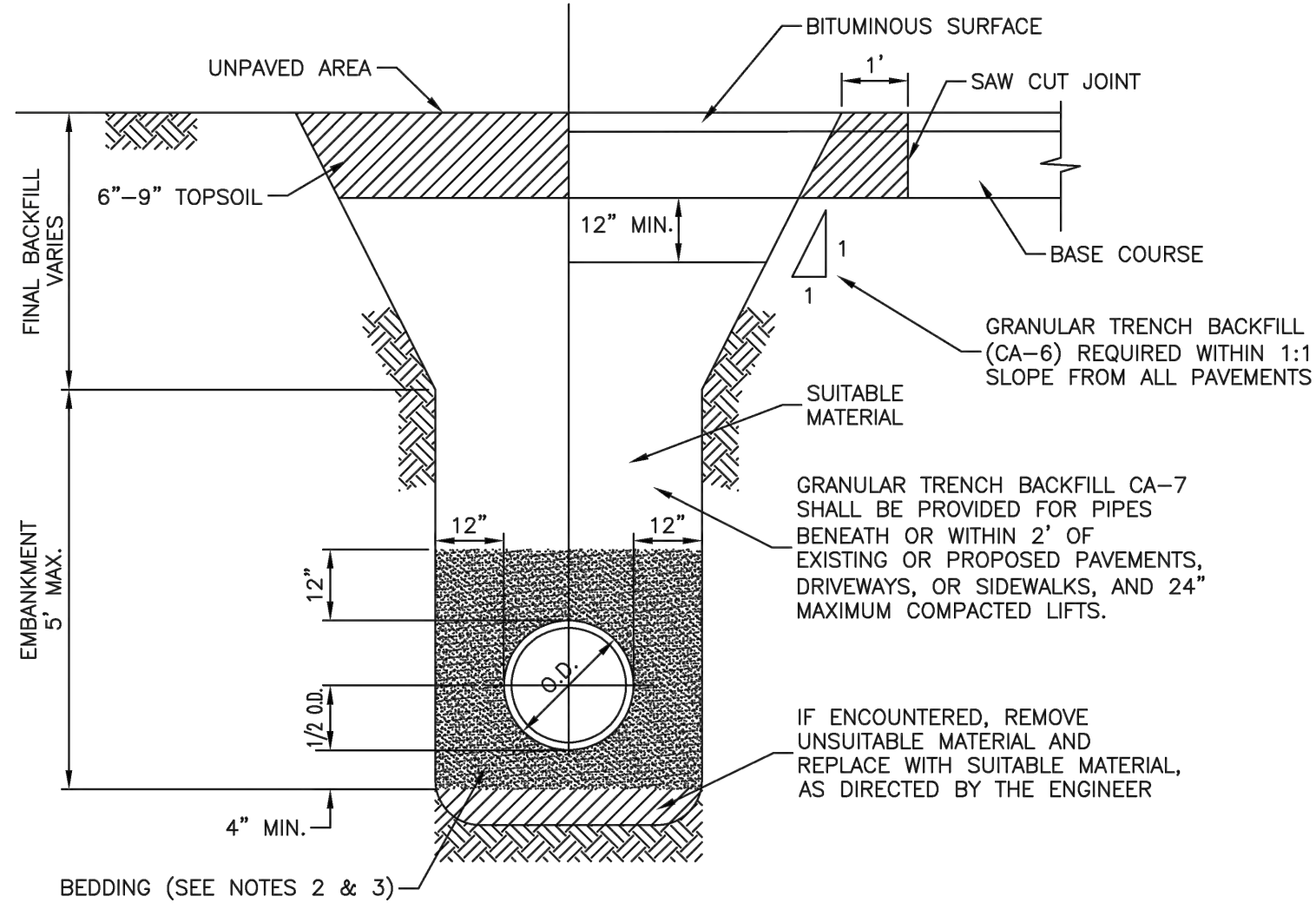
TRENCH BACKFILL DETAIL FOR SANITARY SEWER & WATER SERVICES



SANITARY SEWER PIPE BEDDING SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, PEA GRAVEL, CRUSHED STONE OR SLAG, 1/4" TO 3/4" IN SIZE, AS A MINIMUM THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ART. 1004.01 OF THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS.



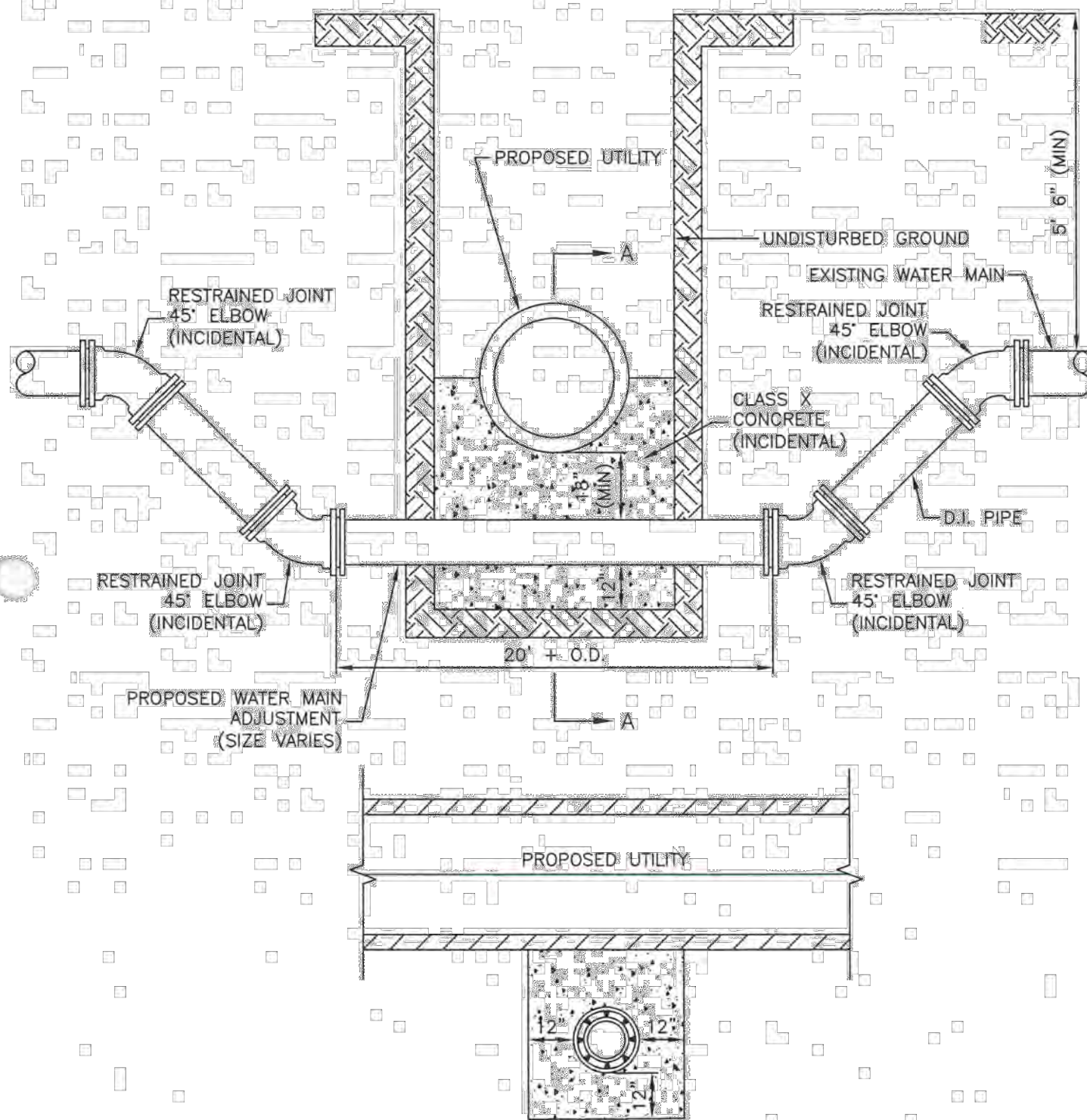
TRENCH BACKFILL DETAIL FOR SANITARY SEWER



- NOTES:
1. TRENCH SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
 2. BEDDING SHALL BE REQUIRED TO BE A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE PIPE BUT SHALL NOT BE LESS THAN 4". BEDDING AND HAUNCHING MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." THE GRADATION SHALL BE CA-7.
 3. FOR PVC PIPE THE BEDDING MATERIAL SHALL BE PLACED A MINIMUM 12" OVER THE TOP OF THE PIPE AND GRADATION SHALL BE CA-7 AND SHALL BE CAREFULLY PLACED SO AS TO FILL THE SPACE UNDER AND AROUND THE PIPE.
 4. TRENCH BACKFILL SHALL BE CA-7 TO WITHIN 12" OF THE TOP OF THE TRENCH. TOP FINAL 12" SHALL BE FILLED WITH CA-6.



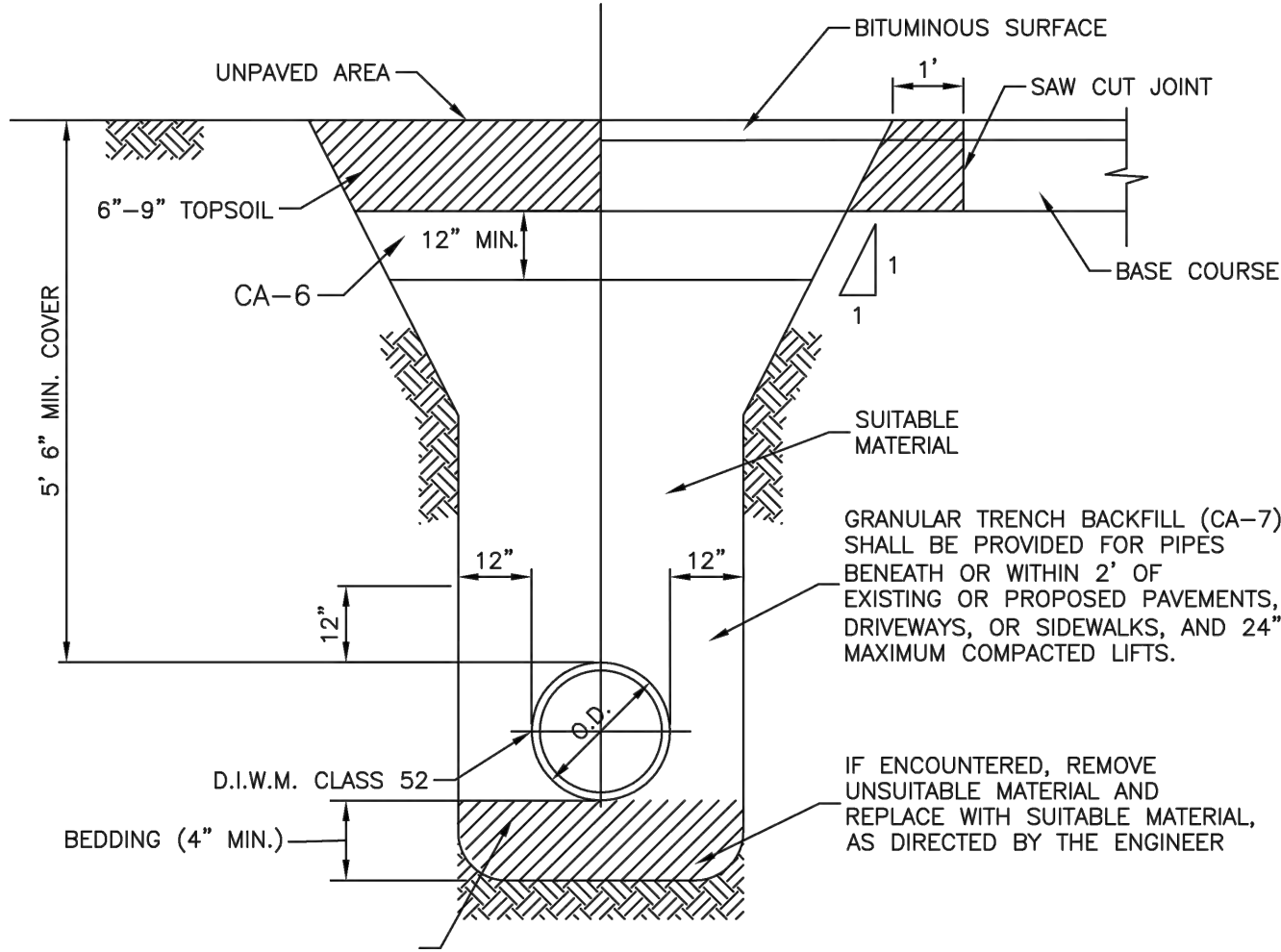
DETAIL OF WATERMAIN ADJUSTMENT



- NOTES:
1. GRAVITY SEWER TO BE WATERMAIN QUALITY. PRESSURE FOR A MINIMUM DISTANCE OF TEN FEET (10') ON BOTH SIDES OF THE OUTSIDE WALL OF THE WATERMAIN.
 2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAIN AND SEWER SHALL COMPLY WITH IEPA REQUIREMENTS.
 3. ALL CROSSINGS IN CONCRETE SHALL BE IN A SLEEVE.



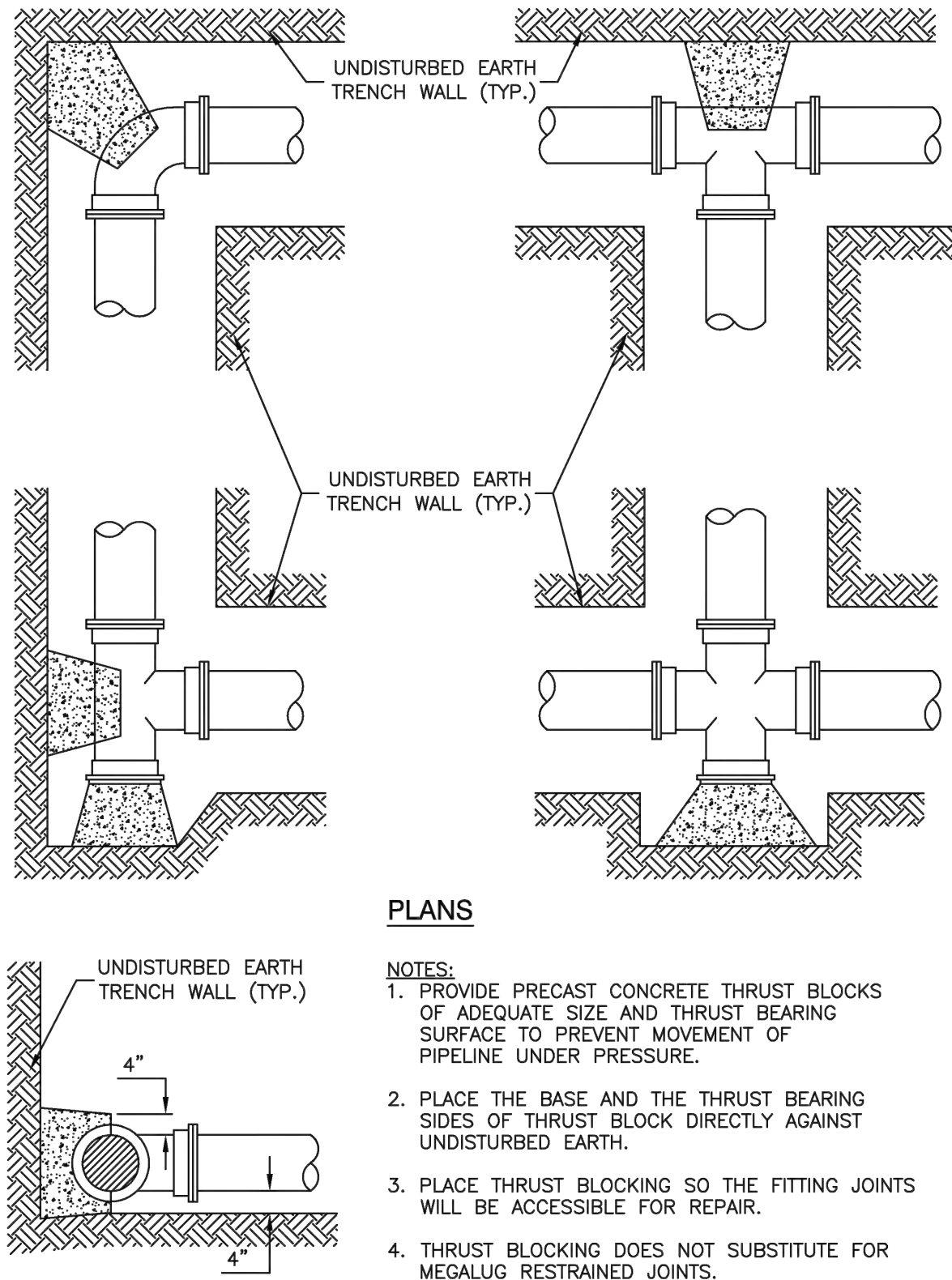
TRENCH BACKFILL FOR WATERMAIN



- NOTES:
1. TRENCH SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
 2. TRENCH BACKFILL (CA-7) SHALL PROVIDE 12" MINIMUM COVER ON WATERMAIN.



TYPICAL THRUST BLOCK INSTALLATIONS



PLANS

- NOTES:
1. PROVIDE PRECAST CONCRETE THRUST BLOCKS OF ADEQUATE SIZE AND THRUST BEARING SURFACE TO PREVENT MOVEMENT OF PIPELINE UNDER PRESSURE.
 2. PLACE THE BASE AND THE THRUST BEARING SIDES OF THRUST BLOCK DIRECTLY AGAINST UNDISTURBED EARTH.
 3. PLACE THRUST BLOCKING SO THE FITTING JOINTS WILL BE ACCESSIBLE FOR REPAIR.
 4. THRUST BLOCKING DOES NOT SUBSTITUTE FOR MEGALUG RESTRAINED JOINTS.

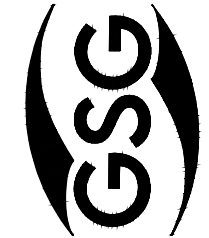
SECTION



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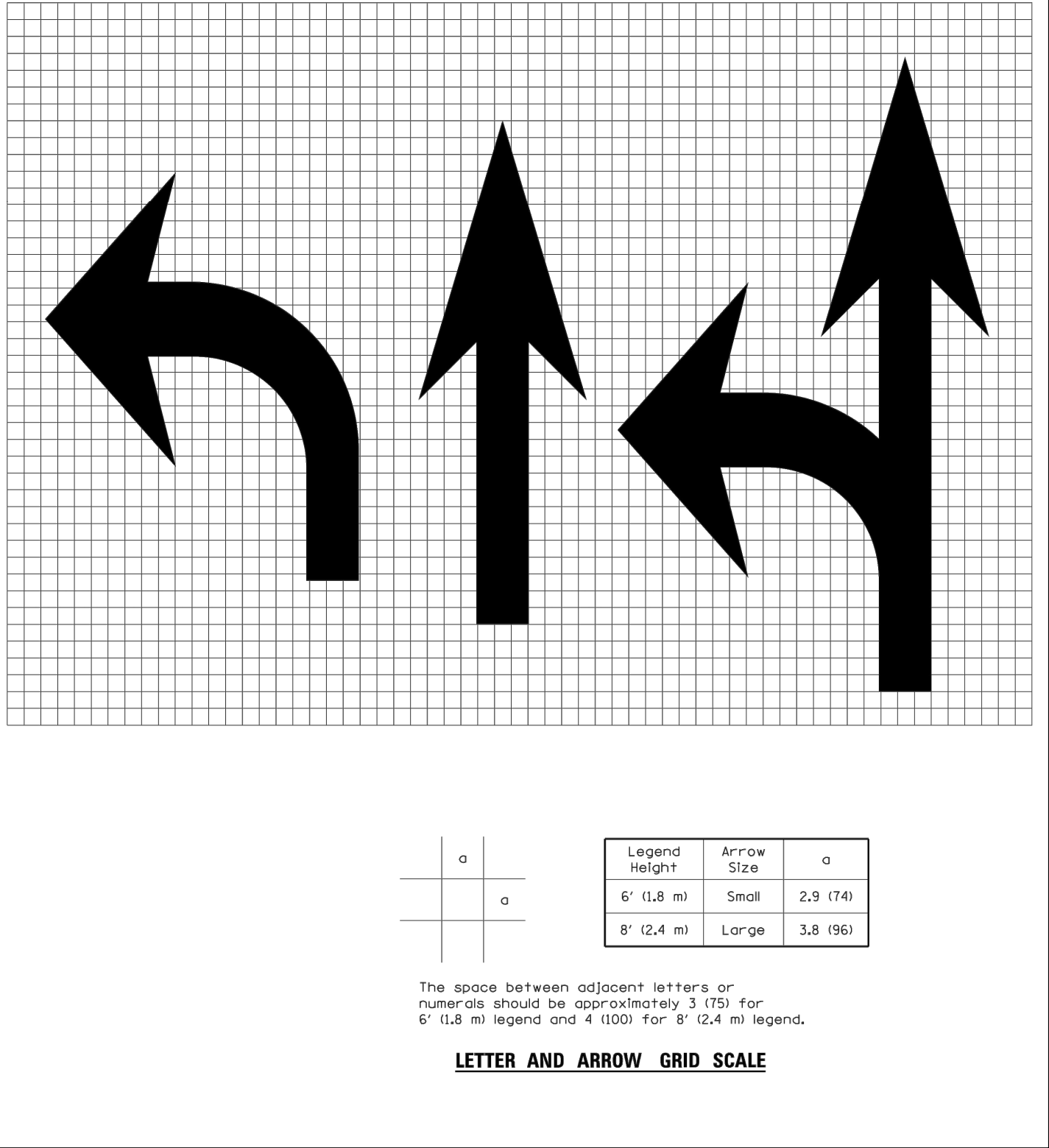
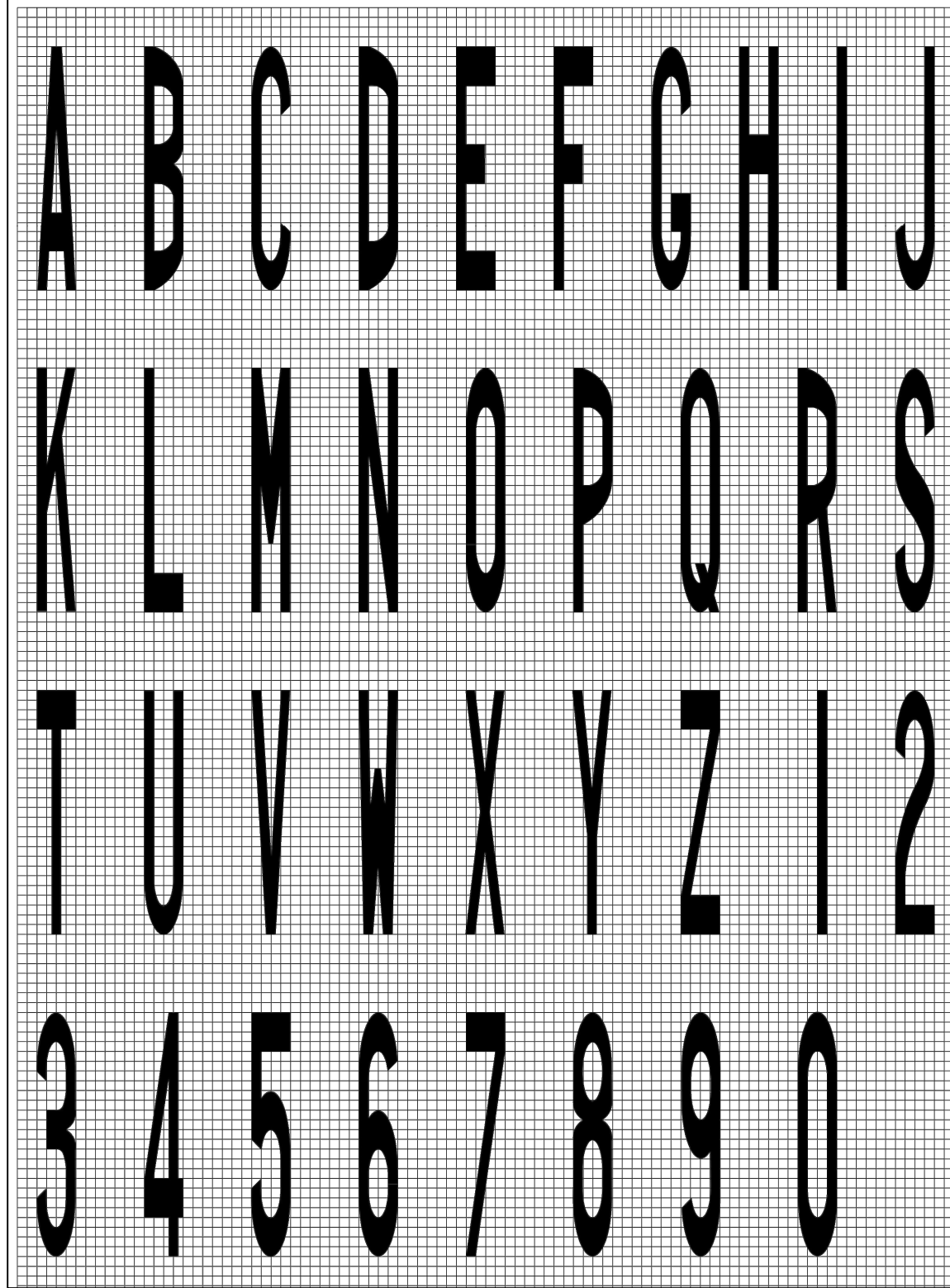
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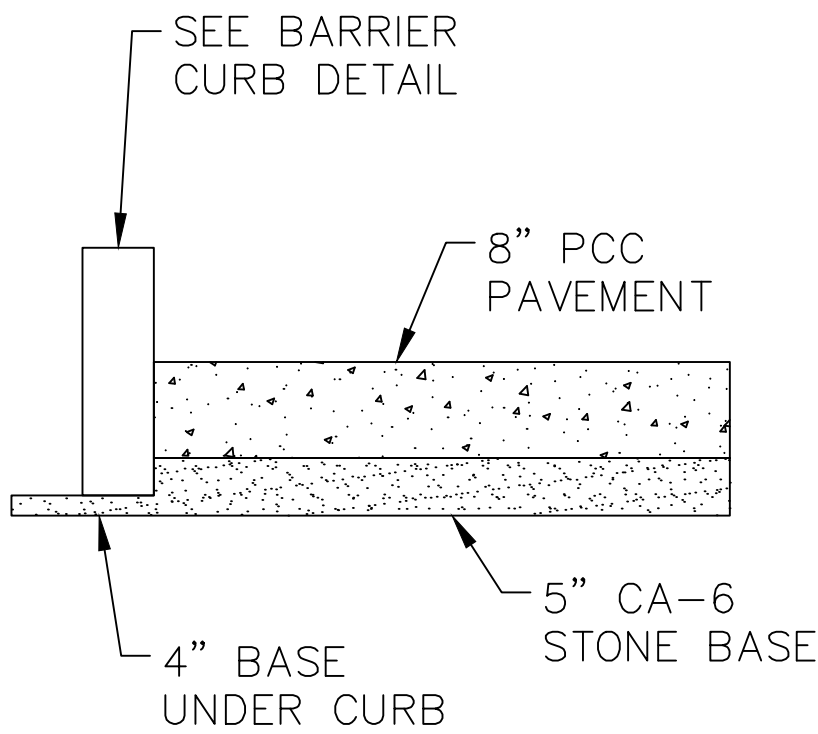
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DATE:	SHEET #:
9/7/2022	13 OF 28
FILE NAME:	
MJK TINLEY - FINAL SHEETS	



Legend Height	Arrow Size	a
6' (1.8 m)	Small	2.9 (74)
8' (2.4 m)	Large	3.8 (96)

The space between adjacent letters or numerals should be approximately 3 (75) for 6' (1.8 m) legend and 4 (100) for 8' (2.4 m) legend.

LETTER AND ARROW GRID SCALE



- NOTES:
- TESTING OF SUBGRADE AND ALL ROADWAY MATERIALS IN RESIDENTIAL AND MIXED USE PARKING AREAS SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE'S REQUIRED IMPROVEMENTS, ENGINEERING DESIGN STANDARDS, AND STANDARD DETAILS.
 - ALL CONCRETE SHALL BE IDOT CLASS "SI" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.
 - THE SUBGRADE SHALL BE STABLE AND MECHANICALLY COMPACTED.
 - ALL AGGREGATE SUBBASE SHALL BE MECHANICALLY COMPACTED.

P.C.C. PAVEMENT SECTION



R 1-1
30"x30"

NOTE: REFER TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR MORE INFORMATION

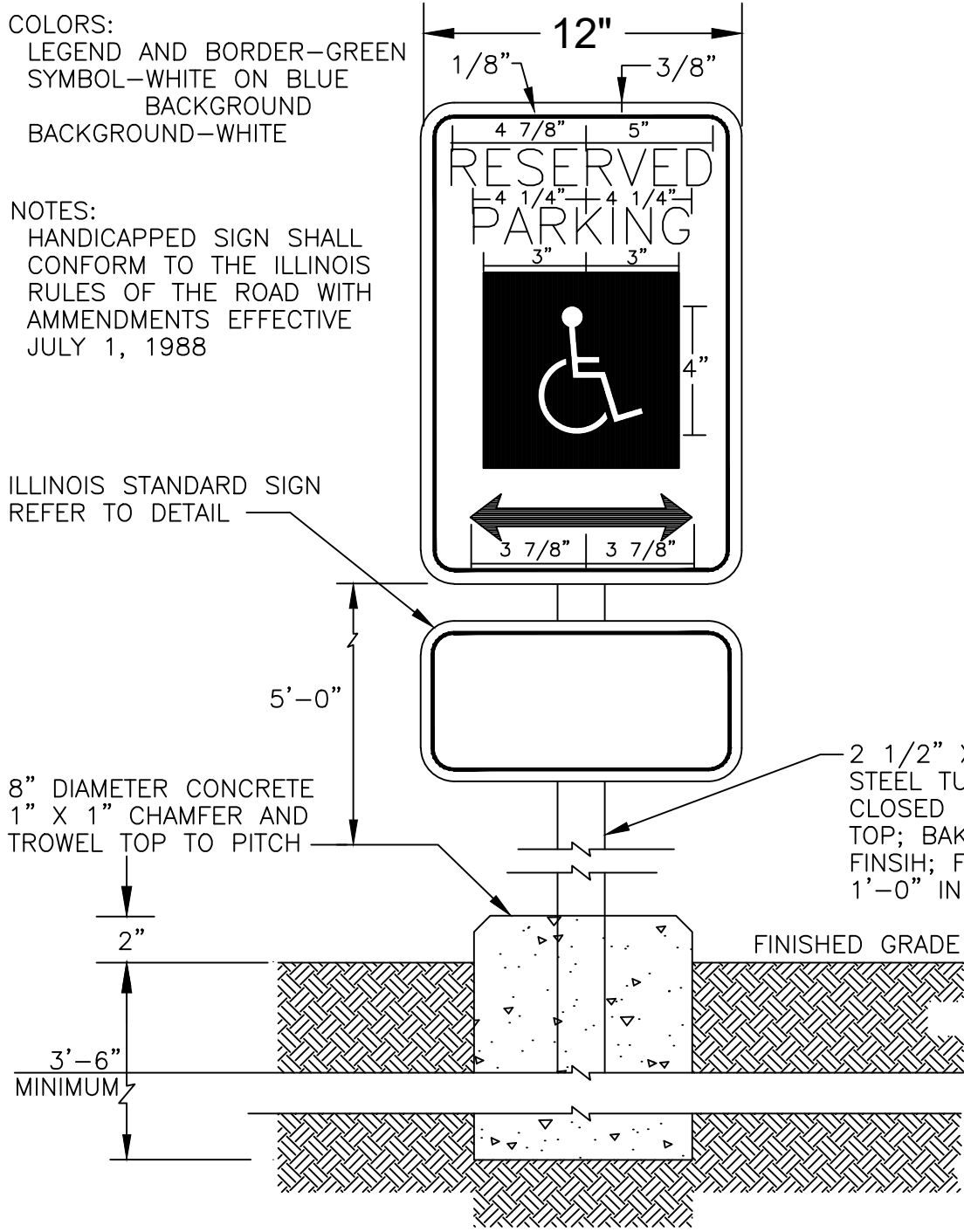
STOP SIGN DETAIL



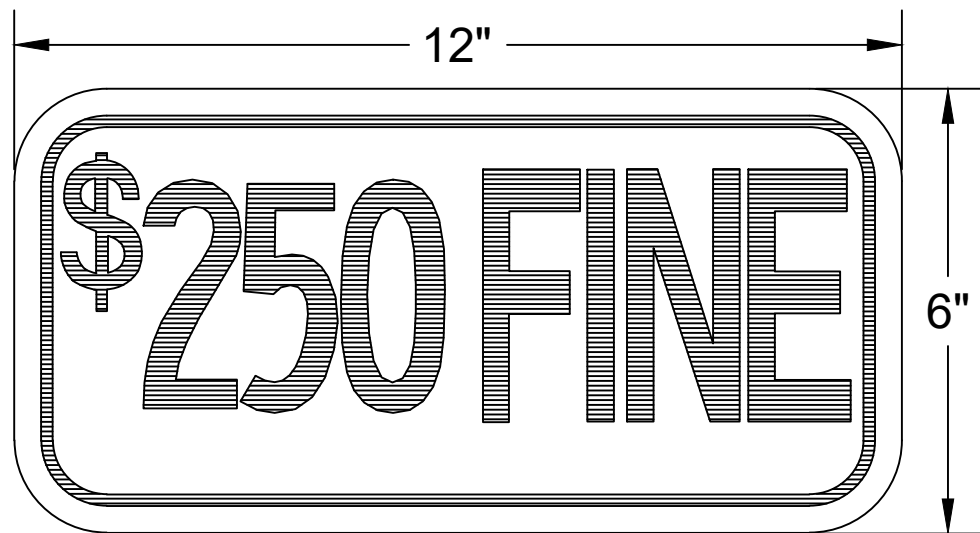
R 5-1
30"x30"

NOTE: REFER TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR MORE INFORMATION

DO NOT ENTER SIGN DETAIL



HANDICAP SIGN DETAIL



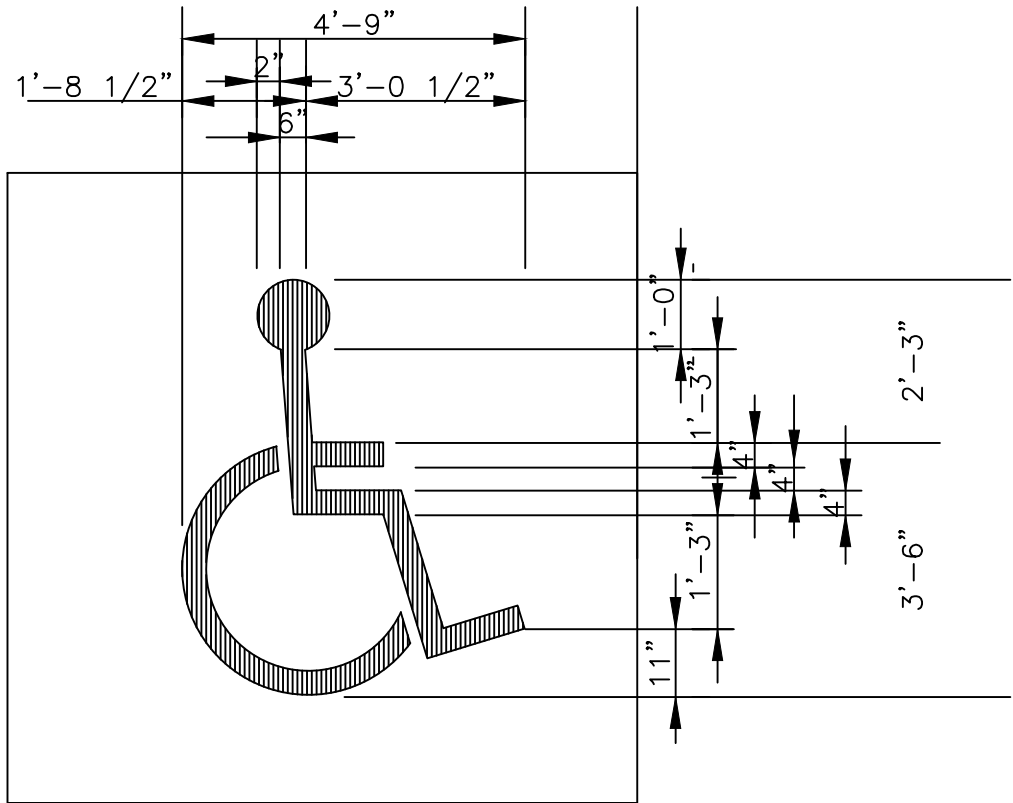
SERIES LINES	MARGIN	BORDER	BLK STD
2C3B	0.37	0.37	B5-126

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

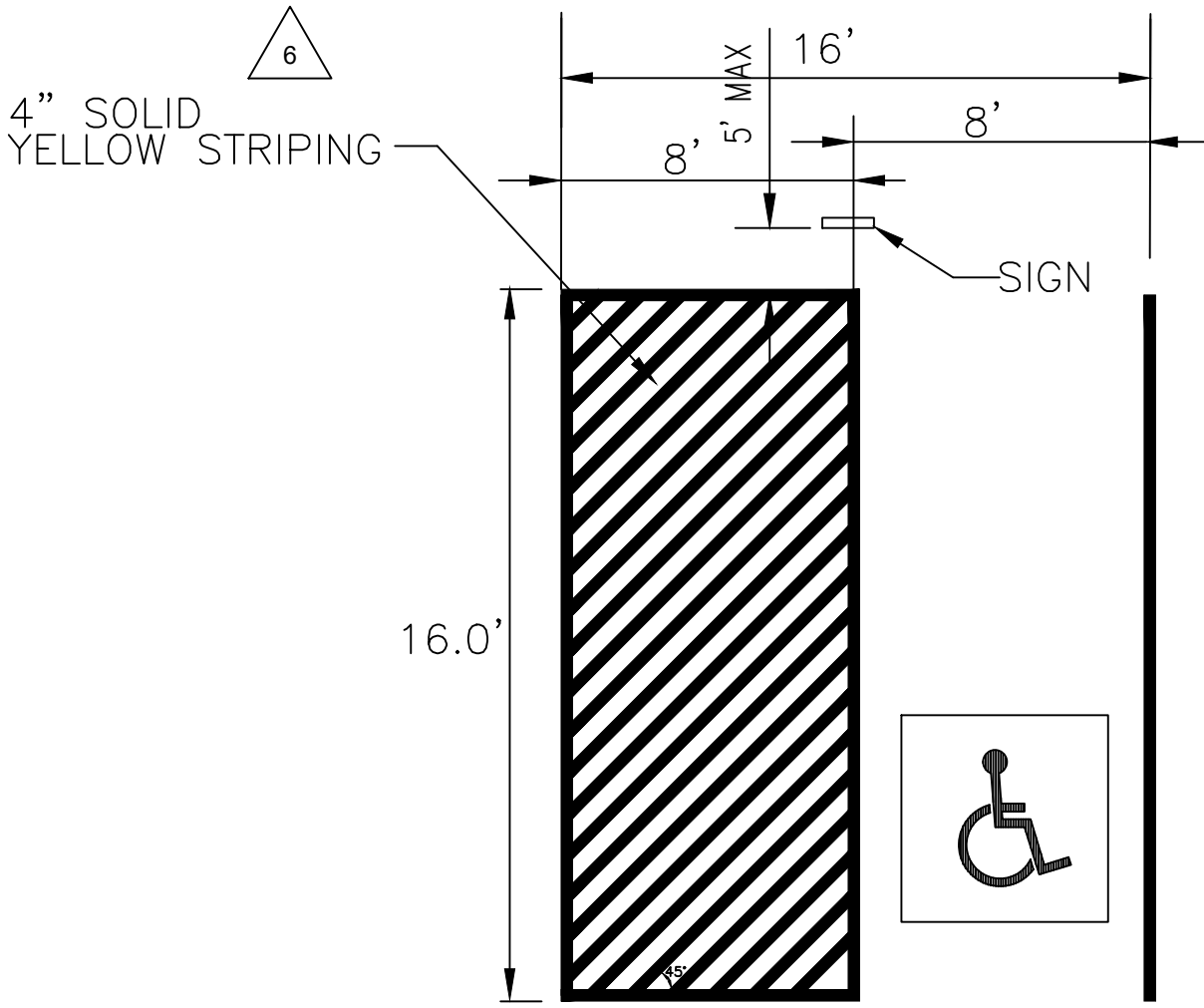
COLOR:
LEGENDS AND BORDER GREEN NON REFLECTORIZED
BACKGROUND WHITE REFLECTORIZED

NOTE:
SIGN REQUIRING "\$100 FINE"
ILLINOIS STANDARD R7-I101

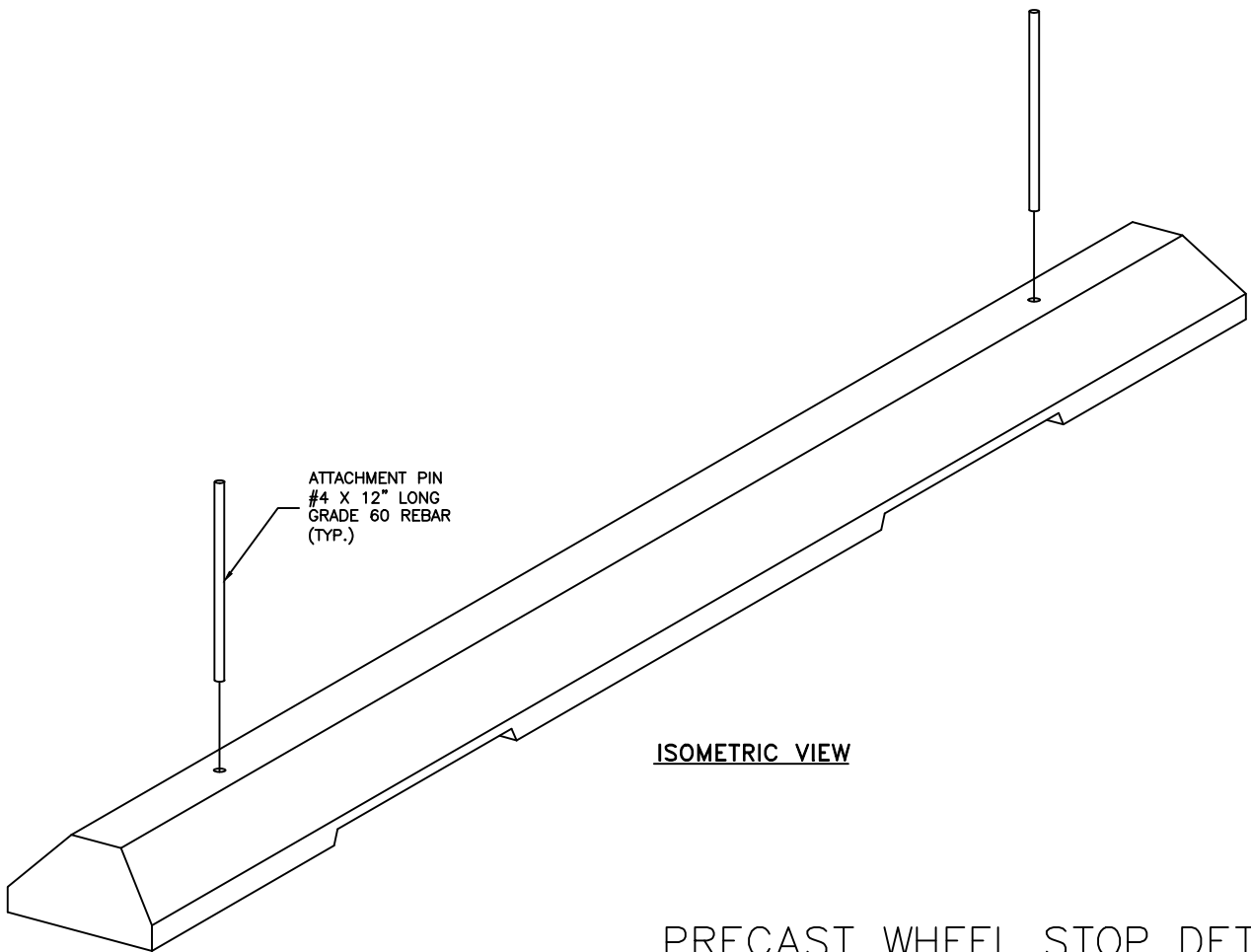
HANDICAP SIGN DETAIL



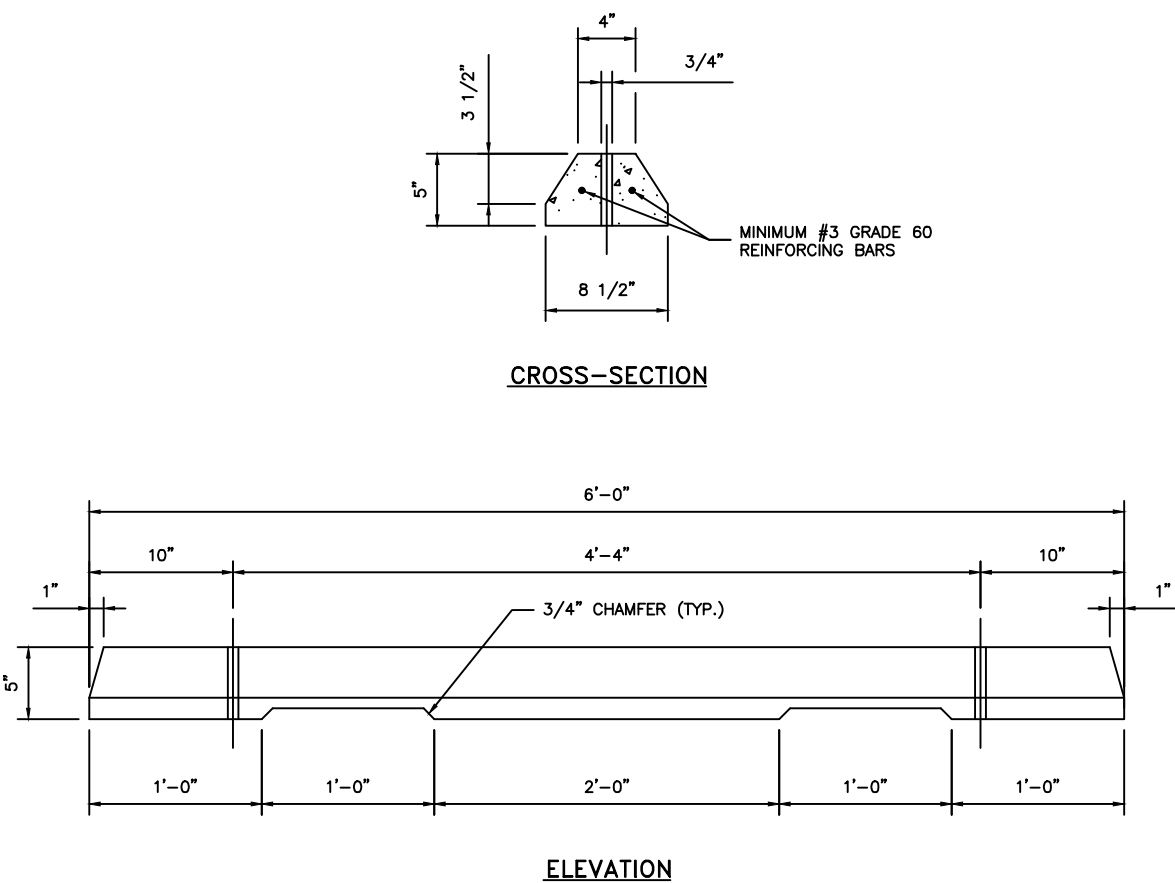
HANDICAP SYMBOL DETAIL



HANDICAP PARKING STALL DETAIL



PRECAST WHEEL STOP DETAIL



GENERAL NOTES:
1. CONCRETE FOR WHEEL STOP: MINIMUM 3,000 PSI IN 28 DAYS
2. REINFORCING STEEL: PER ASTM A615, GRADE 60
3. ATTACHMENT PINS SHALL HAVE 7 INCH EMBEDMENT.

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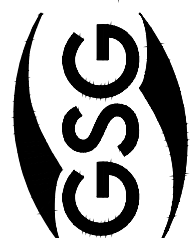
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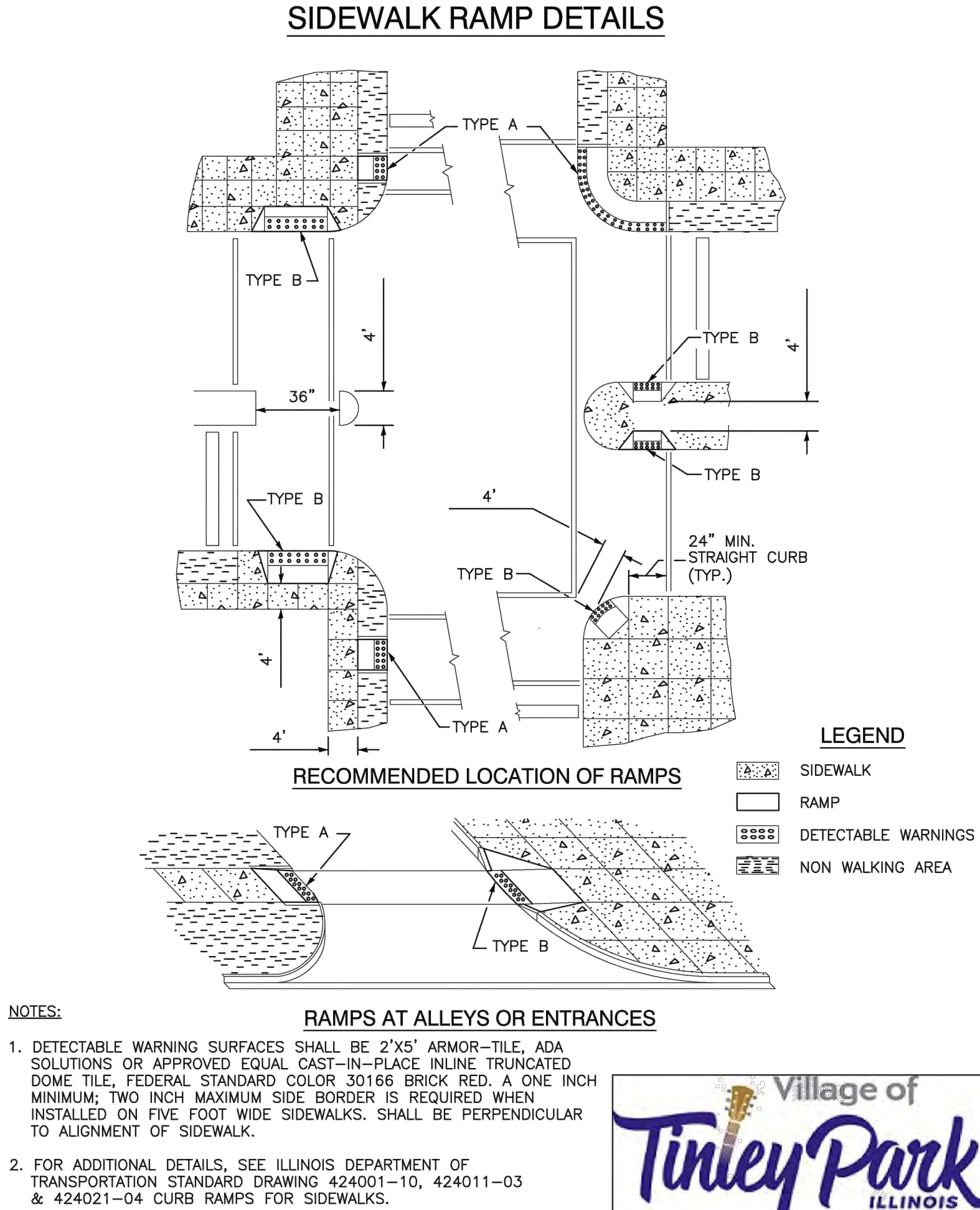
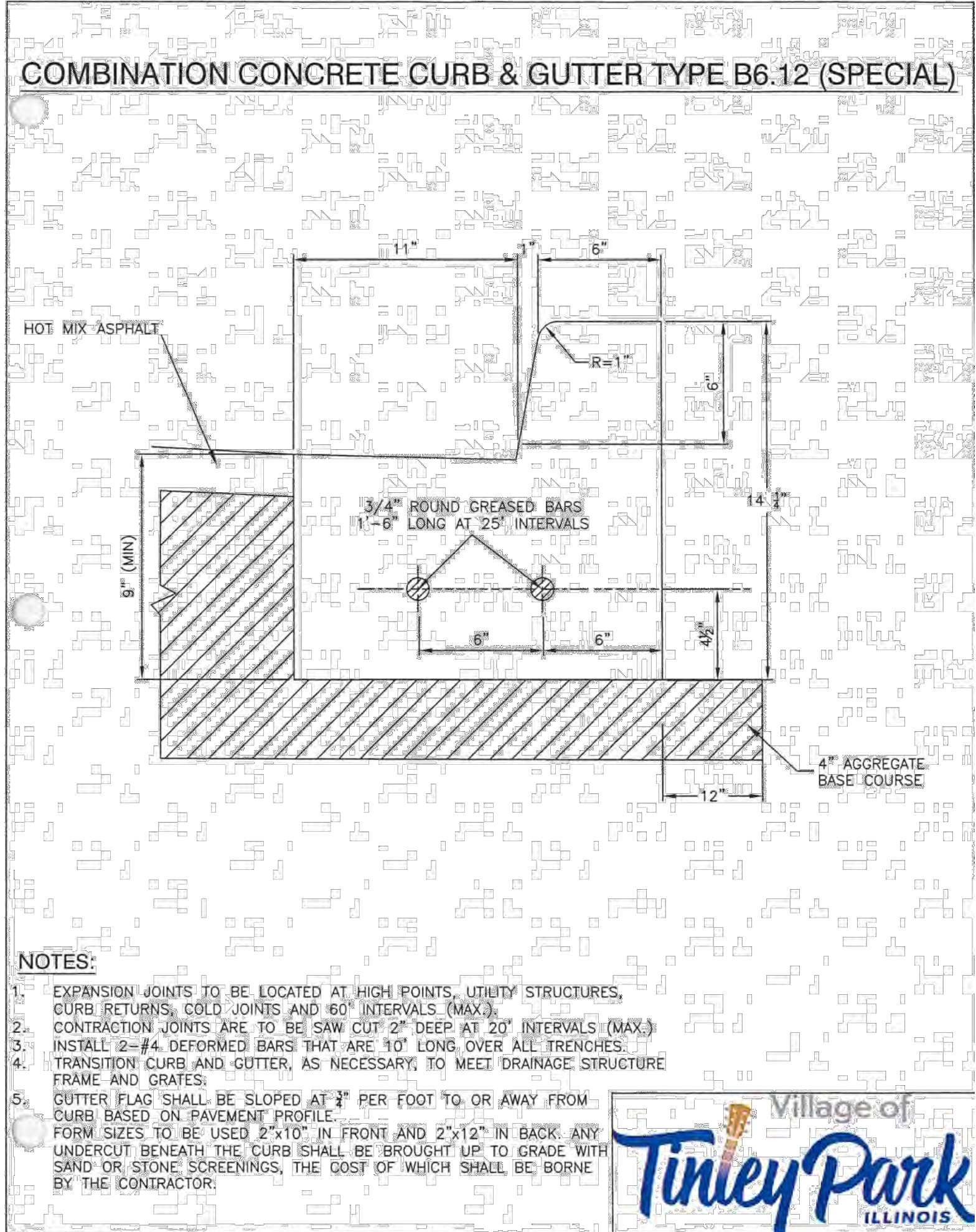
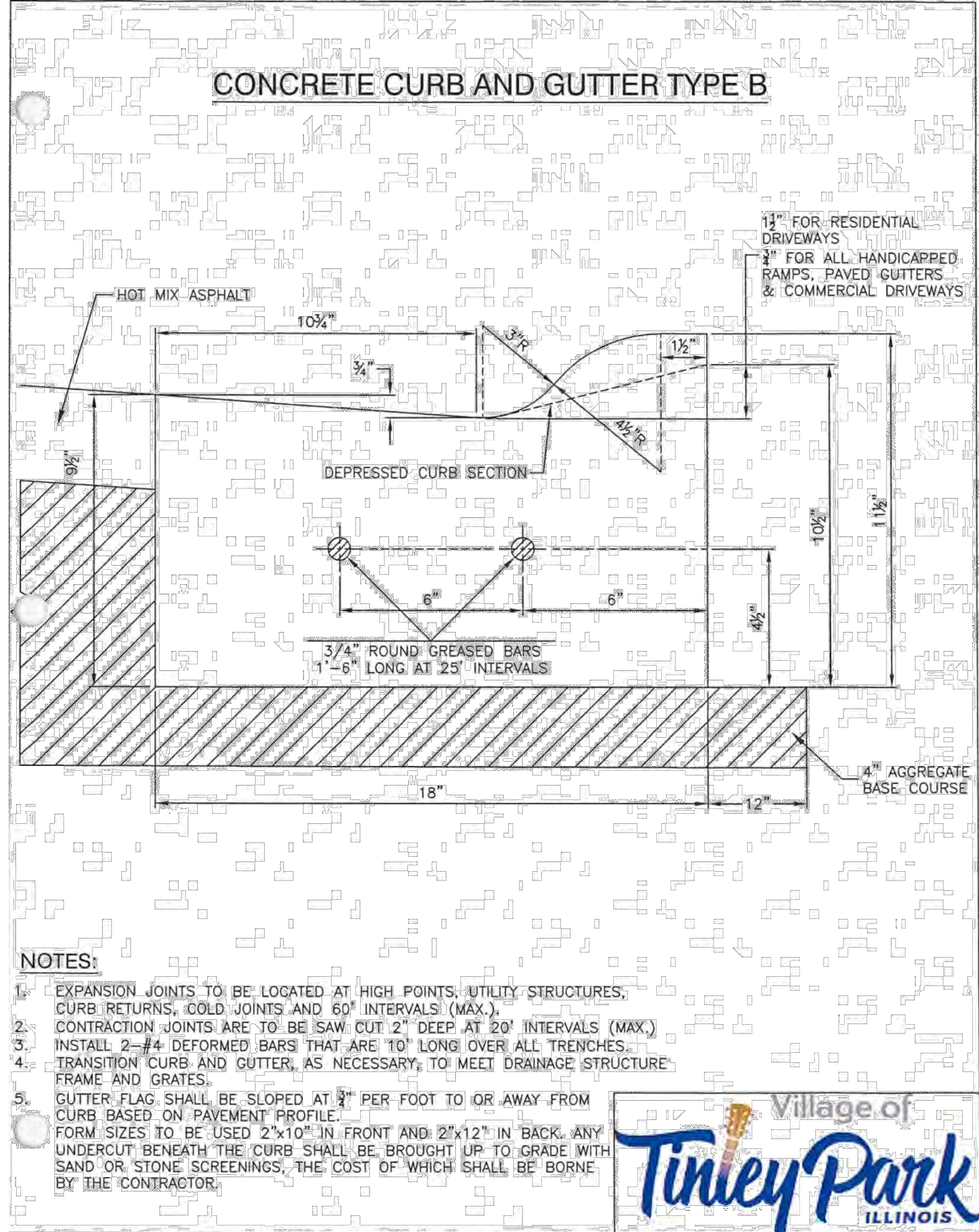
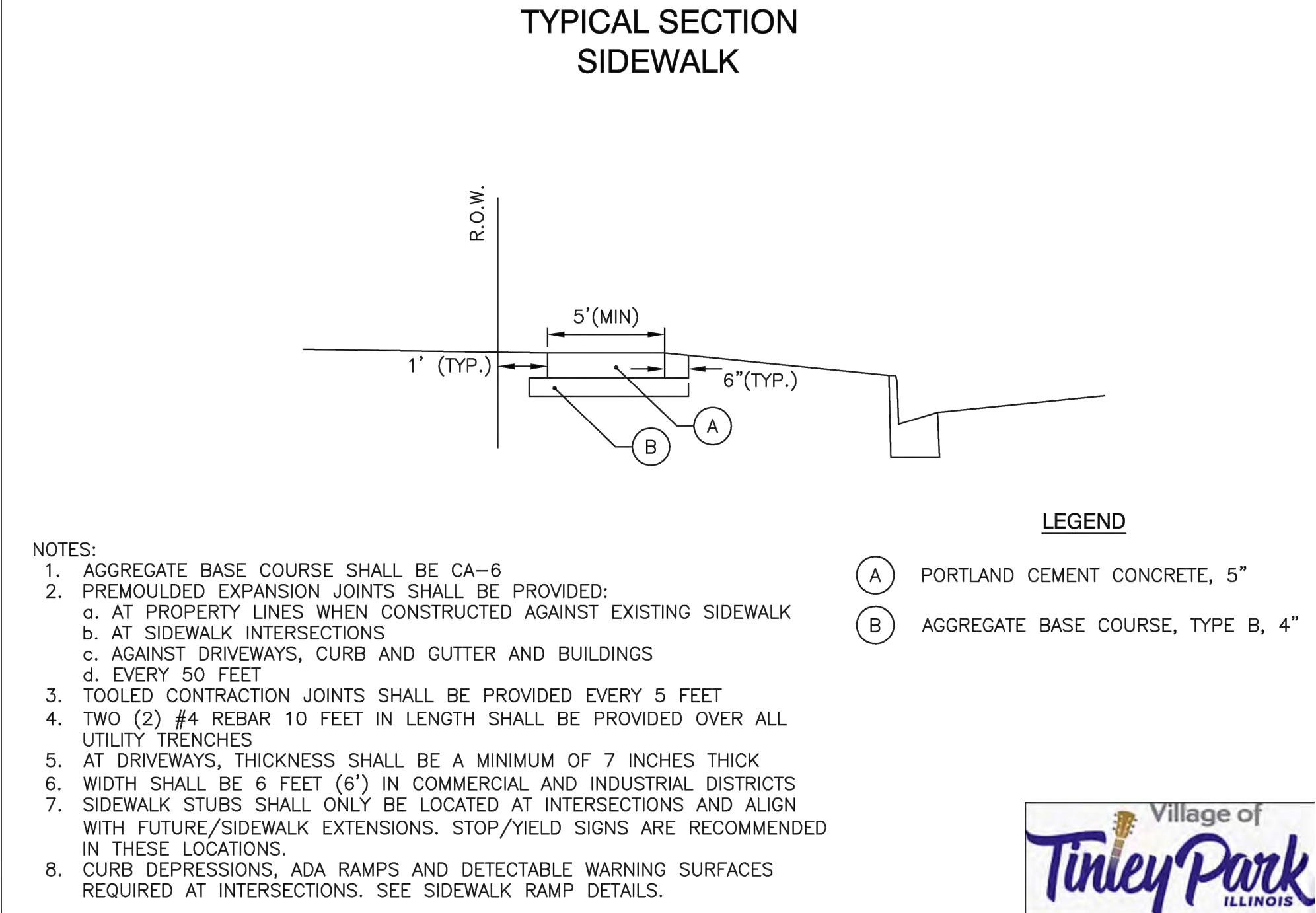
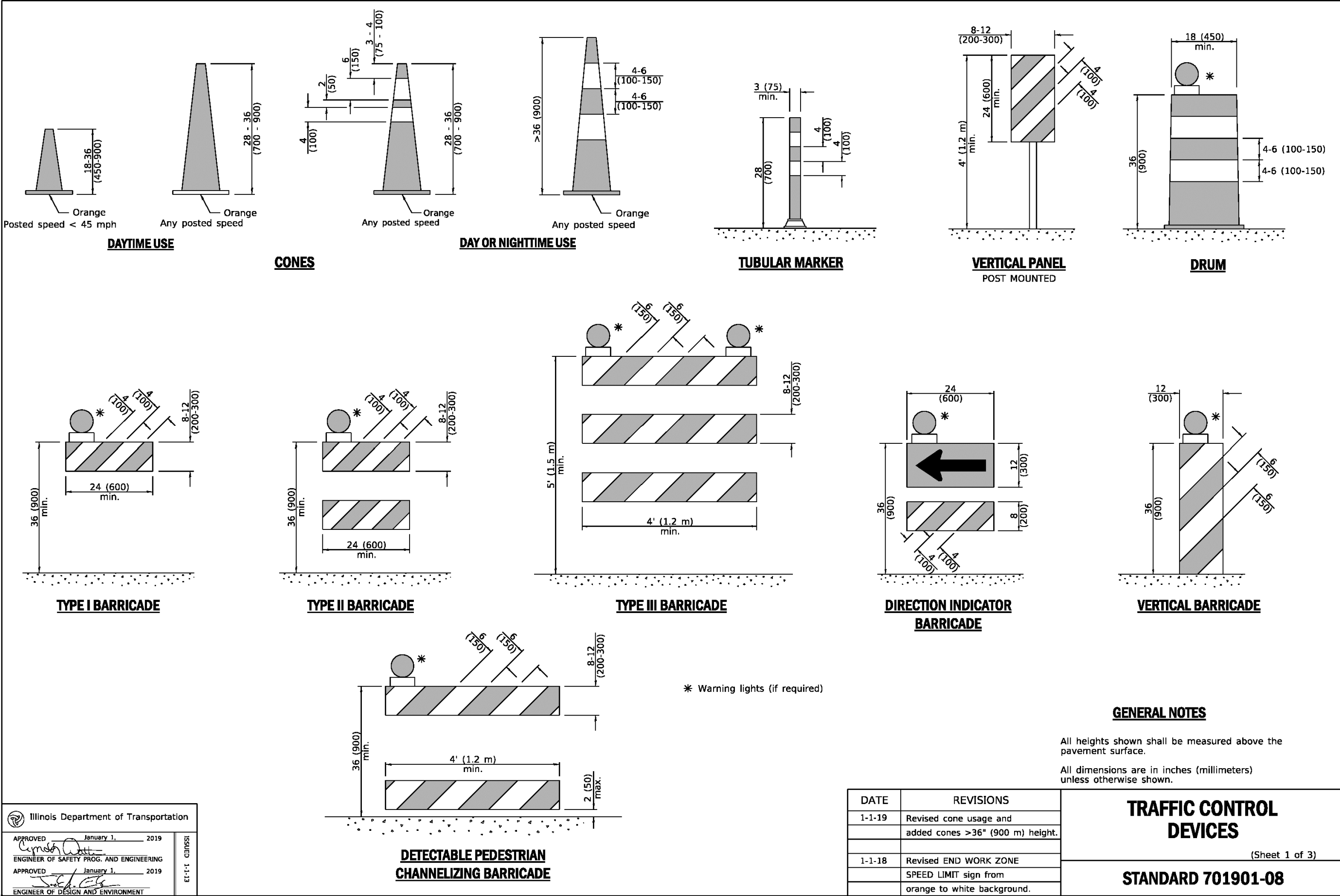
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15 OF 28

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MJK TINLEY - FINAL SHEETS



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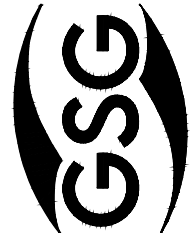
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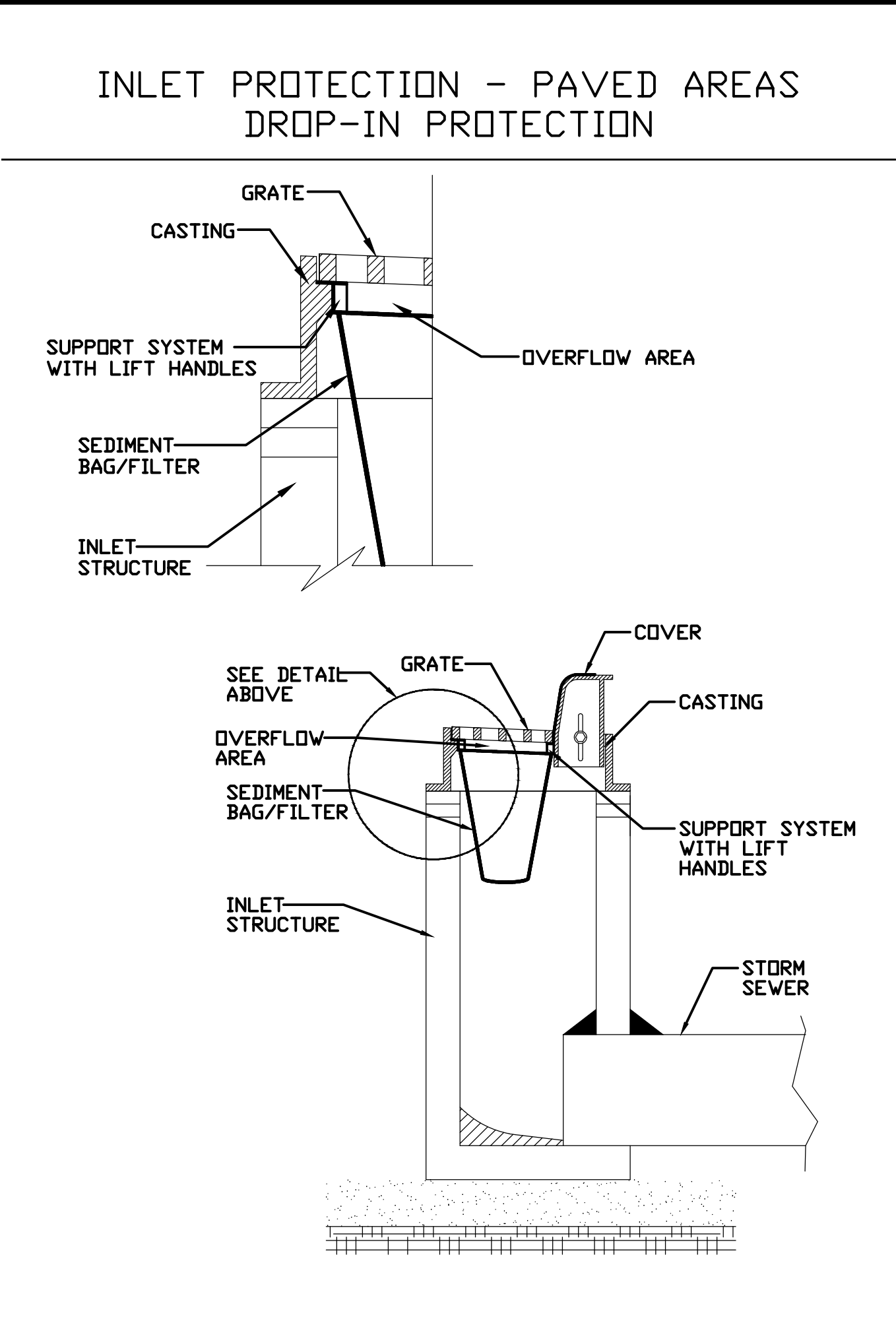
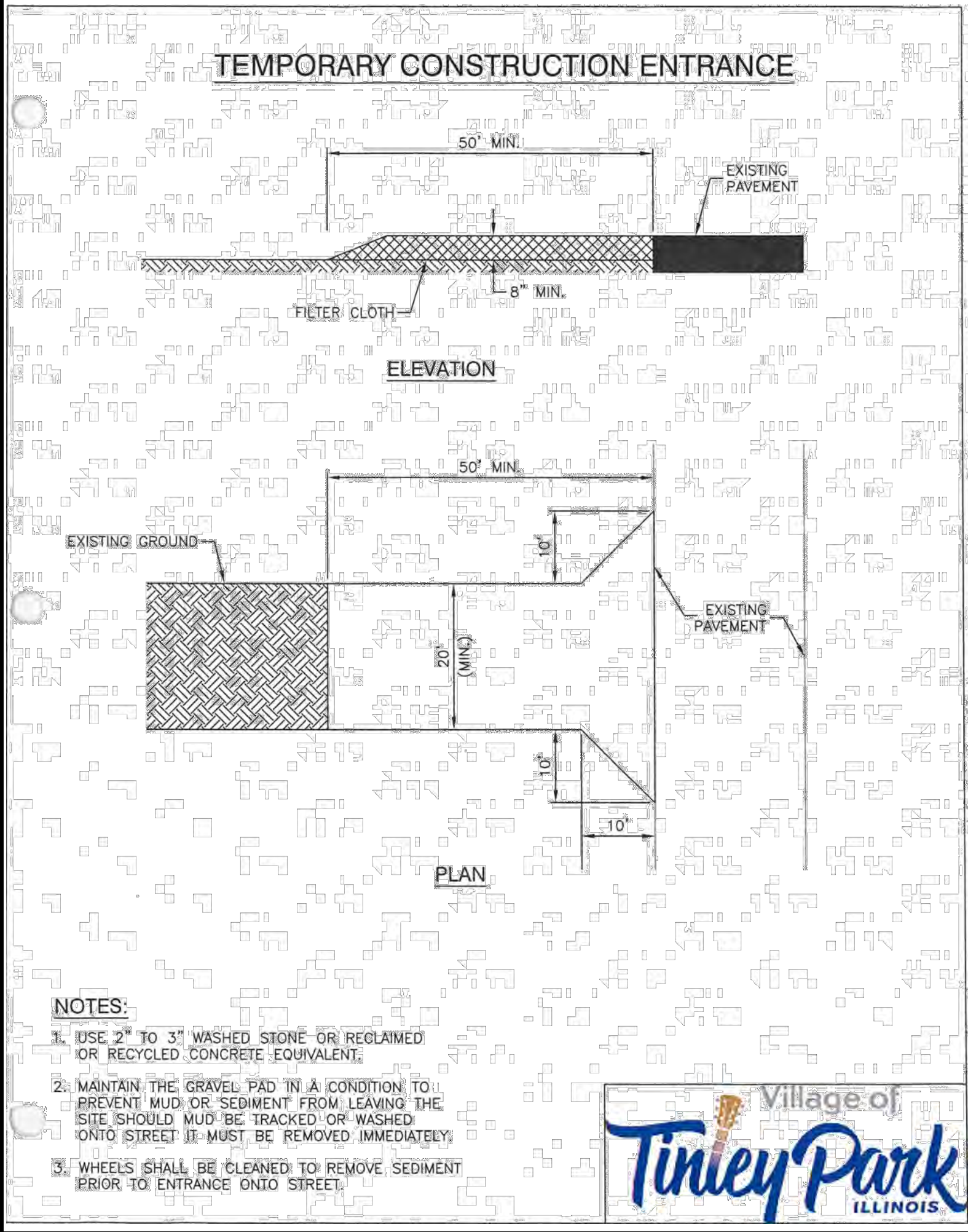
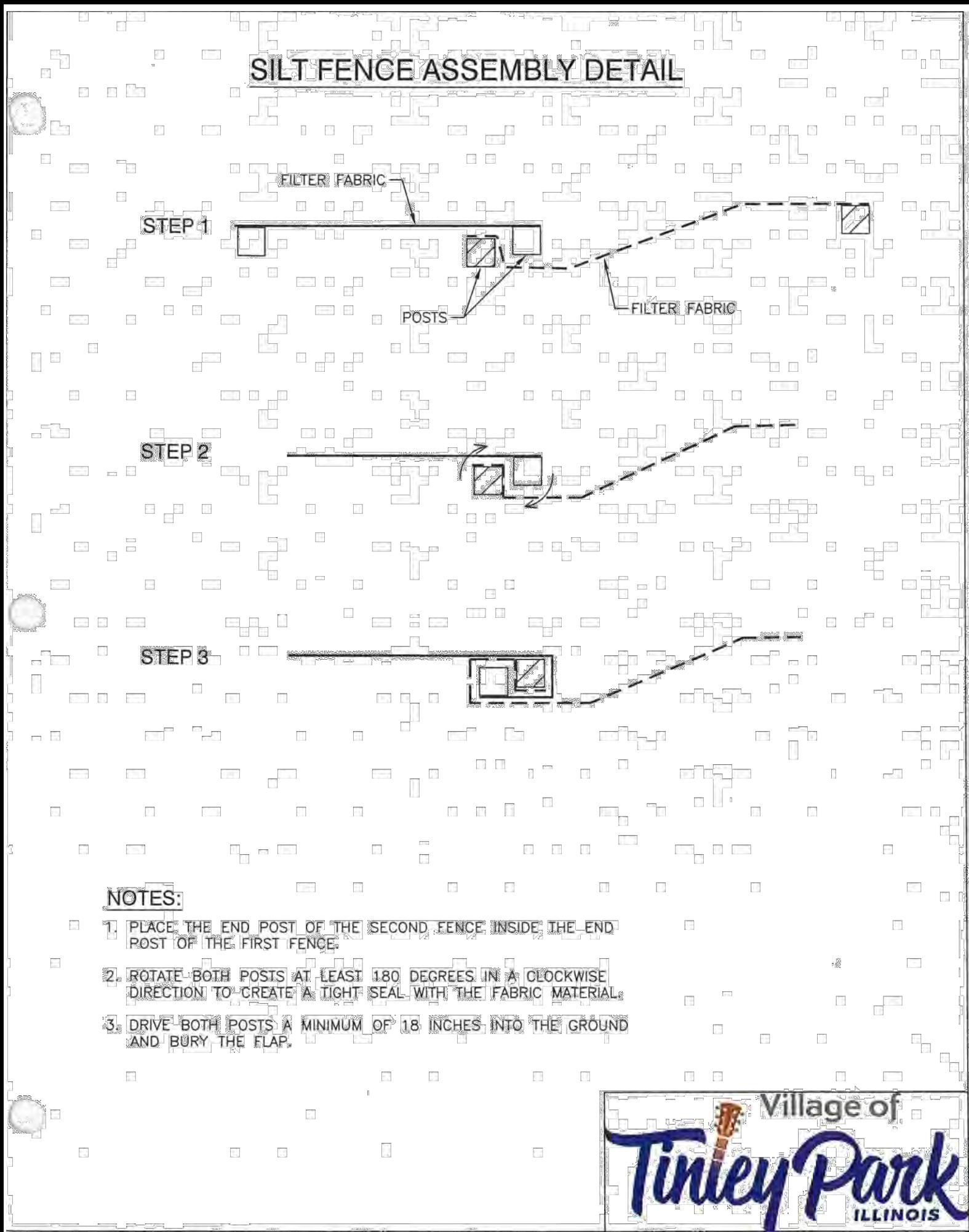
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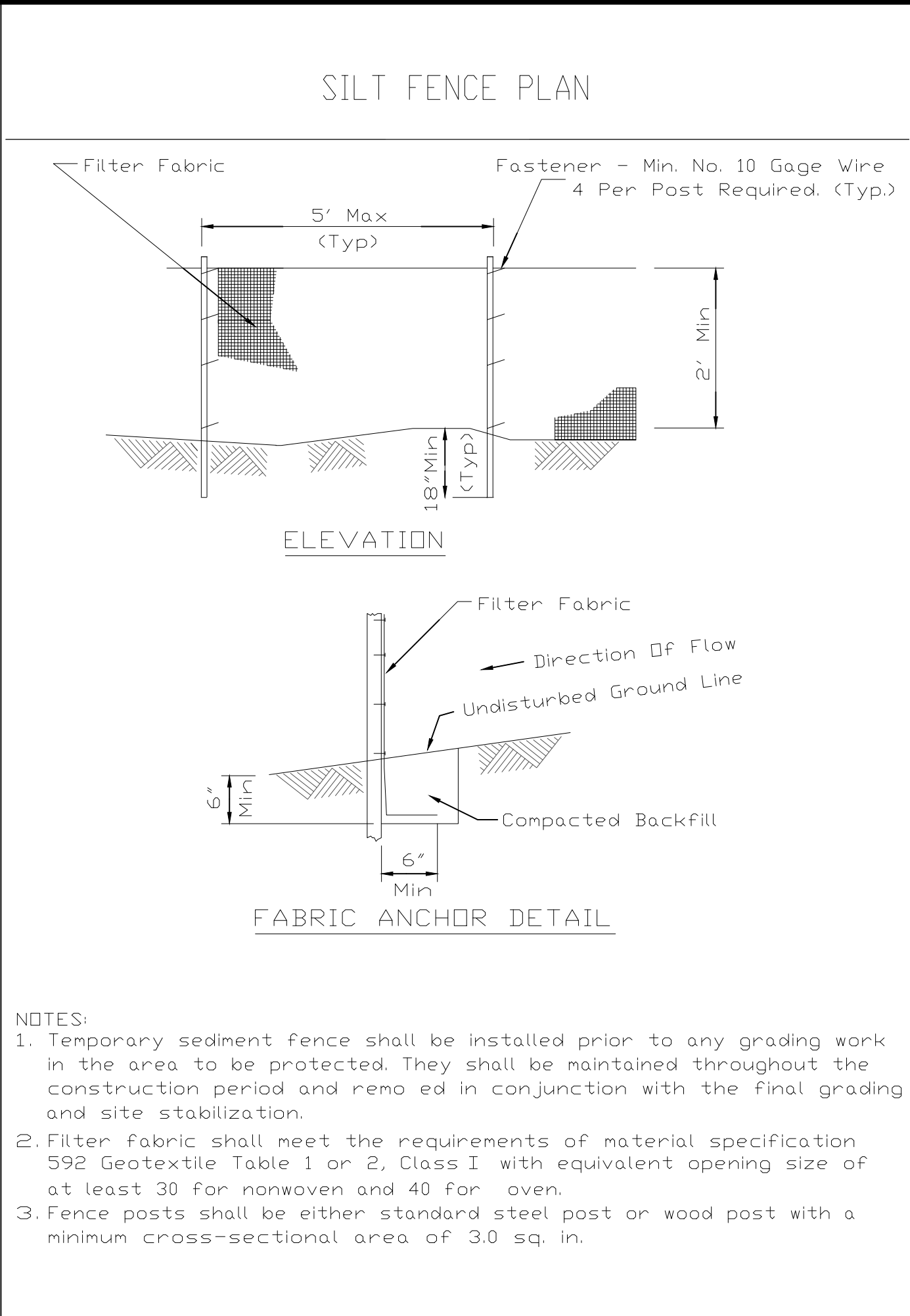
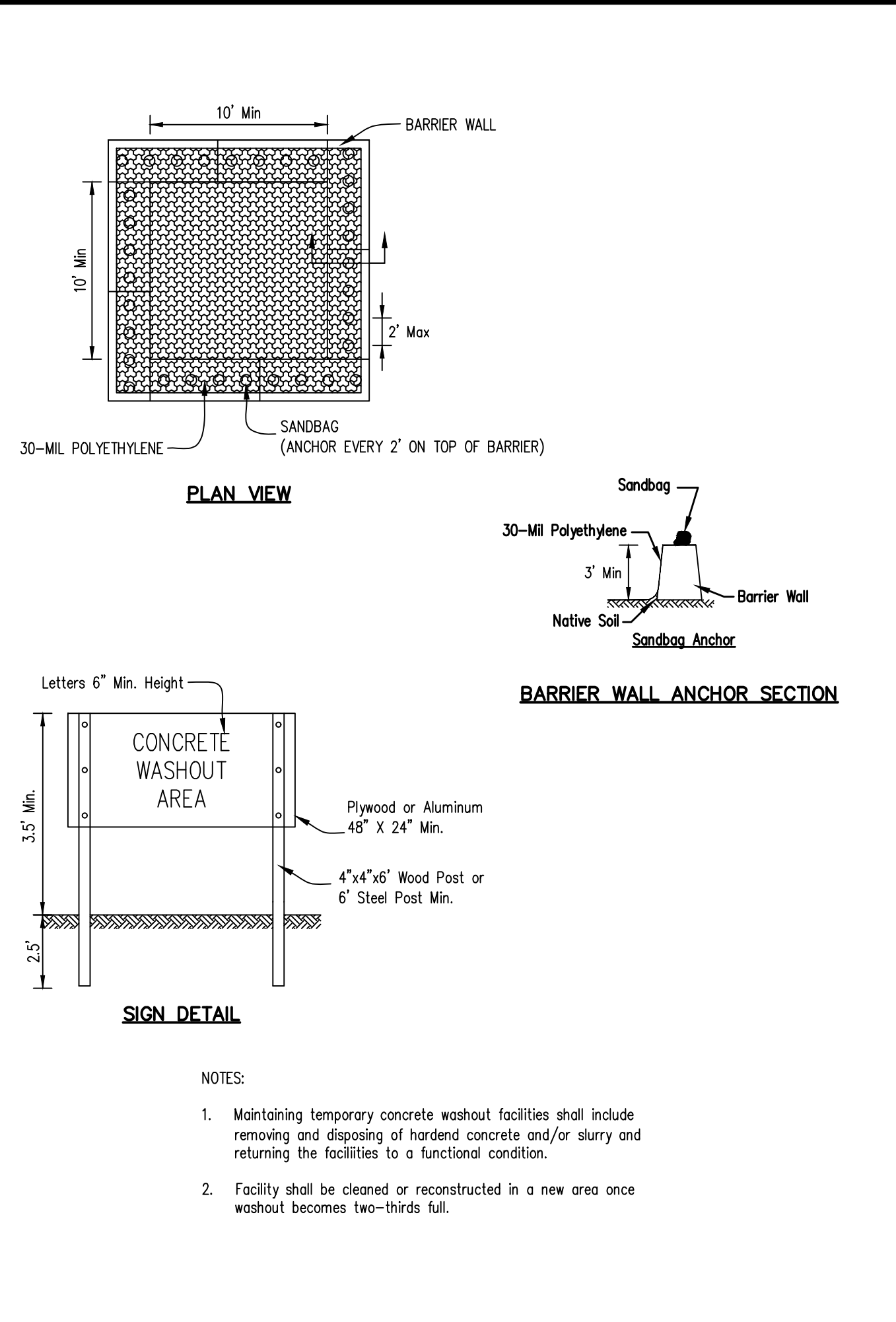
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SHEET #:

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CONSTRUCTION SEQUENCE
1. INSTALL SEDIMENT CONTROL MEASURES -STABILIZED CONSTRUCTION ENTRANCE
2. GRADE SITE
3. INSTALL STORMWATER MANAGEMENT MEASURES -STORM SEWER -SEDIMENT TRAP (INLET PROTECTION)
4. TEMPORARY VEGETATIVE STABILIZATION -CONTROL MEASURES -TEMPORARY SEEDING -MULCHING
5. INSTALL STONE SURFACE IN YARD
6. SITE CONSTRUCTION WORK -BUILDING FOUNDATIONS/TOWER BASES
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS -TEMPORARY SEEDING
8. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS -PERMANENT SEEDING
9. PERFORM CONTINUING MAINTENANCE



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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



MJK TINLEY PARK DEVELOPMENT - FINAL

TINLEY PARK, IL

SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT³. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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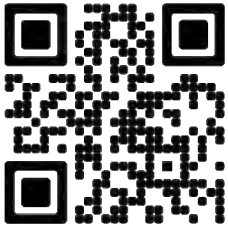


ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST
TINLEY PARK

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



MJK TINLEY PARK DEVELOPMENT - FINAL

TINLEY PARK, IL

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT³. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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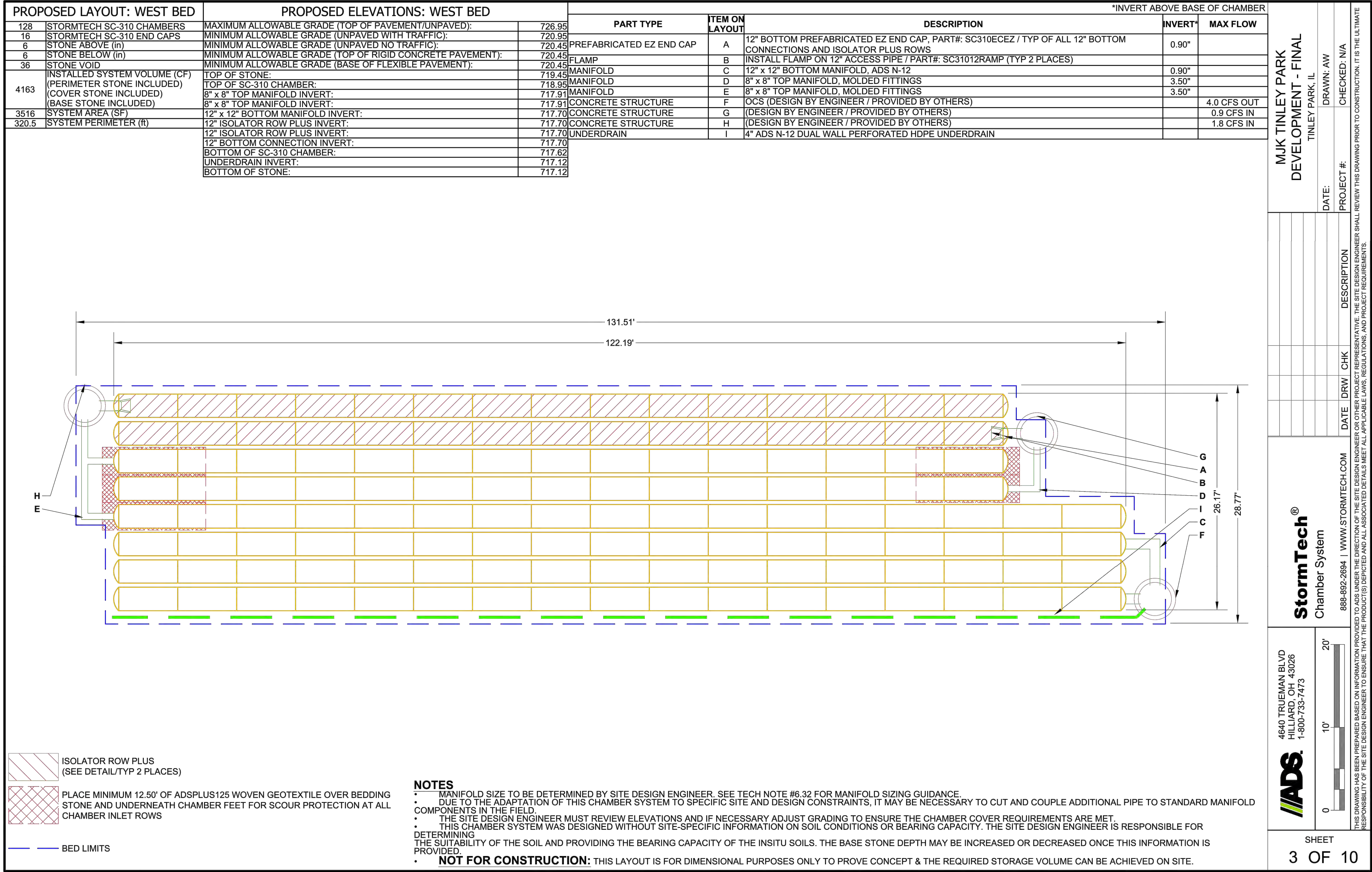
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ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST
TINLEY PARK

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DATE:	SHEET #:
9/7/2022	19 OF 28
FILE NAME:	
MJK TINLEY -FINAL SHEETS	

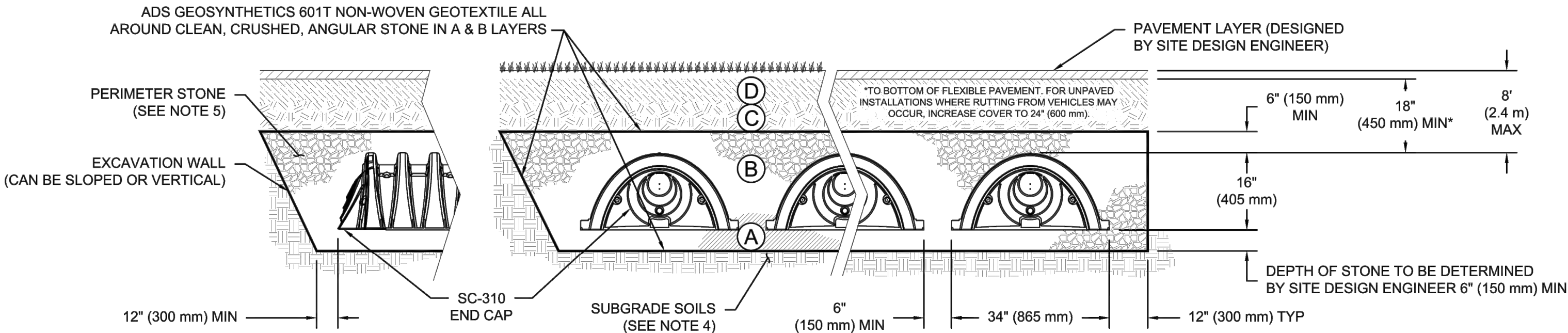


<h1 style="margin: 0;">ADS STORM CHAMBER SYSTEM</h1>		<h1 style="margin: 0;">7121 W. 159TH ST TINLEY PARK</h1>	
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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1-800-735-7473

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MJK TINLEY PARK
DEVELOPMENT - FINAL

TINLEY PARK, IL

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ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST
TINLEY PARK

GSG CONSULTANTS, INC.
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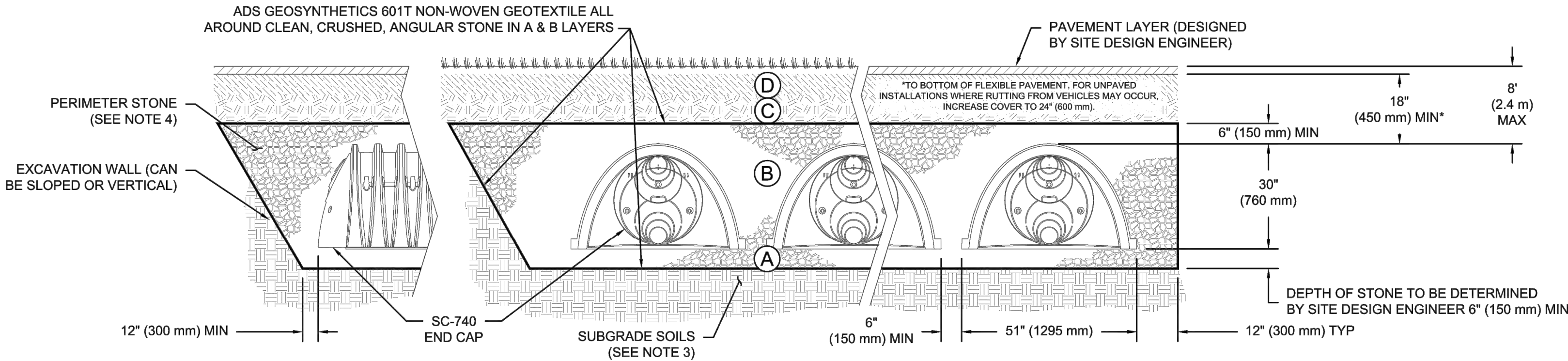
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MJK TINLEY -FINAL SHEETS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
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NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
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MJK TINLEY PARK
DEVELOPMENT - FINAL

TINLEY PARK, IL

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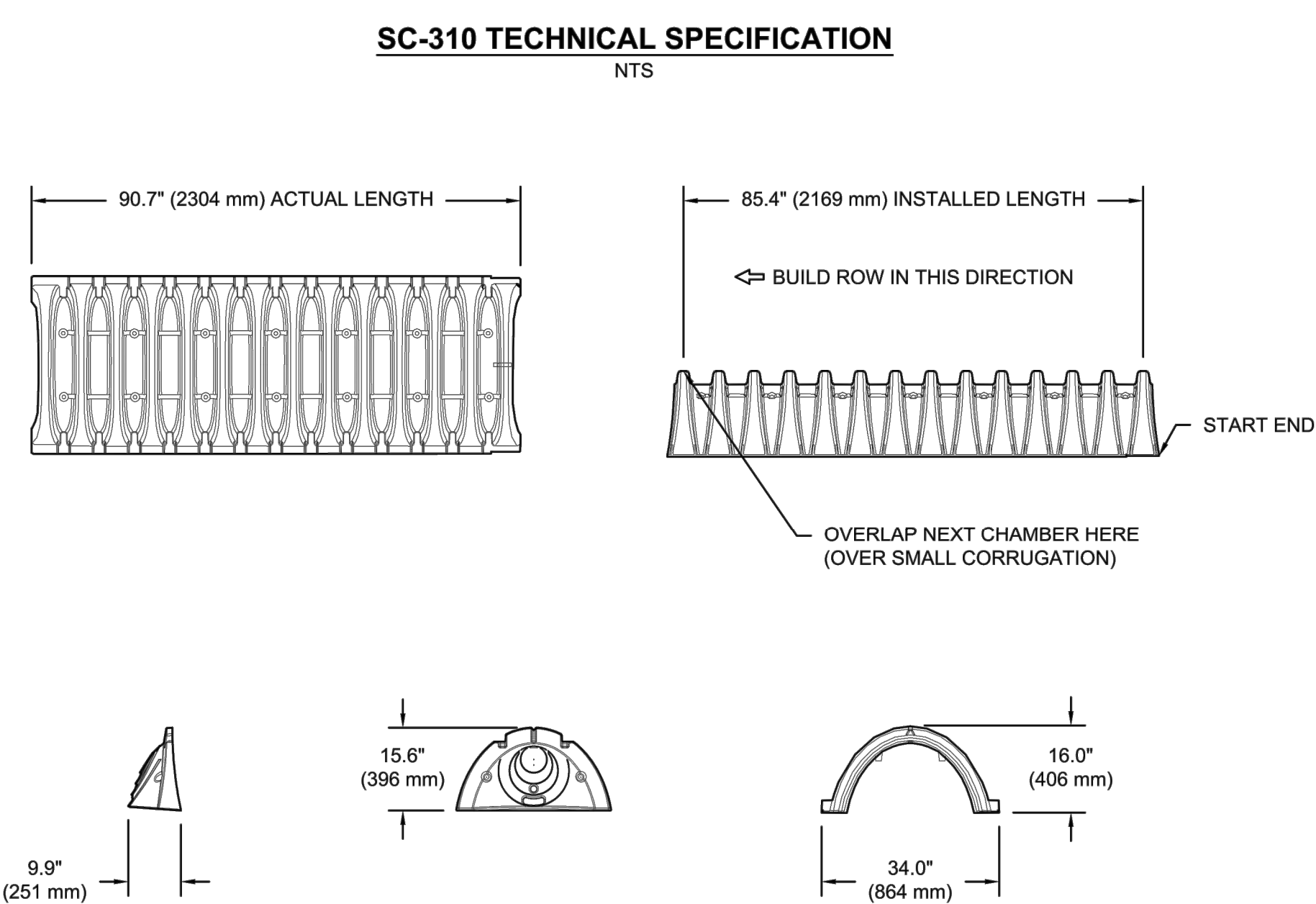
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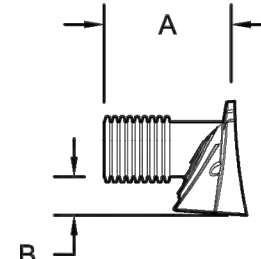
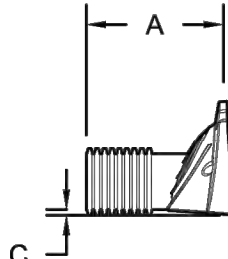
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ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST
TINLEY PARK

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<u>NOMINAL CHAMBER SPECIFICATIONS</u>		
SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)
*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS		
<div>   </div>		
PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR" PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" PRE CORED END CAPS END WITH "PC"		

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

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SC-740 TECHNICAL SPECIFICATION

NTS

90.7" (2304 mm) ACTUAL LENGTH

85.4" (2169 mm) INSTALLED LENGTH

← BUILD ROW IN THIS DIRECTION

START END

OVERLAP NEXT CHAMBER HERE
(OVER SMALL CORRUGATION)

12.2" (310 mm)

29.3" (744 mm)

45.9" (1166 mm)

51.0" (1295 mm)

30.0" (762 mm)

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)

CHAMBER STORAGE

MINIMUM INSTALLED STORAGE*

WEIGHT

51.0" X 30.0" X 85.4"

45.9 CUBIC FEET

74.9 CUBIC FEET

75.0 lbs.

(1295 mm X 762 mm X 2169 mm)

(1.30 m³)

(2.12 m³)

(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"

PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PRE-CORED END CAPS END WITH "PC"

A

B

C

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC	6" (150 mm)	10.9" (277 mm)	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	8" (200 mm)	12.2" (310 mm)	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	10" (250 mm)	13.4" (340 mm)	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	12" (300 mm)	14.7" (373 mm)	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	15" (375 mm)	18.4" (467 mm)	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	18" (450 mm)	19.7" (500 mm)	---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

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TINLEY PARK, IL

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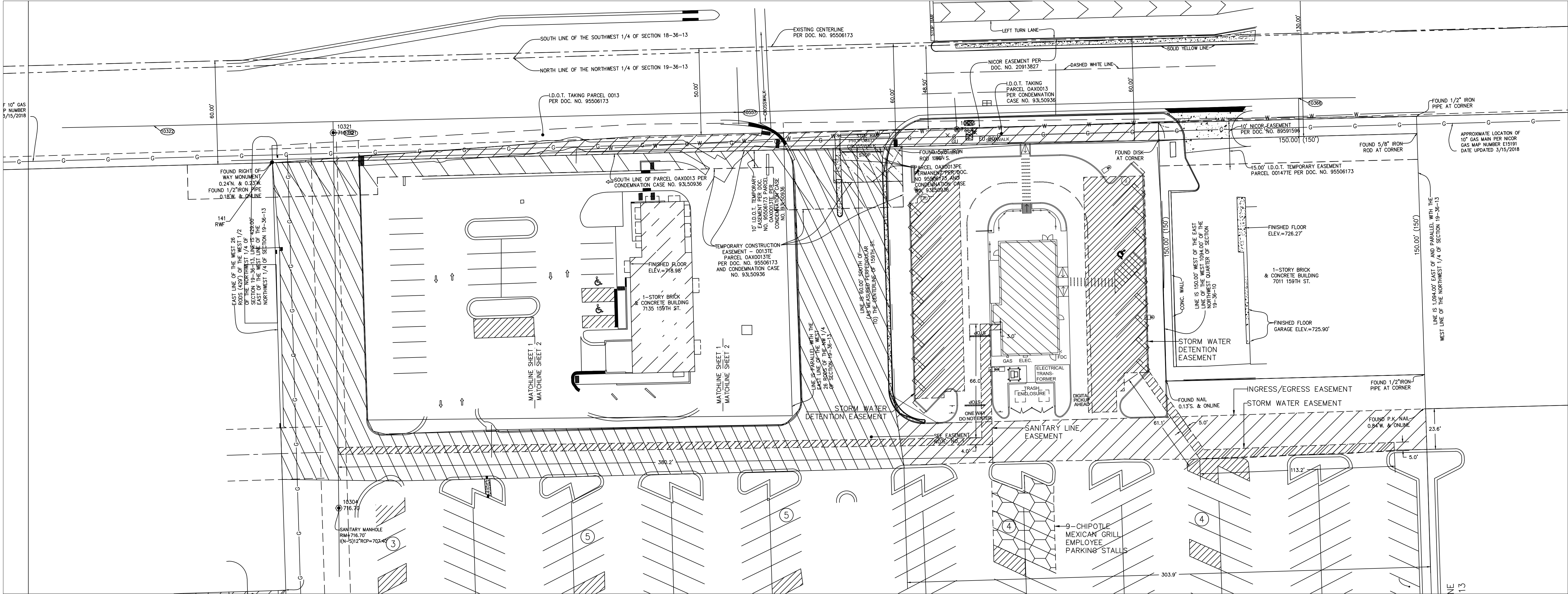
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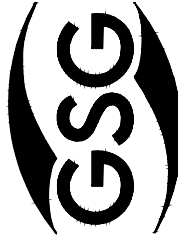
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