



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**March 1, 2018 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the February 15, 2018 Regular Meeting

Item #1

SOUTHWEST CHICAGO CHRISTIAN SCHOOL – 17171 84TH AVENUE WORKSHOP: SITE PLAN APPROVAL, VARIATIONS

Consider granting the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, Site Plan Approval for construction of an accessory structure to be used as a Transportation Building with associated off-street parking for 11 school buses. The Petitioner also requests approval of the following Variations:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas; and
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.

These Variations will allow the Petitioner to construct an accessory structure adjacent to the Southwest Chicago Christian School for purposes of a 2,400 SF Transportation Building with a mean height of 17' 5" and a ridge height of 21', to be serviced with water, sanitary sewer and natural gas. A new basketball court will also be constructed. Additional landscaping has been proposed for screening purposes.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



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

FEBRUARY 15, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 15, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Garrett Gray
Peter Kroner
John Curran
Eduardo Mani

Absent Plan Commissioner(s): Lucas Engel
Tim Stanton
Chuck Augustyniak
Angela Gatto

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary

Guest(s): Bryant Scarborough, Small Projects Director, ROGERS ELECTRIC, (by phone)

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for February 15, 2018 at 7:04 p.m.

COMMUNICATIONS

None at this time.

APPROVAL OF MINUTES

Minutes of the February 1, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER CURRAN, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 15, 2018 REGULAR MEETING

ITEM #1 BANK OF AMERICA – 16301 HARLEM AVENUE SITE PLAN AND MINOR DEVIATION APPROVAL Consider approval of Site Plan and Minor Deviation in the Maple Grove Planned Unit Development, an amendment of the Brementowne PUD.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Garrett Gray
Peter Kroner
John Curran
Eduardo Mani

Absent Plan Commissioner(s): Lucas Engel
Tim Stanton
Chuck Augustyniak
Angela Gatto

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary

Guest(s): Bryant Scarborough, Small Projects Director, ROGERS ELECTRIC, (by phone)

PAULA WALLRICH Community Development Director explained due to the consequence of the *Automated Teller Machine Security Act*, (Illinois State Statute (205 ILCS 695/1)) which regulates lighting for ATM's, the bank is required to increase lighting levels at their ATM sites for the protection of their patrons. Compliance with the State Regulations would result in excessive light spillage onto adjacent right-of-ways for Harlem Avenue and 163rd Street and the removal of existing vegetation north and west of the ATM area. To meet this requirement it is necessary to have a 50' clearance all around the ATM's area. The bank has elected to erect an open style fence along the north boundary of the ATM stations to make sure it acts as an encumbrance to any possible offender. Fences are not allowed in a front yard of commercially zoned property, therefore an Exception to the Village Zoning Ordinance is required. This is considered a Minor Deviation of the PUD, therefore it only requires Plan Commission review.

MS. WALLRICH explained the zoning in this area is B-4 PUD adopted in 1989. The Applicant is proposing to construct a 6' fence in the front yard approximately 31' from their north property line on 163rd St. Fences are not allowed in the front yard in Commercial Districts; they must meet the 50' front yard setback. In the PUD, any variance from code is considered an Exception rather than a Variation and this is considered a Minor Deviation. In this case there is also a Site Plan approval, which allows staff to discuss such things as landscaping.

MS. WALLRICH displayed graphics of the proposed location of the fence which is a 6' open style black aluminum fence (Echelon Majestic by Ameristar). As part of the security upgrades the Bank will be trimming some of the existing vegetation around the ATM area to allow for better views on and off the site. All the shrubbery has to be kept at a level of 36". Staff has asked for additional landscaping under the fence. Street trees are required to be planted every 25' along public Right-Of-Ways so two (2) additional trees will need to be planted along 163rd Street to meet code requirements.

MS. WALLRICH explained additional light has been installed per a previous permit. With the construction of a 6' fence in the proposed location, there is no need to extend the required light levels beyond the fence. The lighting levels on the public Right-of-way meet the village performance standards.

Staff has identified this Summary of Open Items:

Open Item #1: The Plan Commission may consider a Minor Deviation to allow a 6' fence in the front yard of a commercially zoned property in the Maple Grove Center PUD.

Open Item #2: Condition approval on erecting a 6' Echelon Majestic, by Ameristar black aluminum fence.

Open Item #3: Plant two additional street trees along 163rd Street, 25' apart

Staff has identified Standards for Site Plan Approval:

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
The proposed use is a Permitted Use in the District
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The proposal is for a 6' open style fence which does not impact adjacent land uses and complies with the intent of lighting and landscaping standards
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
The proposed fence does not alter existing vehicular circulation patterns and provides increased security for bank patrons.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The proposed site improvements are intended to increase the safety of the patrons using the ATMS
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
Existing landscaping will remain but will be trimmed to maximize visibility, additional landscaping will be installed to soften the lines of the fence; additional street trees will be planted to meet code requirements.
- f. That all outdoor trash storage areas are adequately screened.
The existing trash is adequately screened

CHAIRMAN SHAW asked the Petitioner, Mr. Scarborough if he had anything to add.

BRYANT SCARBOROUGH thanked Staff and the Commission and noted he felt all facts presented were accurate and noted they are agreeable to add trees as necessary.

COMMISSIONER KRONER asked the size of the trees that will be planted in the parkway. He also asked how the fence length was determined. MS. WALLRICH replied that usually the tree size required is 2 1/2" caliper. COMMISSIONER KRONER noted the existing trees were older and larger. MS. WALLRICH noted 3" caliper could be required.

MR. SCARBOROUGH replied that would be acceptable and the length of the fence was designed to give a 15 seconds head start for someone to run and it is a 50' radius from the ATM.

CHAIRMAN SHAW clarified the trigger for looking at this is due to the security compliance that is necessary for the bank. The bank was not non-compliant with any Village Ordinance.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN to grant the Petitioner, Lin R. Rogers, Lin R Rogers Electrical Contractor on behalf of Bank of America, Site Plan approval, in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, for site improvements for the Bank of America located at 16301 Harlem Avenue. These improvements are considered a minor deviation from the approved Maple Grove PUD, an amendment to the Brementowne PUD, and have met the Site Plan Standards as outlined in Section III.T.2. of the Zoning Ordinance.

This approval includes the following exception:

- to allow for a 6' open style fence in the front yard with related landscaping improvements

With the following conditions:

- Erect a 6' Echelon Majestic, by Ameristar black aluminum fence.
- Installation of two (2) additional street trees of 3" caliper along 163rd Street.

AYES: PLAN COMMISSIONERS GRAY, MANI, KRONER, CURRAN, AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion approved.

GOOD OF THE ORDER

PAULA WALLRICH, Interim Community Development Director noted:

1. Currently doing site visits for new software with 4 interviews next week.
2. Blackstone Loft – (Bremen Cash Store property) Finalizing incentive issues.
3. Lenny's – working on annexation.
4. Working on boundary issues on Oak Park Avenue
5. Text Amendments to Legacy Code
6. Staff working on hiring 2 positions. An offer has been accepted for Planning Manager. Senior Planner add closed on February 5, we will be interviewing shortly.
7. CHAIRMAN SHAW complimented the Webinar on the Tinley Park Mental Health Center. He will be interested in hearing more about it as it proceeds.

COMMENTS FROM THE PUBLIC

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER GRAY, seconded by PLAN COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of February 15, 2018 at 7:42 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT-Workshop

March 1, 2018

Southwest Chicago Christian School

17171 84th Avenue

Petitioner

Henry Doorn, Jr., on
behalf of Southwest
Chicago Christian School

Property Location

17171 84th Avenue

PIN

27-29-400-009-0000

Zoning

R-3 Single Family
Residential

Surrounding Zoning

N: R-5 Low Density SF
Residential
S: R-2 Single Family
Residential
E: R-1 Single Family
Residential
W: R-4 Single Family
Residential

Existing Use

Educational Facility

Proposed Use

Educational Facility with
an accessory structure
(Transportation Building)

Approvals Sought

Site Plan Approval,
Variations

Requested Action

Proceed to Public
Hearing

Project Planner

Paula J. Wallrich, AICP
Community Development
Director



EXECUTIVE SUMMARY

The Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, located at 17171 84th Avenue, seeks Site Plan Approval and Variations to allow for the construction of an accessory structure to be used as a Transportation Building with associated off-street parking for 11 school buses. The property is zoned R-3 which allows for primary and secondary educational facilities as a permitted use. The proposed Transportation Building is considered a permitted accessory use however requires the following Variations to be constructed in accordance with the submitted plans:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas; and
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.

These Variations will allow the Petitioner to construct an accessory structure adjacent to the Southwest Chicago Christian School for purposes of a 2,400 SF Transportation Building with a mean height of 17' 5" and a ridge height of 21', to be serviced with water, sanitary sewer and natural gas. The Transportation Building will be used for offices, meetings, providing minor school bus maintenance, a break room, restrooms, and storage. There will be no additional buses serving the property however three (3) additional buses will be parked on a new surface parking lot immediately east of the proposed transportation building. A new basketball court will also be constructed. Additional landscaping has been proposed for screening purposes.

EXISTING SITE & HISTORY



The Southwest Christian School opened at the Tinley Park location in 1986 as a K-5 school and has undergone several expansions of the original school building since that time. It currently operates as a Pre-K to 8th grade center with an enrollment of approximately 300 students. The Southwest Chicago Christian Schools have 3 campuses: Oak Lawn, Palos Heights and Tinley Park. Their high school, Chicago Christian High School, Palos Heights, will celebrate its 100th anniversary this year.

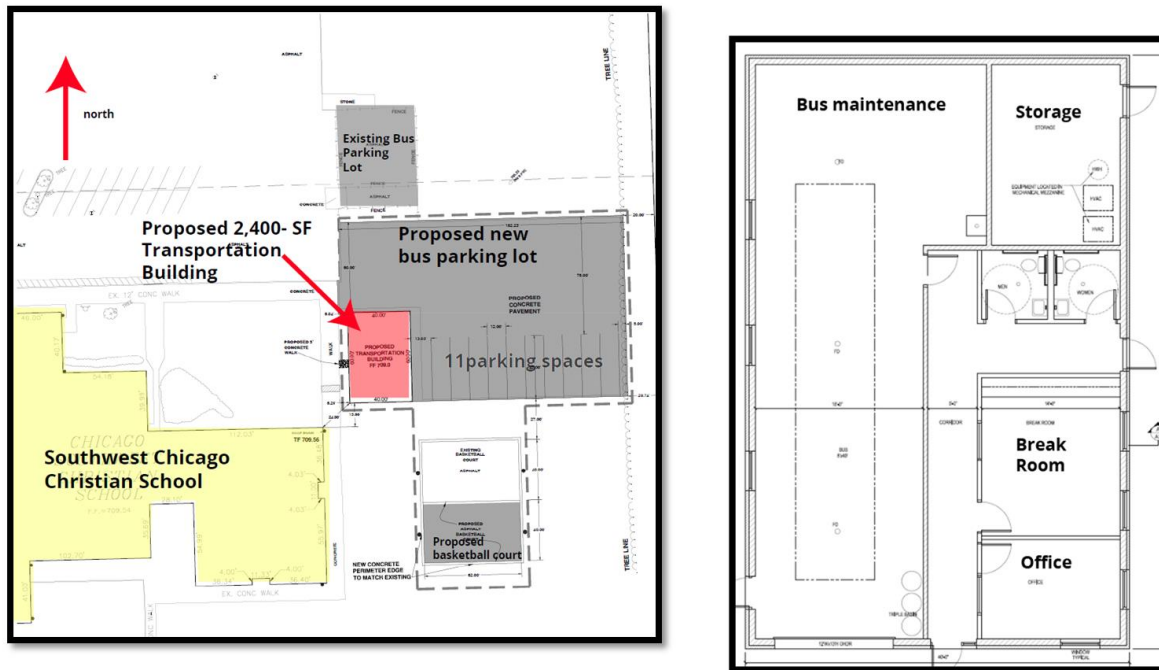
Previously the school operated a Transportation Building in Oak Lawn; however they have since sold that property and are now requesting to construct a new transportation building at their Tinley Park Site. For the past 10 years they have parked 8 school buses on site along with a cargo container used for storage.

The Southwest Chicago Christian School property is located directly south of Faith Christian Reform Church; the school is independent of the church. The School property comprises 14.12 acres of which only 8.9% is occupied by the existing school structure with over 77% greenspace.



SITE PLAN REVIEW

The proposed Site Plan provides for a 2,400 SF accessory building to function as the Transportation Building for the school. This accessory structure will provide an office, break room, restrooms, a service bay for minor school bus repair, and storage room. The proposed plans will remove a portion of the existing asphalt bus parking lot on the church parcel and construct a new concrete parking lot for buses on the school parcel. The new parking lot will provide 11 bus parking spaces.



As part of the proposal the existing cargo container will be removed from the site; the accessory structure will accommodate storage needs. The existing asphalt basketball court will be partially removed to accommodate the new concrete parking lot and a new basketball court will be constructed.

Open Item #1: Cargo containers are not allowed on a permanent basis; staff recommends any approval of the Site Plan include the removal of the cargo container.

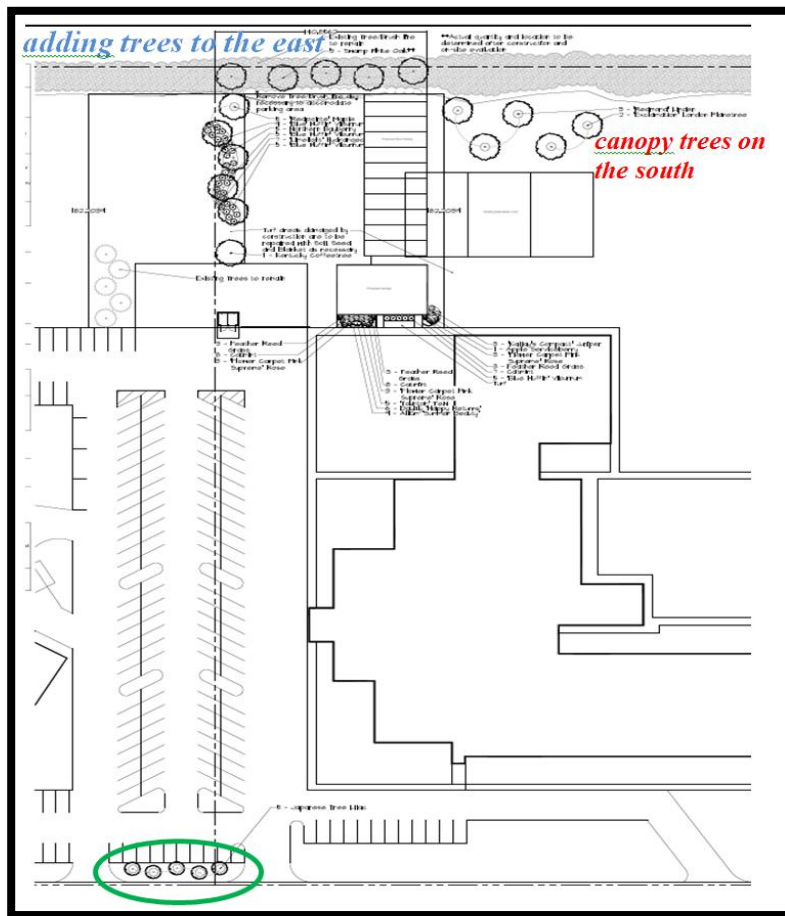
LANDSCAPE

The Applicant has provided revised landscape plans which address previous deficiencies as noted in the staff review letter (attached) and noted below. The Applicant's responses (letter attached) to these concerns are highlighted in bold text below.

- Section 158.09 of the Municipal Code requires any special use proposed in R1-R4 districts to be separated from any residential lot by a Class C bufferyard. A Class C bufferyard has been shown on the north side, but has not been shown on the east or south sides. The following is suggested for the south and east bufferyards:
 - South – due to the large stand of existing vegetation on the south property line, and the distance from the special use to the south property line (~900'), these buffer plantings could be scaled back without visually detracting from the campus. It is recommended that only the canopy tree plantings be installed. This is reflected in the table below.

- East – the landscape plan recommends “remove tree/brush line as necessary to accommodate parking area.” To ensure some buffer exists, it is recommended that only the canopy tree plantings be installed. This is reflected in the table below.

Applicant’s response: *The landscape design has been revised to show the **canopy trees on the south**. The feasibility of **adding trees to the east** may need to be verified at the time of construction. The School is not opposed to adding trees, but does not want to commit to cutting down existing trees in order to plant new trees. We would propose coordinating the final planting with the Village once we see what is left and the condition of the existing landscape screen after parking lot installation.*



2. Section 158.20.1(b) of the Municipal Code requires all parking to be screened from the view of adjacent properties and streets by plantings, berming or low fence/wall. This has not been shown on the landscape plan. If bufferyard plantings are installed as recommended above, this requirement could potentially be avoided given the existing character of the campus. See Image A below for suggestion on how to compensate for not requiring these plantings

Image A: *To compensate for not abiding completely with the required plantings in items 1, 2, 3 and 4 above, the following is suggested:*

- Convert 2 striped end islands in green highlighted area above into curbed islands with lawn and 1 canopy tree each.



Applicant's response: *The School is not opposed to adding landscaping as part of this project, however 1 and 1/2 of the parking islands noted to be improved are on the Church property not the School. The School can approach the Church to see if they desire this improvement or would allow it, however the outcome of that is unknown. From a functional standpoint not having a curb on these islands does allow for more flexibility with bus maneuvering. We would propose adding some planting equal to the amount that would go in the suggested islands along the 82th Ave. parkway instead. (Circled in Green above).*

3. Section 158.20.1(i) of the Municipal Code requires at least 15% of the parking lot shall be covered by landscaping. This has not been shown on the landscape plan. Given the use (bus parking), requiring islands to achieve this 15% could potentially be avoided.

Applicant's response: *We would agree this is not desirable; this is a bus parking area not a typical parking lot open to the public.*

4. Section 158.14.10 of the Municipal Code requires a 10' wide landscape area to front 70% of the side of all buildings which front dedicated streets (in this case, the north building elevation). This has not been shown on the landscape plan. Given that this façade has a vehicular service door, a pedestrian doorway, and this façade is significantly setback from 171st Street (~500'), requiring these plantings could potentially be avoided.

Applicant's response: *The landscape plan has been revised to show some low planting along the west elevation of the building. We feel this will help integrate the building into the campus and help to address the concerns raised by Planning regarding the architectural interest of this elevation.*

Staff has reviewed the revised landscape plan and finds it addresses the deficiencies of the first submittal and meets the intent of the Landscape Ordinance. Staff recommends making any final approval of the Site Plan on Staff's field inspection after construction.

Open Item #2: *Due to the amount of existing trees along the east property line Staff's recommends coordinating the final planting with the Petitioner after parking lot installation.*

ARCHITECTURE

The proposed Transportation Building will be constructed entirely of masonry to match the existing school building. The building is designed with a front gable with the mean height of the building measuring 17' 5" and the ridge at 21'. The front gable will have EIFS to match the existing school entry ways. An overhead door will be located on the north side of the accessory structure. All HVAC equipment will be located within the structure and therefore not visible.

The trash enclosure will be relocated adjacent to the new parking lot. Per the Building Code (Section 316) the trash enclosure must be constructed of *brick, stone, or other masonry materials with a gate opening which will accommodate the pickup of the dumpster by the garbage company. The wall shall be constructed of the same building material and in the same architectural style as the principal structure. Gate material must be wood or vinyl fencing material. No chain link fencing is allowed.* The proposed plans indicate a face brick trash enclosure that matches the proposed Transportation Building.





structure has a height of twenty-one (21) feet at the ridge of the roof therefore a three (3) foot Variation is required.

Open Item #4: A Variation of three (3) feet is required to allow for the construction of the accessory structure with a height of 21' at the ridge of the roof.

3. Utility services: Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas. The Transportation Building requires these utilities to function as programmed. All utilities are extended underground.

Open Item #5: A Variation of Section III.I.2.g is required to allow the accessory structure to function as intended.

4. Off- Street Parking: Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) requires commercial vehicles to be stored in a garage or fully enclosed structure. The construction of a new concrete parking lot will accommodate the parking of 11 school buses. The site has historically functioned with off-site parking of buses – not enclosed in a structure. The size of the buses makes enclosure economically infeasible and would result in a building of substantial size.

Open Item #6: A Variation of Section III.R.d is required to allow the parking of school buses on the proposed concrete parking lot.

SUMMARY OF OPEN ITEMS

Staff identified the following open items:

| | |
|---------------------|---|
| Open Item #1 | <i>Cargo containers are not allowed on a permanent basis; staff recommends any approval of the Site Plan include the removal of the cargo container.</i> |
| Open Item #2 | <i>Due to the amount of existing trees along the east property line Staff's recommends coordinating the final planting with the Petitioner after parking lot installation.</i> |
| Open Item #3 | <i>A Variation of 1,680 SF is required to allow for the construction of a 2,400 SF accessory structure</i> |
| Open Item #4 | <i>A Variation of three (3) feet is required to allow for the construction of the accessory structure with a height of 21' at the ridge of the roof.</i> |
| Open Item #5 | <i>A Variation of Section III.I.2.g is required to allow the accessory structure to function as intended.</i> |
| Open Item #6 | <i>A Variation of Section III.R.d is required to allow the parking of school buses on the proposed concrete parking lot.</i> |

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires the conditions listed below be met. The Commission may wish to consider these issues as part of their analysis of the Site Plan.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

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

STANDARDS FOR VARIATION

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The Variation, if granted, will not alter the essential character of the locality.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Applicant 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.

LIST OF REVIEWED PLANS

| Southwest Chicago Christian School | | Prepared By | Date On Sheet |
|------------------------------------|--|-------------|---------------|
| 1 | Parking Lot Addition – Title Sheet | JAS | 11-06-17 |
| 2 | Site Existing Topography | JAS | 11-06-17 |
| 3 | Site Demolition Plan | JAS | 11-06-17 |
| 4 | Site Geometric Plan | JAS | 11-06-17 |
| 5 | Site Utility Plan | JAS | 11-06-17 |
| 6 | Site Grading Plan | JAS | 11-06-17 |
| 7 | Storm Water Pollution Prevention Plan | JAS | 11-06-17 |
| 8 | Site Erosion Control Plan | JAS | 11-06-17 |
| 9 | Construction Specifications | JAS | 11-06-17 |
| 10 | Construction Details | JAS | 11-06-17 |
| 11 | Site Drainage Exhibit | JAS | 11-06-17 |
| 10.2 | M.W.R.D. General Notes | JAS | 11-06-17 |
| | Transportation Facility Landscape Plan | CD | 11-01-17 |
| A-1 | Transportation Building – Site Plan | Arch | 10-25-17 |
| A-2 | Transportation Building – Exterior Elevations & Floor Plan | Arch | 10-25-17 |
| A-3 | Exterior Elevations - Colored | Arch | 02-14-18 |
| A-1 | Trash Enclosure | Arch | 10-25-17 |
| | Transportation Building Landscaping Plan | CD | 02-20-18 |

JAS Joseph A. Schudt & Associates
 ARCH Architectuur, LTD
 CD Clarence Davids & Company

Village President
Jacob C. Vandenberg

Village Clerk
Kristin A. Thirion

Village Trustees
Brian H. Younker
Michael J. Pannitto
Cynthia A. Berg
William P. Brady
Michael W. Glotz
Michael J. Mangin

Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration
(708) 444-5000
Fax: (708) 444-5099

**Community
Development**
(708) 444-5100
Fax: (708) 444-5199

Public Works
(708) 444-5500

Police Department
7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

**John T. Dunn
Public Safety Building**
17355 S. 68th Court
Tinley Park, IL 60477

Fire Department
(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA
(708) 444-5600
Fax: (708) 444-5699

**Senior Community
Center**
(708) 444-5150



January 5, 2018

Henry Doorn
Southwest Chicago Christian School
12001 S. Oak Park Avenue
Palos Heights, IL 60463
hdoorn@swchristian.org

via email

**RE: Staff Review: Southwest Chicago Christian School
Transportation Building
17171 84th Avenue, Tinley Park, IL**

Mr. Doorn:

This letter represents the Village's staff preliminary review of the above referenced project, which includes a request for Site Plan Approval and a Special Use Permit for a 2,400 square foot accessory structure and adjacent bus parking lot. The proposed structure includes a service bay for school bus repair, an office, break room, restrooms, mechanical room, and storage room. A list of the submitted plans that were reviewed is included for reference as the last page of this letter.

The staff review process involves a full site plan review by all appropriate Village departments so that the Petitioner may better understand the various Village codes as they relate to the proposed use. Note: The plans are subject to Building Permit Review following Plan Commission review and approval; other various Staff comments may arise during Building Permit Review.

Please see the following pages for Staff Review Comments, information about the next steps, and the tentative schedule for meetings and approvals.

PLANNING

The Community Development Department reviewed the plans and offers the following comments:

1. A variance application is required for the size and height of the accessory structure. Section III.I.2. of the Zoning Ordinance states “all accessory structures in the R-1 through R-5 Zoning Districts, inclusive, shall conform to the following” and then lists a maximum floor area of 720 square feet and a maximum height of eighteen feet (18') to the peak of the structure. The proposed accessory structure exceeds these limitations. Also note that a variance will be required if the proposed accessory structure is to be served by water, sanitary sewer, or natural gas.
2. Staff encourages improvements to the architectural interest of the building. The south side does not have any windows. The west-facing façade lacks architectural interest and will be highly visible from the adjacent church, school, and parking lot. The building must be architecturally compatible with the existing buildings on the site.
3. Please clarify where HVAC and other utilities used for the proposed building will be located. All units must be screened from view.
4. Will there be any exterior trash enclosures? Please clarify how trash from the proposed accessory structure will be handled.
5. Please provide a color Site Plan.
6. Please provide color Building Elevations.
7. Please provide a Material Board.

BUILDING

The Building Department reviewed the plans and has no comments.

LANDSCAPING

The Village Landscape Architect reviewed the plans and offers the following comments:

1. Section 158.09 of the Municipal Code requires any special use proposed in R1-R4 districts to be separated from any residential lot by a Class C bufferyard. A Class C bufferyard has been shown on the north side, but has not been shown on the east or south sides. The following is suggested for the south and east bufferyards:
 - South – due to the large stand of existing vegetation on the south property line, and the distance from the special use to the south property line (~900'), these buffer plantings could be scaled back without visually detracting from the campus. It is recommended that only the canopy tree plantings be installed. This is reflected in the table below.
 - East – the landscape plan recommends “remove tree/brush line as necessary to accommodate parking area.” To ensure some buffer exists, it is recommended that only the canopy tree plantings be installed. This is reflected in the table below.

See Image A below for suggestion on how to compensate for not requiring these bufferyard plantings at 100%.
2. Section 158.20.1(b) of the Municipal Code requires all parking to be screened from the view of adjacent

properties and streets by plantings, berming or low fence/wall. This has not been shown on the landscape plan. If bufferyard plantings are installed as recommended above, this requirement could potentially be avoided given the existing character of the campus. See Image A below for suggestion on how to compensate for not requiring these plantings.

3. Section 158.20.1(i) of the Municipal Code requires at least 15% of the parking lot shall be covered by landscaping. This has not been shown on the landscape plan. Given the use (bus parking), requiring islands to achieve this 15% could potentially be avoided. See Image A below for suggestion on how to compensate for not requiring these plantings.
4. Section 158.14.10 of the Municipal Code requires a 10' wide landscape area to front 70% of the side of all buildings which front dedicated streets (in this case, the north building elevation). This has not been shown on the landscape plan. Given that this façade has a vehicular service door, a pedestrian doorway, and this façade is significantly setback from 171st Street (~500'), requiring these plantings could potentially be avoided. See Image A below for suggestion on how to compensate for not requiring these plantings.



Image A: To compensate for not abiding completely with the required plantings in items 1, 2, 3 and 4 above, the following is suggested:

- Convert 2 striped end islands in green highlighted area above into curbed islands with lawn and 1 canopy tree each.
5. Please review the landscape requirements within the following tables on the next page. Deficiencies must be addressed in a revised Landscape Plan. Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

(see tables on the next pages)

| BUFFERYARD REQUIREMENTS | | | | | | | |
|-------------------------|----------------|----------------|--------|-----------------------|-----------------------|---|--|
| Bufferyard Location | Required Width | Proposed Width | Length | Required Plantings | Proposed Plantings | Deficit | Comments |
| North | 20' | 20' | 193' | 8 CT 3 US 31 SH | 8 CT 3 US 30 SH | 0 CT 0 US -1 SH | None |
| South | 25' | Not shown | 193' | 8 CT 3 US 31 SH | 0 CT 0 US 0 SH | -8 CT -3 US -31 SH | Recommends only 8 CT be planted per note 1 above. Also see Image A above. |
| East | 25' | Not shown | 141' | 5 CT 2 US 20 SH | 0 CT 0 US 0 SH | -5 CT -2 US -20 SH | Recommends only 5 CT be planted per note 1 above. Also see Image A above. |
| West | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

| INTERIOR LOT LANDSCAPING REQUIREMENTS | | | | |
|---------------------------------------|---|----------|-------------|--|
| Location | Requirement | Proposed | Deficit | Comments |
| Foundation | Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscaped area | 0% | 100% | See Image A above for alternative method to compensate for this deficit. |
| Interior | n/a | n/a | n/a | n/a |

| PARKWAY STANDARDS | | | | | |
|-------------------|-------------|----------------|----------------|---------|----------|
| Location | Requirement | Required Trees | Proposed Trees | Deficit | Comments |
| North Parkway | n/a | n/a | n/a | n/a | None |

| PARKING LOT LANDSCAPING STANDARDS | | | | |
|-----------------------------------|--|--|---|--|
| Location | Requirement | Provided | Deficit | Comments |
| Parking Lot | 15% of parking lot area to be landscaped | 0 square feet | 2,890 square feet | See Image A above for alternative method to compensate for this deficit. |
| Parking Lot | Screening | Partial on north face of parking lot when factoring in bufferyard plantings. | None on east or south faces of parking lot. | See Image A above for alternative method to compensate for this deficit. |
| Parking Lot Islands | 1 tree per 200 square feet | n/a | n/a | None |

ENGINEERING & PUBLIC WORKS DEPARTMENT

The Village Engineer and the Public Works Department reviewed the plans and offers the following comments:

1. The storm water management requirements for this parcel are not clear. The drainage exhibit indicates the contiguous ownership acreage is far less than what is assumed. This will drive the applicability of the MWRD WMO. Please coordinate with the MWRD regarding the storm water management requirements for this site and provide the required modifications or obtain a permit determination letter and provide to us for our files.
2. If ownership with the land to the North is not contiguous, please provide easement or agreement showing that construction/storm water discharge on/into the adjacent parcel is allowed.
3. An MWRD permit will be required for the sanitary connection.
4. Please provide additional details on the sanitary sewer connection point including all inverts and method of connection for the existing pipes into the new manhole.
5. Please clarify the water main service material.
6. Is the concrete cross section for the parking lot pavement adequate?
7. The Illinois Department of Public Health is requiring that domestic and fire services be split inside the building. A fire service is considered a stagnant water line and violates the Illinois plumbing Code. Please clarify that the water service connection for this building shall be from existing potable water connection in the school.
8. Engineering plan notes will be reviewed in the building department permit set of plans.
9. Signed and sealed plans, permit applications and supporting documentation, etc. will need to be supplied during the building permit process.

POLICE DEPARTMENT

The Police Department reviewed the plans and has no comments.

FIRE DEPARTMENT

The Fire Department reviewed the plans and offers the following comments:

1. The scope of this review is considered a site plan review only (building access, fire hydrant/water supply distribution) for a 2,400 square foot building on an existing elementary school site.
2. The following comments are based on the following adopted codes and amendments.
 - 2012 International Building Code
 - 2012 International Fire Code
 - 2010 National Fire Alarm Code
 - 2013 NFPA 13 - Installation of Sprinkler Systems
 - 2003 NFPA 101 - Life Safety Code.
 - 2016 Village of Tinley Park Amended Codes
3. Building Access: The building as proposed is accessible on all sides for fire department personnel.
4. Fire Hydrant Access: There is a hydrant within 175 feet of the proposed building and 2 hydrants within 600 feet. Hydrant access is considered acceptable.
5. Water Supply: Per Appendix B of the 2012 International Fire Code, for an ICC Type IV building construction, requires a minimum 1,500 gpm for 2-hour duration. Based on water supply in the area, this requirement is considered satisfied.
6. Fire Protection/Detection: Since the proposed building is less than 3,000 square feet and an ICC Type IV construction (masonry walls, combustible roof framing) fire sprinklers are not required. An approved fire alarm monitored by the Village of Tinley Park is required.
7. Building Construction: Fire Prevention recommends that building construction be an ICC Type II or III classification.
8. Occupancy Classification: In order to determine and provide detailed comments, Fire Prevention required more information regarding repairs to be conducted, storage of flammable combustible liquids, and the use of air compressors.

NEXT STEPS & TENTATIVE SCHEDULE

We encourage you to contact and/or meet with the Village's various departments to review their individual recommendations and requirements and a list of the departmental points of contact has been attached. Please note that all future plan submittals should be coordinated through me for distribution and review.

To proceed to the Plan Commission stage, a written reply in the form of a Response Letter must be sent to my attention addressing all of the comments within this Staff Review Letter. The Response Letter must be accompanied by revised plans in the following formats:

- Five (5) 11"x17" printed sets
- Three (3) 24"x36" scalable printed sets
- A digital copy (PDF) via USB, email (10MB limit), or web upload (*please email me to request an upload link*)

The revised plans and the Response Letter must be received by **12:00pm on Wednesday, January 17, 2018** in order to meet the timeline below. Note that the Village can adjust the schedule as a result of any changes or issues that may arise during this review process.

| | |
|--------------------------|--|
| February 1, 2018 | Plan Commission Meeting #1 (Introduction to Project) |
| February 15, 2018 | Plan Commission Meeting #2 (Vote on Site Plan Approval/Recommendation for Special Use Permit and Variances) |
| March 6, 2018 | Village Board Meeting #1 (First Reading/Introduction to Project) |
| March 20, 2018 | Village Board Meeting #2 (Vote on Approving Special Use Permit and Variances) |

We will not formally schedule a meeting with the Plan Commission until we receive your Response Letter and a revised submittal that addresses the Staff Review Comments. When a first meeting of the Plan Commission is scheduled, please be prepared to make a brief presentation to the Commission. Staff will prepare a report about the proposed project which is provided to the Commissioners and to the public via the Village website. A copy of the link to the meeting packet will be provided to all Petitioners on the meeting agenda.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Stephanie Malmborg, AICP
Planner I
smalmborg@tinleypark.org
(708) 444-5161

Attachment

cc: Paula Wallrich, Interim Community Development Director

CONTACTS

Village of Tinley Park Public Works Department

16250 S. Oak Park Avenue
Tinley Park, IL 60477

Kevin Workowski
Director of Public Works
Phone: 708-444-5500
Email: kworkowski@tinleypark.org

Village of Tinley Park Fire Prevention

17355 S. 68th Court
Tinley Park, IL 60477

Dan Riordan
Senior Fire Inspector
Phone: 708-444-5200
Email: driordan@tinleypark.org

Village of Tinley Park Building Department

16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: 708-444-5100

Engineering Consultant: Robinson Engineering

10045 W. Lincoln Highway
Frankfort, IL 60423

Jennifer Prinz
Village Engineer
Phone: 815-806-0300
Email: jprinz@reltd.com

Landscape Architecture Consultant: Farnsworth

Jeff Martin
Village Landscape Architect
Phone: 773-405-8827
Email: jmartin@f-w.com

LIST OF REVIEWED PLANS

| Submitted Sheet Name | | Prepared By | Date On Sheet |
|----------------------|---------------------------------------|-------------|---------------|
| 06-080 1 of 10 | Parking Lot Addition Revisions | JAS | 11/06/2017 |
| 06-080 2 of 10 | Site Existing Topography | JAS | 11/06/2017 |
| 06-080 3 of 10 | Site Demolition Plan | JAS | 11/06/2017 |
| 06-080 4 of 10 | Site Geometric Plan | JAS | 11/06/2017 |
| 06-080 5 of 10 | Site Utility Plan | JAS | 11/06/2017 |
| 06-080 6 of 10 | Site Grading Plan | JAS | 11/06/2017 |
| 06-080 7 of 10 | Storm Water Pollution Prevention Plan | JAS | 11/06/2017 |
| 06-080 8 of 10 | Site Erosion Control Plan | JAS | 11/06/2017 |
| 06-080 9 of 10 | Construction Specifications | JAS | 11/06/2017 |
| 06-080 10 of 10 | Construction Details | JAS | 11/06/2017 |
| 06-080 10.1 of 10 | Site Drainage Exhibit | JAS | 11/06/2017 |
| 06-080 10.2 of 10 | M.W.R.D. General Notes | JAS | 11/06/2017 |
| A-1 | Site Plan | Arc LTD | 10/25/2017 |
| A-2 | Building Section | Arc LTD | 10/25/2017 |
| | Landscape Plan | CD & Co | 11/01/2017 |

JAS – Joseph A. Schudt & Associates

Arc LTD – Architecture, LTD

CD & Co - Clarence Davids & Co

ARCHITECTUUR, LTD

7837 OAK RIDGE DRIVE
PALOS PARK, IL 60464
(708) 743-8537

February 14, 2018

Paula J. Wallrich, AICP
Interim Community Development Director
Village of Tinley Park
16250 S Oak Park Ave.
Tinley Park, IL 60477

RE: Staff Review : Southwest Chicago Christian School
Transportation Building
17171 84th Ave, Tinley Park, IL

Dear Ms. Wallrich,

Below is our response to the staff review letter dated January 5, 2018. We have included the Village comment within the letter with our response **bold**. If you have any questions please feel free to contact us.

Planning:

1. A variance application is required for the size and height of the accessory structure. Section III.I.2. of the Zoning Ordinance states “all accessory structures in the R-1 through R-5 Zoning Districts, inclusive, shall conform to the following” and then lists a maximum floor area of 720 square feet and a maximum height of eighteen feet (18’) to the peak of the structure. The proposed accessory structure exceeds these limitations. Also note that a variance will be required if the proposed accessory structure is to be served by water, sanitary sewer, or natural gas.

We were previously advised by the Village that a variance would not be required as this is not a residential structure. Based on the interpretation in your staff review letter we have included a variance application as part of this submittal.

2. Staff encourages improvements to the architectural interest of the building. The south side does not have any windows. The west-facing façade lacks architectural interest and will be highly visible from the adjacent church, school, and parking lot. The building must be architecturally compatible with the existing buildings on the site.

This is an accessory structure and it is intended not to draw attention to itself. The design of the garage includes elements of the existing school

ARCHITECTUR, LTD

7837 OAK RIDGE DRIVE
PALOS PARK, IL 60464
(708) 743-8537

design including matching facebrick, similar material and finish of windows, and matching EIFS gable roof element. Considering the use of the building and the desire to not make it a focal point on the site we feel we have designed a building that will complement the existing school building. The south side does not have windows as the interior of this part of the building will be used for storage and repair equipment work space. We have revised the landscape plan to include plantings along the west elevation. To add a gable or other architectural element to this façade we feel would draw too much attention to it.

3. Please clarify where HVAC and other utilities used for the proposed building will be located. All units must be screened from view.

Please refer to the floor plan on Sheet A2 where the HVAC equipment is noted as internal to the building. We do not expect to have any HVAC equipment on the roof.

4. Will there be any exterior trash enclosures? Please clarify how trash from the proposed accessory structure will be handled.

The existing trash area will be relocated as part of this project. The drawings have been revised to show this.

5. Please provide a color Site Plan.

A color site plan is included as part of this submittal.

6. Please provide color Building Elevations.

A color building elevations are included as part of this submittal.

7. Please provide a Material Board.

A material board is included as part of this submittal.

Landscaping:

1. Section 158.09 of the Municipal Code requires any special use proposed in R1-R4 districts to be separated from any residential lot by a Class C bufferyard. A Class C bufferyard has been shown on the north side, but has not been shown on the east or south sides. The following is suggested for the south and east bufferyards:

ARCHITECTUR, LTD

7837 OAK RIDGE DRIVE
PALOS PARK, IL 60464
(708) 743-8537

- South – due to the large stand of existing vegetation on the south property line, and the distance from the special use to the south property line (~900'), these buffer plantings could be scaled back without visually detracting from the campus. It is recommended that only the canopy tree plantings be installed. This is reflected in the table below.
- East – the landscape plan recommends “remove tree/brush line as necessary to accommodate parking area.” To ensure some buffer exists, it is recommended that only the canopy tree plantings be installed. This is reflected in the table below.

The landscape design has been revised to show the canopy trees on the south. The feasibility of adding trees to the east may need to be verified at the time of construction. The School is not opposed to adding trees, but does not want to commit to cutting down existing trees in order to plant new trees. We would propose coordinating the final planting with the Village once we see what is left and the condition of the existing landscape screen after parking lot installation.

2. Section 158.20.1(b) of the Municipal Code requires all parking to be screened from the view of adjacent properties and streets by plantings, berming or low fence/wall. This has not been shown on the landscape plan. If bufferyard plantings are installed as recommended above, this requirement could potentially be avoided given the existing character of the campus.

The School is not opposed to adding landscaping as part of this project, however 1 and ½ of the parking islands noted to be improved are on the Church property not the School. The School can approach the Church to see if they desire this improvement or would allow it, however the outcome of that is unknown. From a functional standpoint not having a curb on these islands does allow for more flexibility with bus maneuvering. We would propose adding some planting equal to the amount that would go in the suggested islands along the 82th Ave parkway instead.

3. Section 158.20.1(i) of the Municipal Code requires at least 15% of the parking lot shall be covered by landscaping. This has not been shown on the landscape plan. Given the use (bus parking), requiring islands to achieve this 15% could potentially be avoided.

ARCHITECTUUR, LTD

7837 OAK RIDGE DRIVE
PALOS PARK, IL 60464
(708) 743-8537

We would agree this is not desirable; this is a bus parking area not a typical parking lot open to the public.

4. Section 158.14.10 of the Municipal Code requires a 10' wide landscape area to front 70% of the side of all buildings which front dedicated streets (in this case, the north building elevation). This has not been shown on the landscape plan. Given that this façade has a vehicular service door, a pedestrian doorway, and this façade is significantly setback from 171st Street (~500'), requiring these plantings could potentially be avoided.

The landscape plan has been revised to show some low planting along the west elevation of the building. We feel this will help integrate the building into the campus and help to address the concerns raised by Planning regarding the architectural interest of this elevation.

5. Please review the landscape requirements within the following tables on the next page. Deficiencies must be addressed in a revised Landscape Plan. Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

Please refer to the responses for 1-4 above.

Engineering:

1. The storm water management requirements for this parcel are not clear. The drainage exhibit indicates the contiguous ownership acreage is far less than what is assumed. This will drive the applicability of the MWRD WMO. Please coordinate with the MWRD regarding the storm water management requirements for this site and provide the required modifications or obtain a permit determination letter and provide to us for our files.

The Civil Engineering drawings have been revised. We do not plan to begin the MWRD permit process until the zoning process has proceeded a little further.

2. If ownership with the land to the North is not contiguous, please provide easement or agreement showing that construction/storm water discharge on/into the adjacent parcel is allowed.

ARCHITECTUUR, LTD

7837 OAK RIDGE DRIVE
PALOS PARK, IL 60464
(708) 743-8537

This drainage pattern is an existing condition, but we are pursuing a formal easement from the Church.

3. An MWRD permit will be required for the sanitary connection.

Noted.

4. Please provide additional details on the sanitary sewer connection point including all inverts and method of connection for the existing pipes into the new manhole.

The drawings have been revised/ updated to contain this information.

5. Please clarify the water main service material.

Type K copper, the drawings have been revised to note this.

6. Is the concrete cross section for the parking lot pavement adequate?

This detail has been revised.

7. The Illinois Department of Public Health is requiring that domestic and fire services be split inside the building. A fire service is considered a stagnant water line and violates the Illinois plumbing Code. Please clarify that the water service connection for this building shall be from existing potable water connection in the school.

The water service to the new building will be off of a potable supply. The new building will not have a fire sprinkler system.

8. Engineering plan notes will be reviewed in the building department permit set of plans.

Noted.

9. Signed and sealed plans, permit applications and supporting documentation, etc. will need to be supplied during the building permit process.

ARCHITECTUUR, LTD

7837 OAK RIDGE DRIVE
PALOS PARK, IL 60464
(708) 743-8537

Noted.

Fire Department:

1-7. Noted, no comment.

8. Occupancy Classification: In order to determine and provide detailed comments, Fire Prevention required more information regarding repairs to be conducted, storage of flammable combustible liquids, and the use of air compressors.

The building is intended to be used for minor repairs and preventive maintenance. The storage of flammable combustible liquids will be in small amounts and contained within proper cabinets. An air compressor is expected to be provided for use in filling tires and powering pneumatic tools. Major repairs are not performed at this facility.

Respectfully,

Rich De Boer, A.I.A. LEED AP
President

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: _____ **LOCATION:** _____

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

APPLICANT INFORMATION

Name: _____
Company: _____
Mailing Address: _____
Phone (Office): _____
Phone (Cell): _____
Fax: _____
Email: _____

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

PROPERTY INFORMATION

Property Address: _____
PIN(s): _____
Existing Land Use: _____
Zoning District: _____
Lot Dimensions: _____
Property Owner(s): _____
Mailing Address: _____

APPLICATION INFORMATION

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

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

☐ No ☐ Yes: _____

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

Signature of Applicant

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: _____

LOCATION: _____

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

CURRENT PROPERTY OWNER OF RECORD

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

PROJECT ARCHITECT

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

PROJECT ENGINEER

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

PROJECT LANDSCAPE ARCHITECT

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

ATTORNEY

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

END USER

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

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: _____

LOCATION: _____

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

GENERAL BILLING

Name: _____
Company: _____
Address: _____
Phone: [REDACTED] _____
Fax: [REDACTED] _____
Email: [REDACTED] _____

RESPONSIBLE FOR PLAN REVIEW FEES

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

RESPONSIBLE FOR BUILDING PERMIT FEES

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

RESPONSIBLE FOR ATTORNEY FEES

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

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

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

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

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

VILLAGE OF TINLEY PARK

VARIANCE REQUEST INSTRUCTIONS AND PROCEDURES

The following information is being provided in order to assist applicants with the process of requesting a Variation from the terms of the Village's Zoning Ordinance. This information is a summary of the application submittal requirements, and may be modified based upon the particular nature of the requested Variation.

Please note that the Village's Ordinances are available for purchase, and can also be found on the Village's website: www.tinleypark.org.

A Variation from the terms of the Zoning Ordinance which requires considerations by the Village's Zoning Board of Appeals at a Public Hearing is subject to the following procedures and requirements. Attendance at the Public Hearing is required by the owner or the owner's representative to provide an explanation of the requested Variation, as well as to provide testimony and sufficient evidence to support the request, and to answer questions from the Board members or any interested party.

Depending upon meeting schedules, legal notification requirements and the type of Variation being requested, this process generally takes between 30 to 60 days from the date of submission of a complete application package.

1. The Applicant meets with the Village Planner or Zoning Administrator to discuss the proposal as it relates to the applicable Zoning Ordinance requirements.
2. The Applicant submits the following:
 - A. The completed application form (attached).
 - B. The completed Findings of Fact sheet (attached).
 - C. A Plat of Survey of the subject property showing:
 1. All existing improvements, with dimensions and setbacks noted;
 2. All proposed conditions highlighted, with dimensions and proposed setbacks noted; and
 3. A complete legal description of subject property.
 - D. Evidence of the Applicant's ownership of or interest in the subject property such as a copy of the current property tax bill, or a copy of the title commitment or title policy.
 - E. Written disclosure of all land trust beneficiaries, if applicable.
 - F. Written authorization from the property owner for any other party to act as applicant or agent, if applicable.
 - G. Filing fee of: \$150 for residentially zoned properties; \$200 for non-residentially zoned properties.
 - H. Any additional information to be presented in consideration of the requested Variation (i.e. a narrative letter outlining the project, a petition signed by neighbors in support of the proposal, or other support documentation).

Please note that a Variation application will not be processed until all of the above items have been submitted.

3. If necessary, Staff will perform a Staff Review of the proposal, including distribution to and review by various Village Departments. Also if necessary, Staff may first refer the proposal to the Long Range Plan Commission.
4. Planning Department Staff will determine the next available Public Hearing date before the Zoning Board of Appeals. The Public Hearing will be set for a date not more than 90 days after the filing of a completed application. The Zoning Board of Appeals meets on the second and fourth Thursdays of the month, except holidays, at 7:30 p.m. in the Kallsen Center of Village Hall (enter on the north side of the building), 16250 South Oak Park Avenue, Tinley Park, IL 60477

VILLAGE OF TINLEY PARK
VARIANCE REQUEST INSTRUCTIONS AND PROCEDURES (Continued)

5. Planning Department Staff will also prepare and file required Public Hearing notices including a legal notification to appear in a newspaper of local circulation no less than 15 days but no more than 30 days prior to the Public Hearing, as well as mail notification to property owners within 250 feet of the subject property. This informs neighboring property owners of the date, time and place of the Public Hearing, so that they may be allowed an opportunity to ask any questions or voice any concerns they may have.
6. Planning Department Staff will prepare a report to be distributed to the Zoning Board of Appeals members prior to the Public Hearing date.
7. The Zoning Board of Appeals holds a Public Hearing on the predetermined date. **Applicant or Agent attendance is required at the Public Hearing.** The Applicant presents all testimony and evidence regarding the Variance request. Any interested parties in the audience are also invited to comment or ask questions.
8. Upon hearing all relevant testimony, the Zoning Board of Appeals votes on the request. Depending upon the nature of the requested Variation, the Zoning Board may be making the final determination on the request, or may be making a recommendation to the Village Board. The Zoning Board of Appeals also reserves the right to continue the Public Hearing to a future meeting date in order to obtain more information or further deliberate the merits of the requested Variation.
9. If required, the Village Board receives the report and recommendation of the Zoning Board of Appeals. The Village Board will consider the requested Variation at a First Reading of the Ordinance authorizing a Variation. The Village Board meets on the first, third and fourth Tuesdays of the month, except holidays at 8:00 p.m. in the Council Chambers of the Village Hall, 16250 South Oak Park Avenue, Tinley Park. **Applicant attendance is required at the First Reading, in the event there are any questions of the Board members.** The Village Board may approve, deny, continue or remand the Variation back to the Zoning Board of Appeals for additional testimony or consideration.
10. At the next regularly scheduled Village Board meeting, the Village Board presents a Second Reading of the Ordinance, taking its official voting action to approve or deny the requested Variation. Applicant attendance is not required at this meeting. If approved, the Variation becomes effective when the ordinance is signed and published.
11. After the Ordinance is effective and all fees are paid, the Applicant may apply for a Building Permit. Questions concerning the permitting process may be directed to the Building Department at 708-444-5100.

The above information is intended as an outline of the approval process
And is neither mutually exclusive nor inclusive.
A more detailed account of the process and application requirements may be found in the
Village's Zoning and Subdivision Ordinances.
Questions may be directed to the Planning Department
Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois
708-444-5100

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Day Phone: [REDACTED] _____ Evening Phone: _____

Cell Phone: [REDACTED] _____ Fax Number: [REDACTED] _____

Email Address: [REDACTED] _____

Nature of Petitioner's Interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).

PROPERTY INFORMATION

Street Address: _____

Owners: _____

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.
For example:

“A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot.”

“A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property.”

“A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property.

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

Examples of Reasons that the Variance is needed:

“We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swing set, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play”

“We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway”

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature: _____ Date: _____

Printed Name: _____

OFFICE USE ONLY:

Current Zoning on Property _____ Present Use _____

Notes

[illegible]

FINDINGS OF FACT

ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

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

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

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

FINDINGS OF FACT (CONTINUED)

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

- 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.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

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

FINDINGS OF FACT (Continued)

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

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

2. Substantially increase the congestion of the public streets.

3. Increase the danger of fire.

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

5. Endanger the public safety.

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

GENERAL NOTES

- The Village of Tinley Park (Telephone 1-708-444-5500), Robinson Engineering, Ltd. (Telephone 1-708-331-6700), MWRD Field Office Phone Number (Telephone 1-708-588-4055), and Joseph A. Schudt & Associates (Telephone 1-708-720-1000) must be notified 2 working days prior to commencement of work.
- Elevation is U.S.G.S. Datum. (NAVD 88)
- All floor drains shall discharge to the sanitary sewer.
- All downspouts and footing drains shall discharge to the storm sewer.
- All sanitary sewer construction requires stone bedding 1/4 inch to 1 inch in size, with a minimum thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than 4 inches, nor greater than eight inches. Bedding material shall be CA-11 and shall be extended at least 12 inches above top of pipe when using PVC pipe.
- "Band Seal" or similar flexible-type couplings shall be used for the connection of sewer pipe of dissimilar materials.
- When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
 - Circular saw-cut of sewer main by proper tools ("Sewer Tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
 - Remove an entire section of pipe (breaking only the top of the bell) and replace with a wye or tee branch section.
 - With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
- Wherever a sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between storm and/or sanitary and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18 inch vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18 inch vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, then, for a distance of 10 feet on either side of the watermain, the sewer pipe shall be PVC pressure pipe material or the watermain shall be constructed in a watertight casing.
- Contractor shall bend watermain pipe uniformly under sewers without using fittings providing that joint deflection does not exceed 5 degrees per joint for pipe under 12 inches in size and 3 degrees per joint for pipe 14 inches and over in size. All crossing (including services) shall have a minimum of 18 inches of clearance and should extend 10 feet each side of the center of the crossing.
- All sanitary manholes shall have a minimum inside diameter of 48 inches. Manhole steps shall be 16" min. wide plastic w/continuous 1/2 steel reinforcement, M.A. Industries or equal.
- All sanitary sewer, storm sewer, and water system construction shall conform to the "Standard Specifications for Water and Sewer Main Construction in Illinois", current Edition.
- All paving and related improvements shall be constructed in accordance with the Illinois Department of Transportation, "Standard Specifications for Road and Bridge Construction in Illinois", current Edition.
- All trenches caused by the construction of sewers, watermains, water service pipes, and in excavation around catch basins, manholes, inlets, and other appurtenances which occur within the limits of, or within 2 feet of existing or proposed pavements, sidewalks, and curb and gutters shall be backfilled with trench backfill. Trench backfill shall be CA-5 material to subgrade and shall be mechanically compacted in 12" lifts.
- 12", 10" & 8" diameter sanitary sewer pipe and fittings shall be PVC pipe, SDR 26 (ASTM D-3034) with flexible elastomeric (O-ring) gaskets (ASTM D-3212), unless otherwise noted. Where sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, sanitary sewer pipe shall be PVC watermain quality pipe (ASTM D-2241) with gasket joints (ASTM D-2672 or ASTM D-3199). Sanitary sewers shall be air tested, mandril tested, and televised. Sanitary sewer manholes shall be provided with internal chimney seals (Cretex or equal). All Sanitary Manholes shall be provided with mac wrap at barrel section joints. Sanitary sewer manholes shall be air tested in accordance with ASTM C-1244-93, Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test.
- Watermain shall be ductile iron, Class 52 (AWWA C-151) with cement lining (AWWA C-104) and hydrocarbon resistant gaskets (AWWA C-110) with brass wedges for electrical continuity. Ductile iron watermain shall be provided with polyethylene encasement (AWWA C-105). All watermain fittings, valves, and hydrants shall have stainless steel bolts and shall be secured using Meg-A-Lug restrained joints. Thrust blocking shall also be provided, with precast blocking permitted. Watermain shall be pressure tested at 150psi for two hours with zero pressure loss. A disinfection test shall be completed using an initial chlorine concentration of 50 mg/l and a minimum residual concentration of 25 mg/l after 24 hours. All work shall comply with Village of Tinley Park standards.
- Watermains and lot services shall be a minimum of 5.0 feet below finished ground surface.

- a. All storm sewer must be reinforced concrete pipe in paved areas.
- b. All reinforced concrete pipe shall be ASTM C76 CL IV.
- c. Sump pump discharge piping shall be PVC Schedule 40.
- d. All flexible storm sewer pipe must be televised for final inspection.
- Where storm sewers cross over the tops of watermains and are designated as "LHP" type, they shall be reinforced concrete low head pressure pipe (ASTM C-361-76). Alternately, proper watermain protection per note (8.) shall be provided.
- All bends in the watermain of 10 degrees or greater shall be installed with restrained joints (Meg-A-Lug or equal). Restrained joints (Meg-A-Lug or equal) shall be used within three pipe lengths of a fitting. No thrust blocking is allowed.
- All time and inverts of existing sanitary and storm sewer shall be field verified prior to the start of construction, and any discrepancies between the plan and existing elevations shall be reported to the Engineer immediately.
- All coordinates refer to back of curb, centerline of manhole, pipe, or structure, or as shown.
- All curb radii refer to back of curb. Lane dimensions refer to face of curb or edge of pavement.
- The Contractor shall subscribe to all governing regulations and shall obtain all necessary public agency permits.
- Field check all dimensions, coordinates, and elevations before proceeding with new work. Notify the Engineer of any discrepancies immediately.
- The Contractor shall provide for the safe and orderly passage of traffic and pedestrians where his operations abut public thoroughfares and adjacent property.
- Construction access points to the site shall be protected in such a way as to prevent tracking of mud or soil onto public thoroughfares. At the end of each day, the Contractor shall clean up all mud or soil which has been tracked onto public streets or as required by the Village of Tinley Park.
- Street paving and curbs to remain shall be protected from damage and, if damaged, shall be replaced promptly to meet Village of Tinley Park Standard Specifications in materials and workmanship.
- Prior to new work, the Contractor shall verify the location and elevation of existing utility lines and structures to be connected to proposed work. Discrepancies shall be reported to the Engineer immediately.
- All sediment will be prevented from entering any existing storm drainage systems by the use of hay bales, interceptor dikes or other approved functional methods. The Contractor shall be responsible for removing sediment resulting from this project from storm sewers and drainage structures.
- All utility connections to existing lines shall be constructed in accordance with the regulations of the utility owner and to the satisfaction of the utility owner.
- All work shall be in accordance with the specifications for the Village of Tinley Park.
- New watermain valves, including pressure tap valves, adjacent to an existing watermain, and existing watermain valves shall only be operated by the Village of Tinley Park, Department of Public Works personnel with a 48-hour notice (Monday-Friday).
- Any existing utility structures requiring adjustment are to be adjusted (up to 8" total adjustment allowed with a maximum of 2 rubber adjusting rings) or reconstructed by the contractor to the utility owner's satisfaction. Adjustments or reconstructions not called for on the plans shall be considered incidental to the contract. A total of no more than 8 and no less than 4 inches of adjusting rings shall be provided at all utility structures. Adjusting rings shall be set in a bed of preformed non-hardening mastic (RUB-R-NEK or approved equal).
- All connections to existing manholes shall be made by coring the existing manhole using a diamond or carbide tip cutter and installing a press seal PSX or CORE-A-SEAL, both in the cored opening.
- All storm sewer flared end sections for pipes greater than 12 inch diameter shall be provided with grates per I.D.O.T. standards.
- Reproducible "Record" drawings shall be provided by the contractor to the Village of Tinley Park and Owner following completion of improvements.
- Structure lids shall be stamped "Village of Tinley Park" and "SANITARY", "STORM", or "WATER" for appropriate utilities.
- Sanitary and Water stubs shall be marked with 4"x 4" wood posts.
- One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
- Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701.

CHICAGO SOUTHWEST CHRISTIAN SCHOOL

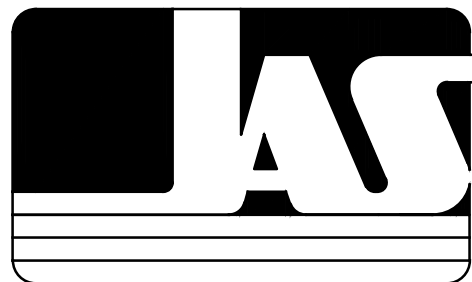
84th AVENUE & 171st STREET
TINLEY PARK, IL 60477

PARKING LOT ADDITION

Client
ARCHITECTUUR, LTD
7837 W. OAK RIDGE DRIVE
PALOS PARK, IL 60464
ATTN: RICH DeBOER
PHONE: 708.743.8537

DUTY TO INDEMNIFY

The Contractor shall defend, indemnify, keep and save harmless the Village, Owner, and Engineer, and their respective board members, representatives, agents, and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to, the performance of the work under the Contract by the Contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: The Illinois laws regarding structural work (Ill. Rev. Stat. Ch.48, par.60 et seq.). And regarding the protection of adjacent landowners (Ill.Rev. Stat. Ch.17 1/2 par.51 et seq.). In the event of any such injury (including death) or loss or damage, or claims therefore, the Contractor shall give prompt notice to the owner.



(184-001172)

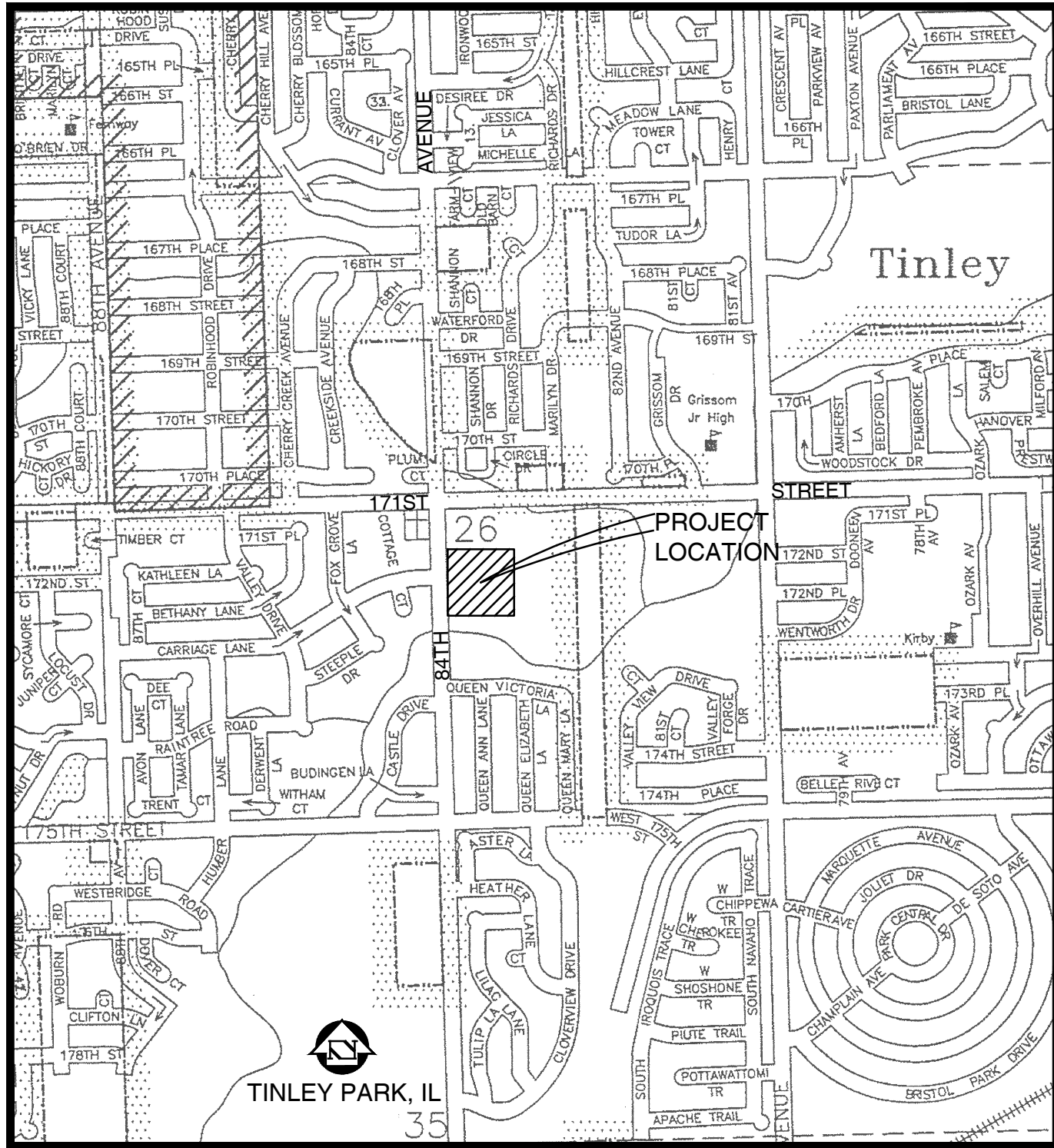
Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 1-708-720-1000 FAX: 1-708-720-1065

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001172

PREPARED AT OR UNDER THE DIRECTION OF:

ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406
CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING INFORMATION
COUNTY-NAME COOK
CITY / TOWNSHIP ORLAND
SEC & 1/4 SEC No. W 1/2 SE 1/4 28-36-12
Know what's below. 48 HOURS (2 working days) BEFORE YOU DIG
Call before you dig.



NOTE: ALL SANITARY SEWER FROM PROJECT LOCATION TO M.W.R.D. INTERCEPTOR OWNED BY VILLAGE OF TINLEY PARK

VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION

| LEGEND | |
|--------|---|
| | SANTARY SEWER MANHOLE |
| | EXISTING COMBINED SANITARY/STORM MANHOLE |
| | PROPOSED SANITARY MANHOLE |
| | EXISTING SANITARY LINE |
| | PROPOSED SANITARY LINE |
| | EXISTING VALVE |
| | PROPOSED VALVE |
| | PROPOSED VALVE IN VAULT |
| | EXISTING REDUCER |
| | PROPOSED REDUCER |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING HYDRANT |
| | PROPOSED HYDRANT |
| | EXISTING INLET |
| | EXISTING CATCH BASIN |
| | EXISTING MANHOLE |
| | PROPOSED CATCH BASIN |
| | PROPOSED CURB INLET |
| | PROPOSED STORM MANHOLE |
| | PROPOSED CIRCULAR INLET |
| | PROPOSED STORM LINE |
| | EXISTING STORM LINE |

| | |
|--|----------------------------------|
| | POWER POLE |
| | TRANSFORMER |
| | EXISTING LIGHT |
| | PROPOSED LIGHT |
| | TRAFFIC SIGNAL |
| | HAND HOLE |
| | ILLINOIS BELL TELEPHONE (IBT) |
| | GAS VALVE |
| | EXISTING TELEPHONE CABLE |
| | EXISTING ELECTRIC CABLE |
| | EXISTING GAS LINE |
| | EXISTING CABLE T.V. |
| | PROPOSED CONTOUR LINE |
| | EXISTING CONTOUR LINE |
| | PROPOSED STONE TERRACE |
| | PROPOSED CURB LINE |
| | EXISTING CURB LINE |
| | EXISTING CURB TO BE REMOVED |
| | PROPOSED HUNG CURB |
| | EXISTING ELECTRIC MANHOLE |
| | SIGN |
| | FENCE LINE |

INDEX

| Sheet Number | Sheet Title |
|--------------|---------------------------------------|
| 1 | COVER SHEET |
| 2 | SITE EXISTING TOPOGRAPHY |
| 3 | SITE DEMOLITION PLAN |
| 4 | SITE GEOMETRIC PLAN |
| 5 | SITE UTILITY PLAN |
| 6 | SITE GRADING PLAN |
| 7 | STORM WATER POLLUTION PREVENTION PLAN |
| 8 | SITE EROSION CONTROL PLAN |
| 9 | CONSTRUCTION SPECIFICATIONS |
| 10 | CONSTRUCTION DETAILS |
| 10.1 | SITE DRAINAGE EXHIBIT |
| 10.2 | M.W.R.D. GENERAL NOTES |

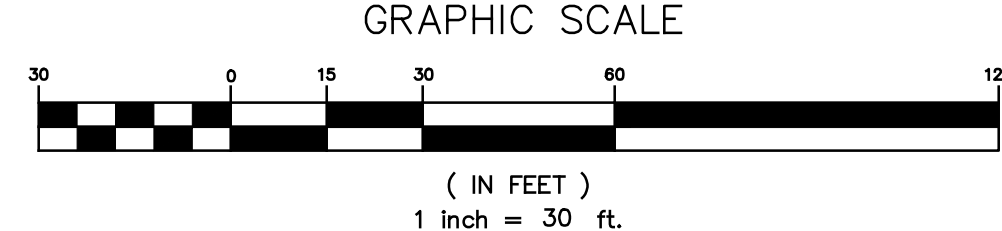
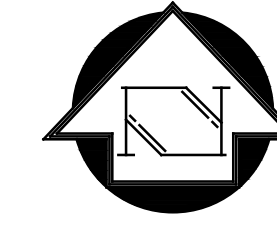
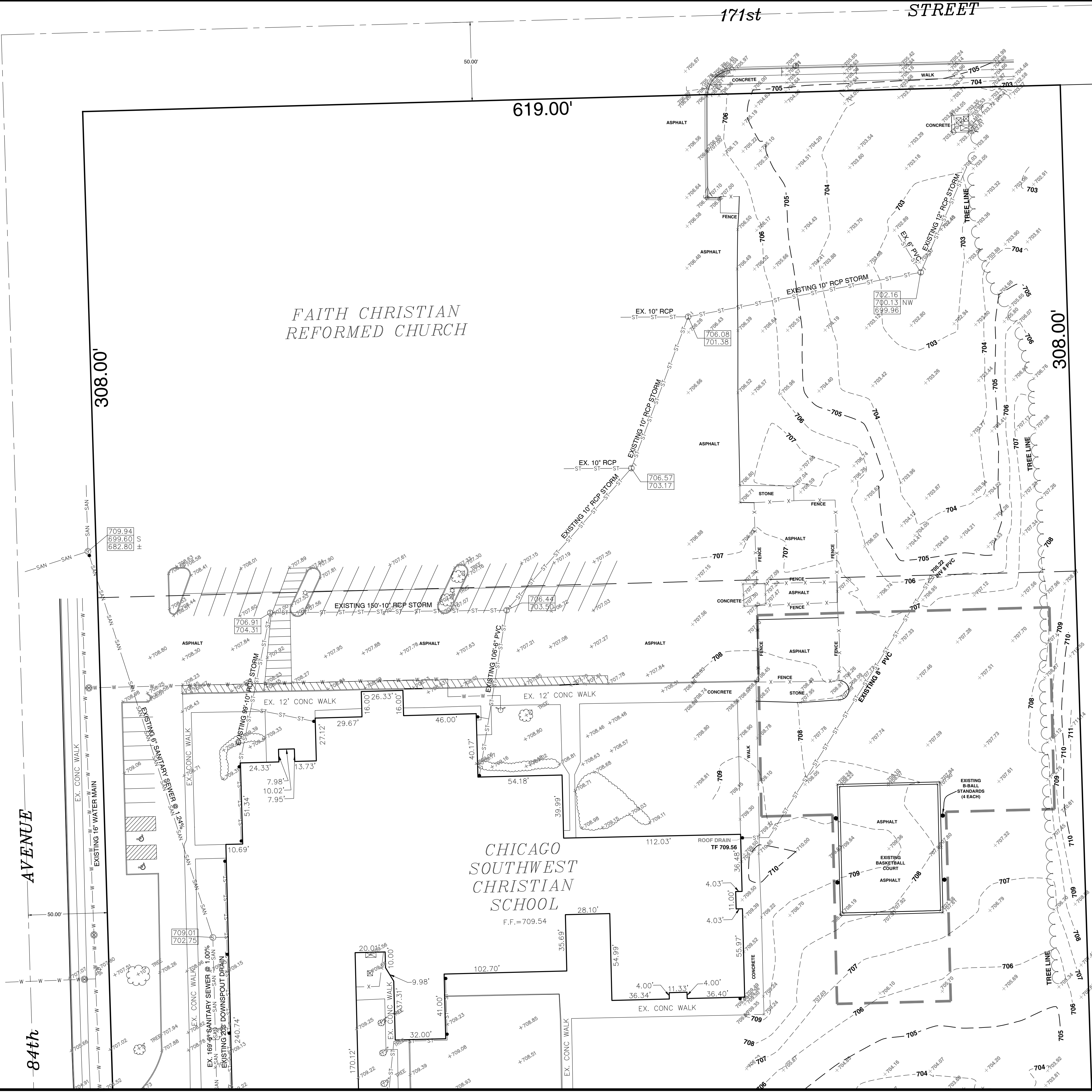
BENCHMARK:

Arrow on 6th hyd N. of \odot 175th St
on E side 84th Ave
ELEVATION = 706.40

Brass Plug @ PI of 171st Street and
84th Ave
ELEVATION = 707.96

| No. | Date | By | Description |
|---------------|----------|-----------|-----------------------|
| REVISIONS | | | |
| Date: | 11-06-17 | Drawn: | JAR |
| Design: | DWO | Approved: | DWO |
| SHEET 1 OF 10 | | | Project No. 06-080 |

M:\2006\06-080\06-080.dwg (96-080-214, 2-DIST. Printed: 11/6/2017 2:36 PM By: JAR) COPYRIGHT 2017 - JOSEPH A. SCHUDT & ASSOCIATES

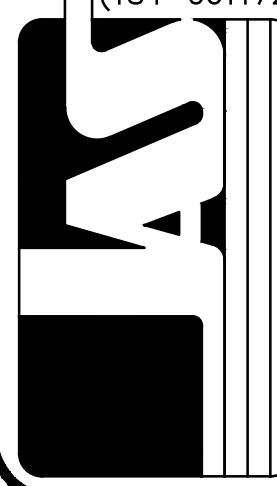


LEGEND
PROPOSED WORK LIMIT AREA — — — —

CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE EXISTING TOPOGRAPHY

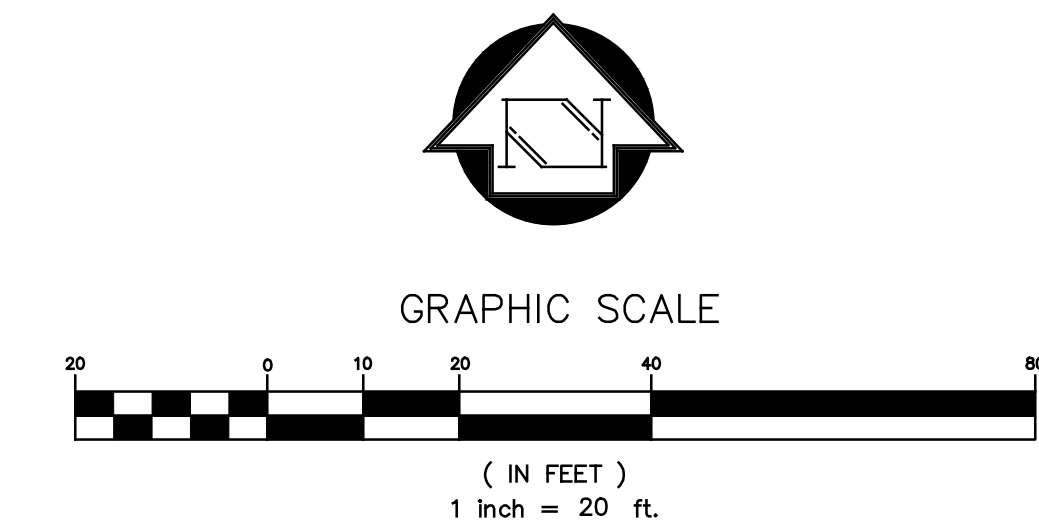
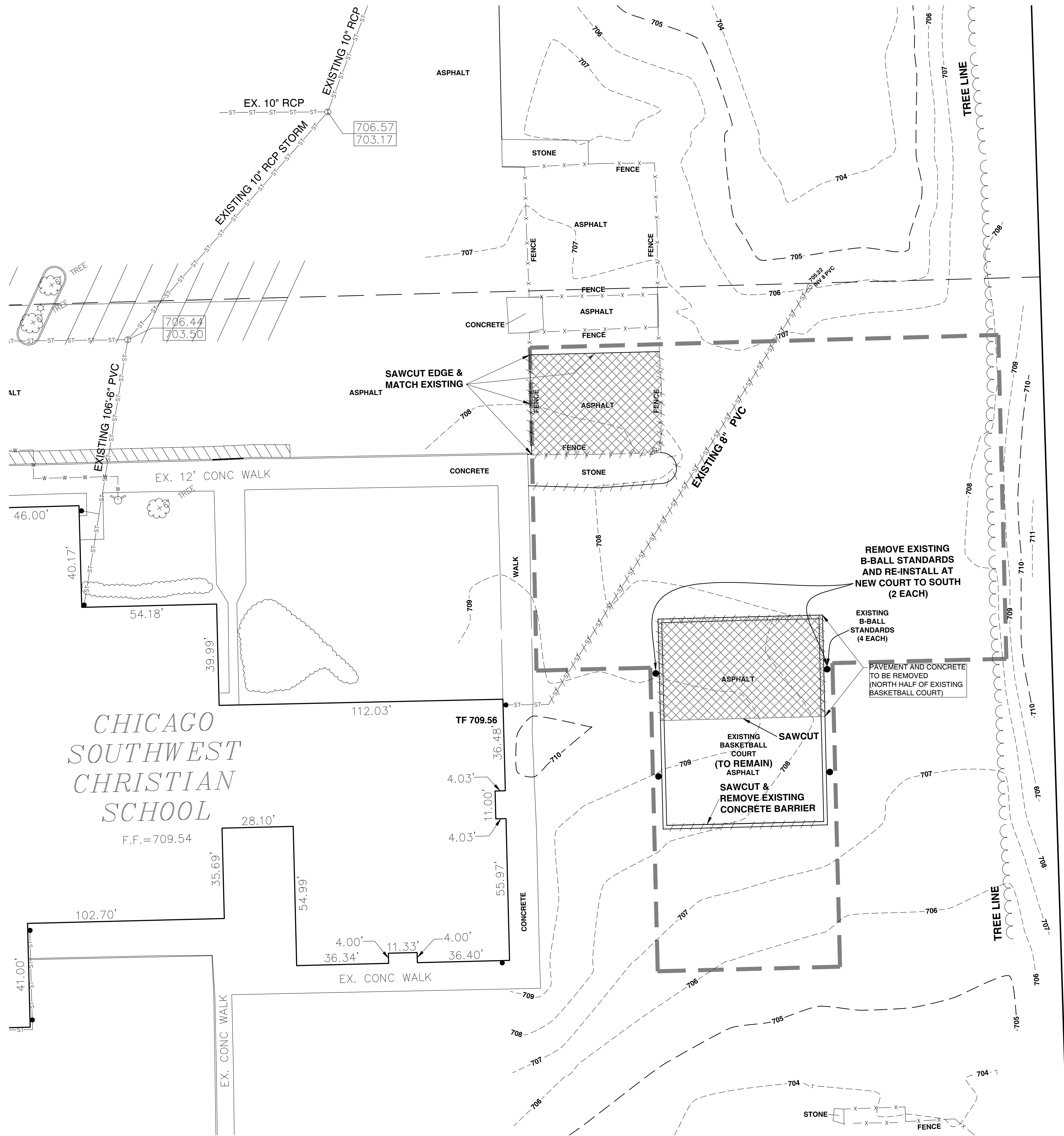
Date: 11-06-17
Scale: 1" = 30'
Disk No.: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
2 of 10
Project No.:
06-080

REVISIONS:
COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
Any use or reproduction of this document or the attached drawings, or the use of the design information contained herein, without the written consent of Joseph A. Schudt & Associates, is prohibited except with written consent of Joseph A. Schudt & Associates.



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jasc@jaseng.com
http://www.jaseng.com
(184-001172)
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

M:\2006\06-080\06-080.dwg (96-080-214, 3-BDW), Plotted: 11/6/2017 2:36 PM By: Jmml, COPYRIGHT 2017 - JOSEPH A. SCHUDT & ASSOCIATES



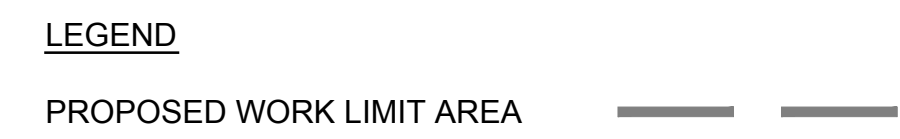
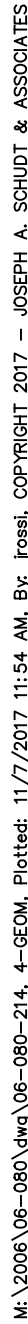
| LEGEND | |
|--|--|
| PROPOSED WORK LIMIT AREA | |
| EXISTING FENCE & UTILITIES TO BE REMOVED | |
| EXISTING ASPHALT PAVEMENT TO BE REMOVED | |

CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE DEMOLITION PLAN

Date:11-06-17
Scale:1" = 20'
Disk No.:06-080-214
Drawn: JAR
Checked: DWO
Sheet:
3 OF 10
Project No.:
06-080

REVISIONS:
COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED.
Any use or alteration of this drawing without the written consent of Joseph A. Schudt & Associates is prohibited. Any use of this drawing for any purpose other than that intended is prohibited. Any use of this drawing for any purpose other than that intended is prohibited.

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jasc@jaseng.com
http://www.jaseng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES
(184-001172)



CHICAGO SOUTHWEST CHRISTIAN SCHOOL

TINLEY PARK, IL

SITE GEOMETRIC PLAN

Date: 11-06-17
Scale: 1" = 20'
Disk No.: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
4 OF 10
Project No.:
06-080

REVISIONS:

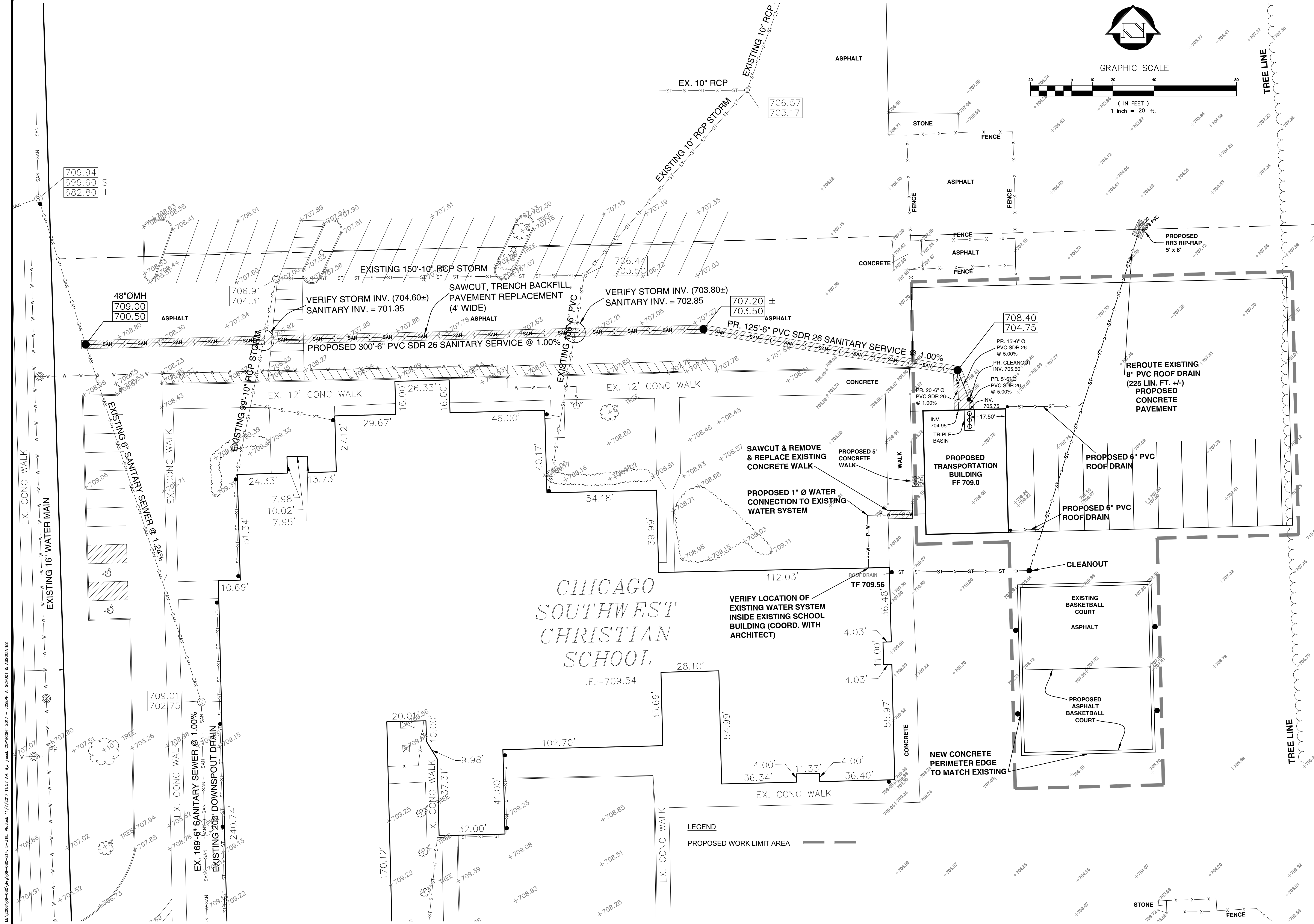
COPYRIGHT 1917

JOSEPH A. SCHULTZ & ASSOCIATES

ALL RIGHTS RESERVED

Any use or reuse of the content or the attached drawings, or the use of the design approach, ideas or concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited according to the provisions of the PROSECUTION DECISION OF THE SUPREMACY OF THE COURT OF THE UNITED STATES.

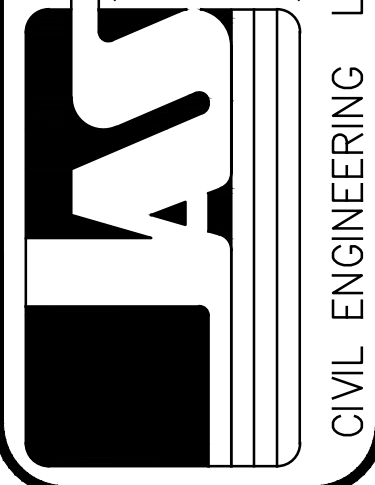
Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE
 MOKENA, IL 60448
 PHONE: 1-708-720-1000
 FAX: 1-708-720-1065
 e-mail: jas@jaseng.com
<http://www.jaseng.com>



CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE UTILITY PLAN

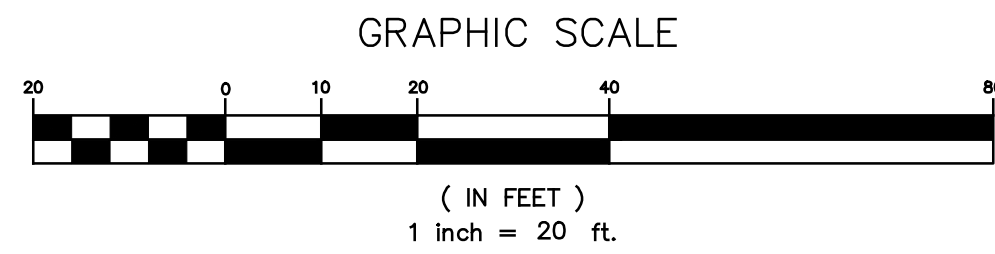
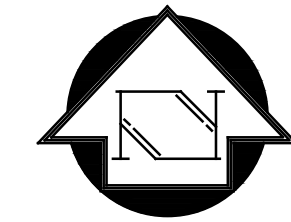
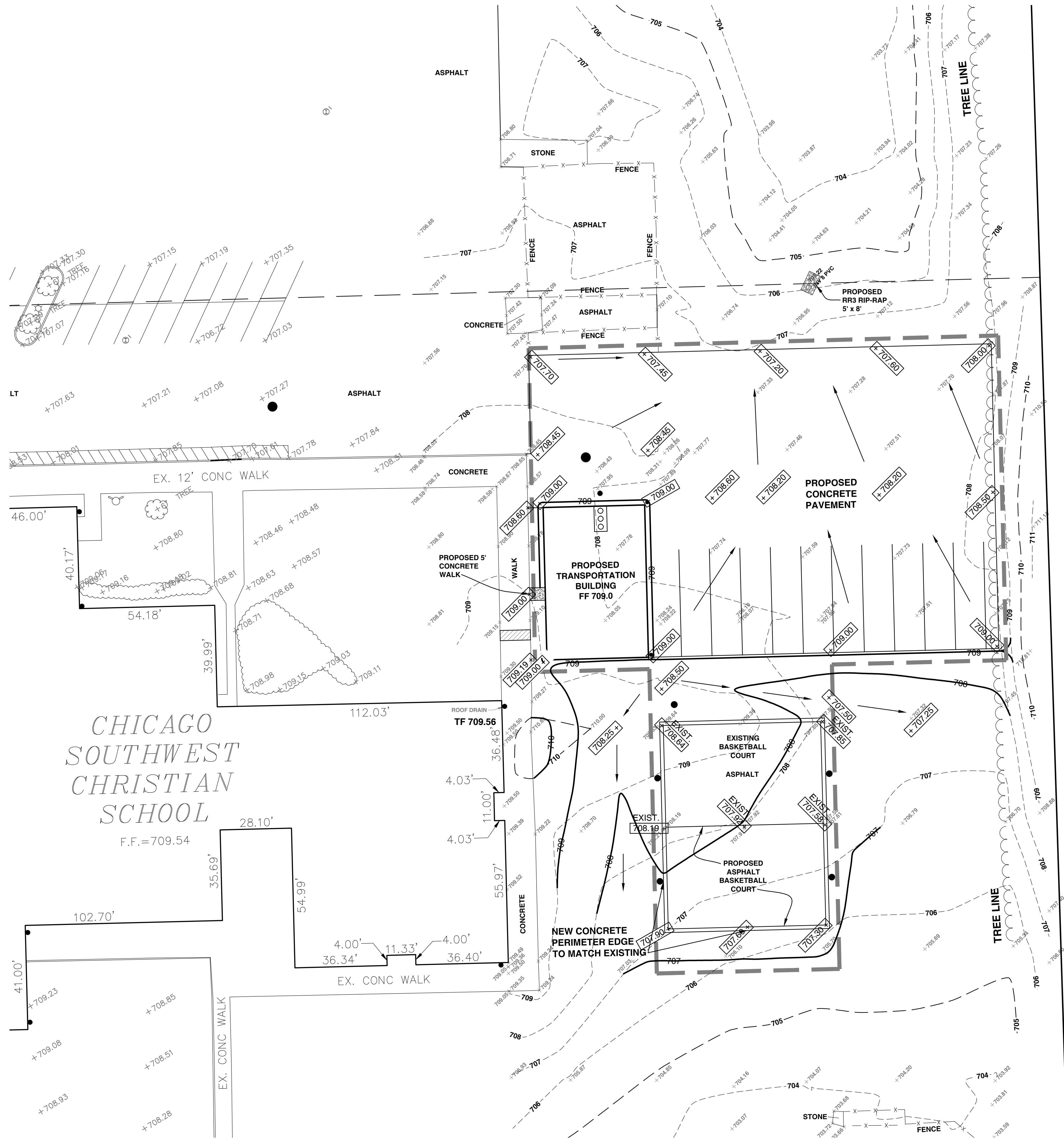
Date: 11-06-17
Scale: 1" = 20'
Disk No.: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
5 of 10
Project No.:
06-080

REVISIONS:
COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
Any use or all rights reserved
for the attached drawings, or the use of the design
document and the detailed drawings, in whole
or in part, without the written consent of
JOSEPH A. SCHUDT & ASSOCIATES



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jase@jaseeng.com
http://www.jaseeng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES
(184-001172)

M:\2006\06-080\dwg\06-080-214.dwg Plotted: 11/7/2017 11:59 AM By: Jrsml, COPYRIGHT 2017 - JOSEPH A. SCHUDT & ASSOCIATES



LEGEND

PROPOSED WORK LIMIT AREA

CHICAGO SOUTHWEST CHRISTIAN SCHOOL

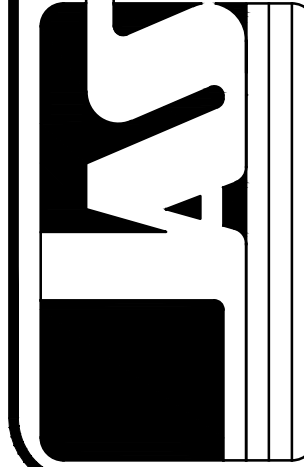
TINLEY PARK, IL

SITE GRADING PLAN

Date: 11-06-17
Scale: 1" = 20'
Disk No.: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:

6 OF 10
Project No.:
06-080

REVISIONS:
COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED. No part of this document or any use or reproduction of its contents may be used for advertising, promotion, or for any other purpose without the written consent of Joseph A. Schudt & Associates, Inc.



(184-001172)

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jasc@jaseng.com
http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

\\s0001\06-080\06-080-080-214_7-SWPPP.dwg 11/8/2007 2:38 PM By: jward. COPYRIGHT 2017 - JOSEPH A. SCHUDT & ASSOCIATES

STORM WATER POLLUTION PREVENTION PLAN

The following plan is established and incorporated in the project to direct the contractor in the placement of temporary erosion control systems and to provide a storm sewer water pollution prevention plan for compliance under NPDES.

The purpose of this plan is to minimize erosion within the construction site and to limit sediments from leaving the construction site by utilizing proper temporary erosion control systems and providing ground cover within a reasonable amount of time.

Certain erosion control facilities shall be installed by the contractor at the beginning of construction. Other items shall be installed by the contractor as directed by the Engineer on a case by case situation depending on the contractor's sequence of activities, time of year, and expected weather conditions.

The contractor shall install permanent erosion control systems and seeding within a time frame specified herein and as directed by the engineer, therefore minimizing the amount of area susceptible to erosion and reducing the amount of temporary seeding. The Engineer will determine if any temporary erosion control systems shown in the plan can be deleted and if any additional temporary erosion control systems, which may not be included in this plan, shall be added. The contractor shall perform all work as directed by the Engineer and as shown in Standard 280001.

Section 280. Temporary erosion control, of the standard specifications additionally supplements this plan.

SITE DESCRIPTION & DESCRIPTION OF CONSTRUCTION ACTIVITY:

- The project is located at the Southeast corner of 171st Street and 84th Avenue in Tinley Park, IL. The site acreage is 0.00 acres, not including the existing R.O.W.
- Construction includes earthwork, and site improvements for a proposed bus transportation building.
- The project is not within the 100-year Floodplain limits .

DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTION OF THE CONSTRUCTION SITE:

Erosion control silt fencing shall be in placed prior to earthwork activities.

Site shall be cleared. Topsoil will be remove and graded as necessary, with all proposed roads graded to roughly 1-foot below final elevation on plans.

Utilities trenches shall have topsoil removed prior to construction of utilities. After completion of storm sewer construction, storm sewer inlet protection shall be placed at each open-grate structure.

Detention shall be topsoiled and seeded & covered with erosion control blanket.

Concrete curb & gutter and bituminous areas shall be constructed.

AREA OF CONSTRUCTION SITE:

The total area of the construction site is estimated to be 0.00 acres by which 0.00 acres will be disturbed by excavation, grading, and other activities. Of this 0.00 acres, 0.00 acres are construction within the Public R.O.W.

OTHER REPORTS, STUDIES AND PLANS, WHICH AID IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS:

- Information of the soils and terrain within the site was obtained from topographic surveys and soil borings that were utilized for the development of the proposed temporary erosion control systems.
- Project plan documents, specifications and special provisions, and plan drawings indicating drainage patterns and approximate slopes anticipated after grading activities were utilized for the proposed placement of the temporary erosion control systems.

DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM THIS CONSTRUCTION SITE:

- The site shall drain into proposed stormwater detention ponds by means of a proposed storm sewer system, and overland flow. The stormwater detention system will reduce the peak stormwater runoff before discharging into existing Village storm sewer system.

CONTROLS, EROSION CONTROLS AND SEDIMENT CONTROL:

- The drawings, specifications and special provisions will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices include temporary seeding, permanent seeding, mulching, protection of trees, preservation of nature vegetation, and other appropriate measures as directed by the Engineer. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Areas of existing vegetation, wood and grasslands, outside the proposed construction limits shall be identified by the Engineer for preserving and shall be protected from construction activities.
- Dead, diseased, or unsuitable vegetation within the site shall be removed as directed by the Engineer, along with required tree removal.
- As soon as reasonable access is available to all locations where water drains away from the project, temporary perimeter erosion barrier shall be installed as called out in this plan and directed by the Engineer.
- Bare and sparsely vegetated ground in high erodible areas as determined by the Engineer shall be temporarily seeded at the beginning of construction where no construction activities are expected within seven (7) days.
- Immediately after tree removal is completed, areas which are highly erodible as determined by the Engineer, shall be temporarily seeded when no construction activities are expected within seven (7) days.

- Establishment of these temporary erosion control measures will have additional benefits to the project. Desirable grass seed will become established in these areas and will spread seeds onto the construction site until permanent seeding/mowing and over seeding can be completed.
- The Village of Tinley Park is responsible for conducting site visits and verifying that the practices are working properly and determine if additional practices are needed for better soil erosion and sediment control. If additional practices are deemed necessary by the Village the contractor will implement the practice in a timely manner.

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

- During construction, areas outside the construction limits as outlined previously herein shall be protected. The contractor shall not use this area for staging, parking of vehicles of construction equipment, storage of materials or other construction related activities.
 - Within the construction limits, areas which may be susceptible to erosion as determined by the engineer shall remain undisturbed until full scale construction is underway to prevent unnecessary soil erosion.
 - As construction proceeds, the contractor shall institute the following as directed by the Engineer.
 - Place temporary erosion control facilities at locations shown on the plans.
 - Temporarily seed erodible bare earth on a weekly basis to minimize the amount of erodible surface area within the contract limits.
 - Provide temporary erosion control systems.
 - Continue building up the embankment to the proposed grade while, at the same time, placing permanent erosion control final shaping to the slopes.
 - Excavated areas and embankment shall be permanently seeded immediately after final grading. If not, they shall be temporarily seeded if no construction activity in the area is planned for seven (7) days.
 - Construction equipment shall be stored and fueled only at designated locations. All necessary measures shall be taken to contain any fuel or other pollutant in accordance with EPA water quality regulations. Leaking equipment or supplies shall be immediately repaired or removed from the site.
 - The contractor shall inspect the project daily during construction activities. Inspection shall also be done weekly and after rains of 1/2-inch or greater or equivalent snowfall and during the winter shutdown period. The project shall additionally be inspected by the construction field Engineer on a biweekly basis to determine that erosion control efforts are in place and effective and if other erosion control work is necessary.
 - Sediment collected during construction of the various temporary erosion control systems shall be disposed of on the site on a regular basis as directed by the Engineer. The cost of this maintenance shall be included in the unit bid price for earth excavation for erosion control.
 - The temporary erosion control systems shall be removed, as directed by the Engineer, after use is no longer needed or no longer functioning.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

- Temporary erosion control systems shall be left in place with proper maintenance until permanent erosion control is in place and working properly and all proposed turf areas sodded and established.
- Once permanent erosion control systems as proposed in the plans are functional and established, temporary items shall be removed, cleaned up, and disturbed turf reseeded.
- Upon completion of the industrial buildings, permanent landscaping features, including sod, will be established.

MAINTENANCE AFTER CONSTRUCTION:

Construction is complete after acceptance by the municipality. Maintenance up to this date will be by the contractor.

| INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS) | | |
|---|---|--|
| | INSPECTION SCHEDULE | CORRECTIVE ACTIONS |
| VEGETATED AREAS | Annually early spring and after heavy rains | Inspect all slopes and embankments and replant areas of bare soil or with sparse growth |
| | | Armor nil erosion areas with riprap or divert the runoff to a stable area |
| DITCHES, SWALES AND OPEN STORMWATER CHANNELS | Annually spring and late fall and after heavy rains | Inspect and repair down-slope of all spreaders and turn-outs for erosion |
| | | Mow vegetation as specified for the area |
| CULVERTS | Spring and late fall and after heavy rains | Remove obstructions, sediments or debris from ditches, swales and other open channels |
| | | Repair any erosion of the ditch lining |
| CATCHBASINS | Annually in the spring | Mow vegetated ditches |
| | | Remove woody vegetation growing through riprap |
| ROADWAYS AND PARKING AREAS | Annually in the spring or as needed | Repair any slumping side slopes |
| | | Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodge |
| RESOURCE AND TREATMENT BUFFERS | Annually in the spring | Remove accumulated sediments and debris at the inlet, outlet, or within the conduit |
| | | Remove any obstruction to flow |
| WETPONDS AND DETENTION BASINS | Annually in fall and after heavy rains | Repair any erosion damage at the culvert's inlet and outlet |
| | | Remove sediments and debris from the bottom of the basin and inlet grates |
| FILTRATION AND INFILTRATION BASINS | Annually in the spring and late fall | Remove floating debris and oils (using oil absorptive pads) from any trap |
| | | Clear and remove accumulated winter sand in parking lots and along roadways |
| PROPRIETARY DEVICES | As specified by manufacturer | Sweep pavement to remove sediment |
| | | Grade road shoulders and remove accumulated winter sand |
| OTHER PRACTICES | As specified for devices | Grade gravel roads and gravel shoulders |
| | | Clean-out the sediment within water bars or open-top culverts |
| | | Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder |
| | | Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development |
| | | Manage the buffer's vegetation with the requirements in any deed restrictions |
| | | Repair any sign of erosion within a buffer |
| | | Inspect and repair down-slope of all spreaders and turn-outs for erosion |
| | | Install more level spreaders, or ditch turn-outs if needed for a better distribution of flow |
| | | Clean-out any accumulation of sediment within the spreader bays or turnout pools |
| | | Mow non-wooded buffers no shorter than six inches and less than three times per year |
| | | Inspect the embankments for settlement, slope erosion, piping, and slumping |
| | | Mow the embankment to control woody vegetation |
| | | Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks |
| | | Remove and dispose of sediments and debris within the control structure |
| | | Repair any damage to trash racks or debris guards |
| | | Replace any dislodged stone in riprap spillways |
| | | Remove and dispose of accumulated sediments within the impoundment and forebay |
| | | Clean the basin of debris, sediment and hydrocarbons |
| | | Provide for the removal and disposal of accumulated sediments within the basin |
| | | Renew the basin media if it fails to drain within 72 hours after a one inch rainfall event |
| | | Till, seed and mulch the basin if vegetation is sparse |
| | | Repair riprap where underlying filter fabric or gravel is showing or where stones have dislodged |
| | | Contract with a third-party for inspection and maintenance |
| | | Follow the manufacturer's plan for cleaning of devices |
| | | Contact the department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures. |
| | | |

MISCELLANEOUS:

- Temporary erosion control seeding shall be applied at a rate of 100 lbs/acre, if directed.
- Straw bales, hay bales, perimeter erosion barrier and silt fences will not be permitted for temporary or permanent ditch checks. Ditch checks shall be composed of aggregate, silt panels, rolled excelsior, urethane form/geotextile silt wedges, and/or any other material approved by the erosion and sediment control coordinator.
- Sediment collected during construction by the various temporary erosion control systems shall be disposed of on the site on a regular basis, as directed by the Engineer. The cost of this maintenance shall be paid for at the contract unit price per cubic yard for earth excavation.
- All erosion control products furnished shall be specifically recommended by the manufacturer for the use specified in the erosion control plan. Prior to the approval and use of the project, the contractor shall submit to the Engineer a notarized certification by the producer stating the intended use of the product and that the physical properties required for this application are met or exceeded. The contractor shall provide manufacturer installation procedures to facilitate the Engineer in construction inspection.

CONSTRUCTION ACTIVITY SEQUENCING:

- Erect perimeter silt fence.
- Construct stabilized construction entrance.
- Strip topsoil from site.
- Mass grade site.
- Erect interior silt fence and repair re-establish perimeter silt fence.
- Provide seeding and erosion control blanket in Detention Basin, slope area of south ditch and front yard setback areas.
- Establish seeding on regraded area.
- Install/construct Storm Sewer System including inlet protection excavated drains and end section rip rap protection.

- KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
 - KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. + 2 TONS STRAW MULCH PER ACRE.
 - SPRING OATS 100 LBS./AC.
 - WHEAT OR CEREAL RYE 150 LBS./AC.
 - SOD.
 - STRAW MULCH 2 TONS/AC.
- * IRRIGATION NEEDED DURING JUNE, JULY AND SEPT.
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING.

STORM WATER POLLUTION PREVENTION PLAN CERTIFICATES:

The following certificates shall be executed & provided to the Village of Tinley Park and Engineer with a copy at the job site:

- Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR-10) that authorizes the storm water discharges associated with activity from the construction site identifies as part of this certification."
- Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

The Village of Tinley Park requires compliance with NPDES Phase II program. As such, all developments shall provide to the extent possible, construction site run-off control and illicit discharge prevention and elimination.

- The Owner is responsible for submitting the Notice of Intent (NOI) to the IEPA after the Storm Water Pollution Prevention Plan (SWPPP) is complete. The Contractor is responsible for insuring that the NOI is postmarked at least 30 days before commencement of any work on site.
- Prior to commencement of construction, the Owner shall provide written notification to the IEPA of completion of the SWPPP and that said plan is available at the site.
- The Contractor is responsible for having the SWPPP on site at all times.
- Inspection of controls will be completed by the owner at least once every 7 days and within 24 hours of a storm 0.5" or greater. Written inspection reports must be kept on file at the site and copies sent to the Village of Tinley Park building department.
- An Incident of Non-Compliance (ION) must be completed and submitted by the Owner to the IEPA and copied to the Village if, at any time, an erosion or sediment control device fails.
- A Notice of Termination (NOT) shall be completed by the Owner in compliance with NPDES Phase II requirements when all permanent erosion control measures are in place with a 70% establishment rate of vegetation. The NOT shall be sent to the IEPA and the Village.
- The contractor shall take the necessary steps to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.

THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF ALL SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION AND THE OWNER WILL ASSUME RESPONSIBILITY OF ALL SOIL EROSION CONTROL MEASURES AFTER CONSTRUCTION.

INSPECTION SCHEDULE

- DIVERSION AND STRUCTURAL MEASURES - WILL BE INSPECTED AT WEEKLY INTERVALS OR AFTER EVERY RAIN STORM PRODUCING RUNOFF.
- SEDIMENT BASINS AND PONDS - WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.
- VEGETATIVE PLANTINGS - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
- REPAIRS - ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 1-2 DAYS.
- MOWING - DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
- FERTILIZATION - SEEDDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER, WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

- INSTALL SEDIMENT CONTROL MEASURES:
 - VC VEGETATIVE CHANNEL
 - BF BARRIER FILTER
 - SE STABILIZED CONSTRUCTION ENTRANCE
- GRADE SITE/STOCKPILE TOPSOIL.
- PRESERVE AND PROTECT EXISTING VEGETATION.
- TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES:
 - TS TEMPORARY SEEDING
 - VF VEGETATIVE FILTER
 - M MULCHING
- VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 7 DAYS:
 - TS TEMPORARY SEEDING
- PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS WITH 7 DAYS OF:
 - PS PERMANENT SEEDING
 - SO SODDING
- INSTALL PERMANENT LANDSCAPING & REMOVE TEMPORARY EROSION CONTROL
- PERFORM CONTINUING MAINTENANCE.

NOTE:
PROVIDE TEMPORARY SEEDING FOR ALL DISTURBED PARKWAYS, EASEMENTS, DETENTION PONDS ETC. TO BE LEFT LONGER THAN 7 DAYS BEFORE PERMANENT SEEDING/FINAL LANDSCAPING IS TO OCCUR.

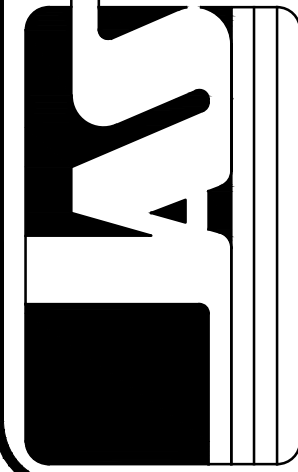
CHICAGO SOUTHWEST CHRISTIAN SCHOOL

TINLEY PARK, IL

STORM WATER POLLUTION PREVENTION PLAN

REVISIONS:

CORRECTED 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF JOSEPH A. SCHUDT & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JOSEPH A. SCHUDT & ASSOCIATES.



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jass@jasseng.com
http://www.jasseng.com

(184-001172)

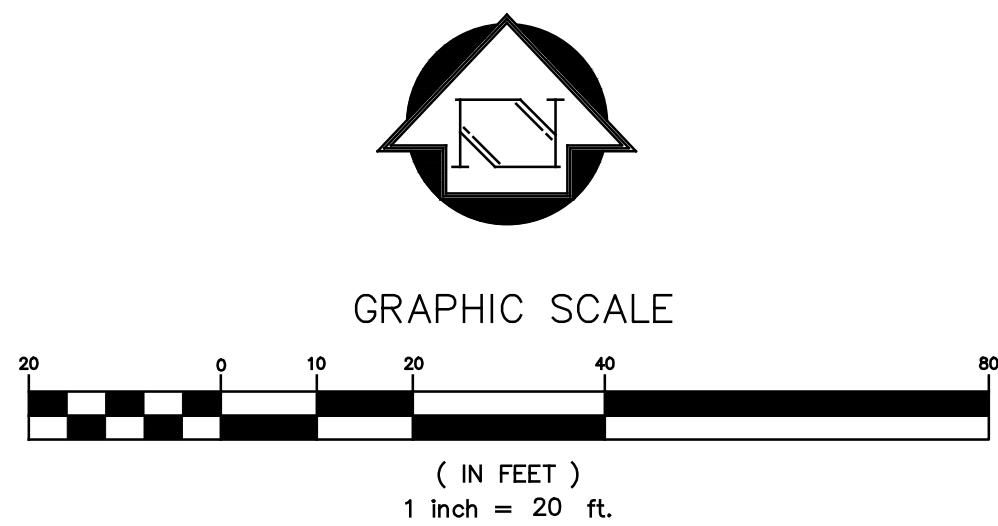
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Date:11-06-17
Scale:N/A
Disk No.:06-080-214
Drawn: JAR
Checked: DWO
Sheet:
7 OF 10
Project No.:
06-080

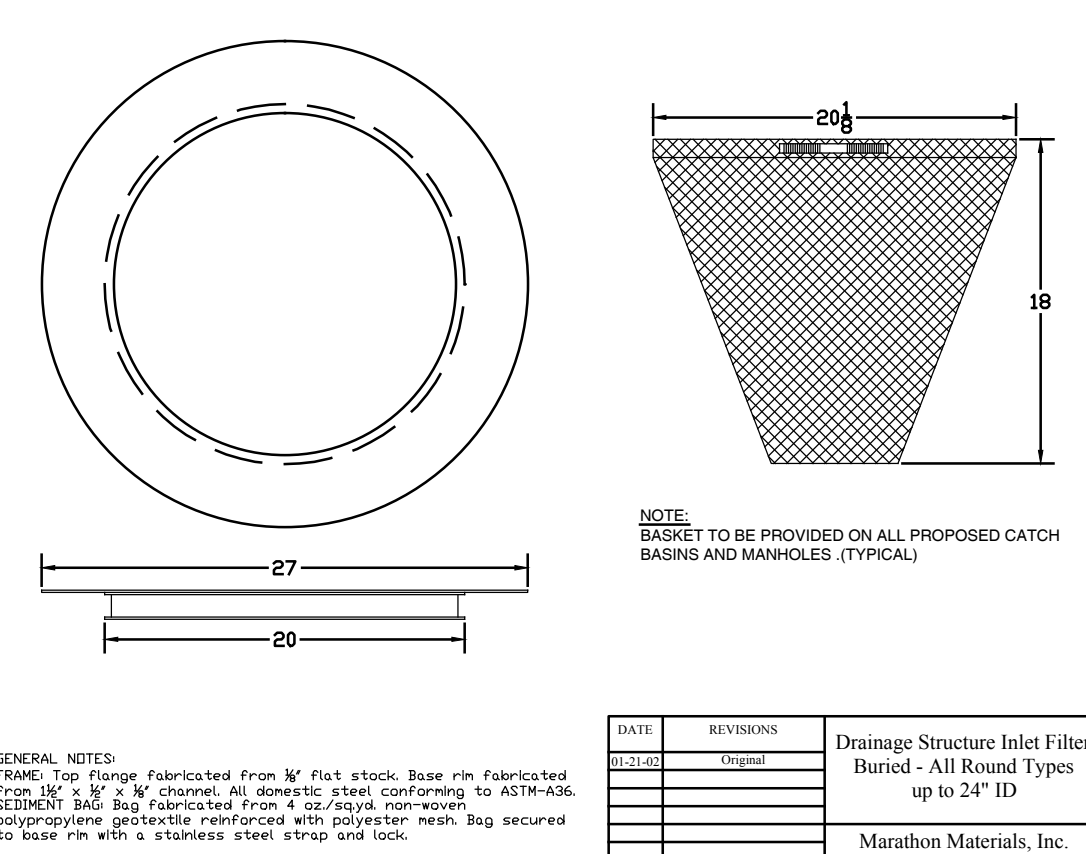
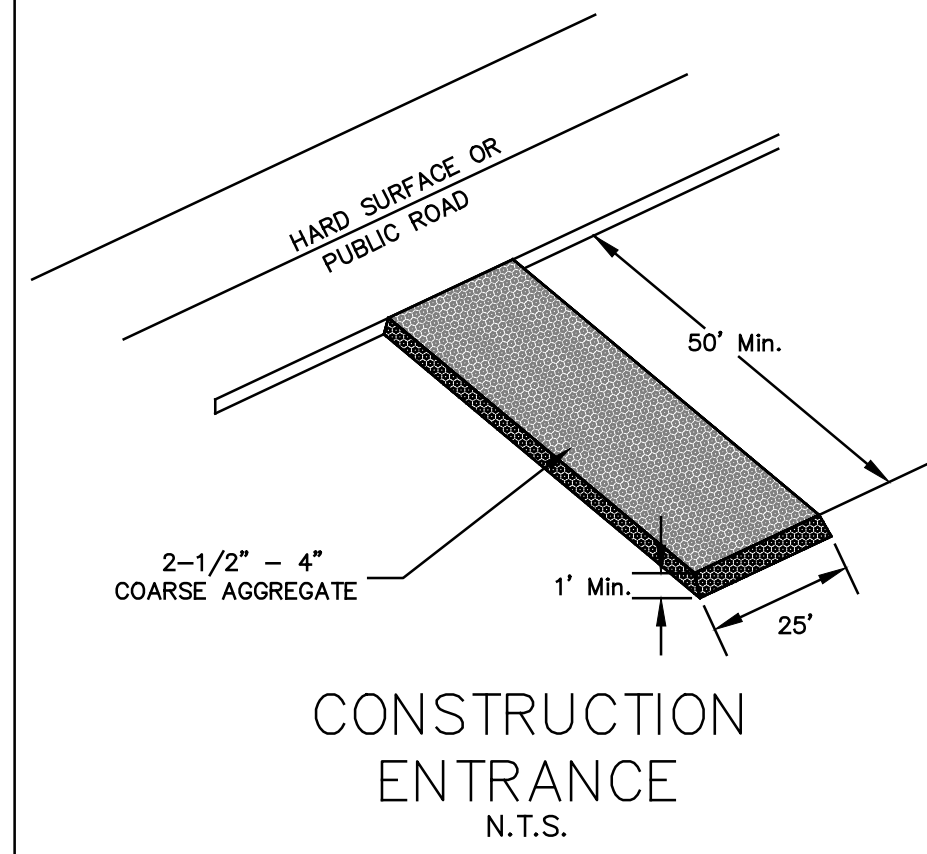
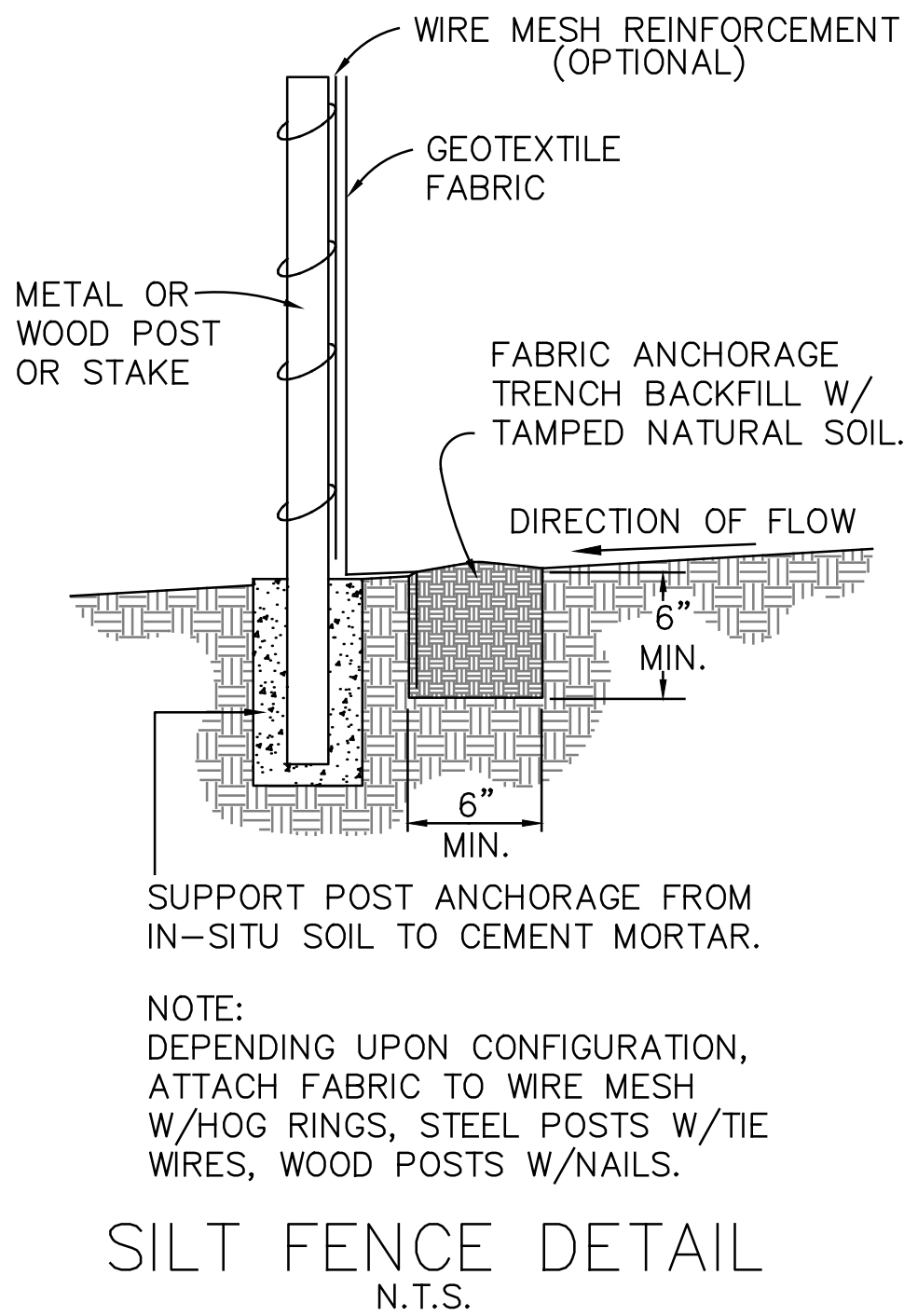
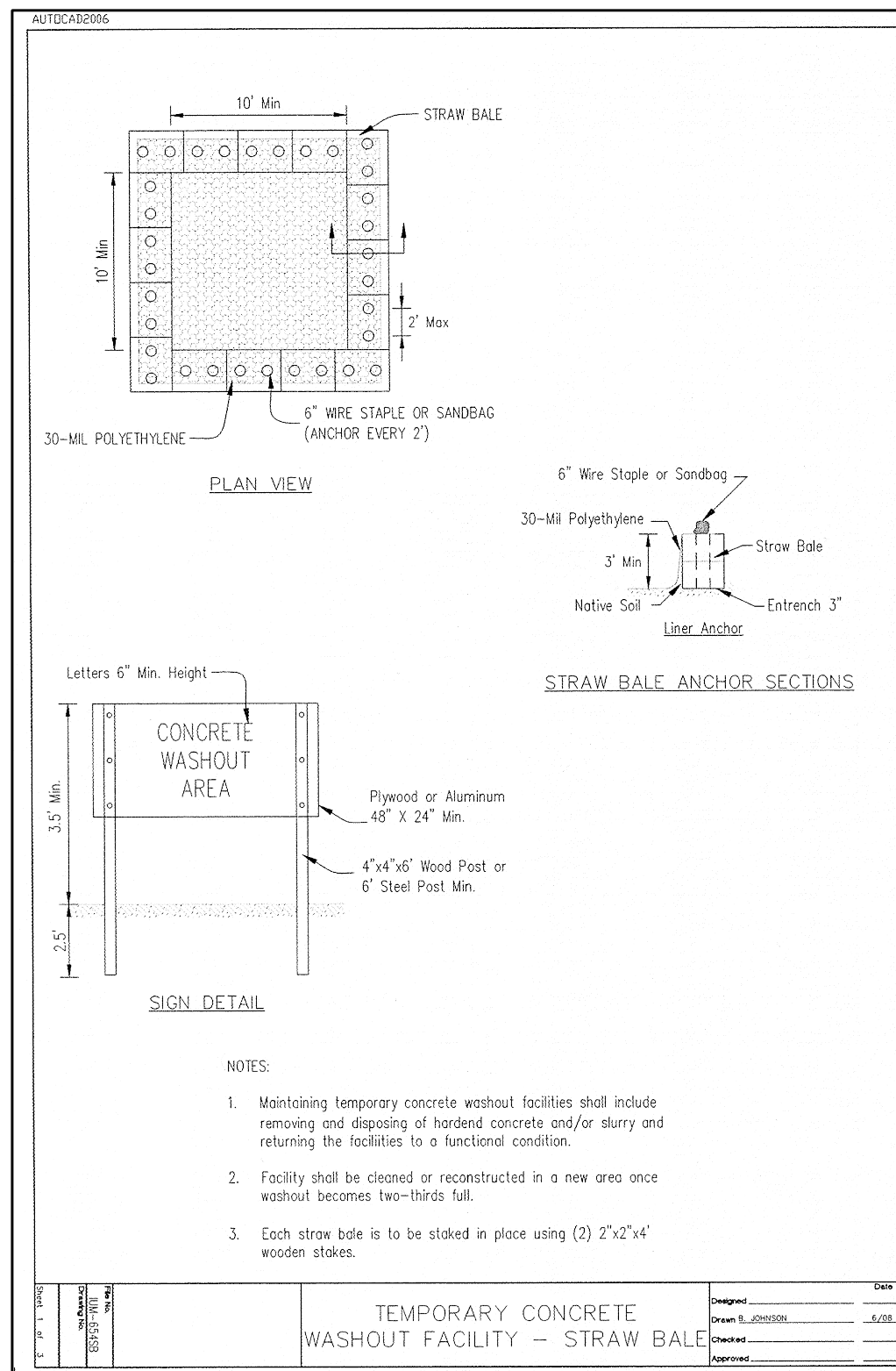
M:\2008\08-080\404\08-080.dwg (8-080-214, 8-ED08, Printed: 11/7/2017 12:01 PM, By: JAS) COPYRIGHT 2017 - JOSEPH A. SCHUDT & ASSOCIATES



- NOTE:**
- STABILIZED CONSTRUCTION ENTRANCE
 - DRAINAGE STRUCTURE INLET FILTER
 - SILT FENCE LOCATION
 - CONCRETE WASHOUT



- GRADING NOTES:**
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACE PRIOR TO START OF CONSTRUCTION.
 - EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
 - EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
 - EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
 - OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
 - AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
 - SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
 - CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jas@jaseng.com
http://www.jaseng.com
(184-001172)

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

REVISIONS:

COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED.
Any use or reproduction of this document without the written consent of Joseph A. Schudt & Associates is prohibited except with written consent of Joseph A. Schudt & Associates.

CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE EROSION CONTROL PLAN

Date: 11-06-17
Scale: 1" = 20'
Disk No: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
8 OF 10
Project No.:
06-080

M:\2006\06-080\eng\06-080-214_9-SPECs_Prelim.dwg 11/6/2017 2:39 PM By: jward Copyright 2017 - JOSEPH A. SCHUDT & ASSOCIATES

GENERAL CONDITIONS

- Village of Tinley Park - Public Works (Telephone 708-444-5500), M.W.R.D. Sewer Permit Office (Telephone 708-588-4055), Robinson Engineering, Ltd. (Telephone 708-331-6700), and Joseph A. Schudt & Associates (Telephone 708-720-1000) must be notified (2) working days prior to commencement of work.
- The Standard Specifications, construction plans and subsequent details are all to be considered as part of the contract. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.
- Prior to commencement of construction, the contractor shall verify all dimensions and conditions at the job site. In addition, the contractor must verify the Engineer line and grade stakes. 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 instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question rising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.
- All work performed under this contract shall be guaranteed by the contractor and his surety for a period of 12 months from the date of final acceptance of the work by the Municipality against all defects in materials and workmanship of whatever nature.
- Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the contractor's work has been approved and accepted.
- Upon award of the contract and when required by the Municipality, the contractor shall furnish a labor, material and performance bond per Municipality requirements guaranteeing completion of the work. The underwriter shall be acceptable to the Municipality. Maintenance Bond after construction may also be required.
- Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available record. The contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the contractor shall notify the Engineer so that the conflict may be resolved.
- Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of at off-site locations provided by the contractor at his own expense.
- 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. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
- Barricades and warning signs shall be provided in accordance with article 107.14 of the Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant or as designated by the Engineer. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701. Stop signs must be installed as soon as access is available.
- Commonwealth Edison (Com-Ed), A.T.&T. Telephone, and Ni-Cor Gas 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 "811" or (800) 892-0123 for utility locations.
- 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.
- 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 Municipality or County as appropriate.
- All permanent type pavements or permanent improvements which abut the proposed improvement must be removed, shall be saw-cut 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 and replacement will be paid under the respective items in the contract, unless otherwise indicated.
- Where overhanging branches interfere with operations of construction, said branches shall be trimmed and sealed in accordance with section 645.09 of the Standard Specifications, and the cost of same shall be incidental to the contract. If trees or shrubs must be removed, they will be paid for in accordance with the specifications.
- The contractor shall submit in writing a "Schedule of Operations" showing approximate dates for commencing and completing various phases of construction under this contract. The schedule shall have the approval of the Engineer and the date for starting shall be mutually agreed upon between the contractor and the Engineer.
- Special attention is drawn to the fact that article 105.06 of the Standard Specifications require the contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the general contractor. Failure to comply with the provision will result in a suspension of work as provided in Article 108.07.

- Water Valve boxes and Buffalo boxes that are uncovered during construction shall be adjusted to grade prior to restoring the pavement, sidewalk or parkway. The cost of same shall be considered as incidental to the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operation at no additional expense to the Owner.
- The Municipality and/or the Governing Agency shall be notified 48 hours prior to the start of any construction.

EARTHWORK

- Work under this section shall include but not be limited to the following:
 - Clearing and removing from the site, all undesirable trees and other vegetative growth within the construction area. Tree removal shall be kept to a minimum.
 - Stripping of topsoil from all excavation, pavement and structural clay fill areas.
 - Stockpiling of topsoil at locations as directed by the Owner or Engineer. 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 other extraneous materials not conducive to plant growth. Topsoil shall be stockpiled in sequence to eliminate any rehandling or double movements by the contractor.
 - Clay cut and Clay fill with compaction within roadway and all other structural fill areas.
 - Clay Cut and Excavation of all lakes and waterways per plan including all treatments.
 - Placement and compaction of clay to standards as 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 thickness must be subtracted to determine subgrade elevations. The contractor may obtain required clay fill from on-site excavation and on-site borrow excavation as directed by the Engineer, or Owner.
 - Backfilling and compaction behind new curbs and gutters.
 - Movement and compaction of soil material from the construction of underground utilities.
 - Topsoil Placement to design finished grade elevations (6" minimum or as otherwise noted).
 - If required, removal from site of all excess earth material including excess utility trench spoil after final grading.
 - The quantities given in the Engineer's Bid Proposal for earthwork is intended as a guide for the contractor in determining the scope of the completed project. It is the contractor's responsibility to determine all material quantities and appraise himself of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the Engineer, and/or Owner.
 - Proposed pavement areas and when applicable, building pads, driveways and sidewalks shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the contractor.
 - The subgrade shall be free of unsuitable material and shall be compacted to a minimum of ninety-five (95) percent of modified proctor density. Testing for compaction shall be the responsibility of the contractor.
 - Upon completion of the surface improvements, the excavator shall respread a 6" layer of topsoil on all disturbed parkway, berm, and detention pond areas.
 - During construction operations, the contractor shall insure positive site drainage at the conclusion of each day. Site drainage may be achieved by ditching, pumping or any other method acceptable to the Engineer. The contractor's failure to provide the above will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereof.
 - 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. 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.
 - All disturbed areas within the right-of-way, parkways and detention areas shall be seeded with I.D.O.T. CL 1 mixture in accordance with the "Standard Specifications" unless otherwise noted on landscape plans and protected with Excelsior Erosion Blanket or equal.
 - Soil erosion control specifications shall be considered as part of this section.
 - All earthwork and utility spoils to be hauled offsite shall be tested by the contractor for disposal requirements.
- Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction.
 - All manholes and valve vaults shall be equipped with steps. Manholes will contain plastic coated steps per Precast Concrete Manhole Detail at 16 inch centers.
 - All sewer and water main trenches beneath proposed or existing utilities, proposed or existing pavement, driveways, sidewalks and for a distance of two feet on either side of same, and/or wherever else shown on the construction plan shall be backfilled with course aggregate backfill (CA-6) and thoroughly compacted in accordance with the State Specifications.

UNDERGROUND

- All structure sections, adjusting rings and frames 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 ground water inflow can enter the manhole through gaps between barrel sections or cone sections and adjusting rings. (ASTM C-478 STRUCTURES)
- The underground contractor shall stock pile all utility spoil in an area designated by the Engineer or Owner. This work shall be considered incidental to the contract. If authorized to do so, the underground contractor shall level out and disburse all utility spoil or remove it from the site. If no Earthwork Contract is awarded for this project, the underground contractor shall be responsible for removal of all excess Utility Spoil from the site. This work shall be considered incidental to the contract.
- The construction will be observed by the Owners Engineer. All work shall conform to the requirements of the Municipality as well as the Standard Specifications.
- The contractor shall provide the Engineer and the Municipality, and/ or the Governing Agency, with prints and/or legible Mylar Record Drawings of all field tiles, cleanouts, wyve, service stubs, B-Boxes, and underdrains as required.
- Separation between water mains and sewers must be maintained in accordance with Section 41-2.01B, C, & D of the "Standard Specifications". For storm sewer pipes that cross water mains, the storm sewer must be constructed of low head pressure pipe meeting ASTM C-443. The flexible "O" ring utilized in the type of joint must be properly seated to insure water-tightness.
- Watermain and fittings shall be ductile iron pipe, Class 52 (AWWA C-151) with interior cement mortar lining and outside seal coating (AWWA C-104). The ductile iron pipe, fittings, and appurtenances shall be encased in polywrap according to AWWA C-105. Joints shall be push on type, Clow Company "Super Bell-Tite" or approved equal. Minimum cover from finished grade to top of watermain shall be 5 feet.
- Valves shall be Mueller, Clow, or approved equal, mechanical joint, resilient wedge seat, cast iron, bronze mounted, o-ring seal, bronze non-rising stem, gate valve. All valves shall be rated for 300 PSI test pressure and 150 PSI working pressure.
- All watermains shall be bedded with compacted, granular CA-11 materials, minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 6".
- All bends in the watermain of 10 degrees or greater shall be installed with Megalug Mechanical Joint Restraint and thrust blocking.
- Valve boxes shall be good quality cast iron and made in sections, diameter as specified on the plans, with appropriate lids (see construction standards sheet). Lids shall be imprinted "Water".
- Valve basins shall be of precast concrete per ASTM C-478 with bituminous mastic joints, 48 inch inside diameter with Type 1 frame and closed lid marked "Water" and "Village of Tinley Park".
- All watermains shall be subjected to a pressure test upon completion and prior to acceptance. Installation of watermains shall conform to AWWA Section C-600-77. Hydrostatic pressure test and leakage test shall be based on the Municipality's requirements. The procedure for watermain disinfection shall conform to AWWA Section C-651-86.
- All system valves shall be opened fully once the water mains have been tested completely. This system will be checked by the Municipality's Fire Department for adequate fire flows as soon as possible after the water mains are completed.
- All hydrants shall be of the compression or gate type, as manufactured by East Jordan Iron Works, 5BR-250.
- All floor drains shall be connected to the sanitary sewer and all downspouts and footing drains shall discharge into storm sewer or onto the ground.
- Curb inlets are to be EJIW 7010 Type M-3 HD, or as indicated on the plans.
- Rigid Sanitary Sewers and Storm Sewers shall be installed on Class B bedding, 1/4" to 1" in size, with a minimum thickness equal to that identified on the appropriate sewer section indicated on the detail sheet. Blocking of any kind for grade is not permitted. Bedding material shall conform to the requirements of ASTM C-33 for soundness and CA-11 for gradation. Cost for bedding shall be merged with unit price bid for the sewer.
- Where flexible pipe is used, the pipe shall be installed on Class I Bedding and additional backfill extending to 12" over the pipe. Backfilling shall be in accordance with ASTM 2321. A deflection test shall be required by using a Rigid Ball or Mandrel as required in accordance with ASTM D-3034. A 95% Mandrel is required and will not be used prior to 45 days after backfilling.
- 'Band-Seal' or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a 'sewer-tap' and hub-wye or hub-tee saddle.
- All Sewer Main connections to an existing sanitary sewer main shall be with a manhole.
- Sanitary sewers shall be PVC SDR 26 (ASTM 3034) with rubber gasketed joints (ASTM D-3212), unless noted otherwise, and shall be installed according to the requirements of Uni-B-79. Only Class I bedding material shall be allowed according to the requirements of ASTM D-2321. Where sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, sanitary sewer pipe shall be PVC watermain quality pipe (ASTM D-2241) with gasket joints (ASTM D-2672 or ASTM D-3139). Connection to the existing sanitary manhole shall be completed by removing a portion of the existing main and connecting the manhole utilizing PVC SDR 26 pipe and a mission coupling. A "doghouse-style" manhole is not allowed. The manhole shall be provided with flexible manhole sleeves for the PVC pipe connection. Sanitary sewers, where indicated as ductile iron, shall be AWWA C151, Class 52 with cement lining (AWWA C104) and rubber push on joints (AWWA C110).
- All sanitary sewer manholes shall have eccentric cones; cone openings shall be centered over the outlet pipe. All precast structures to be as per ASTM C-478.
- Sanitary sewer manholes shall be 4'-0" diameter precast structures. Manholes shall also include the appropriate frame and sealed lids.

PAVING, CURB & WALKS

- Work under this section shall include final subgrade shaping and preparation, forming, placement of roadway base course materials and subsequent binder and/or surface courses, finishing and curing of concrete, final clean-up and all related work.
- The proposed pavement shall consist of the subgrade course (as specified) base course, Bituminous Concrete Binder course, and Bituminous Concrete Surface course, Class 1, or the thickness and materials as specified on the construction plans. Prime coat material shall be bituminous M.C. - 30. Unless shown as a bid item, prime coat shall be considered as incidental to the cost of the contract. All pavement shall be constructed in accordance with the I.D.O.T. "Standard Specifications for Road and Bridge Construction", current edition.
- Sidewalks and curb shall be of the type as detailed in the construction plans shall consist of Portland Cement Concrete with air entrainment of not less than five percent (5%) or more than eight percent (8%). Concrete shall be a minimum six (6) bag mix and shall develop a minimum of 3,500 PSI compressive strength at fourteen (14) days. All concrete shall be broom finished.
- Curing and protection shall be in accordance with article 606 of the "Standard Specifications", current edition.
- All damaged areas in the binder, base or curb shall be repaired to the satisfaction of the Engineer and Municipality prior to laying the surface course. The paving contractor shall provide whatever equipment and manpower necessary including the use of power brooms if required by the Engineer to prepare the pavement for application of the surface course. Equipment and manpower for cleaning shall be considered as incidental to the cost of the contract. Prime coat for the binder course shall also be considered as incidental to the cost of the contract and shall be applied to the binder at a rate of 0.05 gallons per square yard.
- 3/4" thick Premolded Fibre Expansion Joints with 3/4" x 13" plain round, steel dowel bars shall be installed at fifty (50) foot intervals and at all P.C.'S, P.T.'S, and curb returns. Alternated ends of the dowel bars shall be greased and fitted with metal expansion tubes. Contraction joints shall be provided at twenty-five (25) foot intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract. Expansion joints shall be placed near all curb inlets.
- Backfilling of curbs or pavement shall be the responsibility of the earthwork contractor.
- Curbs shall be depressed at locations where public walks/pedestrian paths intersect curb line at street intersections and other locations as directed, in accordance with Americans with Disabilities Act (ADA) requirements.
- Membrane Curing Compound, Type I, II, or III, in conformance with section 1022 of the Standard Specifications shall be applied to exposed concrete surfaces, cost of which shall be incidental to the cost of the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operations at no additional expense to the Owner.
- The paving contractor shall be responsible for providing all coring, testing, and pavement evaluation as required by the Municipality for acceptance at his own expense. The contractor shall include this as a separate bid item or else it will be assumed that this cost has been figured into the unit prices for the paving items. All testing results shall be made available to the Municipality for review.
- Concrete sidewalks shall have three - 1/4 inch diameter, 10 foot long reinforcing rods centered over all utility crossings. Expansion joints shall be provided in the concrete sidewalks at 50 foot intervals.

SEDIMENTATION & EROSION CONTROL

- All storm water runoff is to be directed to catch basins with proper sumps. Drainage Structure Inlet Filter Devices shall be placed in the catch basins, inlets, or manholes, so as to filter and contain any and all soil and debris.
- When storm water is to be routed through existing or proposed detention basins, they are to be constructed immediately upon commencement of the project. Basins will be properly over excavated so as to provide sufficient volume for debris and settlement. If the drainage is in an existing basin, the upstream project will be properly protected so as to prevent siltation of the downstream basin.
- All catch basins, sumps and/or retention basins are to be cleaned at the end of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
- Unless soil erosion control items are specifically referred to as bid items (such as topsoil respread, seeding, etc.), they are to be considered as incidental to the cost of the contract.
- Soil erosion control measures in accordance with the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", current edition, shall be followed at the discretion of the Municipality.
- Any soil erosion control measures in addition to those outlined in these plans and which are deemed necessary by the Engineer, shall be implemented immediately by the contractor.
- Seeding shall conform to section 250 of the "Standard Specifications".

Construction Specification --Pollution Control & Soil Erosion & Sediment Control

- Scope**
The work consists of installing measures or performing work to control erosion and minimize the production of sediment and other pollutants to water and air from construction activities.
- Material**
All material furnished shall meet the requirements of the material specifications listed in this specification.
- Erosion and sediment control measures and works**
The measures and works shall include, but are not limited to, the following:
Staging of earthwork activities--The excavation and moving of soil materials shall be scheduled to minimize the size of areas disturbed and unprotected from erosion for the shortest reasonable time. **Seeding**--Seeding to protect disturbed areas shall occur as soon as reasonably possible following completion of that earthwork activity.
Mulching--Mulching to provide temporary protection of the soil surface from erosion.
Diversions--Diversions to divert water from work areas and to collect water from work areas for treatment and safe disposition. They are temporary and shall be removed and the area restored to its near original condition when the diversions are no longer required or when permanent measures are installed.
Stream crossings--Culverts or bridges where equipment must cross streams. They are temporary and shall be removed and the area restored to its near original condition when they are no longer required or when permanent measures are installed.
Sediment basins--Sediment basins collect, settle, and eliminate sediment from eroding areas from impacting properties and streams below the construction site(s). These basins are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Sediment filters--Straw bale filters or geotextile sediment fences trap sediment from areas of limited runoff. Sediment filters shall be properly anchored to prevent erosion under or around them. These filters are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Waterways--Waterways for the safe disposal of runoff from fields, diversions, and other structures or measures. These works are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Other--Additional protection measures as specified in section 8 of this specification or required by Federal, State, or local government.
- Chemical pollution**
The contractor shall provide watertight tanks or barrels or construct a sump sealed with plastic sheets to dispose of chemical pollutants, such as drained lubricating or transmission fluids, grease, soaps, concrete mixer washwater, or asphalt, produced as a by-product of the construction activities. At the completion of the construction work, sumps shall be removed and the area restored to its original condition as specified in section 8 of this specification. Sump removal shall be conducted without causing pollution. Sanitary facilities, such as chemical toilets, or septic tanks shall not be located next to live streams, wells, or springs. They shall be located at a distance sufficient to prevent contamination of any water source. At the completion of construction activities, facilities shall be disposed of without causing pollution as specified in this specification.
- Air pollution**
The burning of brush or slash and the disposal of other materials shall adhere to state and local regulations. Fire prevention measures shall be taken to prevent the start or spreading of wildfires that may result from project activities. Firebreaks or guards shall be constructed and maintained at locations shown on the drawings. All public access or haul roads used by the contractor during construction of the project shall be sprinkled or otherwise treated to fully suppress dust. All dust control methods shall ensure safe construction operations at all times. If chemical dust suppressants are applied, the material shall be a commercially available product specifically designed for dust suppression and the application shall follow manufacturer's requirements and recommendations. A copy of the product data sheet and manufacturer's recommended application procedures shall be provided to the engineer 5 working days before the first application.
- Maintenance, removal, and restoration**
All pollution control measures and temporary works shall be adequately maintained in a functional condition for the duration of the construction period. All temporary measures shall be removed and the site restored to near original condition.
- Standards and Specifications**
Standards and specifications for Soil Erosion and Sediment Control and other Pollution Controls shall be in accordance with the Illinois Urban Manual Standards as indicated below.

Illinois Urban Manual

Construction Specification Name

Code

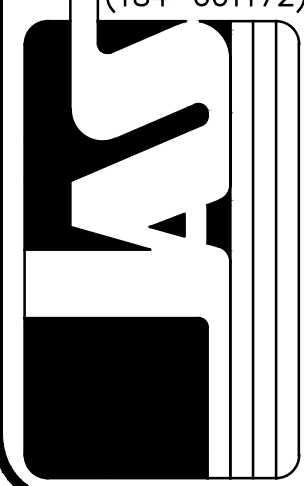
| | |
|--|-----|
| Clearing | 1 |
| Clearing and Grubbing | 2 |
| Contractor Quality Control | 94 |
| Corrugated Polyethylene Tubing | 44 |
| Digging, Transporting, Planting and Establishment of Trees, Shrubs and Vines | 707 |
| Drainfill | 24 |
| Ductile-Iron Pipe | 53 |
| Earthfill | 23 |
| Excavation | 21 |
| Field Fence | 92 |
| Field Office | 96 |
| Geotextile | 95 |
| Identification Markers or Plaques | 93 |
| Mobilization and De-mobilization | 8 |
| Plastic Pipe | 45 |
| Pollution Control | 5 |
| Reinforced Concrete Pressure Pipe Conduits | 41 |
| Seeding, Sprigging and Mulching | 6 |
| Sodding | 204 |
| Stripping, Stockpiling, Site Preparation and Spreading Topsoil | 752 |
| Topsoiling | 26 |
| Traffic Control | |

Illinois Urban Manual Practice Standard

Code

Date

| | | |
|---|------|---------|
| Bioretention Facility | 800 | 11/2013 |
| Construction Road Stabilization | 806 | 1/1999 |
| Dust Control | 825 | 2/1994 |
| Erosion Control Blanket | 830 | 6/2009 |
| Filter Strip | 835 | 1/1999 |
| Infiltration Trench | 847 | 1/1999 |
| Inlet Protection - Fabric Drop | 860 | 2/1994 |
| Inlet Protection - Paved Areas | 861 | 5/2011 |
| Inlet Protection - Sod Filter | 862 | 11/1999 |
| Land Grading | 865 | 2/1994 |
| Mulching for Seeding and Soil Stabilization | 875 | 6/2010 |
| Permanent Vegetation | 880 | 10/2001 |
| Permanent Vegetation | 880a | 10/2001 |
| Table A - Grass, Forb and Sedge Species for Low Maintenance Areas | | |
| Permanent Vegetation | 880b | 10/2001 |
| Silt Fence | 920 | 4/2012 |
| Sodding | 925 | 12/1994 |
| Stabilized Construction Entrance | 930 | 8/1994 |
| Temporary Concrete Washout Facility | 954 | 6/2009 |
| Temporary Sediment Trap | 960 | 10/2001 |
| Temporary Seeding | 965 | 12/1994 |
| Topsoiling | 981 | 2/1994 |
| Tree Protection | 990 | 4/2000 |



(184-001172)

REVISIONS:
COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
NO PART OF THIS PUBLICATION
MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION
IN WRITING FROM
JOSEPH A. SCHUDT & ASSOCIATES

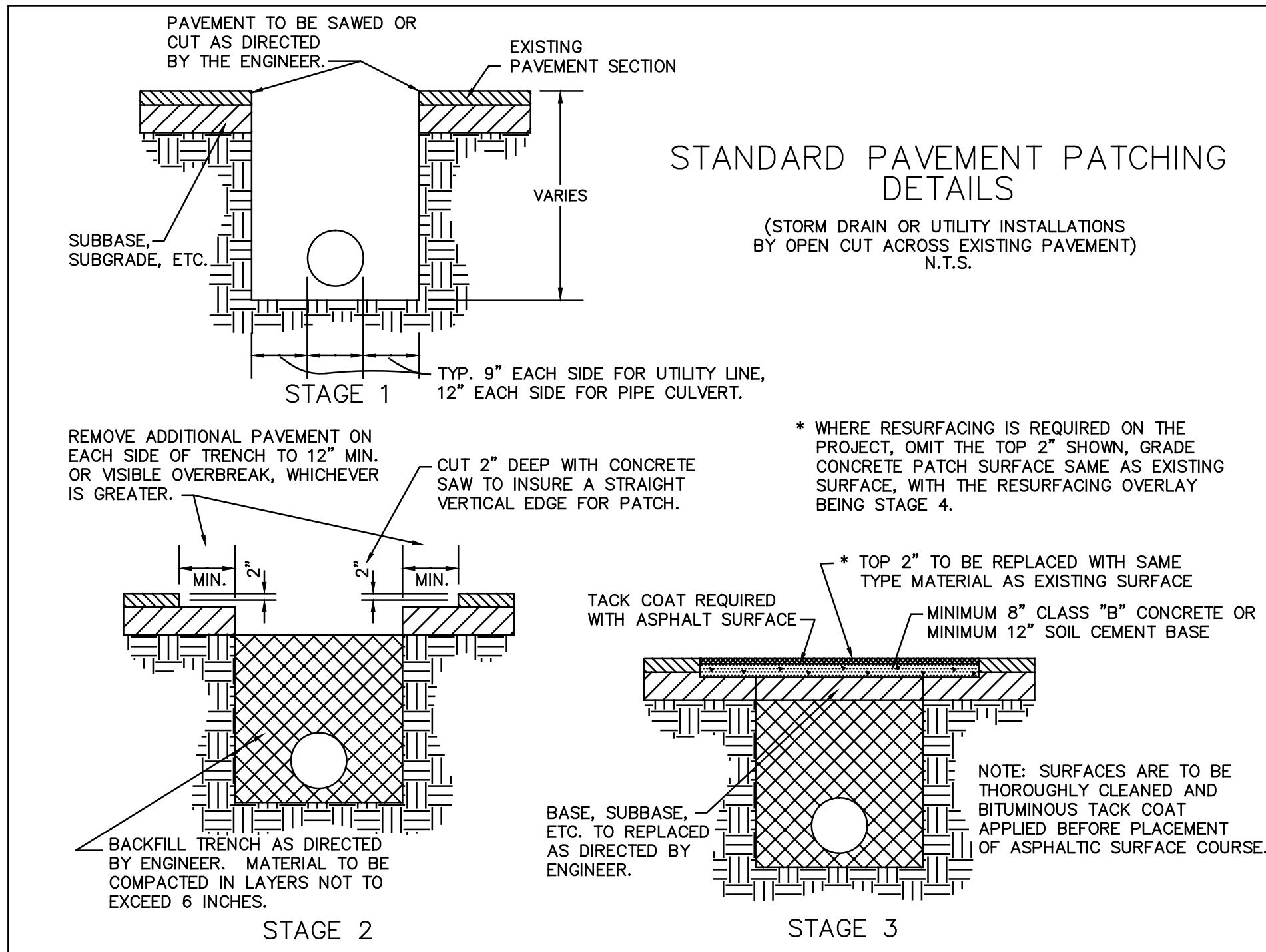
CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
CONSTRUCTION SPECIFICATIONS

Date:11-06-17
Scale:N/A
Disk No.:06-080-214
Drawn: JAR
Checked: DWO
Sheet:
9 OF 10
Project No.:
06-080

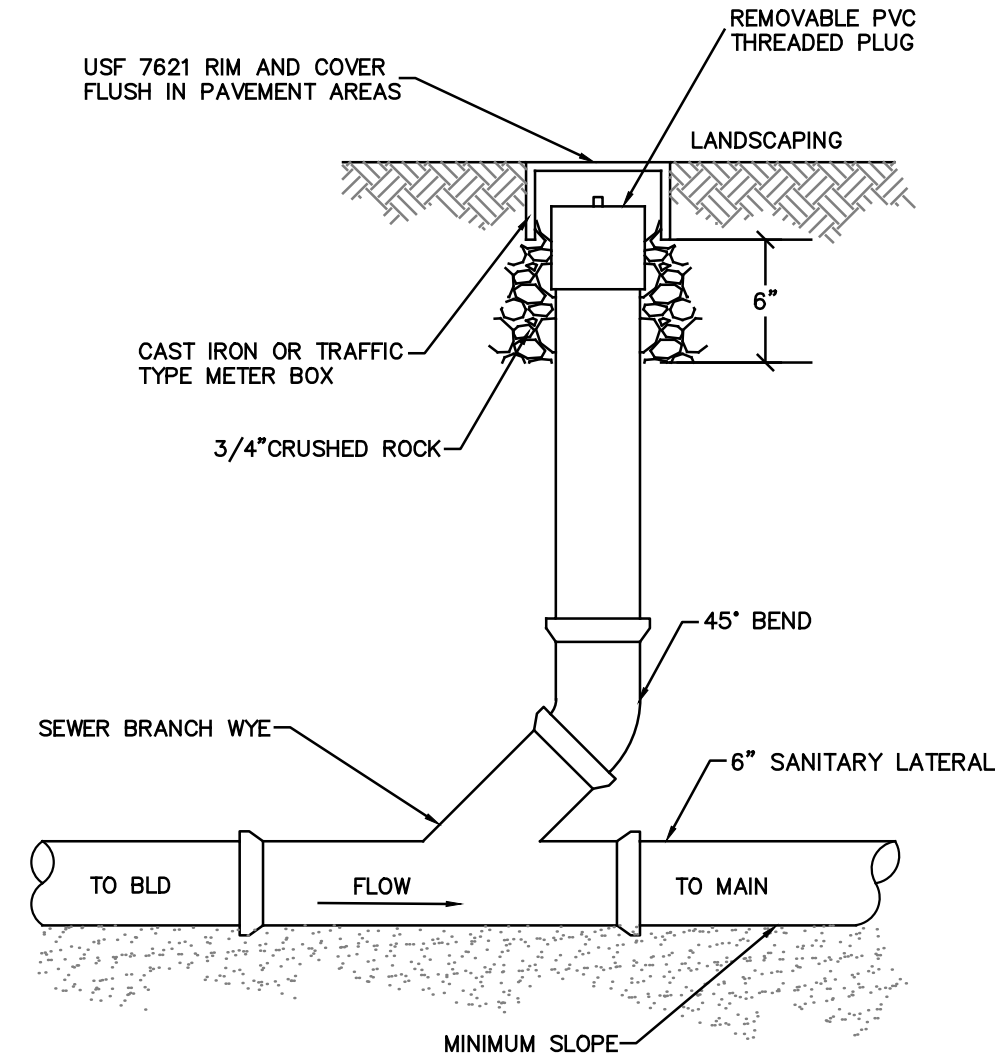
Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jase@jaseeng.com
http://www.jaseeng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

11/6/2017 2:40 PM, By: jason, Copyright 2017 - Joseph A. Schudt & Associates

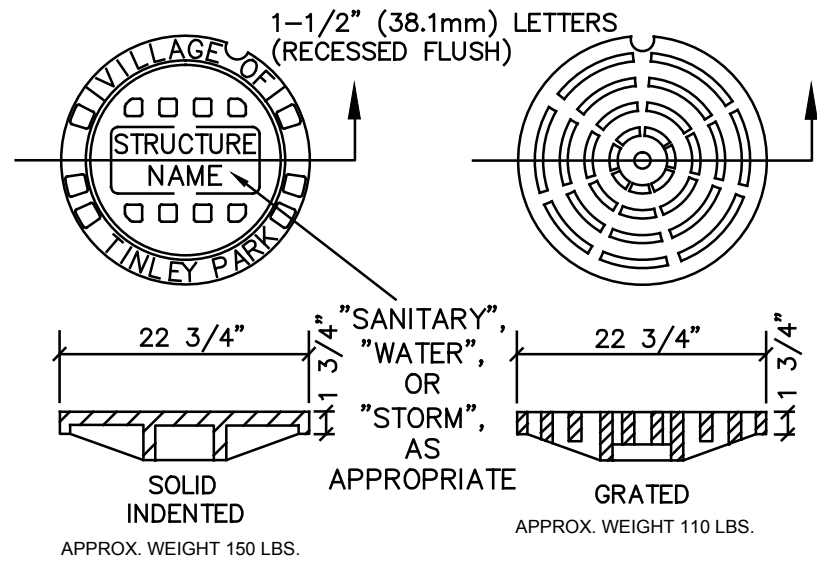


TYPICAL CLEANOUT DETAIL

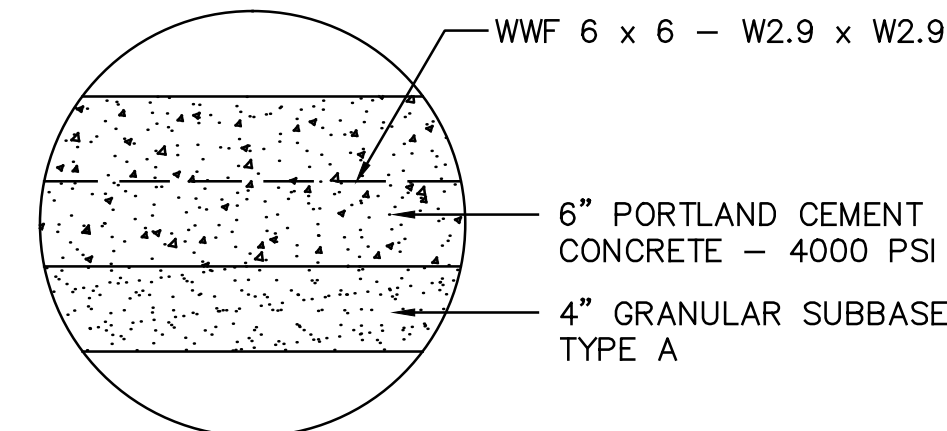
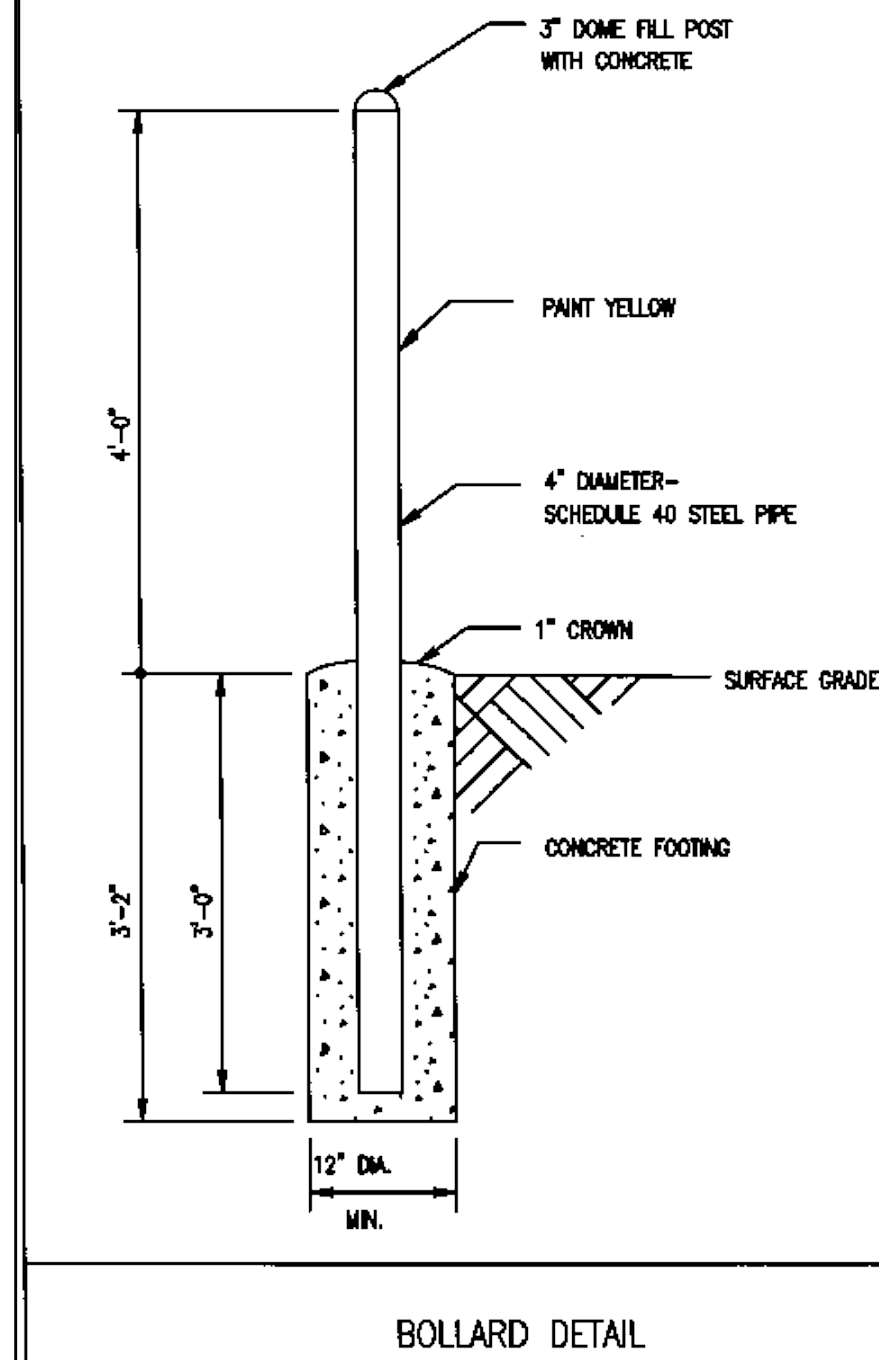
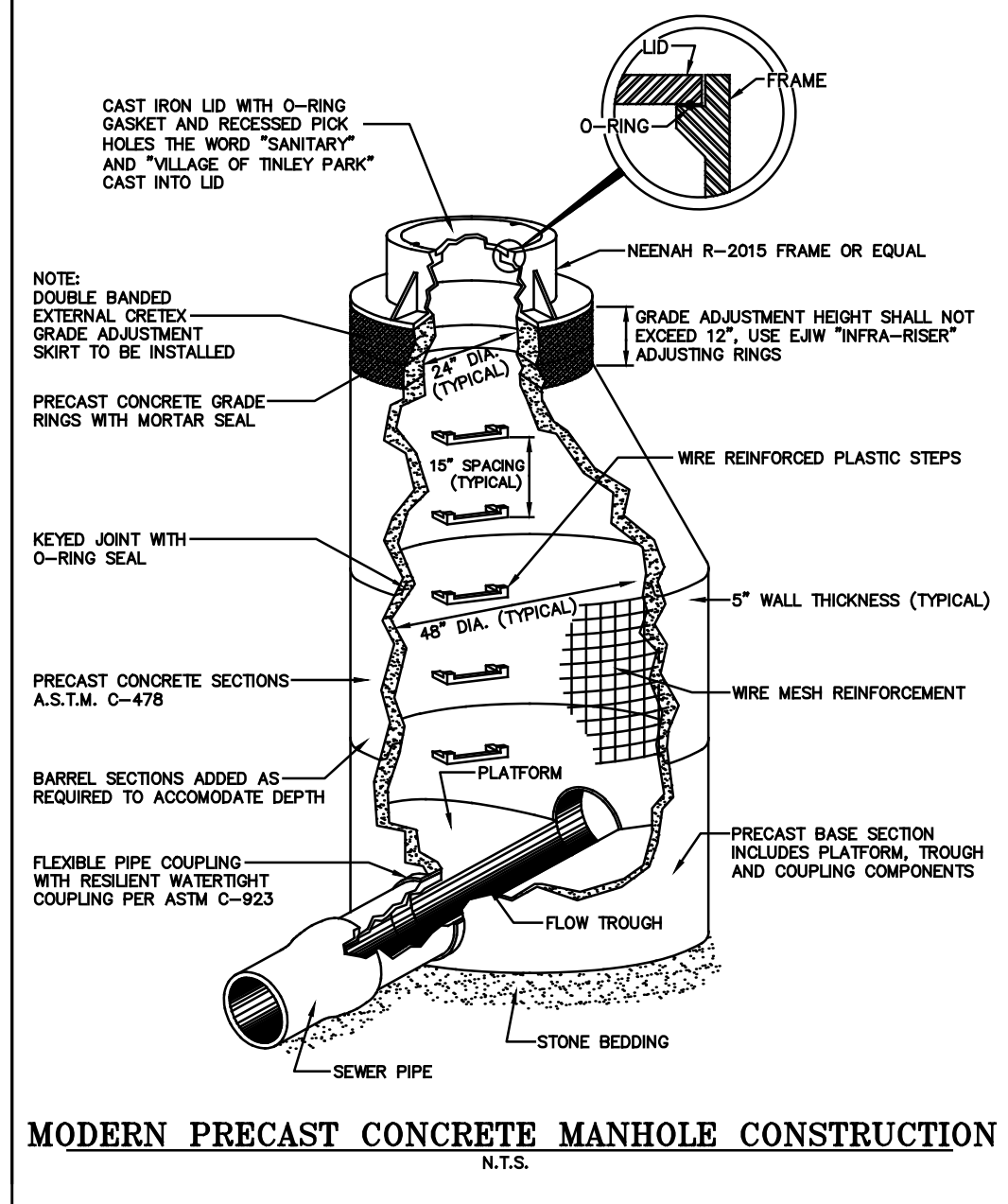
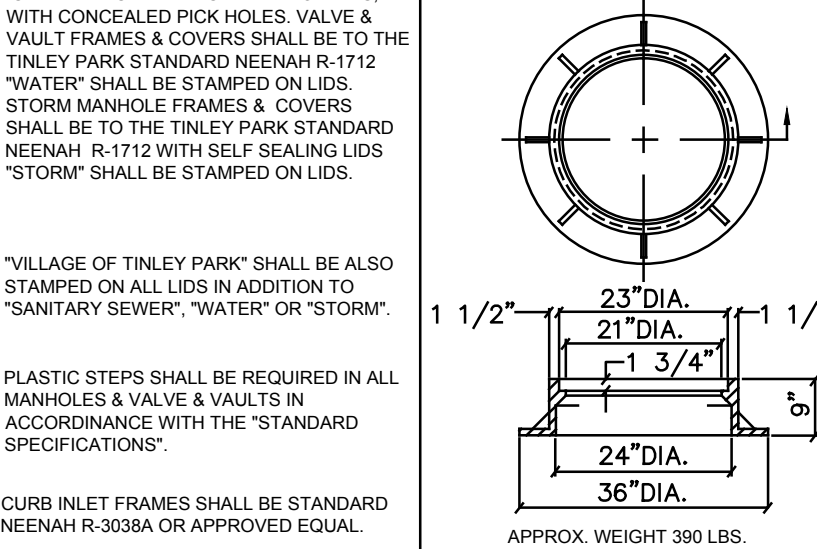


STYLE B M.H. COVER

STYLE C M.H. COVER



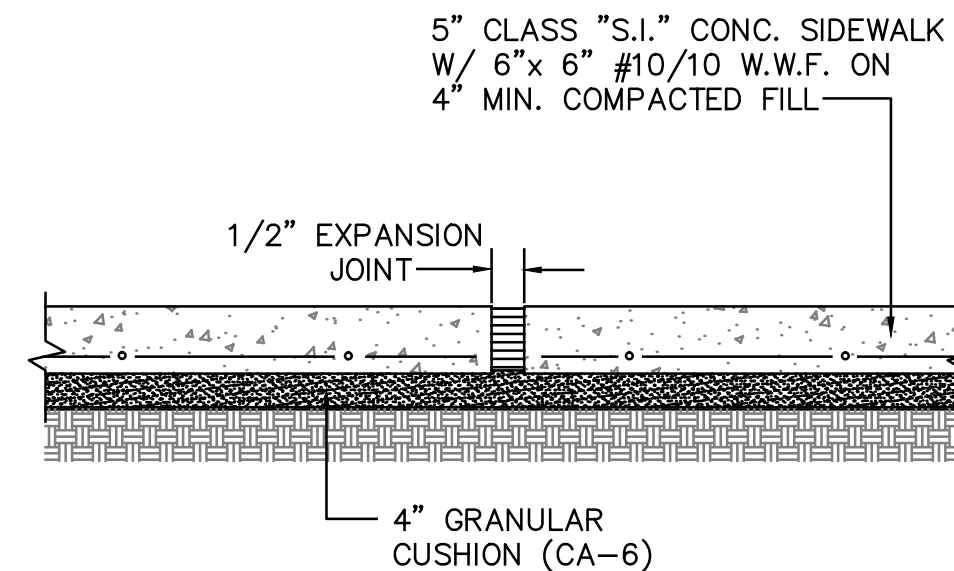
TYPE B M.H. FRAME



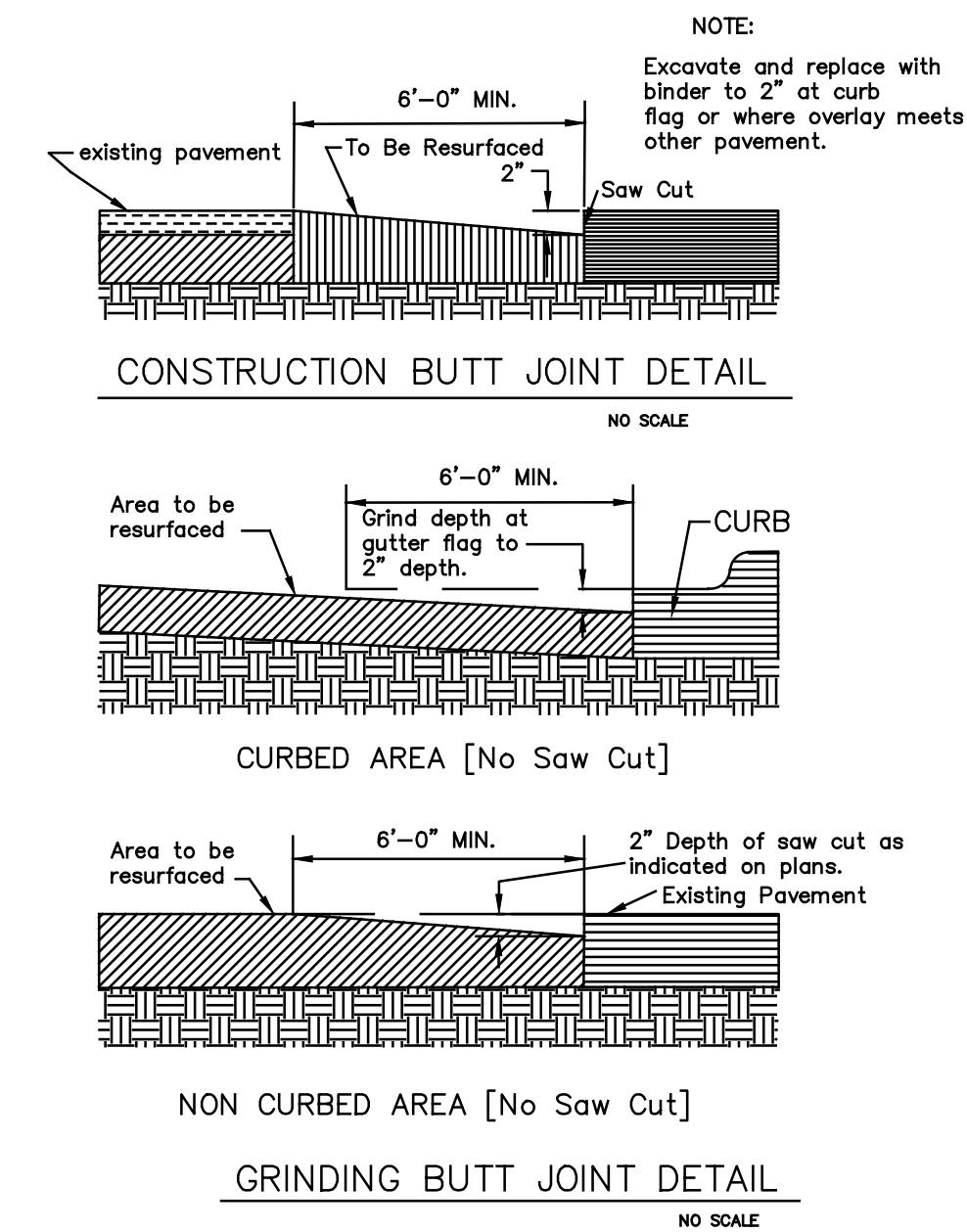
TYPICAL CONCRETE PAVEMENT DETAIL

N.T.S.

SIDEWALK DETAIL

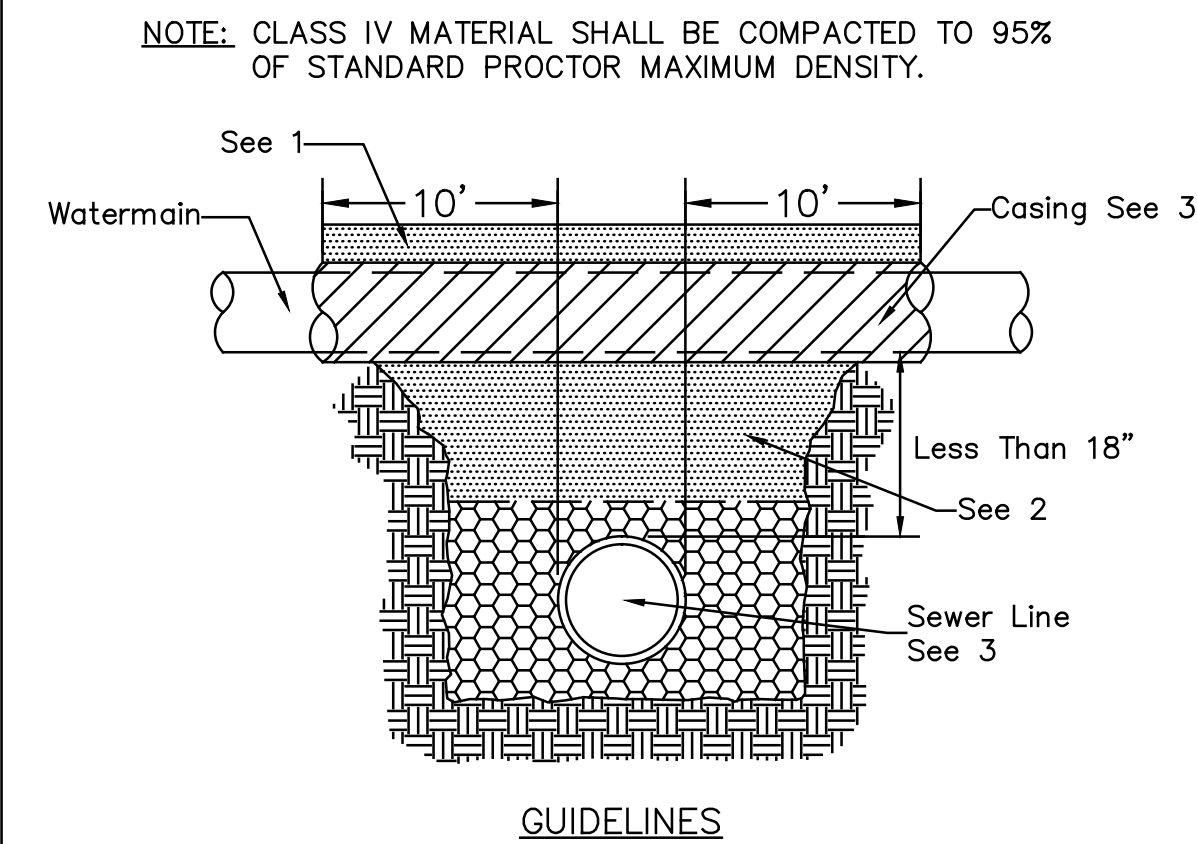


NOTE:
Place 3-#5 reinforcing bars 8 ft. long at all trench crossings. A bar shall be placed at center of walk and 1 ft. on either side.



WATERMAIN PROTECTION CASE I

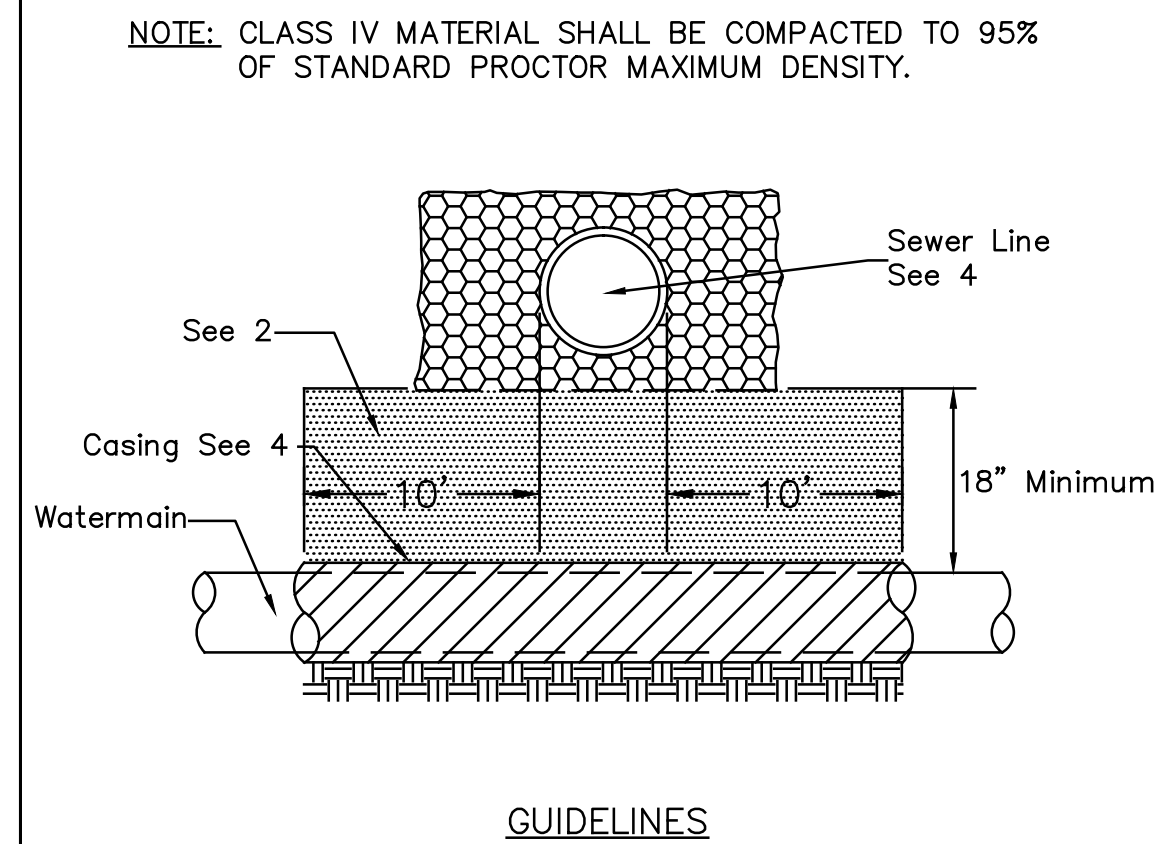
WATERMAIN ABOVE SEWER LINE WITH LESS THAN 18" SEPARATION



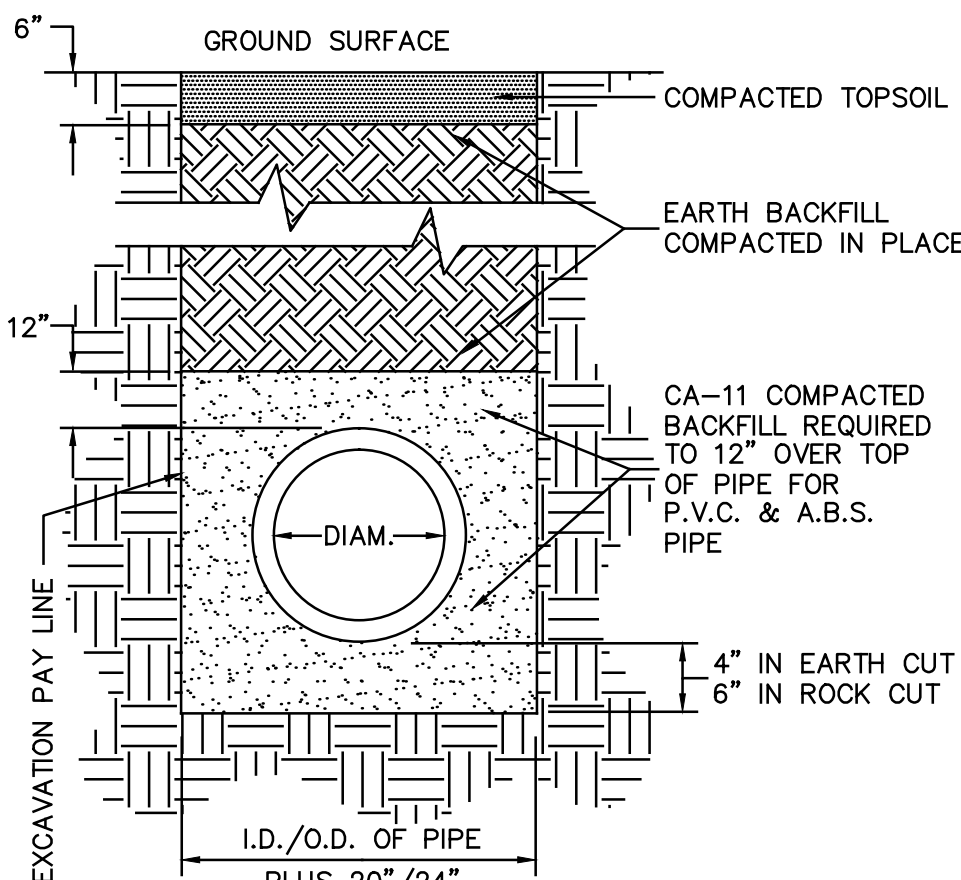
- Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
- If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material (Class IV) and compact.
- Use a casing pipe for proposed watermain and seal ends of casing or construct sewer main of watermain material for ten feet each side of watermain and pressure test.
- Point loads shall not be allowed between watermain or watermain casing and sewer.

WATERMAIN PROTECTION CASE II

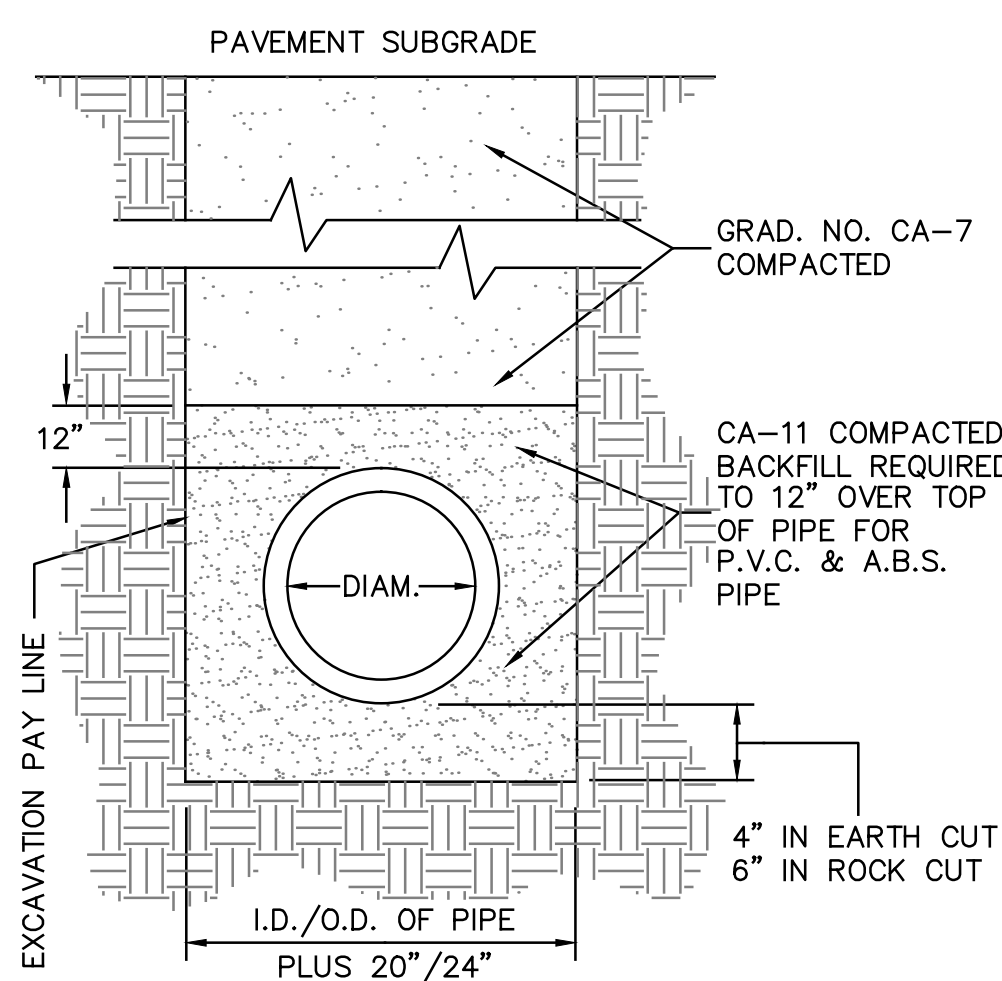
WATERMAIN BELOW SEWER LINE WITH 18" MINIMUM SEPARATION



- Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
- If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material (Class IV) and compact.
- Provide adequate support for sewer line to prevent damage due to settlement.
- Use a casing pipe for proposed watermain and seal ends of casing or construct sewer main of watermain material for ten feet each side of watermain and pressure test.



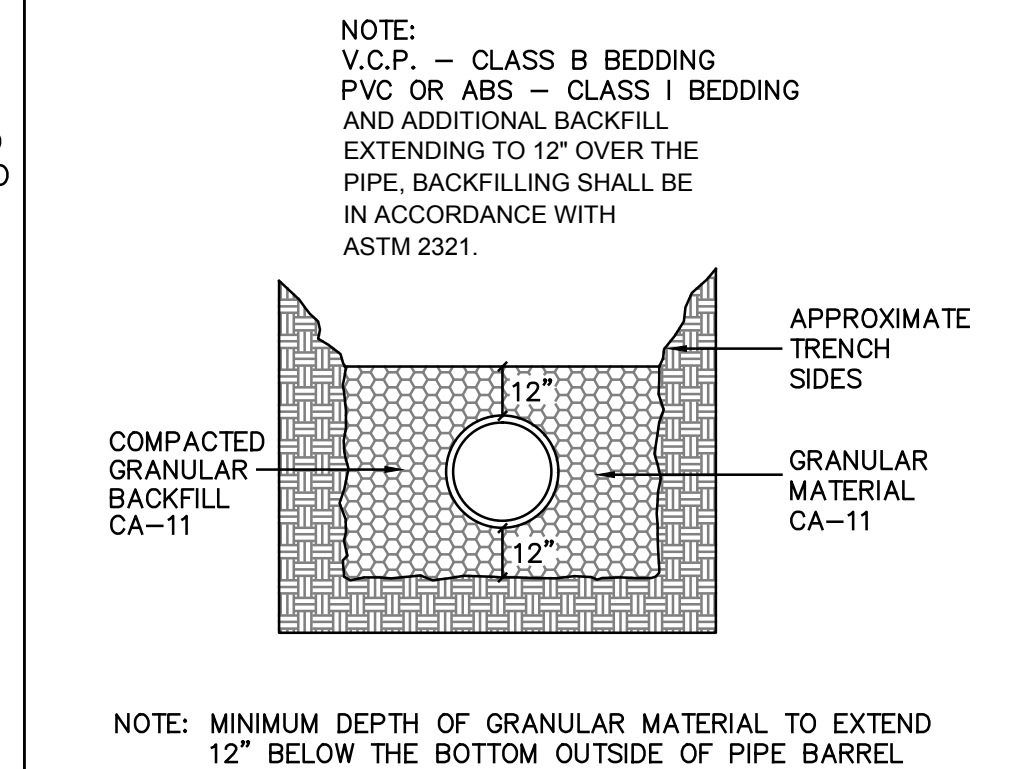
TYPICAL TRENCH SECTION IN GRASS AREAS



TYPICAL TRENCH SECTION IN PAVED AREAS

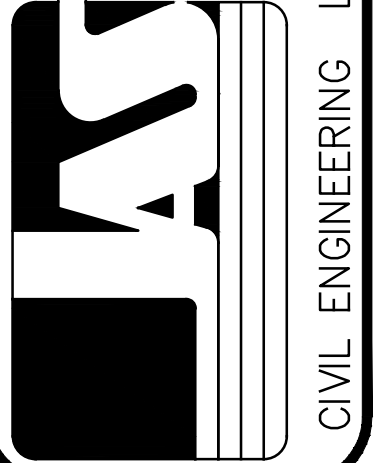
PIPE (FOUNDATION) BEDDING

FOR SANITARY AND STORM SEWER LINES, WATER LINES AND SEWER AND WATER SERVICES FOR PIPE DIAMETERS 6" AND LARGER



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
http://www.jaseng.com
e-mail: jas@jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



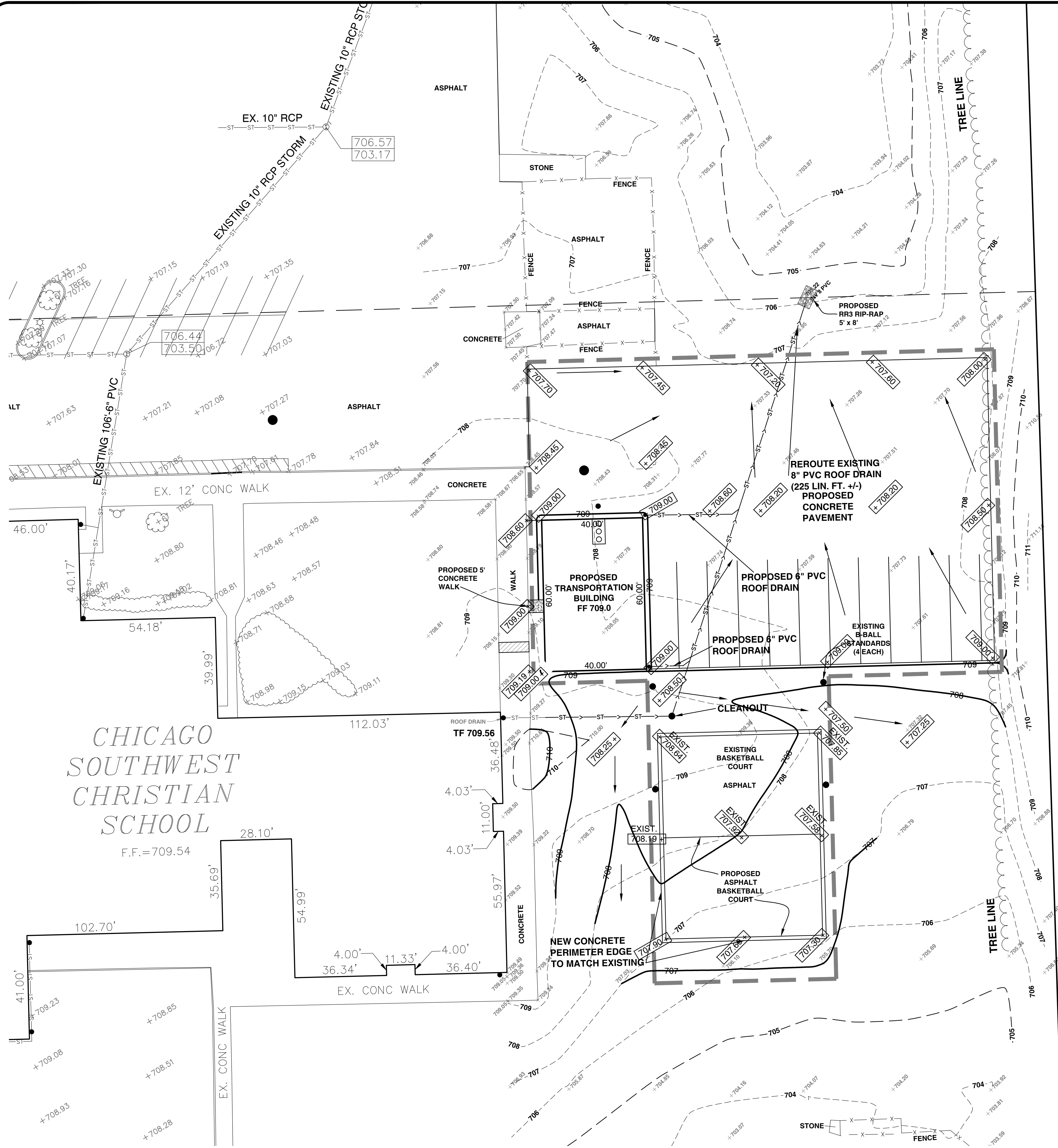
REVISIONS:

COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF JOSEPH A. SCHUDT & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOSEPH A. SCHUDT & ASSOCIATES.

CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
CONSTRUCTION DETAILS

Date: 11-06-17
Scale: AS SHOWN
Disk No: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
10 OF 10
Project No.:
06-080

M:\2008\08-080\080-080-214_10-1-RAIN EXHIBIT.dwg, Plotted: 11/6/2017 2:40 PM, By: jared, COPYRIGHT 2017 - JOSEPH A. SCHUDT & ASSOCIATES



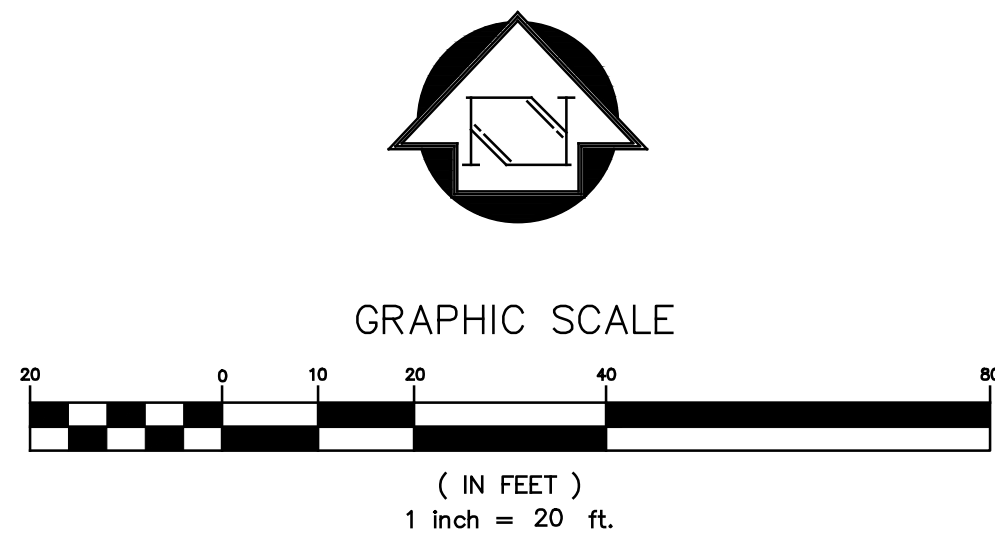
LEGEND

- PROPOSED SCREEN FENCE
- PROPOSED WORK LIMIT AREA
- VOLUME CONTROL AREA

NOTE:

| | |
|---------------------------------|---------------|
| TOTAL CONTIGUOUS OWNERSHIP AREA | = 0.890 ACRES |
| TOTAL PROJECT AREA | = 0.890 ACRES |
| IMPERVIOUS AREA (RESTRICTED) | = 0.675 ACRES |
| PERVIOUS AREA (RESTRICTED) | = 0.143 ACRES |
| IMPERVIOUS AREA (UNRESTRICTED) | = 0.008 ACRES |
| PERVIOUS AREA (UNRESTRICTED) | = 0.064 ACRES |

TOTAL AREA = 0.890 ACRES

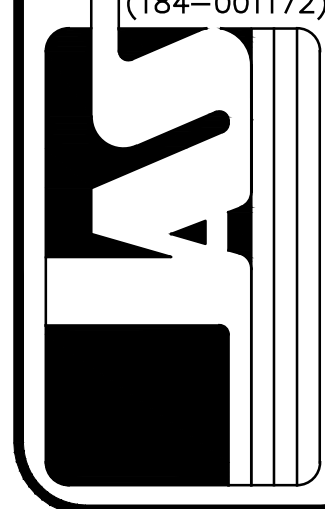


CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE DRAINAGE EXHIBIT

Date: 11-06-17
Scale: 1" = 20'
Disk No.: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
10.1 of 10
Project No.:
06-080

REVISIONS:

COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
Any use or reproduction of this document or the attached drawings, or the use of the design information contained herein, without the written consent of Joseph A. Schudt & Associates, is prohibited.



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jasc@jasceng.com
http://www.jasceng.com
(184-001172)

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

W:\2005\06-080\eng\06-080-214_10.2-MWD\ NOTES_Plotarea_11/9/2017 2:41 PM, By: jpsml, COPYRIGHT 2017 -- JOSEPH A. SCHUDT & ASSOCIATES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;

STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;

VILLAGE OF TINLEY PARK MUNICIPAL CODE;

THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEM SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL WORK (CALL 1-708-444-5500) AND
2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM OR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING: (PIPE MATERIAL TO BE AS INDICATED ON THE PLANS).

| PIPE MATERIAL | PIPE SPECIFICATIONS | JOINT SPECIFICATIONS |
|------------------------------------|---------------------|----------------------------|
| VITRIFIED CLAY PIPE | ASTM C-700 | ASTM C-425 |
| REINFORCED CONCRETE SEWER PIPE | ASTM C-76 | ASTM C-443 |
| CAST IRON SOIL PIPE | ANSI A21.51 | ANSI A21.11 |
| DUCTILE IRON PIPE | ANSI A21.51 | ANSI A21.11 |
| POLYVINYL CHLORIDE (PVC) PIPE | | |
| 6-INCH TO 15-INCH DIAMETER SDR 26 | ASTM D-3034 | ASTM D-2855 OR ASTM D-3212 |
| 18-INCH TO 27-INCH DIAMETER FDI=46 | ASTM F-679 | ASTM D-3212 |
| HIGH DENSITY POLYETHYLENE (HDPE) | ASTM D-3350 | ASTM D-3261 |
| WATER MAIN QUALITY PVC | | |
| 4-INCH TO 36-INCH | ASTM D-2241 | ASTM D-2672 OR ASTM D-3139 |
| 4-INCH TO 12-INCH | AWWA C900 | ASTM D-3212 |
| 14-INCH TO 48-INCH | AWWA C905 | ASTM D-3212 |

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS); REQUIRES STONE BEDDING WITH STONE ¾" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. "BAND SEAL" OR SIMILAR NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OR DISSIMILAR MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS, SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND A WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
- i. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
- ii. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
- iii. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED. AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- i. UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
- ii. ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
10. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
11. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
12. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

13. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

14. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

15. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

16. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER.

17. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

19. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

20. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

21. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

22. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

REVISIONS:

COPYRIGHT 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
No use or reproduction of this document or any part thereof is permitted without the express approval of the copyright owner. Any unauthorized use or reproduction of this document or any part thereof is strictly prohibited. For more information, please contact Joseph A. Schudt & Associates at 9455 ENTERPRISE DRIVE, MOKENA, IL 60448, PHONE: 1-708-720-1000, FAX: 1-708-720-1065, http://www.jaseng.com, e-mail: jas@jaseng.com, JOSEPH A. SCHUDT & ASSOCIATES

CHICAGO SOUTHWEST CHRISTIAN SCHOOL

TINLEY PARK, IL

M.W.R.D. GENERAL NOTES

Date:11-06-17

Scale:N/A

Disk No.:06-080-214

Drawn: JAR

Checked: DWO

Sheet:

10.2 of 10

Project No.:

06-080

Joseph A. Schudt & Associates
MOKENA, IL 60448

9455 ENTERPRISE DRIVE

PHONE: 1-708-720-1000

FAX: 1-708-720-1065

http://www.jaseng.com

e-mail: jas@jaseng.com

(184-001172)

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

| Plant Schedule | | | |
|--|------------------------|-----------------|--------------|
| <u>Scientific Name</u> | <u>Common Name</u> | <u>Quantity</u> | <u>Size</u> |
| Canopy Trees | | | |
| Acer rubrum 'Frank Jr.' PP 16769 | 'Redpointe' Maple | 5 | 2.5" cal. |
| Gymnocladus dioica | Kentucky Coffeetree | 3 | 2.5" cal. |
| Evergreen Trees | | | |
| Picea pungens 'Glaucia' | Blue Colorado Spruce | 3 | 6' B+B |
| Deciduous Shrubs | | | |
| Myrica pensylvanica | Northern Bayberry | 5 | 24" / 5 gal. |
| Syringa pubescens subsp. patula 'Miss Kim' | 'Miss Kim' Lilac | 7 | 24" / 5 gal. |
| Viburnum dentatum 'Christom' | 'Blue Muffin' Viburnum | 18 | 24" / 5 gal. |

EVERGREEN TREE

NEW 2-PLY 1/2" REINFORCED RUMBER HOSE 1/4" CABLE CLAMP 4 1/2" TENSILESS TO MAINTAIN WIRE TIGHTNESS

3/4" STEEL AIRCRAFT CABLE

KEEP MULCH AWAY FROM TRUNK

4" OF SHREDAED HANDWOOD MULCH

ORNY MULCH SAUCER AROUND PLANTING

INTEGRATED BURLAP NEED NOT BE REMOVED FOR EVERGREEN TREES. IT IS TO BE REMOVED FOR DECIDUOUS TREES AND DOWN AROUND THE ROOTBALL.

PREPARED BACKFILL PEAT OR CO-FOST

2 TIMES BALL WIDTH

15% OR LESS

30" STEEL SCREW EARTH ANCHORS

SHRUBS

FINISHED GRADE

EXISTING SUBGRADE

4" OF SHREDAED HANDWOOD MULCH

PREPARED BACKFILL OF 75% SOIL & 25% PEAT OR CO-FOST

EVERGREEN TREE

NOTE: SPACING OF DECIDUOUS TREES NOT RECOMMENDED. TREES WILL NOT ROOT IN PLACES.

TRUNK OF TREE SHALL BE PROTECTED BY TREE PROTECTORS. DECIDUOUS TREES SHALL BE PROTECTED BY TREE PROTECTORS.

DO NOT STAND INTO ROOTBALL.

INTEGRATED BURLAP NEED NOT BE REMOVED FOR EVERGREEN TREES. IT IS TO BE REMOVED FOR DECIDUOUS TREES AND DOWN AROUND THE ROOTBALL.

PREPARED BACKFILL OF 75% SOIL & 25% PEAT OR CO-FOST

KEEP MULCH AWAY FROM TRUNK

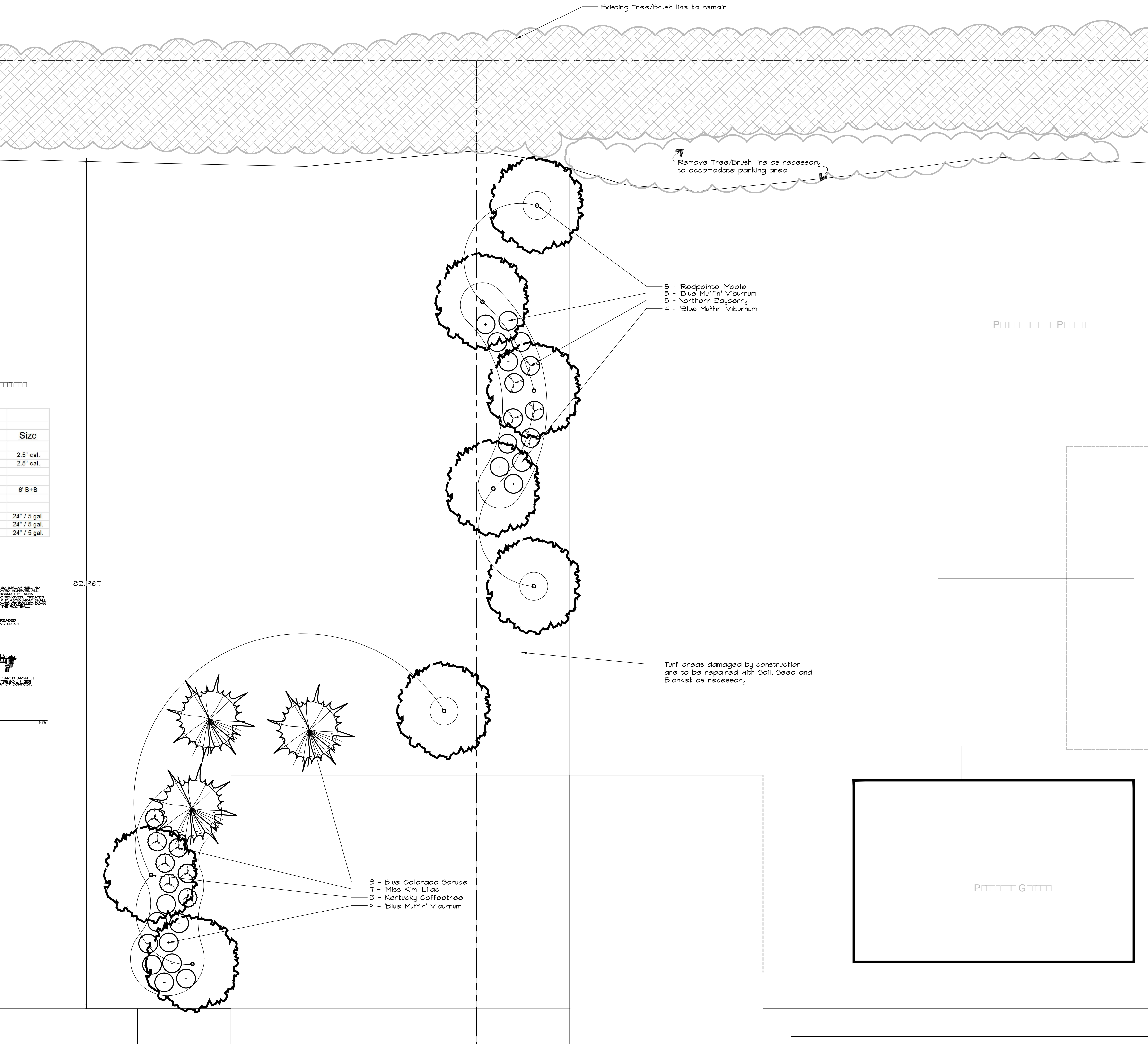
4" OF SHREDAED HANDWOOD MULCH

ORNY MULCH SAUCER AROUND PLANTING PIT

2 TIMES BALL WIDTH

15% OR LESS

DECIDUOUS / ORNAMENTAL TREE



Transportation Facility Landscape Plan

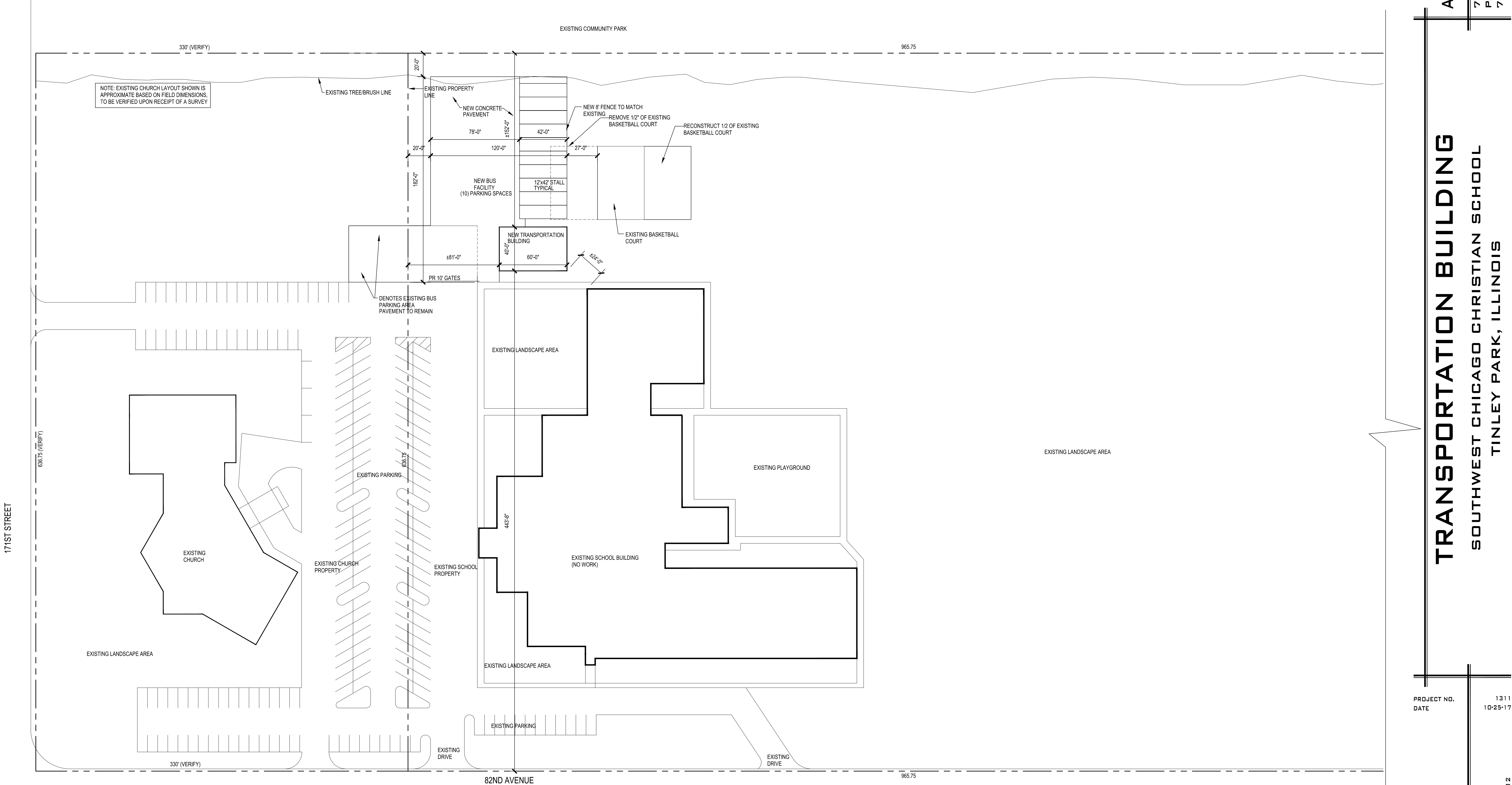
Project #: 17.1118.FV-sb

Copy To: Date:

This plan and all concepts are the sole property of Clarence Davids & Co. and no reproduction or use in whole or in part, without the express written consent of Clarence Davids & Co. shall be made.

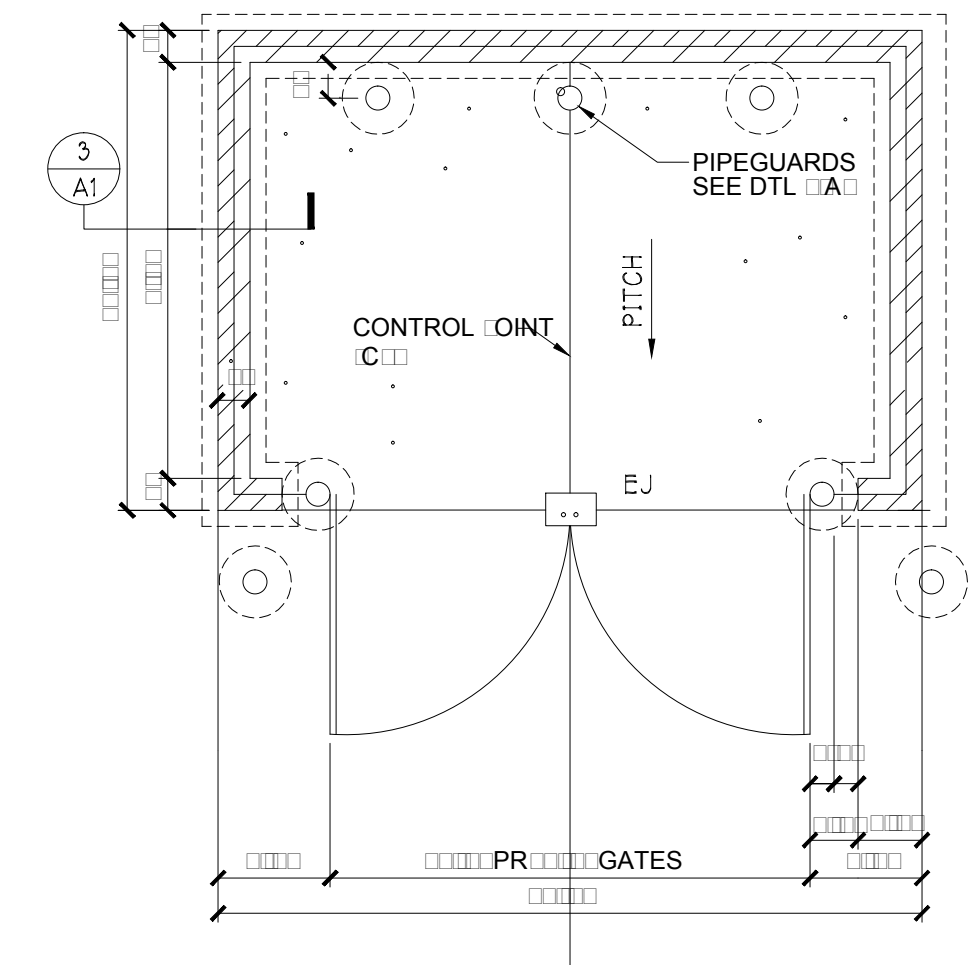
ZONING DATA:

| | | |
|-------------------------|--|--------|
| ZONE: | R3 | |
| SITE AREA: | 614,941 SF (14.12 ACRES) | |
| BUILDING AREA: | 55,199 SF (EXISTING) 2,400 SF (PROPOSED TRANSPORTATION BUILDING) 57,599 SF (TOTAL) | |
| FAR: | 0.4 | 0.09 |
| LOT COVERAGE: | 35% | 9.4% |
| BUILDING HEIGHT: | 35' | 17'-5" |
| PERCENTAGE GREEN SPACE: | - | 77% |
| SETBACKS: | | |
| F | 25' | 44'-8" |
| S | 8' | 61' |
| R | 30' | 152' |



| | |
|----------------|---|
| ZONE: | R3 |
| SITE AREA: | 614,941 SF (14.12 ACRES) |
| BUILDING AREA: | 55,199 SF (EXISTING) |
| | 2,400 SF (PROPOSED TRANSPORTATION BUILDING) |
| | <u>57,599 SF (TOTAL)</u> |

| | REQUIRED | ACTUAL |
|-------------------------|----------|---------|
| FAR: | 0.4 | 0.09 |
| LOT COVERAGE: | 35% | 9.4% |
| BUILDING HEIGHT: | 35' | 17'-5" |
| PERCENTAGE GREEN SPACE: | - | 77% |
| SETBACKS: | | |
| F | 25' | 443'-8" |
| S | 8' | 81' |
| R | 30' | 152' |



ELEVATIONS

Diagram showing the elevations of the gate structure. Key components labeled include:

- PRECAST CONC. CAP
- GATE LATCH
- MA
- VALVE, STAINLESS STEEL, 90°

The diagram illustrates the gate's profile and its connection to the valve assembly, including dimensions for height and width.

2"X6" VERT. STAINED CEDAR ON STL ANGLE —
FRAME (PAINTED) W/DIAGONAL ADJUSTABLE
TIE RODS ON PIVOT HINGE ON 6"Ø CONCRETE
FILLED PIPE (IN 18"ØX3'-8" DP. CONC. FOUND.)
PROVIDE GATE LATCH W/RECEIVER IN
PAVEMENT IN CLOSED & OPEN POSITION


$$1/2'' = 1'-0''$$

A 1

1 OF 2

TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

ARCHITECTUUR, LTD

PROJECT NO.
DATE

1311
10-25-17
2-14-18

© COPYRIGHT 2012

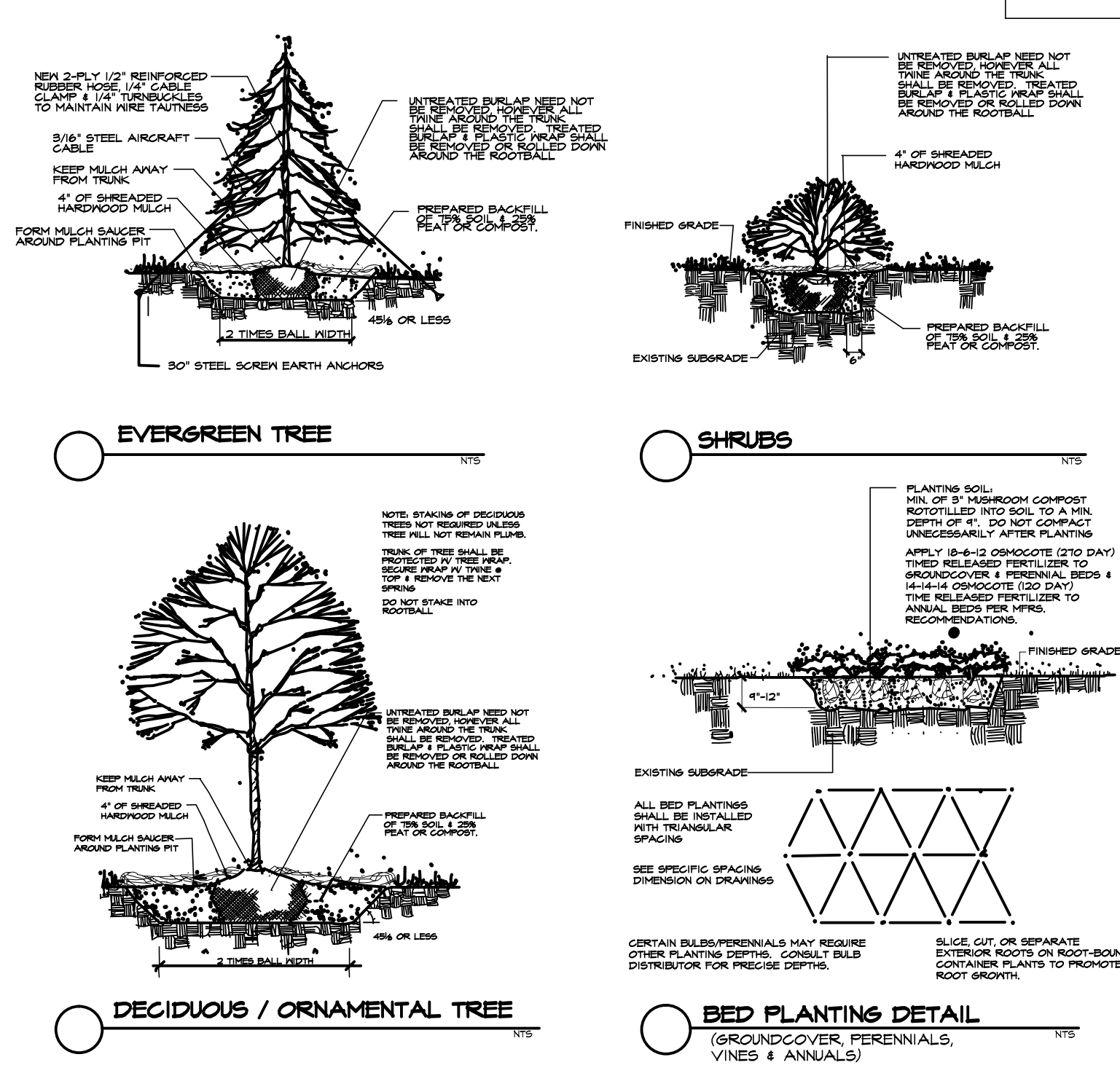
Site Location



Plant Schedule

| Scientific Name | Common Name | Quantity | Size |
|---|-----------------------------------|----------|--------------|
| Canopy Trees | | | |
| Acer nrbum 'Frank Jr.' PP16769 | 'Redpointe' Maple | 5 | 2.5" cal. |
| Gymnocladus dioicus | Kentucky Coffeetree | 1 | 2.5" cal. |
| Platanus acerifolia 'Morton Circle' | 'Exclamation' London Planetree | 2 | 2.5" cal. |
| Quercus bicolor | Swamp White Oak | 5 | 2.5" cal. |
| Tilia americana 'Redmond' | 'Redmond' Linden | 3 | 2.5" cal. |
| Ornamental Trees | | | |
| Amelanchier x grandiflora 'Autumn Brilliance' | Apple Serviceberry | 1 | 8' cl. B+B |
| Syringa reticulata | Japanese Tree Lilac | 5 | 8' cl. B+B |
| Deciduous Shrubs | | | |
| Hydrangea paniculata 'Limelight' | 'Limelight' Hydrangea | 7 | 24" / 5 gal. |
| Juniperus x pfitzeriana 'Kallay's Compact' | 'Kallay's Compact' Juniper | 3 | 24" / 5 gal. |
| Myrica pensylvanica | Northern Bayberry | 5 | 24" / 5 gal. |
| Rosa x 'NOA-350092' | 'Flower Carpet Pink Supreme' Rose | 9 | 3 gal. |
| Taxus x media 'Tauntonii' | 'Tauntun' Yew | 5 | 24" / B+B |
| Viburnum dentatum 'Christom' | 'Blue Muffin' Viburnum | 24 | 24" / 5 gal. |
| Perennials and Grasses | | | |
| Allium 'Summer Beauty' | Allium 'Summer Beauty' | 9 | 1 gal. |
| Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass | 9 | 1 gal. |
| Hemerocallis 'Happy Returns' | 'Happy Returns' Daylily | 6 | 1 gal. |
| Nepeta x faassenii 'Walker's Low' | Catmint | 23 | 1 gal. |

Planting Details

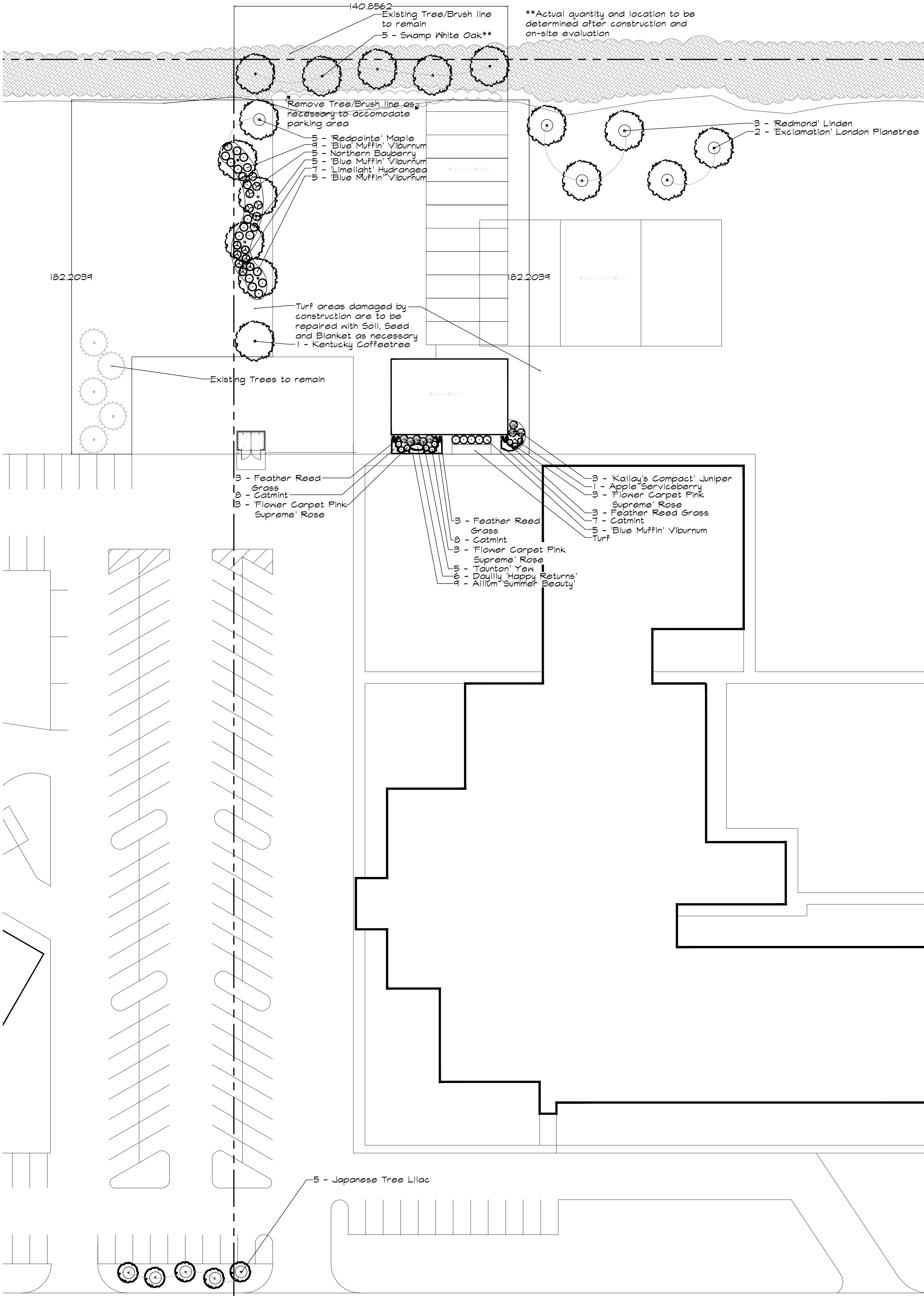


| Buffer Yard Requirements | | | | | | | |
|--------------------------|----------------|----------------|--------|-----------------------|------------------------|-----------------------|--|
| Bufferyard Location | Required width | Proposed Width | Length | Required Plantings | Proposed Plantings | Deficit | Comment |
| North | 20' | 20' | 193' | 8 CT 3 US 31 SH | 11 CT 3 US 31 SH | 0 CT 0 US 0 SH | 6 New Trees Provided. Plus 5 ex. Evergreen Trees |
| South | 25' | Not Shown | 193' | 8 CT 3 US 31 SH | 5 CT 3 US 31 SH | 5 CT 0 US 31 SH | US located in parkway along 82nd Ave. |
| East | 25' | Not Shown | 141' | 5 CT 2 US 20 SH | 5 CT 2 US 20 SH | 0 CT 0 US 20 SH | Actual quantity and location of CT to be determined after construction and on-site evaluation. US located in parkway along 82nd Ave. |
| West | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

| Interior Lot Landscaping Requirements | | | | |
|---------------------------------------|--|----------|---------|---------|
| Location | Requirement | Proposed | Deficit | Comment |
| Foundation | Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscape area | 90% | 0% | None |
| Interior | N/A | N/A | N/A | N/A |

| Parkway Standards | | | | | |
|-------------------|-------------|----------------|----------------|---------|----------|
| Location | Requirement | Required Trees | Proposed Trees | Deficit | Comments |
| North Parkway | N/A | N/A | N/A | N/A | N/A |

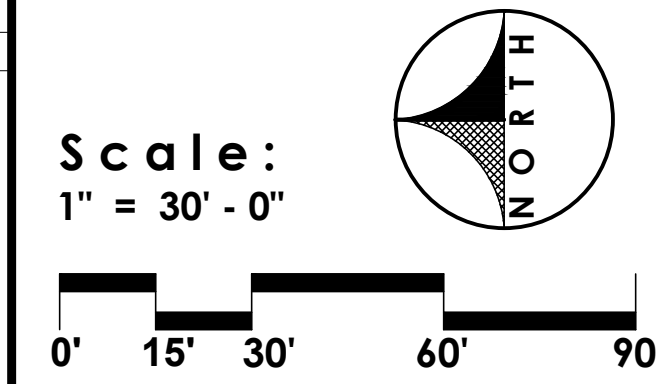
| Parking Lot Landscaping Standards | | | | |
|-----------------------------------|--------------------------------------|--|-------------------|---|
| Location | Requirement | Provided | Deficit | Comments |
| Parking Lot | 15% of parking area to be landscaped | 0 Square Feet | 2,890 Square Feet | None |
| Parking Lot | Screening | Partial on north face of parking lot when factoring in bufferyard plantings. | 0 | Plantings are located in existing parkway along 82nd Ave. |
| Parking Lot Islands | N/A | N/A | N/A | N/A |



23900 W. 127th Street - Plainfield, IL 60585
(815) 439 - 1177 office (815) 439 - 2291 fax
clarencedavids.com

Southwest Chicago
Christian School
Tinley Park, IL

Transportation
Facility
Landscape Plan

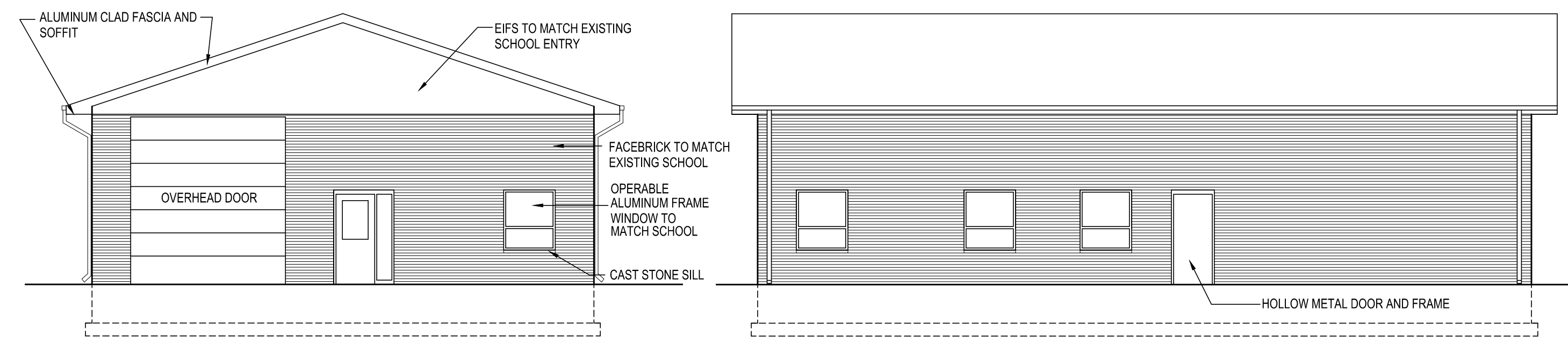


Date: 3/28/2017
Drawn By: sb
Account Rep: bd
Sheet #: 1 of 1
Project #: 17.1118.FV-sb

| Revisions by: | Date: |
|---------------|---------|
| sb | 11/1/17 |
| sb | 2/20/18 |
| | |
| | |
| | |
| | |
| | |
| | |
| Copy To: | Date: |
| | |
| | |
| | |
| | |
| | |
| | |

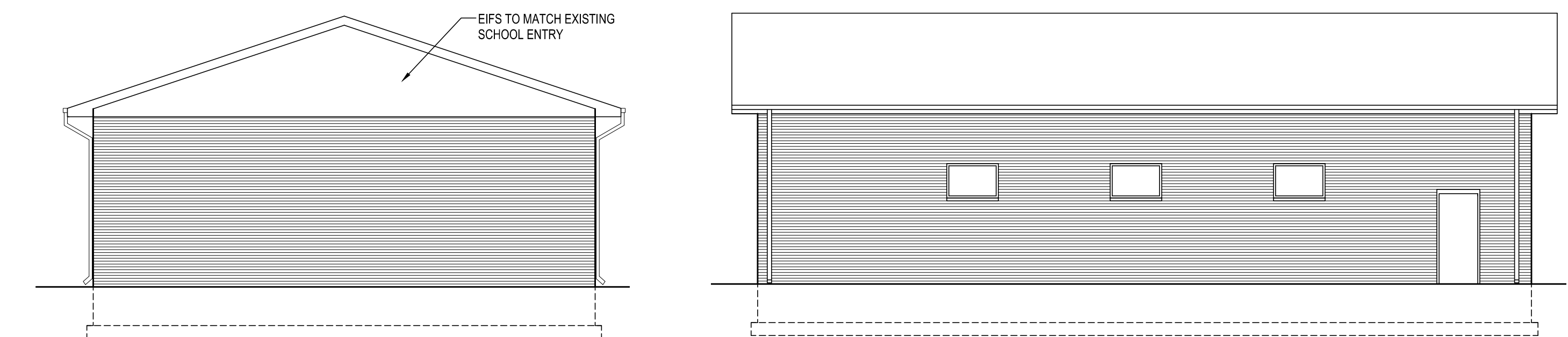
This plan and all concepts are the sole property of Clarence Davids & Co. and no reproduction or use in whole or in part, without the express written consent of Clarence Davids & Co. shall be made.

2 EXTERIOR ELEVATIONS 1/8" = 1'-0"



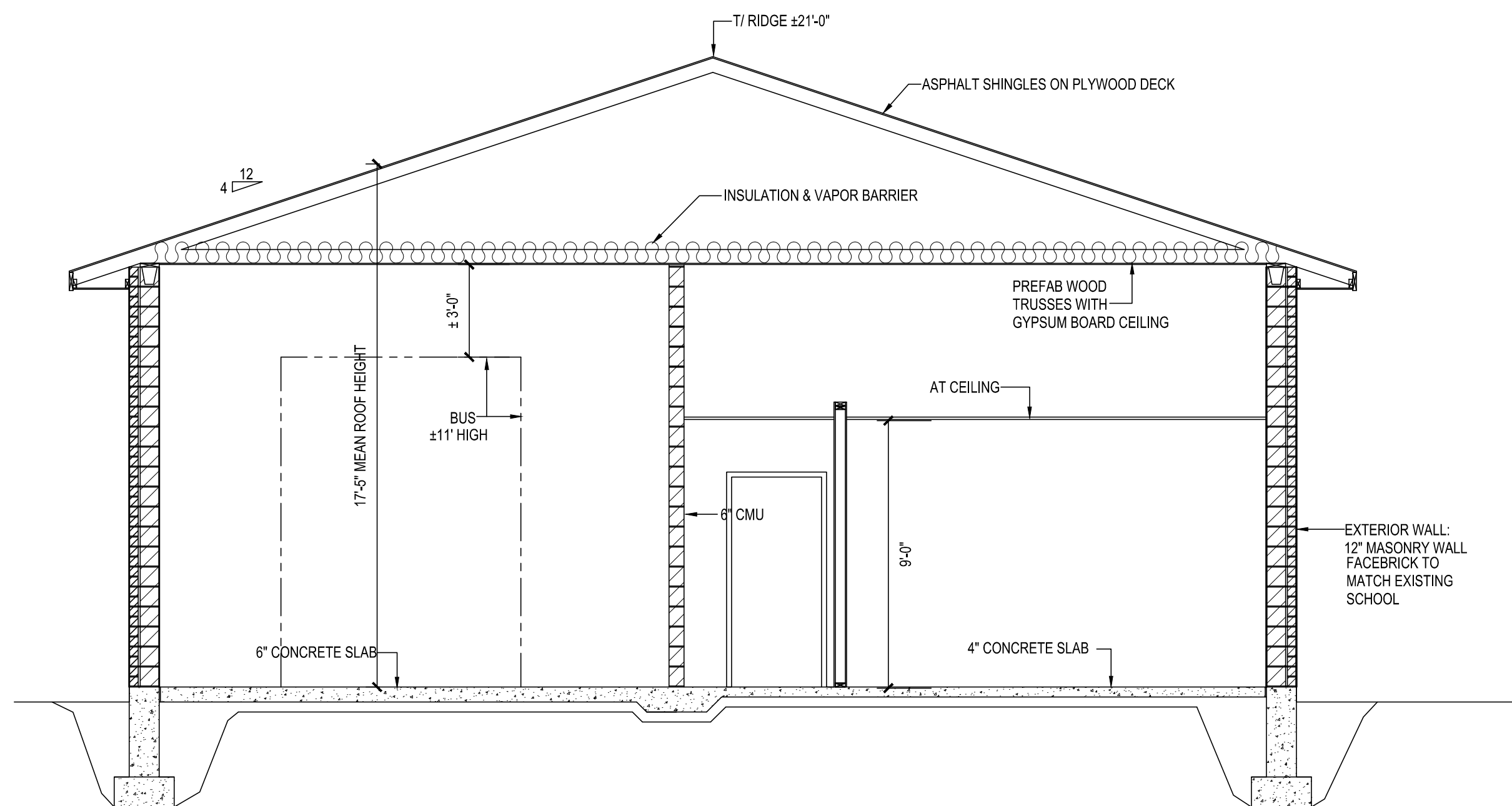
NORTH

WEST

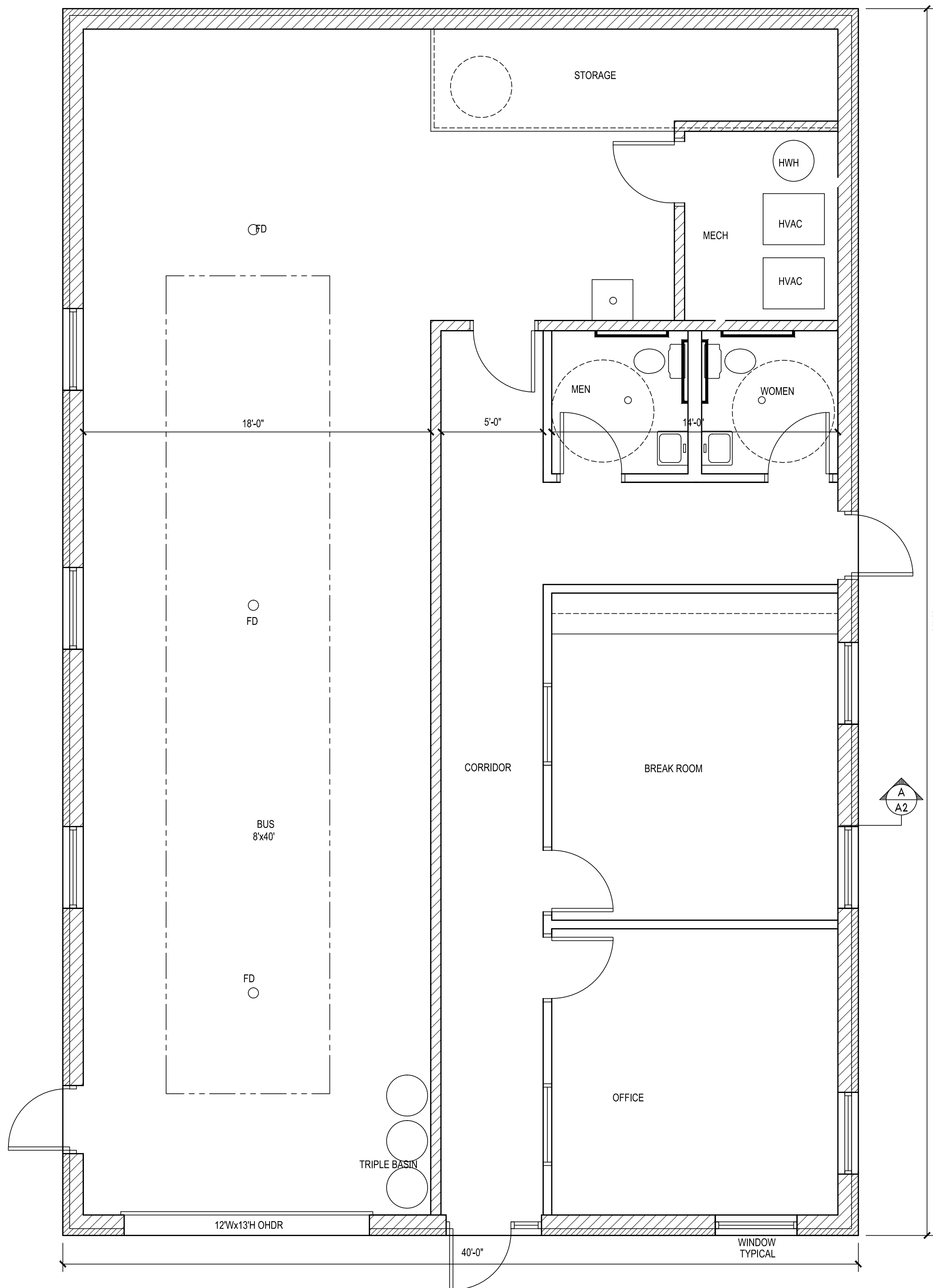


SOUTH

EAST



A BUILDING SECTION 1/4" = 1'-0"



1 FLOOR PLAN 1/8" = 1'-0" 2,400 SF



ARCHITECTUUR, LTD
7837 W OAK RIDGE DRIVE
PALOS PARK, IL 60464
708 743-8537

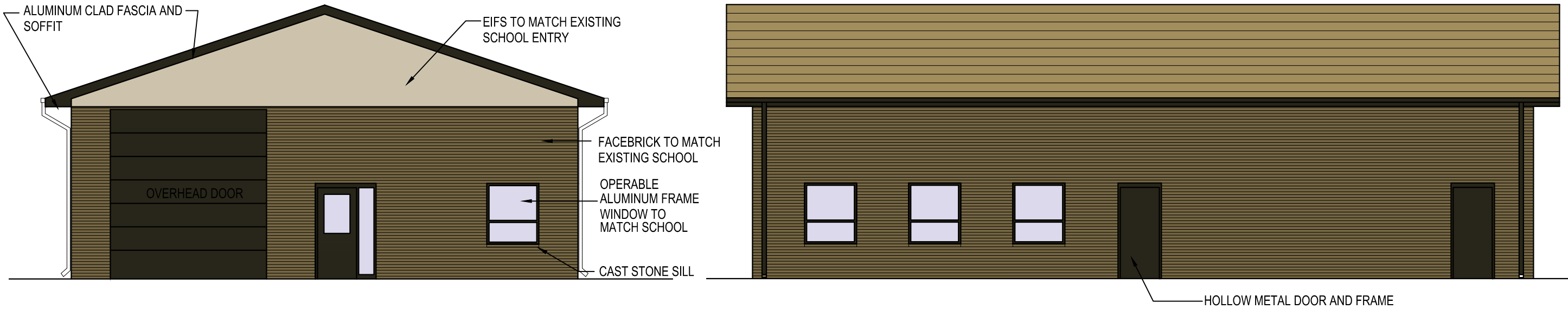
TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

PROJECT NO. 1311
DATE 10-25-17

A2

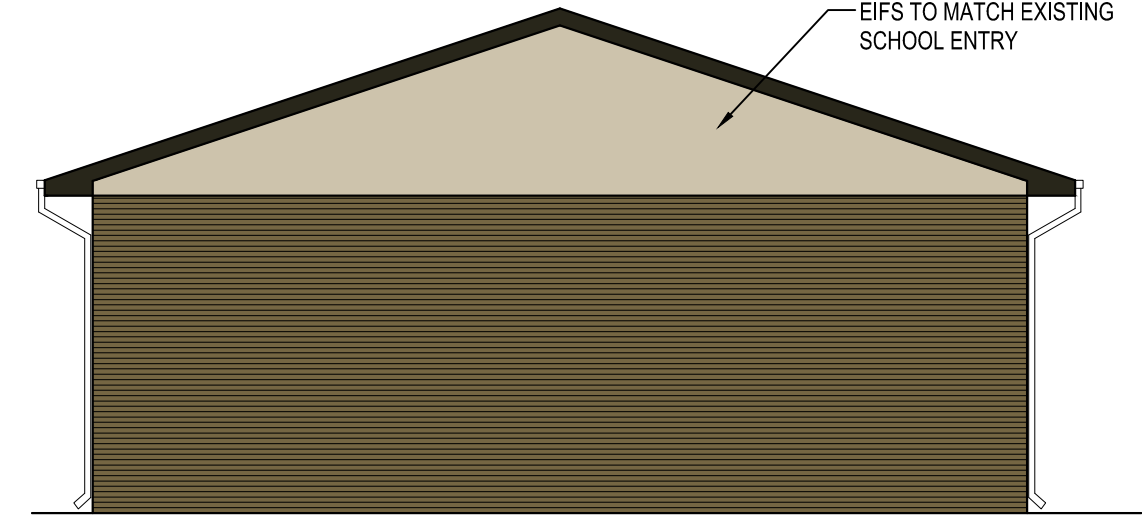
2 OF 2

© COPYRIGHT 2012

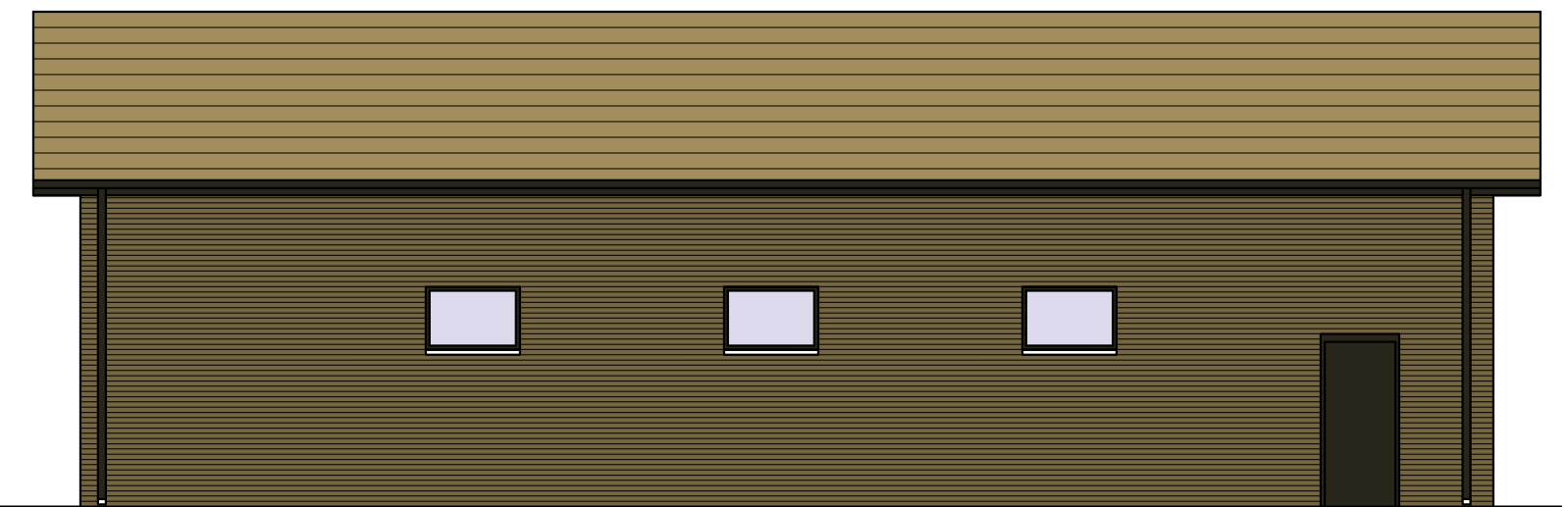


NORTH

WEST



SOUTH



EAST

2 EXTERIOR ELEVATIONS 1/8" = 1'-0"

TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

ARCHITECTUUR, LTD
7837 W OAK RIDGE DRIVE
PALOS PARK, IL 60464
708 743-8537

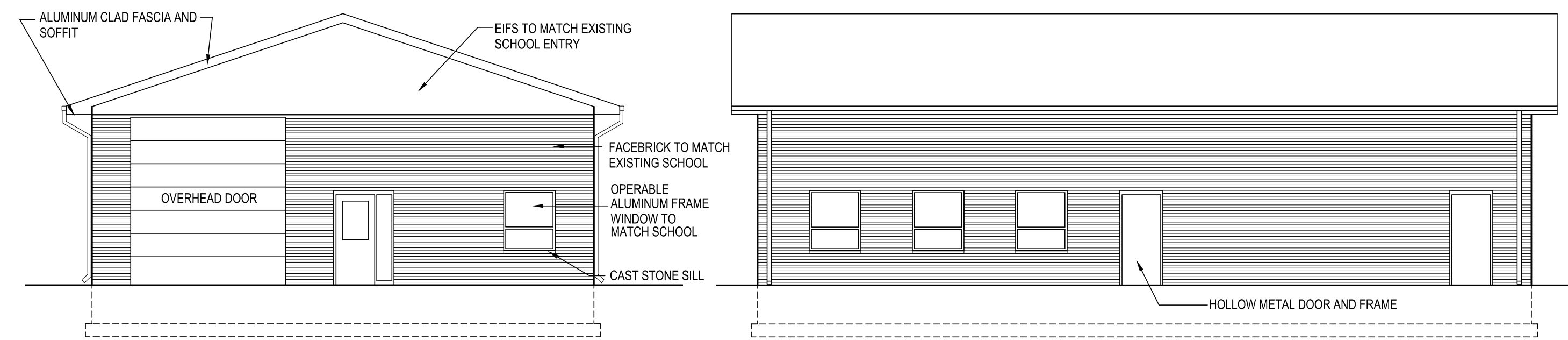
PROJECT NO. 1311
DATE 10-25-17
2-14-18

A3

3 OF 3

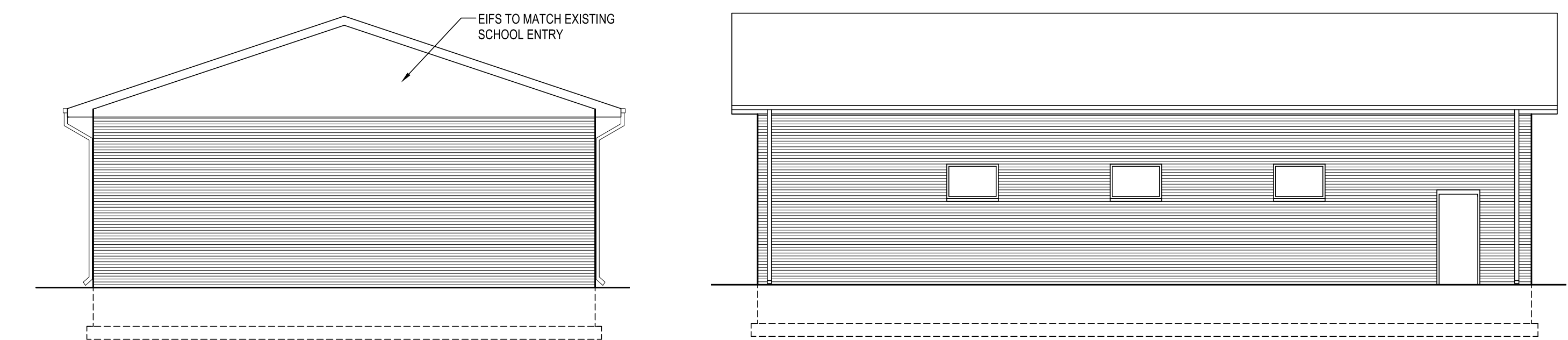
© COPYRIGHT 2012

2 EXTERIOR ELEVATIONS 1/8" = 1'-0"



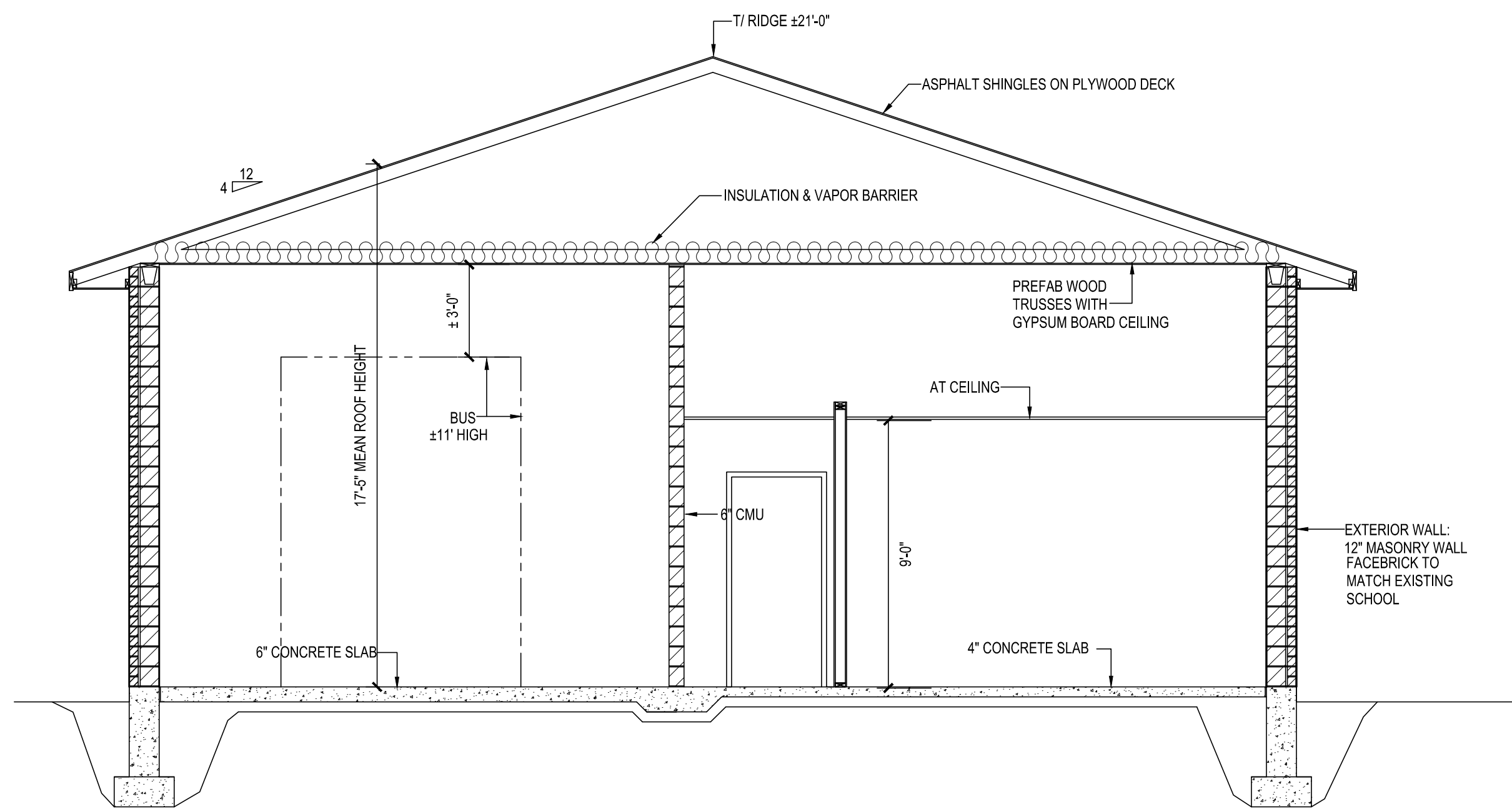
NORTH

WEST

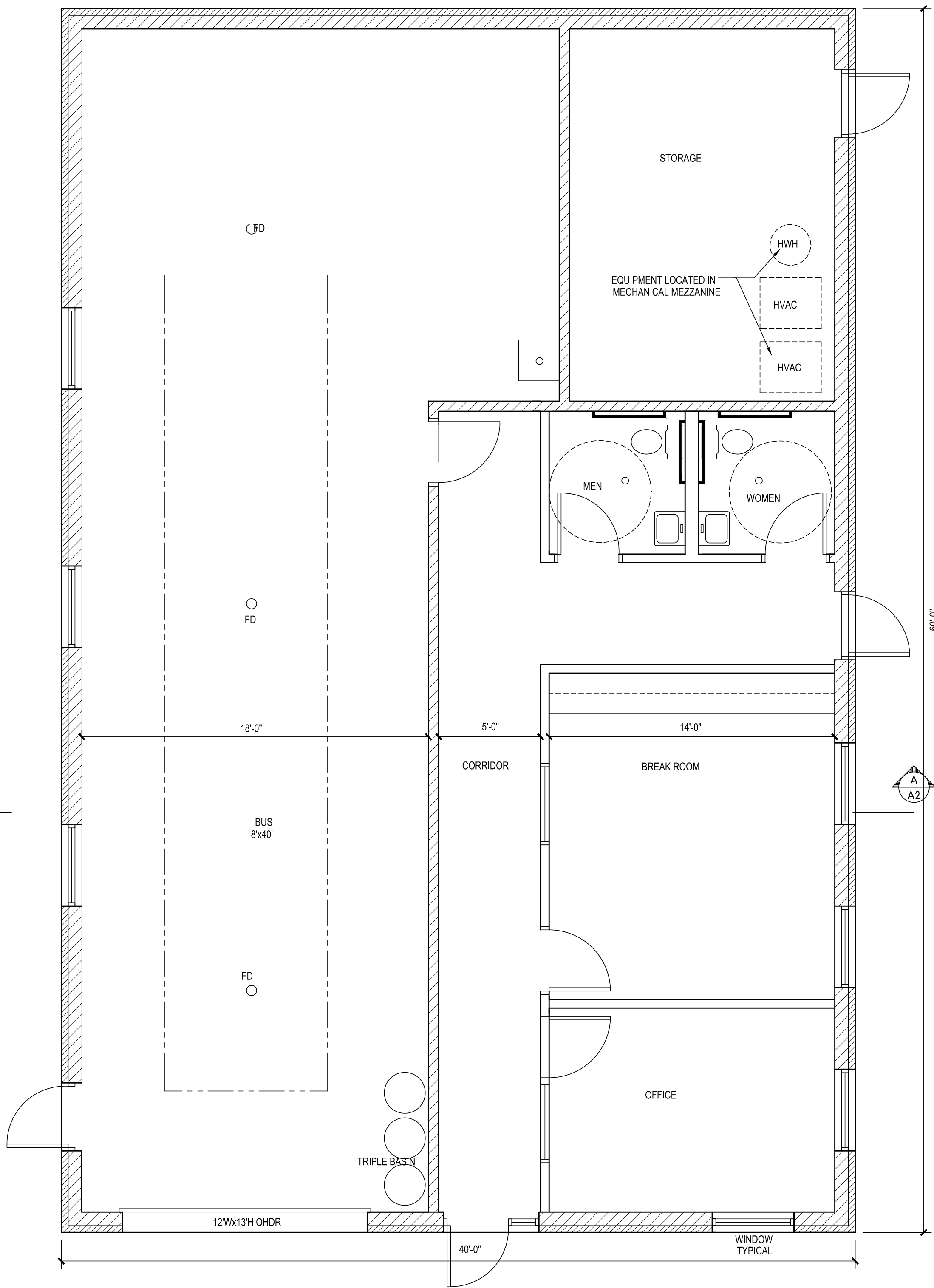


SOUTH

EAST



A BUILDING SECTION 1/4" = 1'-0"



1 FLOOR PLAN 1/8" = 1'-0" 2,400 SF



TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

ARCHITECTUUR, LTD
7837 W OAK RIDGE DRIVE
PALOS PARK, IL 60464
708 743-8537

PROJECT NO. 1311
DATE 10-25-17
2-14-18

A2

2 OF 3

© COPYRIGHT 2012