



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

July 16, 2026 – 7:00 P.M.
Council Chambers
Village Hall – 16250 Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the July 2, 2026 Regular Meeting

ITEM #1 PUBLIC HEARING – CRISIS CENTER FOR SOUTH SUBURBIA – 6775 PROSPERI DRIVE

Consider recommending that the Village Board grant Pamela Kostecki, on behalf of Crisis Center for South Suburbia, a Special Use Permit to operate an Institutional Use at 6775 Prosperi Drive in the ORI (Office and Restricted Industrial) Zoning District.

ITEM #2 PUBLIC MEETING – GAS N WASH – 7201 191ST STREET – SITE PLAN & ARCHITECTURAL APPROVAL

Consider Site Plan and Architectural Approval regarding proposed automobile service station with carwash in the B-3 (General Business and Commercial) Zoning District at 7201 191st Street.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

July 2, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on July 2, 2026.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on June 18, 2026, at 7:12 p.m.

Present Plan Commissioners: Terry Hamilton
Eduardo Mani
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: James Gaskill
Angela Gatto
Andrae Marak

Village Staff: Peter Murphy, Village Attorney
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner

Petitioners: Joseph Pondelicek
Emily Pondelicek

Members of the Public: None

COMMUNICATIONS – Mark Herman, Planning Manager, noted there were no communications.

APPROVAL OF THE MINUTES – Minutes of the June 18, 2026, Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER SEPESSY made a motion to approve the minutes of the June 18, 2026 Plan Commission meeting. COMMISSIONER MANI seconded the motion. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 2, 2026 REGULAR MEETING

ITEM 1: PUBLIC HEARING – PONDELICEK DECK VARIATION – 7946 167TH STREET

Consider recommending that the Village Board grant Joseph & Emily Pondelicek a Variation from Section III.H.1. of the Zoning Ordinance to allow an encroaching deck in the secondary front yard at 7946 167th Street in the R-4 Single-Family Residential Zoning District.

Present Plan Commissioners: Terry Hamilton
Eduardo Mani
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: James Gaskill
Angela Gatto
Andrae Marak

Village Staff: Peter Murphy, Village Attorney
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner

Petitioners: Joseph Pondelicek
Emily Pondelicek

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER MANI made a motion to open the public hearing, seconded by COMMISSIONER MONTALVO. Voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Mark Herman, Planning Manager, presented the staff report.

CHAIRMAN GRAY the Petitioners to speak. Emily and Joseph Pondelicek were sworn in.

Emily Pondelicek provided copies of letters of support for the variation request from two neighbors. These were provided to the Plan Commission and entered into evidence. Emily

Pondelicek then read her statement regarding the requested variation request, that the lot is smaller, and concerns with the feasibility with adding a roof.

Mark Herman, Planning Manager, asked if the letters from neighbors should be read into the record. Peter Murphy, Village Attorney, stated the minutes should reflect they have been provided as evidence and appended to the meeting minutes.

CHAIRMAN GRAY asked the Commissioners if they have any questions or comments.

COMMISSIONER HAMILTON stated the proposed deck looks nice and is modest.

COMMISSIONER MANI concurs with COMMISSIONER HAMILTON. He further commented on the definitions of porch and deck in the Code which are vague and should be cleaned up. He felt the request was not out of range or character and agreed with the petitioner's statement especially that it was a positive enhancement. The request was modest and not or a full blown deck which would be out of character.

COMMISSIONER SEPESSY asked a question clarifying if the encroachment into the setback was just the stairs. Staff noted the encroachment was for the deck itself and not the stairs.

COMMISSIONER MONTALVO had no questions.

CHAIRMAN GRAY concurs with the other Commissioners. The proposed deck looks good and he sees the reasoning. He feels COMMISSIONER MANI points to a deeper issue with the terms which may be antiquated. He also commented on information staff relayed during the presentation regarding comments from Community Development Director Michael Coleman, who is an architect. CHAIRMAN GRAY asked to clarify the nonconforming issues with the lot, in what way is it narrower. Joseph Pondelicek responded to this question about it being narrow. CHAIRMAN GRAY noted that was an important condition.

COMMISSIONER MANI further discussed the verbiage in the Code at times can be too restrictive. CHAIRMAN GRAY noted there could be further discussion with staff regarding some language in the Code.

Emily and Joseph Pondelicek thanked the Plan Commission for their comments.

CHAIRMAN GRAY asked if there were any questions from the public. Hearing none, he requested a motion to close the public hearing.

COMMISSIONER SEPESSY made a motion to close the public hearing. Seconded by COMMISSIONER MONTALVO. Voice vote. All in favor. Motion carried.

Mark Herman, Planning Manager, presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant the Petitioners, Joseph and Emily Pondelicek, a Variation from Section III.H.1. of the Zoning Ordinance to allow a deck to encroach up to three feet into the required secondary front yard at the Subject Property, 7946 167th Street in the R-4 Single-Family Residential Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 2, 2026 Staff Report. COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the July 21, 2026, Village Board meeting.

DRAFT

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager, provided a brief update on the Comprehensive Plan project. Additionally, an update provided about the dwelling size variation at 6732 173rd. The Village Board made a motion to deny on June 16, which carried. A formal ordinance denying the request is on the Village Board agenda for July 7. Staff noted some clean up text amendments are being considered. There was some brief discussion regarding the process for text amendments. Finally, staff noted the presence of Lisa Albano in the audience. The Village Board will consider her appointment to the Plan Commission at their July 7 meeting.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER MONTALVO seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:49 p.m.

Good evening, members of the Plan Commission,

Our names are Emily and Joe Pondelicek and we live at 7946 167th Street. We are requesting a Variation from Section III.H.1. to allow our open-air deck to encroach 2 feet, 8 inches into our secondary front yard. I would like to hand the clerk two letters of full support from our immediate neighbors.

As noted in the staff report, our property is a legally nonconforming corner lot plated in 1978 and because it is 5 feet narrower than today's R-4 standards, our buildable footprint is physically restricted. The staff report correctly notes that a covered porch would be allowed to project a massive 8 feet, 9 inches into this exact yard by right. However, adding a roof to this structure is not architecturally feasible for our home and introduces astronomical labor and material costs. An open-air deck keeps the street profile light and open, whereas forcing us to build a roof just to comply with a technical definition creates an unreasonable financial burden and a practical hardship to satisfy a minor technicality.

While the report mentions we could use a simple stoop to access the door, a stoop does not provide a usable outdoor living space. A 6-foot depth is the absolute minimum required to safely place chairs and use said space. Because our backyard deck suffers from intense midday sun and persistent localized cigar smoke from our neighbor, this front space is our only viable option to enjoy fresh air.

As you can see from our photos we've provided, our deck will face 167th Street, directly looking at a church and its parking lot and commercial businesses, not another resident's yard. It is located safely away from the intersection, blocks no utility easements, and has zero negative impact on public safety or our neighborhood's character. We respectfully ask that you adopt the motion to recommend approval of this variance. We thank you for your time and we are happy to answer any questions you may have.





Exhibit A

(Appended to the July 2, 2026 Plan Commission Meeting Minutes)

**Neighbor Letters In Support of Proposed Deck Variation at 7946 167th Street for the
Public Hearing Held July 2, 2026**

To the Tinley Park Zoning Board,

We are writing in support of our neighbors, Emily and Joe, and their request to build an open-air front porch/deck at their home. Over the past six years, we have watched Emily and Joe continuously invest in and improve their property. They take great pride in their home and are always making thoughtful updates that enhance not only their residence but also the appearance of our neighborhood as a whole.

As their neighbors, we believe this project would be a positive addition to the community. The proposed porch/deck would complement their home, contribute to maintaining and improving property values, and create a welcoming space that encourages conversation and interaction among neighbors. In a time when communities benefit greatly from stronger connections, having an inviting outdoor gathering space can help foster the friendly, social atmosphere that makes Tinley Park such a wonderful place to live.

We fully support Emily and Joe's request and respectfully ask the Zoning Board to approve their application.

Sincerely,



Rachel and Jimmy Reed

Tinley Park Residents

To the Tinley Park Zoning Board,

We are writing to express our support for Emily and Joe's request to build an open-air front porch/deck at their home.

Living across the street from them, we have had a front-row seat to the care and pride they have taken in their property over the past six years. They have consistently worked to improve and maintain their home, and every project they undertake is done thoughtfully and with consideration for the neighborhood.

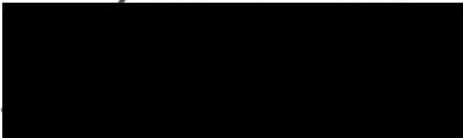
We believe the addition of a front porch/deck would be an asset to the community. It would enhance the appearance of their property and continue the positive investment they have made in the neighborhood, which benefits all homeowners by helping preserve and improve property values.

Beyond that, a front porch creates an inviting space that encourages neighbors to spend time outdoors, connect with one another, and strengthen the sense of community that makes Tinley Park a special place to live. We see this project as an improvement not only for Emily and Joe's home but also for the neighborhood as a whole. For these reasons, we respectfully ask the Zoning Board to approve their request.

Sincerely,

A black rectangular redaction box covering the signature of Dawn and Kevin Kenny.

Dawn and Kevin Kenny

A black rectangular redaction box covering the address of Dawn and Kevin Kenny.

Petitioner

Pam Kostecki, on behalf
of Crisis Center for South
Suburbia (contract
purchaser)

Property Location

6775 Prosperi Drive

PIN

31-06-400-002-0000

Zoning

ORI (Office Restricted
Industrial)

Approvals Sought

Special Use Permit

Project Planner

Lori Kosmatka, AICP,
Senior Planner

PLAN COMMISSION STAFF REPORT

July 16, 2026 – Public Hearing

Crisis Center for South Suburbia – Special Use Permit for an Institutional Use

6775 Prosperi Drive



EXECUTIVE SUMMARY

The Petitioner, Pamela Kostecki, on behalf of Crisis Center for South Suburbia (contract purchaser), is requesting a Special Use Permit for an *Institutional Use* to relocate and consolidate existing operations to a proposed location at 6775 Prosperi Drive in the ORI (Office Restricted Industrial) zoning district.

Crisis Center for South Suburbia is a nonprofit organization that provides comprehensive services to survivors of domestic violence, sexual assault, and human trafficking. One of the existing locations serves as an emergency shelter, while the other provides administrative operations. Services include emergency shelter, crisis intervention, counseling, legal advocacy, children's programming, prevention education, community outreach, case management, and supportive services, including clinical counseling, that help individuals and family achieve long-term safety and stability while working through experienced trauma. The facility will also accept donations for the shelter occupants via a managed plan. Administrative offices are open Monday-Friday during normal business hours. Clinical counseling is by appointment at day or evening hours. The shelter is open 24 hours a day, 365 days a year. The facility is not open to the general public. Access is controlled and monitored to ensure safety for the occupants. The Petitioner states the current separate locations have created inefficiencies in communication, staffing, transportation, client services, and facility management. The agency is not expanding service volume nor adding new public-facing uses.

The subject property previously operated as an acute care behavioral health facility. Only minor modifications are proposed to the interior. No additions, parking lot expansion, or major site modifications are proposed. Parking demand is expected to remain well within the available parking supply. Staff recommends a **condition** that the single stall at the south edge of the site be removed.

EXISTING SITE & HISTORY

The subject property is a 2.35-ac developed site (per the ALTA survey) with a two-story 48,467 sq. ft. building, located on the south side of Prosperi Drive (south of I-80), and is one property east (by approximately 148 feet) of Oak Park Avenue. The south edge of the property abuts the north access road for the Credit Union 1 Amphitheater.



Location Map & Zoning Map



The site is currently observed to have 58 total striped parking stalls: 23 stalls in the outer west side, 9 in the inner west side, 1 at the south end of the west side, 17 in the north side, and 8 in the east side. Notably the provided ALTA survey, dated from 2021, is somewhat outdated (shows 60 stalls). There is an existing outdoor area at the south of the building, which is enclosed with privacy fencing, and has landscaping foliage south of it. A leased cell tower area is located on the east/southeast edge of the site. The building itself has its primary entrance facing Prosperi Drive with additional access on other sides. As identified in the Offering Memorandum, as part of the Petitioner's submittal, the property's prior use was as an acute care behavioral health facility. The Petitioner's narrative states it was recently renovated in 2021 for that use.



Birdseye Aerial of NWC

ZONING & NEARBY LAND USES

The subject property is located within the **ORI (Office Restricted Industrial) Zoning District**. It is surrounded by multiple PUDs (Planned Unit Developments), but is not part of one. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	M-1 PD (First Industrial Realty Trust)	Commercial
South & East	ORI-PD (Tweeter Center/I-80 World Music Center)	Credit Union 1 Amphitheater
West	Adjacent: M-1 PD (First Industrial Realty Trust) Beyond: B-3 PD (Odyssey Entertainment District)	Adjacent: Vacant Beyond: Odyssey Fun Farm

SPECIAL USE APPROVAL

Section V.B. Schedule 1 – Schedule of Permitted Uses identifies categories of use types as Permitted, Prohibited, or requiring Special Use Permit. One such use type *"Institutions, except penal institutions and those for persons who have*

contagious diseases” requires a Special Use Permit in the ORI (Office Restricted Industrial) zoning district. Section V also provides a brief description of the ORI district as the following: *“intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped . . . low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments”*.

PROPOSED USE

Crisis Center for South Suburbia, a nonprofit organization that provides comprehensive services to survivors of domestic violence, sexual assault, and human trafficking, is proposing to relocate their two existing locations into one new, consolidated location. They are currently a contract purchaser of the property. The operations would be considered an *Institutional Use*. One of the existing locations serves as a shelter, while the other provides administrative operations. Both locations are in the Village. The narrative identifies the purpose of the proposed consolidation. It states that as the agency has grown, the current separate locations have created inefficiencies in communication, staffing, transportation, client services, and facility management. The Petitioner notes the agency is not expanding service volume nor adding new public-facing uses.

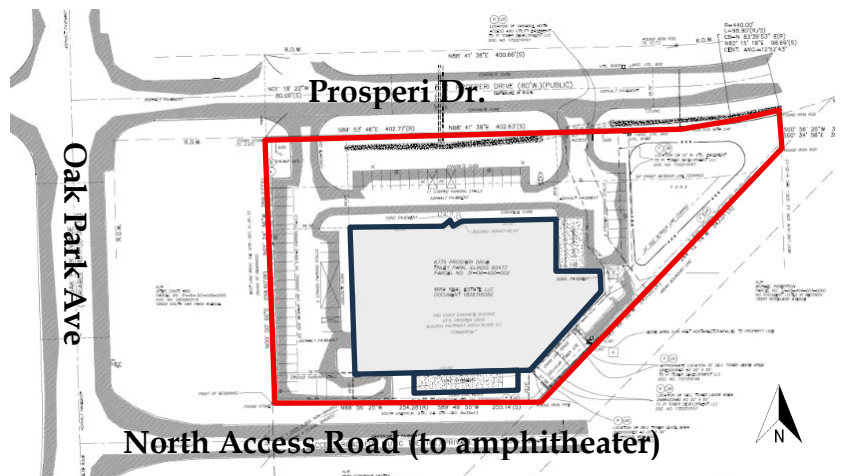
Services: Services include emergency shelter, crisis intervention, counseling, legal advocacy, children’s programming, prevention education, community outreach, case management, and supportive services, including clinical counseling, that help individuals and family achieve long-term safety and stability while working through experienced trauma. The facility will also accept donations for the shelter occupants via a managed plan identified in the Petitioner’s narrative.

Hours: Administrative offices are open Monday-Friday during normal business hours. Clinical counseling is by appointment at day or evening hours. The emergency shelter is open 24 hours a day, 365 days a year.

Staff and Shelter Occupants: Staff include administrative personnel, counselors, and those serving the shelter, with counts consistent to existing operations. The narrative details the number of maximum shelter occupants via room/household and headcount. The utilized number of bedrooms will be 20, same as the existing shelter. The occupancy per room/household depends on family composition, however the Petitioner will limit households to 20 and headcount occupancy to 54, also the same as the existing shelter.

Access and Visitors: In addition to staff and shelter occupants, the Petitioner’s narrative has identified categories of types of visitors. These include those attending scheduled counseling appointments, clients receiving advocacy or case management services, individuals touring the facility as prospective shelter residents/occupants following screening and assessment, and approved vendors and service providers. Importantly, the Petitioner has clearly stated **the facility is not open to the general public**. Access is controlled and monitored to ensure safety for the occupants. Visitors are by appointment or invitation only. There will be no general public access, walk-in business traffic, retail activity, or public gatherings. The only caveat to this is for those who will be dropping off donations to support the shelter occupants.

Neighborhood Context: Staff and the Petitioner have discussed the visibility of the subject property and its neighborhood context in terms of use and intensity, including that of the Credit Union 1 Amphitheater’s proximity to the southeast. The Petitioner noted that occupants of the Crisis Center have the option of using available indoor recreation space, and are not limited to the outdoor space on-site. Additionally, Staff notes that the event programming for the Credit Union 1



Amphitheater runs on a seasonal, limited schedule. Staff also notes the subject property's outdoor area is located a notable distance away due to the expanse of surface parking: over 1,200 feet to the closest edge of the plaza grounds, and over 1,700 feet to the closest edge of the Amphitheater stage building.

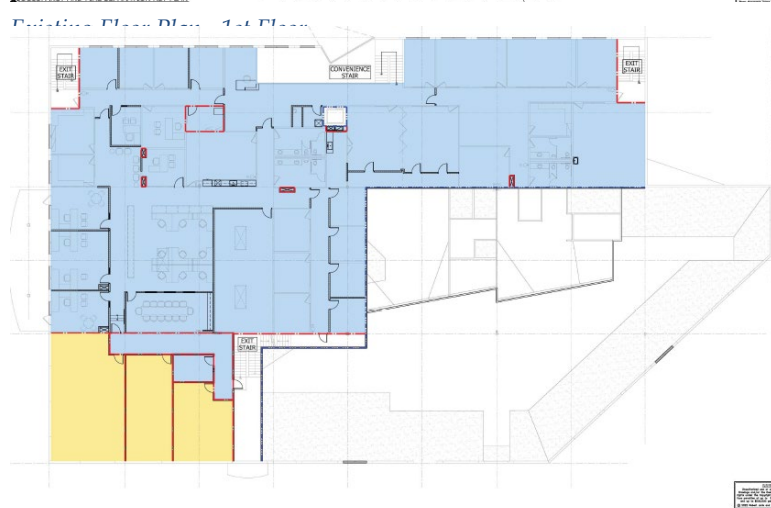
SITE IMPROVEMENTS / FLOOR PLAN

The Petitioner states that only minor modifications are proposed to the interior. No additions, parking lot expansion, or major site modifications are proposed. The narrative notes that since the building previously served as an acute behavioral healthcare facility, it is already constructed for institutional use, which closely aligns with the layout and features needed by the Petitioner. This includes its existing life-safety systems, accessibility features, commercial kitchen, counseling space, and hospital-grade infrastructure. Building features include separate entrances for counseling appointments, indoor vehicle storage space, administrative space (offices, cubicles, collaborative bullpen space, conference rooms, and additional meeting and counseling spaces), as well as an indoor open recreational space.

Notable minor modifications proposed per the narrative include interior space reconfiguration to best meet operational needs, installation of rubber playground tiles, and installation of organizational signage. The Petitioner does not have a proposed floor plan available, but has provided the building's existing floor plan. Two of the 22 bedrooms would act as spare rooms, used when additional cleaning or maintenance is needed on the utilized 20 bedrooms. This proposal of 20 utilized bedrooms is the same count utilized at the existing shelter's current location.

Outdoor Recreation Area: The Petitioner currently proposes to keep the existing outdoor recreation area as-is, except for the ground cover. The area is hardscaped with concrete, and the Petitioner proposes installing rubber playground tiles on top to ensure child safety. The area is approximately 1,650 sq. ft. and will serve the shelter occupants and their children in a supervised environment. The space has an existing 6' PVC privacy fence with a secured gate. No additional infrastructure such as new gates, fencing, or additional lighting is proposed.

Staff has communicated the Village's Sign Code requirements to the Petitioner. The Petitioner confirmed they will be in compliance.



Existing Floor Plan - 2nd Floor



Detail of SWC – Shows Rear Parking, Outdoor Area

PARKING & DONATIONS

Parking demand is expected to remain well within the available parking supply. Since the facility already has a history of operations from the two locations, they provided specific counts reflecting actual operations. The narrative states the agency is combining existing operations rather than expanding service volume nor adding new public-facing uses. While there may be occasional scheduled visits, the facility does not have regular customer traffic, public guests, or general visitors.

Existing Locations: Together, the administrative and shelter locations total 59 parking spaces. The current operations indicate that typically around 39 vehicles are parked.

- Administrative location has 29 spaces. Approximately 10 are for customers, visitors, and 3 facility vehicles. On average, the 10 spaces are only about 30% occupied. The remaining 19 spaces are for staff during normal business hours and are at or near 100% occupied.
- Shelter location has 30 spaces. During normal business day hours, there are approximately 7 staff vehicles, and typically 1-3 for clients, totaling about 10 vehicles, thus typically about 30% occupied. On occasion, clients may use up to 10 spaces, depending on the household size of clients. Thus at most, 17 parked vehicles would be anticipated. Parking demand is lower in the evening and overnight hours. During second shift there are approximately 6 staff vehicles and 3-10 client vehicles, totaling 9-16 vehicles. During third shift there are typically 2 staff vehicles and up to 10 client vehicles, totaling around 12 vehicles.

Proposed Location: The site, as currently striped, shows 61 total parking spaces: 58 outdoor, and 3 indoor. The Petitioner anticipates the typical demand of approximately **39 vehicles** to remain the same at the new location. Staff identified the single stall at the south of the site may block adjacently parked vehicles. The Petitioner's narrative states that these would be occupied by daytime staff only so access can be coordinated if necessary. Staff further identified the single stall may not provide adequate circulation for vehicles to access to the southwest corner of the building and donation drop-off area. Staff recommends a **condition** that the single stall at the south edge of the site be removed. This would thus bring the total parking count to **60 spaces** (57 outdoor, 3 indoor).

The only other difference would be where the facility's three vehicles will park. They consist of a van, a box truck, and a maintenance truck, and instead of being parked outdoors (as they currently are), they will be stored indoors at the proposed location, thus the outdoor parking needs will be further reduced by three.

Donations: The facility accepts donations to support shelter occupants. The narrative states the facility will not operate as a retail establishment or public donation center. Items include furniture, household goods, clothing, food, personal hygiene, and other essential supplies.

The narrative describes the management operations for donations to address any traffic impact concerns on-site. Additionally the Petitioner provided a marked up aerial layout showing the donation route and drop-off access. The narrative states donations are accepted during designated operating hours between 9am-3pm on weekdays, with larger donations generally scheduled in advance. If the facility does not have resources to offload larger donations, the items would be turned away. If donations are dropped outside of donation periods &/or without approval, then staff would secure the items inside. Staff is on-site 24/7 and does regular property sweeps to ensure safety, thus would identify and manage any items in a prompt manner.



Donation Route and Drop-Off Area

The Petitioner plans to locate a code-compliant single sandwich board sign to direct or advise patrons. The donation delivery area is at the building's rear service entrance at the southwest corner of the building. The narrative states this loading area allows vehicles to unload without obstructing parking or internal circulation. A rolling bin for donation items is set outside during the donation hours. To comply with code, the Petitioner has confirmed the rolling bin will be monitored, not left out indefinitely, and not be located in a parking space.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- ***The proposed use of the property by the Crisis Center for South Suburbia (CCSS) will promote the health, safety, and welfare of the community by providing comprehensive services to survivors of domestic violence, sexual assault, and human trafficking. The building was previously operated as a licensed behavioral health facility and contains existing life-safety systems, hospital-grade construction, ADA accessibility, anti-ligature fixtures, fire protection systems, and other features designed to protect vulnerable populations. CCSS has operated safely in the south suburban region for nearly five decades and maintains established policies, professional staffing, and security protocols that ensure a safe environment for clients, employees, volunteers, and visitors.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- ***The proposed use is compatible with surrounding institutional and professional uses and will have minimal impact on neighboring properties. The facility will primarily operate as an administrative headquarters, counseling center, emergency shelter, and supportive services location. The property was previously designed and operated for healthcare services, making the proposed use consistent with the existing building design and infrastructure. The project will maintain the property and occupy a currently vacant facility, thereby supporting neighborhood stability and property values.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- ***The proposed Special Use is consistent with the intent of the district and will not interfere with future development of surrounding properties. The reuse of an existing healthcare facility represents an appropriate adaptive reuse that complements surrounding development while preserving an existing investment within the community. No expansion of the building footprint is proposed, and improvements will primarily consist of interior modifications and minor site enhancements.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- ***The property is fully served by existing public infrastructure, including water, sanitary sewer, stormwater management, electrical service, telecommunications, and public road access. The site functioned successfully as an inpatient behavioral health hospital and therefore possesses infrastructure capacity that exceeds the operational needs of CCSS. Existing parking, drainage systems, utilities, and emergency access are adequate to support the proposed use.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- ***The property has established access points and internal circulation patterns that previously accommodated hospital operations with significantly higher daily traffic volumes than anticipated for CCSS. Client appointments are scheduled throughout the day, minimizing peak traffic impacts.***

- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- ***The proposed use will comply with all applicable Village of Tinley Park ordinances, building codes, life-safety requirements, accessibility standards, and zoning regulations. CCSS will work cooperatively with Village staff throughout the permitting and inspection process and will obtain all required approvals before occupancy.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- ***The project represents a significant investment in Tinley Park through the purchase and continued operation of a prominent commercial property. Occupancy of the currently vacant facility returns the property to productive use, preserves property values, supports local businesses through purchasing and contracting, and maintains employment opportunities within the community. In addition, CCSS provides critical social services that strengthen families, reduce community costs associated with violence and homelessness, and improve overall community well-being. Consolidating agency operations into a single location will allow CCSS to serve more individuals efficiently while continuing its longstanding commitment to the residents of Tinley Park and the south suburban region.***

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

MOTION TO CONSIDER

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

Special Use Permit:

“...make a motion to recommend that the Village Board grant Pamela Kostecki on behalf of Crisis Center for South Suburbia a Special Use for an Institutional Use at 6775 Prosperi Drive in the ORI (Office Restricted Industrial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the July 16, 2026 Staff Report subject to the following condition:

1. *The single parking stall at the south edge of the site must be removed.*

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application (Redacted)	Petitioner	6/25/2026
2	Special Use Addendum Response to Standards –Form and Full Responses	Petitioner	N/A Rec'd 6/25/2026
3	Narrative and Operational Description	Petitioner	N/A Rec'd 7/8/2026
4	ALTA Survey		6/18/2021
5	Property Offering Memorandum (Includes Existing Floor Plan)	Behavioral Health Properties	N/A Rec'd 6/26/2026
6	Donation Route (Aerial Markup)	Petitioner	N/A Rec'd 6/29/2026



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Crisis Center for South Suburbia - One Campus

Project Description: Prosperi Building

Project Address: 6775 Prosperi Drive Tinley Park **Property Index No. (PIN):** 31-06-400-002

Zoning District: ORI **Lot Dimensions & Area:** Lot Area 2.27 acres Building

Estimated Project Cost: \$ 6,250,000

OWNER OF RECORD INFORMATION

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

Name of Owner: Pamela A. Kostecki, Designated Re **Company:** Crisis Center for South Suburbia

Street Address: [REDACTED] **City, State & Zip:** Tinley Park, IL 60487

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

APPLICANT INFORMATION

- ☒ **Same as Owner of Record**

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ **Company:** _____

Relation To Project: _____

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

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



VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: 6/25/2026

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

The proposed use of the property by the Crisis Center for South Suburbia (CCSS) will promote

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

The proposed use is compatible with surrounding institutional and professional uses and will ha

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

The proposed Special Use is consistent with the intent of the district and will not interfere with t

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

The property is fully served by existing public infrastructure, including water, sanitary sewer, st

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

The property has established access points and internal circulation patterns that previously acc

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

The proposed use will comply with all applicable Village of Tinley Park ordinances, building coc

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

The project represents a significant investment in Tinley Park through the purchase and contini

Responses to Standards and Criteria for a Special Use

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

The proposed use of the property by the Crisis Center for South Suburbia (CCSS) will promote the health, safety, and welfare of the community by providing comprehensive services to survivors of domestic violence, sexual assault, and human trafficking. The building was previously operated as a licensed behavioral health facility and contains existing life-safety systems, hospital-grade construction, ADA accessibility, anti-ligature fixtures, fire protection systems, and other features designed to protect vulnerable populations. CCSS has operated safely in the south suburban region for nearly five decades and maintains established policies, professional staffing, and security protocols that ensure a safe environment for clients, employees, volunteers, and visitors.

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

The proposed use is compatible with surrounding institutional and professional uses and will have minimal impact on neighboring properties. The facility will primarily operate as an administrative headquarters, counseling center, emergency shelter, and supportive services location. The property was previously designed and operated for healthcare services, making the proposed use consistent with the existing building design and infrastructure. The project will maintain the property in excellent condition, improve occupancy of a vacant facility, and preserve a well-maintained campus, thereby supporting neighborhood stability and property values.

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

The proposed Special Use is consistent with the intent of the district and will not interfere with future development of surrounding properties. The reuse of an existing healthcare facility represents an appropriate adaptive reuse that complements surrounding development while preserving an existing investment within the community. No expansion of the building footprint is proposed, and improvements will primarily consist of interior modifications and minor site enhancements.

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

The property is fully served by existing public infrastructure, including water, sanitary sewer, stormwater management, electrical service, telecommunications, and public road access. The site functioned successfully as an inpatient behavioral health hospital and therefore possesses infrastructure capacity that exceeds the operational needs of CCSS. Existing parking, drainage systems, utilities, and emergency access are adequate to support the proposed use.

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

The property has established access points and internal circulation patterns that previously accommodated hospital operations with significantly higher daily traffic volumes than anticipated for CCSS. Client appointments are scheduled throughout the day, minimizing peak traffic impacts. Shelter residents generate very limited vehicle traffic, and staff work schedules are staggered. Existing parking areas and driveways provide safe ingress and egress without creating congestion on surrounding roadways.

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

The proposed use will comply with all applicable Village of Tinley Park ordinances, building codes, life-safety requirements, accessibility standards, and zoning regulations. CCSS will work cooperatively with Village staff throughout the permitting and inspection process and will obtain all required approvals before occupancy.

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

The project represents a significant investment in Tinley Park through the purchase and continued operation of a prominent commercial property. Occupancy of the currently vacant facility returns the property to productive use, preserves property values, supports local businesses through purchasing and contracting, and maintains employment opportunities within the community. In addition, CCSS provides critical social services that strengthen families, reduce community costs associated with violence and homelessness, and improve overall community well-being. Consolidating agency operations into a single location will allow CCSS to serve more individuals efficiently while continuing its longstanding commitment to the residents of Tinley Park and the south suburban region.

Project Narrative and Operational Description

Crisis Center for South Suburbia

Special Use Application – 6775 Prosperi Drive, Tinley Park, Illinois

Organization History and Description of Services

The Crisis Center for South Suburbia (CCSS) is a nonprofit organization that has served the south suburban region for nearly 50 years. CCSS provides comprehensive services to survivors of domestic violence, sexual assault, and human trafficking. Services include emergency shelter, crisis intervention, counseling, legal advocacy, children's programming, prevention education, community outreach, case management, and supportive services that help individuals and families achieve long-term safety and stability while working through the trauma they experienced from domestic violence.

The organization currently operates from two separate locations within the Village of Tinley Park. Administrative operations are housed in leased office space at 8151 183rd Street while emergency shelter operations are located at the 7700 Timber Drive campus. As the agency has grown significantly over the past several years, the separation of operations has created inefficiencies in communication, staffing, transportation, client services, and facility management.

After an eight-year facility search evaluating numerous properties throughout the south suburbs, CCSS successfully negotiated purchasing terms for the property located at **6775 Prosperi Drive**. The facility represents a unique opportunity to consolidate operations into a single campus while occupying a building that was originally designed and recently renovated as an acute behavioral healthcare facility. The building's institutional construction, existing life-safety systems, accessibility features, commercial kitchen, counseling space, and hospital-grade infrastructure make it exceptionally well suited for CCSS's mission and operational needs. Our operations will fit perfectly into this location with no renovation required.

Scope of the Project

The proposed project consists of relocating both existing Tinley Park operations into a single facility located at 6775 Prosperi Drive. The property consists of a 63,124 square foot lot with an existing 48,467 square foot building.

The relocation will consolidate:

- Administrative headquarters
- Emergency domestic violence shelter
- Clinical counseling services
- Children's programming
- Administrative support services
- Community outreach and advocacy operations

This project **does not include any expansion of the building footprint or site improvements.** Because the building was recently renovated in 2021 and was designed as a licensed behavioral health hospital, only minor interior modifications are anticipated, including:

- Replacement of shelter beds and furnishings
- Limited flooring replacement where needed
- Interior space reconfiguration to best meet operational needs
- Installation of organizational signage
- Removal of excess equipment from the previous occupant
- Installation of rubber playground tiles at outdoor recreation area

No additions, parking lot expansion, exterior building additions, or major site modifications are proposed.

Parking

The Prosperi facility includes **58 parking spaces**, plus **three enclosed interior vehicle storage bays** which we propose to use for our three agency vehicles. The southwestern most 2 or 3 stalls which could be blocked in if the single parking stall east of them is occupied would be used by daytime staff only so that access can be coordinated if necessary.

CCSS currently operates from two separate Tinley Park locations with a combined total of approximately **59 parking spaces**. While the proposed site contains slightly fewer spaces, the shelter location has never utilized all of their parking. Consolidation of both operations into one campus results in more efficient utilization because staff and client traffic occurs throughout the day rather than during concentrated peak periods.

Crisis Center for South Suburbia currently operates from two primary service locations within the Village: the administrative/program office at 8151 and the residential shelter location. The proposed consolidation of these locations is not expected to create a substantial increase in parking demand, as the agency is combining existing operations rather than expanding service volume or adding new public-facing uses.

At the 8151 location, there are currently 29 total parking spaces available for our use. Of those, approximately 10 spaces are allocated for customers, visitor, and **our three agency vehicle parking**. On a typical business day, those 10 spaces are only approximately 30% occupied. The remaining 19 parking spaces are generally occupied by staff during normal business hours and are typically at or near 100% occupancy during the workday.

At the current shelter location, there are 30 total parking spaces. During normal daytime business hours, the parking lot typically includes approximately 7 staff vehicles and 1 to 3 client vehicles, resulting in an average daytime occupancy of approximately 30% or 10 spaces. While client vehicle counts vary based on household composition and individual circumstances, the maximum number of client vehicles observed on the premises has been 10. We do not anticipate client parking to ever exceed 10 vehicles onsite at any given time.

Parking demand at the shelter is lower during evening and overnight hours due to reduced staffing levels. During the second shift, there may be up to 6 staff vehicles and between 3 and 10 client vehicles on site, resulting in a total typical occupancy range of approximately 9 to 16 vehicles. During the third shift, there are typically only 2 staff vehicles on site, with up to 10 client vehicles, resulting in a maximum overnight occupancy of approximately 12 vehicles.

The organization also maintains three agency vehicles. These vehicles would be secured inside the garage bay of the proposed building. They would not be stored outside overnight and therefore would not impact surface parking demand at any time.

Based on current operations, the agency's highest parking demand occurs during normal daytime business hours when administrative, programming, and shelter staffing overlap. The average space needed on any given day, allocating adequate visitor parking would still only occupy 65% (**39 vehicles**) of the 58 spaces at the new location. The organization does not operate as a walk-in retail or high-volume public service site. There may be occasional scheduled visits related to property assessment, service coordination, or prospective occupancy, but the facility does not have regular customer traffic, public guests, or general visitors.

Overall, the proposed use reflects the consolidation of existing agency operations into one location. Current parking patterns demonstrate that parking demand is primarily staff-based, with limited client vehicle use and minimal visitor activity. The proposed site is expected to adequately accommodate the organization's parking needs, particularly given that agency vehicles will be stored indoors and overnight parking demand is significantly lower than daytime demand.

Parking demand is expected to remain well within the available parking supply.

Visitors and Building Access

The facility is **not open to the general public**.

Individuals who visit the property generally fall into one of the following categories:

- Scheduled counseling appointments
- Shelter residents
- Clients receiving advocacy or case management services
- Individuals touring the facility as prospective shelter residents following screening and assessment
- Approved vendors and service providers

There will be **no general public access, walk-in business traffic, retail activity, or public gatherings**.

Because of the confidential nature of domestic violence services, client access is controlled and monitored. Visitors are by appointment or agency invitation only.

Donations are dropped from time to time at our locations. This is only allowable between 9am-3pm weekdays. Larger donated items must be dropped off by appointment only, if and when we do not have the resources to offload larger donations they would be turned away and directed to other agencies that do. Smaller items such as personal hygiene products can be dropped during our open donation hours. We use a sandwich board sign indicating to patrons that donation hours are open and we leave a rolling bin for donations to be dropped in. The rolling bin is regularly monitored and emptied throughout donation drop-off periods. The volume of donations is typically low and only increases during peak periods, such as the holidays. The rolling bin is not left out indefinitely and is only used during designated donation drop-off times. The bin does not occupy any parking spaces. At the Prosperi location we are proposing to have this process occur in front of the interior marked as the ambulance drop off. See attached aerial site map.

Must meet sign code – limit of one sandwich board (does not need permit). Rolling bin – must be monitored and not left out indefinitely and not in parking space.

Should donations be dropped outside of donation periods and/or without approval the Crisis Center staff would secure the donations behind closed doors. Our 24-hour staff do regular sweeps of the property to ensure things are safe so something like this would be noticed and immediately managed.

Agency Vehicles

Agency-owned vehicles (3 Count – 1 van, 1 box truck, 1 maintenance truck) are currently parked within the 69 current spaces at our 8151 location. At Prosperi these vehicles will be stored inside the building within the existing enclosed spaces inside the currently designated Ambulance Bay area. Interior storage improves vehicle security while eliminating outdoor fleet parking impacts.

Staffing and Office Operations

Following consolidation, all administrative and shelter staff will operate from the Prosperi campus.

The facility includes:

- Approximately **33 private offices**
- Multiple team offices
- Nine cubicle workstations
- Large collaborative bullpen workspace
- Five or more conference rooms
- Additional meeting and counseling spaces

This represents a significant improvement over the current split-campus arrangement by allowing staff who currently work from separate buildings to collaborate more effectively while maintaining adequate private counseling space.

Administrative staff generally work weekday business hours.

Emergency shelter staff provide **24-hour, seven-day-a-week staffing** to support residents.

Clinical counselors primarily provide scheduled appointments during daytime and evening hours based upon client needs.

A dedicated entrance will be utilized for counseling services to provide privacy and minimize interaction between counseling clients and shelter operations.

Emergency Shelter Operations

The Prosperi facility contains **22 resident bedrooms**, compared to the agency's current **20 shelter bedrooms**. **The additional two rooms will** allow the organization to utilize the spare rooms when rooms need additional cleaning or maintenance repairs improving accommodations for families.

Occupancy levels will continue to comply with all applicable life-safety requirements, licensing standards, and building codes.

Resident occupancy varies depending upon family composition. Individual rooms may house a single individual or family unit consistent with program policies and state licensing requirements.

The shelter serves both adults and accompanying children who are fleeing domestic violence. Family sizes vary throughout the year based upon community need. We would limit the point in time household service count in the shelter to 20 and the human occupancy to 54 (consistent with our current bed and room counts at Timber Drive).

Outdoor Recreation

The existing outdoor recreation area of 1650 SF will serve shelter residents and their children in a supervised environment. This area is enclosed with a 6' PVC (polyvinyl chloride), commonly referred to as vinyl. It is a durable, weather-resistant, and low-maintenance material used for both privacy and aesthetic barriers. It has a gate to the exterior which is secured from the interior and will be safety locked to ensure that residents are safe and children can not exit on their own.

The existing outdoor recreation space is hardscaped with concrete. We propose installing Rubber Playground Tiles on top of the existing concrete to ensure children's safety while using the outdoor space. No additional infrastructure such as new gates, fencing, or additional lighting is being proposed.

In addition, the building includes designated indoor activity space that supports children's programming, recreation, family activities, and therapeutic services during inclement weather or winter months.

Hours of Operation

Administrative Offices:

Monday through Friday during normal business hours.

Clinical Counseling:

By scheduled appointment, including daytime and evening appointments as needed.

Emergency Shelter:

Operates **24 hours per day, 365 days per year.**

The building is **not open for general public access**, and access is controlled for the safety and confidentiality of shelter residents.

Donations and Deliveries

CCSS accepts donations that directly support shelter residents, including furniture, household goods, clothing, hygiene items, food, and other essential supplies.

Donation deliveries are managed in a manner that minimizes traffic impacts:

- Donations are accepted during designated operating hours.
- Larger donations are generally scheduled in advance.
- Deliveries occur at the building's service entrance/garage area rather than the primary parking lot.
- The loading area allows vehicles to unload without obstructing parking or internal circulation.

The facility will not operate as a retail establishment or public donation center.

Operational Summary

The proposed use represents the consolidation of two existing CCSS facilities already operating within the Village of Tinley Park into one purpose-built institutional facility. No significant exterior improvements or increased development intensity are proposed. Rather, the project places an existing healthcare facility back into productive use while improving organizational efficiency, enhancing client safety, reducing transportation between campuses, and strengthening the organization's ability to provide essential services throughout the south suburban region.

The facility will remain a secure, professionally managed, appointment-based service center with limited public access and operations that are compatible with the surrounding area.



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A QUOTE

ALTA/NSPS Land Title Survey

STORE Capital 7210/02-829.1

Surveyor Certification

Mira Neuro Prosperi Drive

6775 PROSPERI DRIVE
Tinley Park, IL 60477
County of Cook

To: STORE Capital Corporation, a Maryland corporation, and its subsidiaries; STORE Master Funding XXI, LLC, a Delaware limited liability company, and their successors and assigns; Chicago Title Insurance Company and American National, LLC,

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19, 20, 20(a-j) of Table A thereof. The fieldwork was completed on May 24, 2021.

Brian J. Fischer 06/21/2021
Brian J. Fischer, P.L.S.

Seal

Land Surveyor Number 035-003283
In state of Illinois
License Expiration Date: November 30, 2022
Date of Plot or Map: June 1, 2021
Date of last revision: June 18, 2021



Network reference #20211066-1

Survey Prepared By:
THD Design Group, Inc.
148 Chesterfield Industrial Parkway Suite E
Chesterfield, MO 63005
Illinois Design Firm No. LS 184-007626
Survey Updates: surveys@amnational.net

Legal Description-per Title

THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND THE WEST LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID WEST LINE, A DISTANCE OF 256.80 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 402.77 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 43 SECONDS A RADIUS OF 440.00 FEET A LENGTH OF 98.90 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 83 DEGREES 39 MINUTES 53 SECONDS EAST, TO THE NORTHERLY PROLONGATION OF WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 56 MINUTES 26 SECONDS WEST, ALONG SAID NORTHERLY PROLONGATION A DISTANCE OF 34.62 FEET, TO THE INDIAN BOUNDARY LINE, THENCE SOUTH 45 DEGREES 49 MINUTES 38 SECONDS WEST ALONG SAID INDIAN BOUNDARY LINE A DISTANCE OF 343.05 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE INDIAN BOUNDARY LINE THENCE NORTH 88 DEGREES 56 MINUTES 25 SECONDS WEST ON SAID WESTERLY PROLONGATION A DISTANCE OF 254.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(ASSURANCE NOTE: PROPERTY AS ABOVE DESCRIBED AS TAKEN FROM THE SCHEDULE A OF THE TITLE COMMITMENT AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH2103098LI, WITH AN EFFECTIVE DATE OF JUNE 4, 2021, BEING THE SAME PROPERTY AS SURVEYED).

Legal Description-per Survey

THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND THE WEST LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 01 DEGREES 24 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 259.27 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 38 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPERI (80 FOOT WIDE) DRIVE, A DISTANCE OF 402.63 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND A CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 98.90 FEET AND A CHORD OF NORTH 82 DEGREES 15 MINUTES 18 SECONDS EAST OF 98.69 FEET TO THE NORTHERLY PROLONGATION OF WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS EAST, ALONG SAID NORTHERLY PROLONGATION A DISTANCE OF 35.03 FEET, TO THE INDIAN BOUNDARY LINE; THENCE SOUTH 44 DEGREES 12 MINUTES 14 SECONDS WEST ALONG SAID INDIAN BOUNDARY LINE A DISTANCE OF 343.01 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE INDIAN BOUNDARY LINE, THENCE SOUTH 89 DEGREES 49 MINUTES 50 SECONDS WEST ON SAID WESTERLY PROLONGATION, A DISTANCE OF 255.14 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 102,479 SQUARE FEET OR 2.353 ACRES, MORE OR LESS.

(ASSURANCE NOTE: PROPERTY AS ABOVE DESCRIBED AS TAKEN FROM THE SCHEDULE A OF THE TITLE COMMITMENT AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH2103098LI, WITH AN EFFECTIVE DATE OF JUNE 4, 2021, BEING THE SAME PROPERTY AS SURVEYED).

Legend of Symbols & Abbreviations

×	FOUND CROSS	Ⓜ	ELECTRIC BOX	TV	CABLE TV BOX
○	FOUND IRON PIPE	Ⓜ	ELECTRIC METER	⌂	LIGHT STANDARD
●	SET IRON ROD	Ⓜ	POWER POLE	⌂	CLEAN OUT
⊕	BENCHMARK	—○—	GUY WIRE	Ⓜ	SANITARY MANHOLE (EXISTING)
Ⓜ	TRAFFIC SIGNAL BOX	Ⓜ	GAS METER	Ⓜ	STORM SEWER MANHOLE (EXISTING)
□	PHONE BOX	Ⓜ	GAS VALVE	Ⓜ	STORM SEWER DRAIN (EXISTING)
Ⓜ	UTILITY MANHOLE	Ⓜ	WATER METER	Ⓜ	GRATE INLET (EXISTING)
Ⓜ	BOLLARD	Ⓜ	WATER VALVE	□	AREA INLET (EXISTING)
Ⓜ	MAILBOX	Ⓜ	HYDRANT	—	GENERAL SURFACE DRAINAGE
—	SIGN	Ⓜ	WATER SHUT OFF	—516—	EXISTING CONTOUR
○	POST	○	SPRINKLER HEAD	—	TREE LINE
Ⓜ	EXISTING SHRUB	Ⓜ	IRRIGATION VALVE BOX	8" PVC	SAN. SEWER (EXISTING)
Ⓜ	EXISTING DECIDUOUS TREE	Ⓜ	WELL	12" OC	STORM DRAIN (EXISTING)
Ⓜ	EXISTING EVERGREEN TREE	Ⓜ	TEST HOLE		

General Survey Notes

1. Site Addresses:

PARCEL:
6775 PROSPERI DRIVE
TINLEY PARK, ILLINOIS 60477
PARCEL NO. 31-06-400-002

2. Owner Information:

MIRA REAL ESTATE LLC
6775 PROSPERI DRIVE
TINLEY PARK, ILLINOIS 60477
DOCUMENT 1828316050

3. Area of Tract:

TOTAL = 102,479 SQUARE FEET OR 2.353 ACRES, MORE OR LESS.

4. PARKING STALLS:

50 TOTAL STRIPPED SPACES, OF WHICH 2 ARE HANDICAPPED AND DENOTED BY "HC".

5. BASIS OF BEARINGS: SURVEYED BEARINGS ARE BASED UPON GRID NORTH, ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD'83, EAST ZONE, AS OBSERVED WITH GPS USING THE VRS NOW, VIRTUAL REFERENCE SYSTEM NETWORK.

6. PROPERTY HAS ACCESS TO PROSPERI LANE, A PUBLICLY DEDICATED STREET. THE PROPERTY HAS FULL ACCESS ON THE FRONTAGE OF SAID STREET TO ENTER AND EXIT BY VEHICLE AS NOTED.

7. (S) - DENOTES MEASURED DIMENSION, (R) - DENOTES RECORD DIMENSION.

8. THERE ARE NO APPARENT BUILDING CONSTRUCTION OR ALTERATIONS THAT HAVE BEEN CONDUCTED ON THE PROPERTY AT THE TIME OF THIS SURVEY, RECENTLY COMPLETED.

9. THERE DOES NOT APPEAR TO BE ANY STREET LINE, SIDEWALK OR RIGHT-OF-WAY CHANGES EVIDENCED IN THE FIELD OR NOTED AS FUTURE OR PROPOSED PER OBSERVATION AND/OR AVAILABLE PUBLIC RECORDS.

10. THERE DOES NOT APPEAR TO BE CEMETERIES, BURIAL GROUNDS OR INDIVIDUAL GRAVE SITES LOCATED ON THE SUBJECT PROPERTY THROUGH OBSERVATION AND REVIEW OF AVAILABLE PUBLIC RECORDS.

11. THIS SURVEY IS FOR THE PURPOSES OF A REAL ESTATE TRANSACTION, AND IS NOT FOR CONSTRUCTION OR DESIGN PURPOSES.

12. PER FIELD OBSERVATION AND AVAILABLE PUBLIC RECORDS, THERE APPEARS TO BE A POND ON THE SUBJECT PROPERTY.

13. THIS PROFESSIONAL SERVICE MEETS ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS DEFINED BY ILLINOIS ADMINISTRATIVE CODE.

14. THE PROPERTIES AS SURVEYED ARE CONTIGUOUS WITH THEIR ADJOINING TRACTS; THERE ARE NO APPARENT GAPS OR GORES BETWEEN PROPERTIES PER FIELD SURVEY AND REVIEW OF PROPERTY RECORDS.

15. THERE ARE NO PARTY WALLS BETWEEN ADJOINING PROPERTIES ON SHOWN ON THE SURVEY.

16. PROPERTY IS 148.19 FEET, MORE OR LESS, EAST OF THE EAST RIGHT-OF-WAY LINE OF OAK PARK AVENUE, THE NEAREST INTERSECTING STREET.

17. PER U.S. FISH AND WILDLIFE WETLANDS MAPPER, THERE ARE NO DOCUMENTED WETLANDS THAT FALL UPON THE SUBJECT PROPERTY, AS OF THE DATE OF SURVEY.

18. PER FIELD OBSERVATION, THERE IS A ROCK LINED SWALE (ONLY ACTIVE DURING RAINFALL) AND A POND LOCATED ON THE SUBJECT PROPERTY.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Notes Corresponding to Schedule B

G 22. A leasehold as created by that certain Lease dated May 26, 2017, executed by Community Services Foundation, as lessor, and Pi Tower Development LLC, as lessee, and recorded August 1, 2017 as document no. 1721316144, for its term of 5 years, which also provides an initial term of 5 additional years, upon and subject to all of the provisions contained therein.
(AS SHOWN ON SURVEY, APPROXIMATE LOCATION SHOWN).

Said Lease grants easements for ingress, egress and utilities, as disclosed by said Memorandum.

E 27. Ordinance Number 78-0-033 relating charges and rates for the use and service of the combined waterworks and sewerage system of the Village of Tinley Park, a copy of which was recorded November 8, 1978 as document no. 24708240.
(COVERS SUBJECT TRACT, INFORMATION NOT PLOTTABLE).

F 28. 5 foot building setback line(s), affecting the North, West, South, Southeasterly and East of the Land as disclosed by survey attached to Memorandum of Lease Supplement recorded as Document no. 1722215157
(AS SHOWN ON SURVEY).

Z 32. Memorandum of Lease Supplement dated July 17, 2017 by and between Chicago SMSA Limited Partnership d/b/a Verizon (Lessee) and Pi Tower Development, LLC (Lessor) recorded August 10, 2017 as document no. 1722215157, which also provides for non-exclusive right for access, ingress and egress.
(AS SHOWN ON SURVEY).

ZONING REPORT FOR SUBJECT TRACT PREPARED BY: GLOBAL ZONING
JOB NUMBER: GZ 12676; CLIENT REFERENCE NUMBER: 20211066
DATE OF REPORT: JUNE 8, 2021

JURISDICTION: VILLAGE OF TINLEY PARK, ILLINOIS
ZONING: "ORI" - OFFICE & RESTRICTED INDUSTRIAL DISTRICT

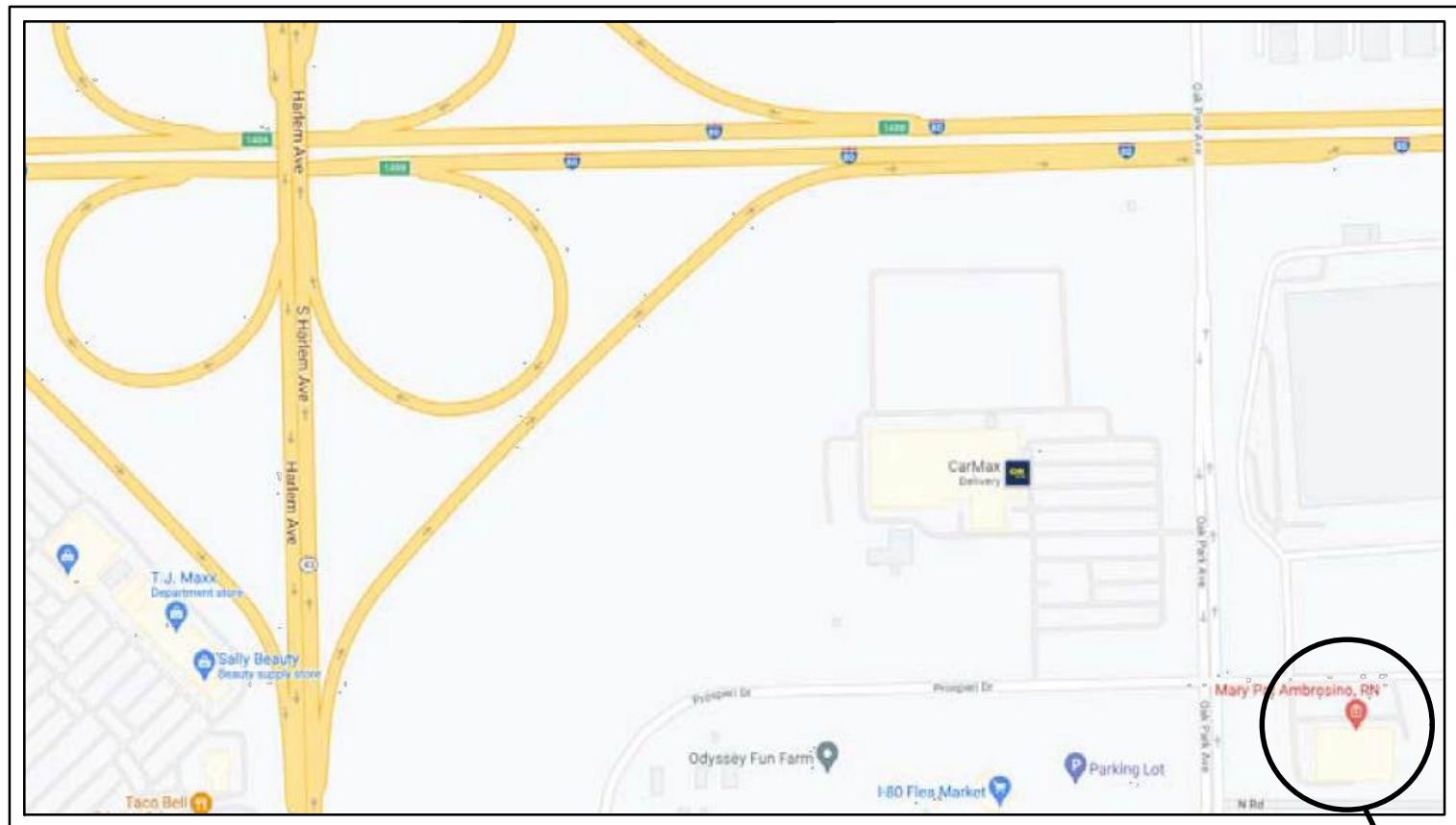
Zoning Information

STATUS			STATUS
ITEM	REQUIRED	OBSERVED	Contact info: (Zoning Dept contact info)
PERMITTED USE	*	*	
MIN. LOT AREA	40,000 S.F.	102,479 S.F.	COMMUNITY DEVELOPMENT DEPT.
MIN. FRONTAGE	150 FEET	501.43 FEET	16250 SOUTH OAK PARK AVENUE
MAX. BLDG COVERAGE	1.5 FAR	30,658 S.F.	TINLEY PARK, ILLINOIS
MIN. SETBACKS FRONT	50 FEET	85.61 FEET	PHONE: 708-444-5100
MIN. SETBACKS SIDE	25 FEET	25.56 FEET	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to the VILLAGE of TINLEY PARK for zoning laws and applicable codes.
MIN. SETBACKS REAR	30 FEET	29.01 FEET	
MAX BUILDING HEIGHT	65 FEET/5 STY.	26.04 FEET	
PARKING REGULAR	**	48 SPACES	
PARKING HANDICAP	NO REQUIREMENT	2 SPACES	
PARKING TOTAL	15	50 SPACES	

* - PROPOSED PERMITTED AND APPROVED USE IS FOR A IN-PATIENT ADOLESCENT PSYCHIATRIC AND SUBSTANCE ABUSE HOSPITAL.

** - 1 SPACE PER 2 BEDS IN FACILITY, PLUS 1 PARKING SPACE FOR EACH BUSINESS VEHICLE.

Location Map (Not to Scale)



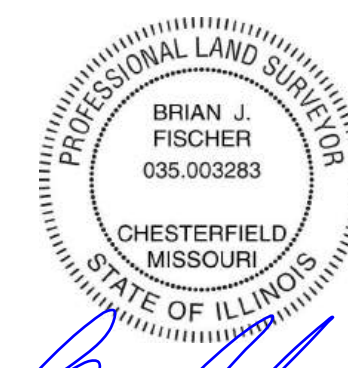
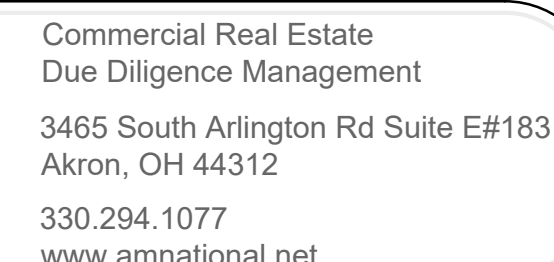
SITE

Encroachment Statement

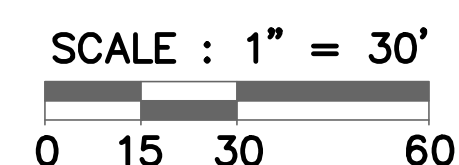
A - CONCRETE WALL LIES OVER PROPERTY BOUNDARY LINE AS SHOWN ON SURVEY.

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) X, X (1-000) of the Flood Insurance Rate Map, Community Panel No. 17031C0716J, which bears an effective date of 08-19-2008 and is not in a Special Flood Hazard Area.



[Signature]
06/21/2021



6775 Prosperi Dr Tinley Park, IL 60477



FOR SALE

Former Acute-Care Mental Health Hospital



OFFERING MEMORANDUM

JOSHUA D. SLAYBAUGH

Partner

Behavioral Health Properties

(610) 563-5484

josh@behavioralhealthproperties.com

FL Lic. # SL3424738

LUKE WOLLET

Partner

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KRISTEN ZIMMERMAN

Licensed Real Estate

Managing Broker

(877) 838-4232

kmzbrokerage@gmail.com

IL Lic. # 471020990

Prime Healthcare Location in a Dynamic Market.

Strategic Position in the Chicago MSA

Tinley Park offers exceptional access to a metro market of 9 million people, with a thriving local population of approximately 56,000 residents and median household income of \$103,819. Situated in the fast-growing I-80 corridor just 21 miles from downtown Chicago, the community provides immediate highway access via I-80 and I-57, plus Metra rail service with express trains reaching the Loop in 33 minutes.

Exceptional Healthcare Infrastructure

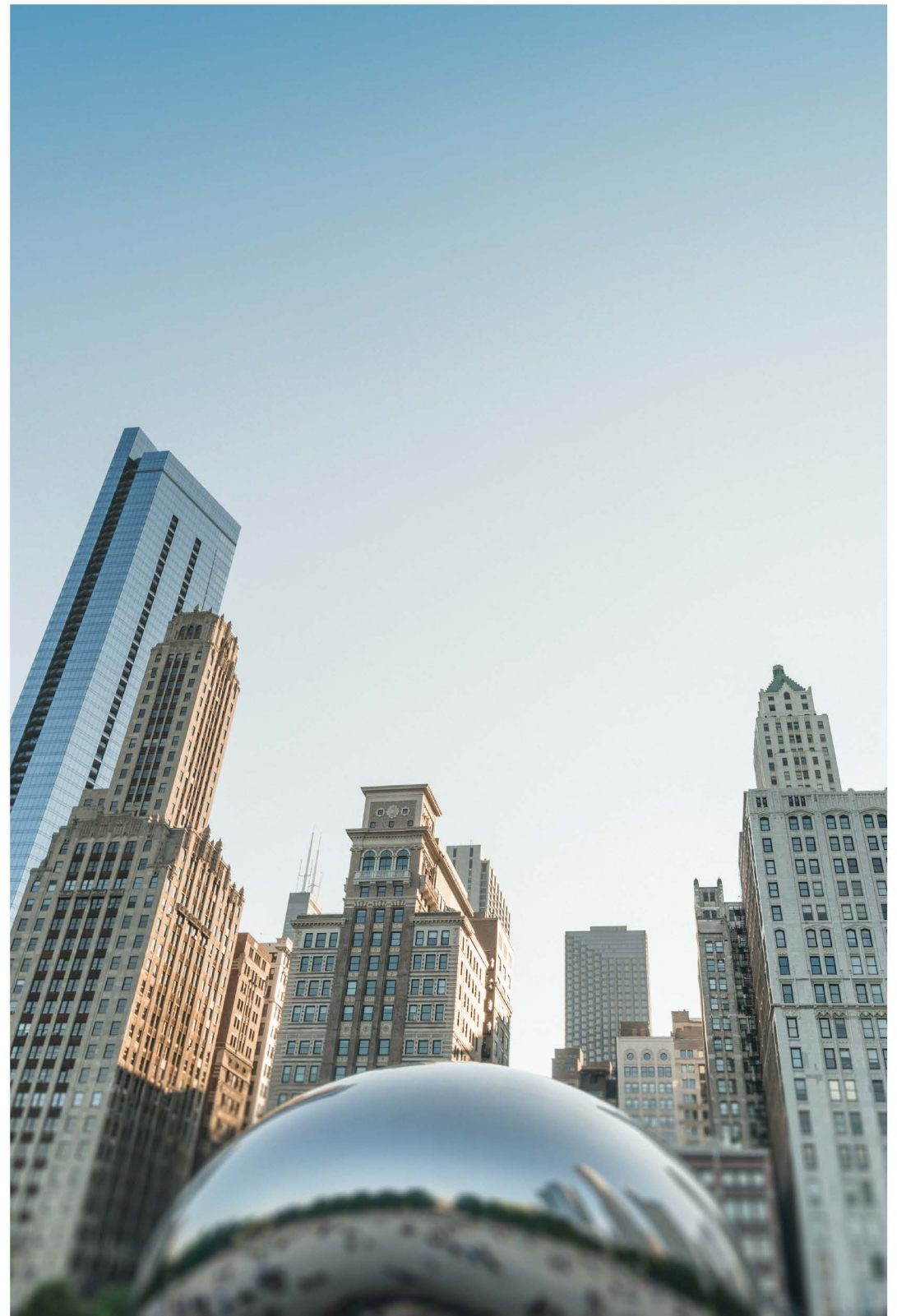
The Chicago metropolitan area supports 112 hospitals employing over 161,000 healthcare professionals, creating an unparalleled talent pool for staffing specialized facilities. The region features nationally-ranked medical centers including Rush University Medical Center, Northwestern Memorial Hospital, and University of Chicago Medical Center, establishing Chicago as a premier healthcare destination with deep clinical expertise across all specialties.

Strong Demographics & Economic Fundamentals

The community boasts an affluent profile with per capita income of \$66,424 and a poverty rate of just 5.23%. With a AA+ credit rating, Tinley Park ranks in the top 5% of cities nationally and serves as one of the largest employment centers in south suburban Chicago. The stable, educated population—with 96% high school graduation rates and 38% holding bachelor's degrees or higher—supports sustained demand for quality healthcare services.

By-Right Hospital Use

This turnkey facility benefits from hospital designation as a permitted use under ORI zoning, which could help streamline the approval process for healthcare operators seeking immediate occupancy.



Professionally Converted Behavioral Health Facility.

6775 Prosperi Drive, Tinley Park, IL

This 48,467 SF specialty healthcare facility was professionally converted in 2021 to serve as an adolescent acute care behavioral health hospital, offering a near-turnkey opportunity for mental health, psychiatric, or other healthcare operators. Located within an established industrial corridor, the building's comprehensive conversion addresses the unique requirements of behavioral health delivery while providing flexibility for future operators.

Comprehensive Inpatient & Outpatient Configuration

The facility was constructed to serve both inpatient and outpatient populations, featuring a dedicated outpatient service area with separate upstairs lobby and reception desk, multiple group therapy rooms, and private therapist offices. The current 30-bed inpatient configuration can be expanded and reconfigured to accommodate additional patients based on operational needs.

Specialized Safety Features

Built to life-safety and anti-ligature standards, the facility includes specialized fixtures throughout—anti-ligature sinks, toilets, showers, and other essential safety elements designed for behavioral health environments. While original construction met applicable codes at the time, prospective buyers should verify current compliance requirements.

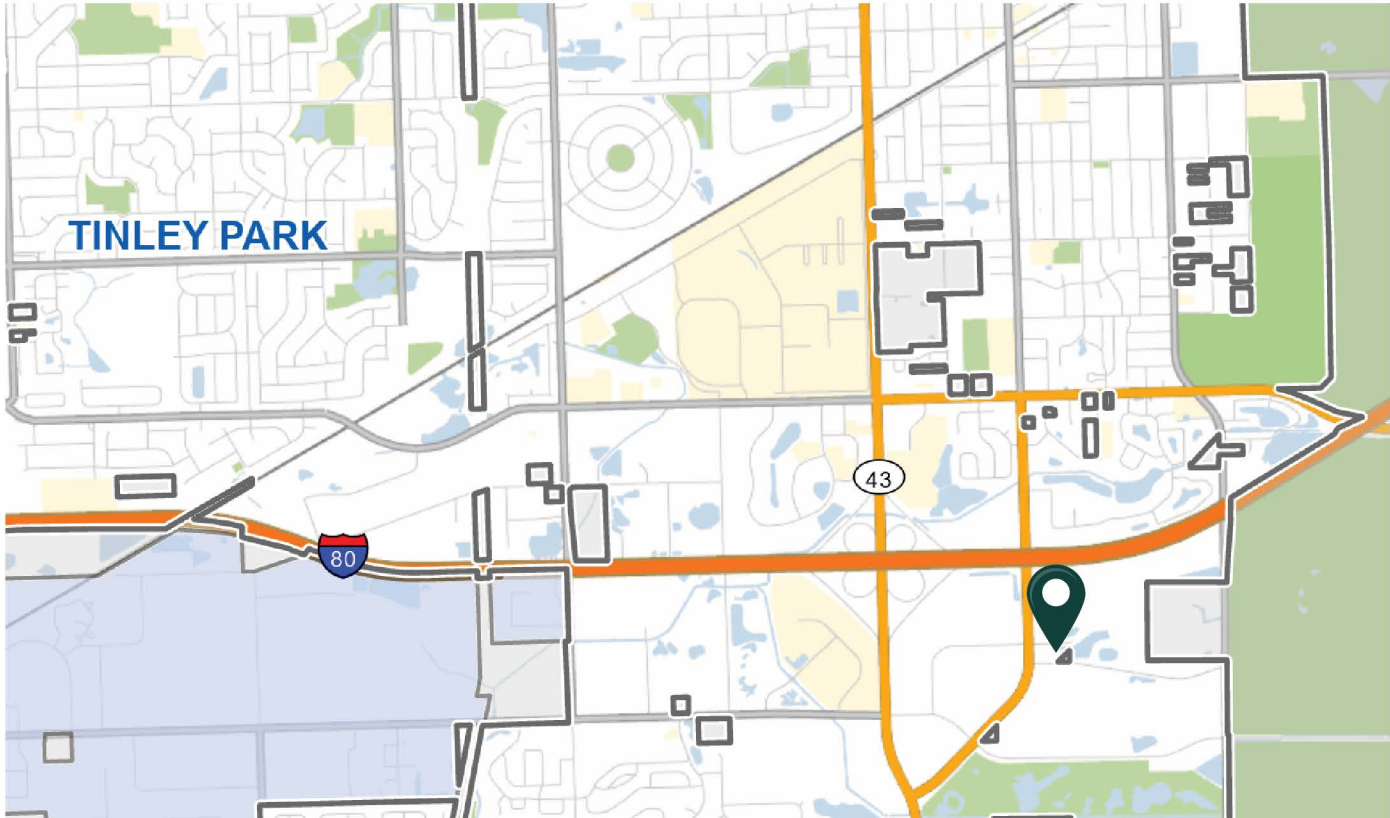
Operational Amenities

Supporting full-service operations, the building includes a commercial kitchen and dining area capable of serving both inpatient and outpatient populations. The comprehensive build-out significantly reduces the time and capital investment typically required to launch behavioral health services, providing an attractive pathway for operators seeking to establish or expand their presence in this high-demand market. The property's prior use as an acute care behavioral health facility positions it ideally for continued healthcare operations serving this critical market need.

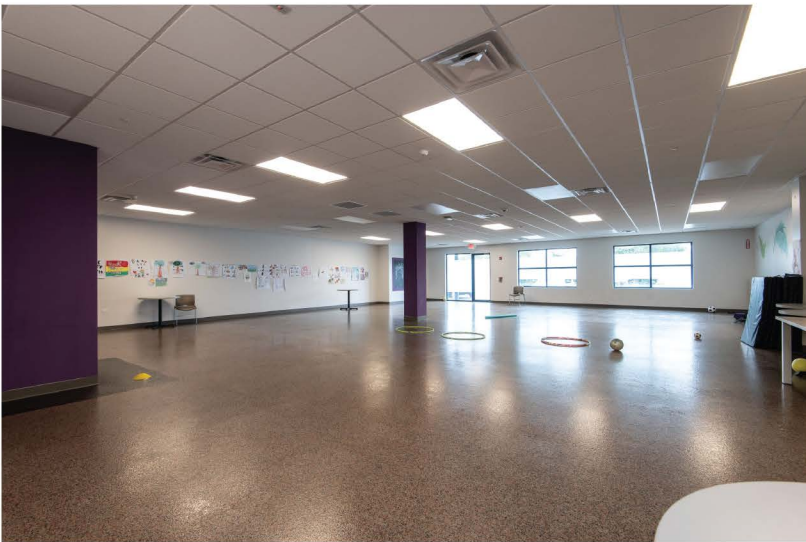
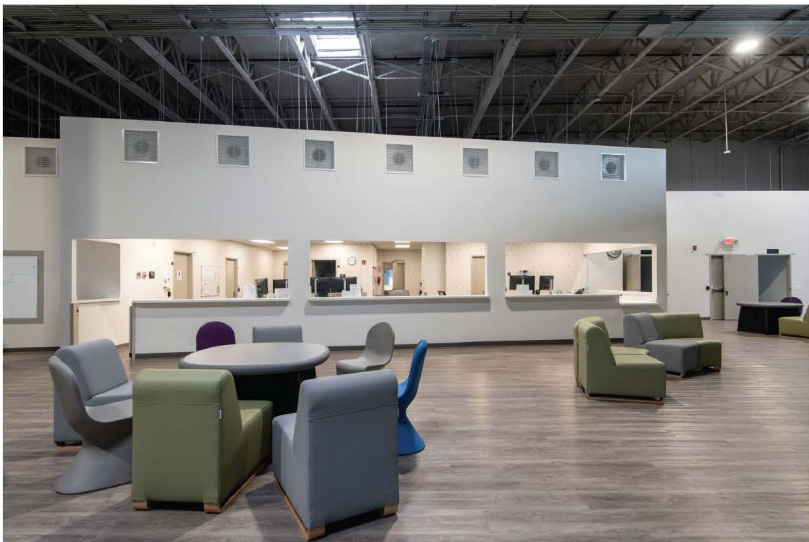
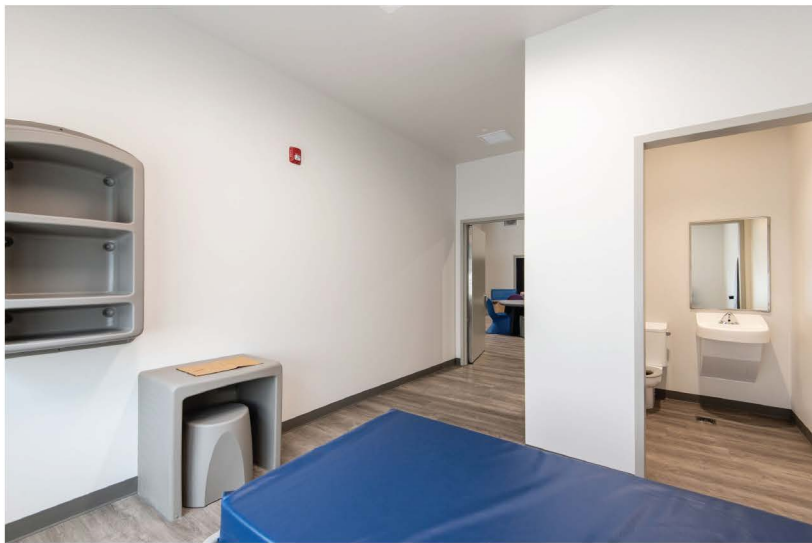
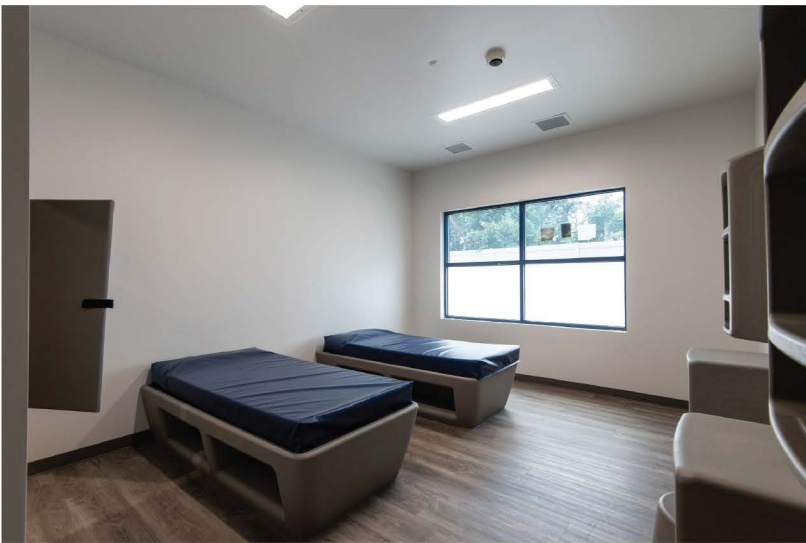


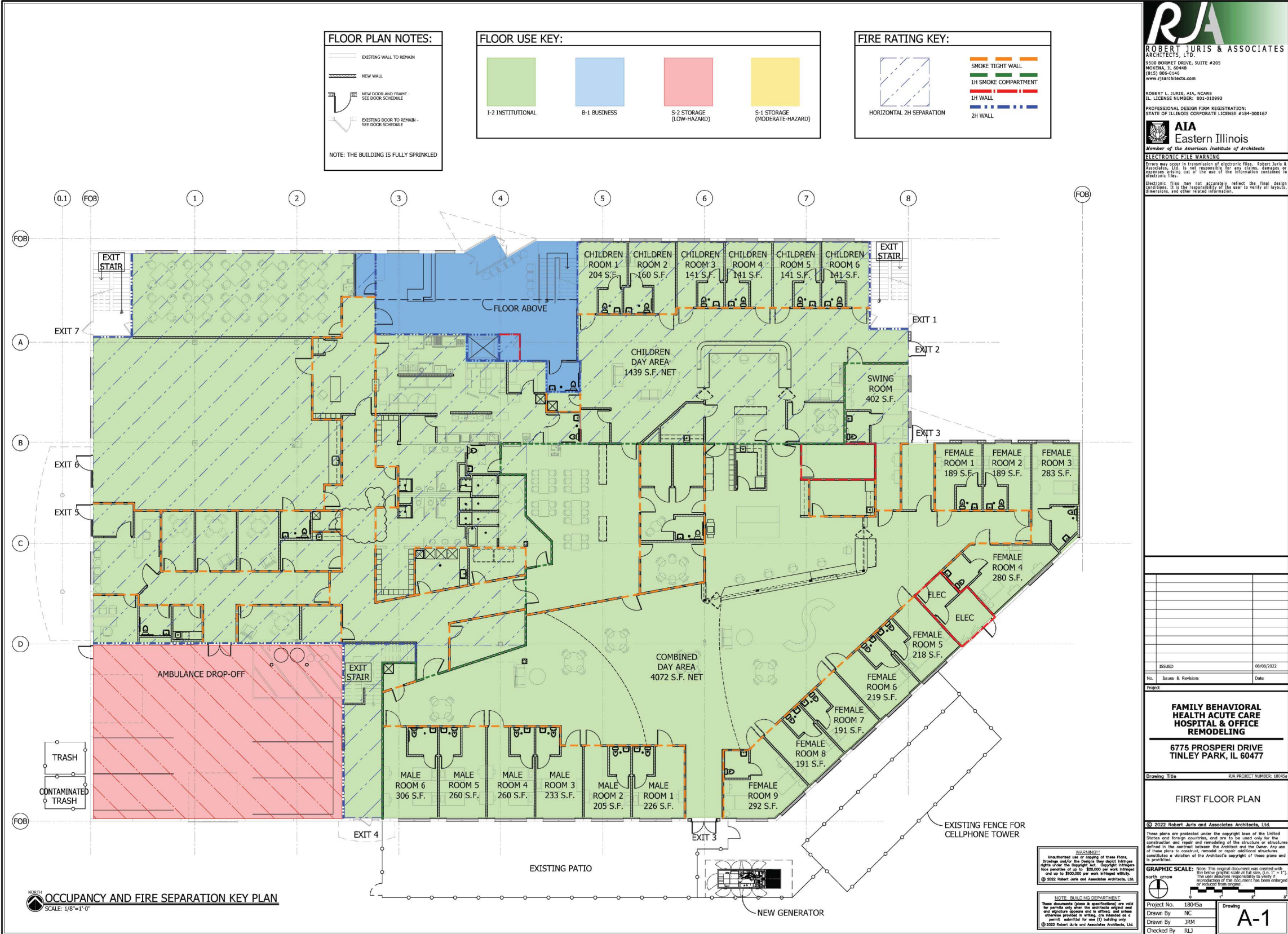
PROPERTY DETAILS

Gross Building Area (SF)	48,467 SF
Licensed Beds	30 Beds (as currently configured)
# of Stories	2 Stories
Lot Size (AC)	2.35 AC
Year Built/Reno	2001/2021
Zoning	ORI
Parcel #	31-06-400-002-0000



PROPERTY PHOTOS





Robert Juris & Associates
ARCHITECTS, LTD.
9500 BORMET DRIVE, SUITE #205
MCKENNA, IL 60448
(615) 880-0145
www.rjarchitects.com

ROBERT L. JURIS, AIA, NCARB
IL LICENSE NUMBER: 001-010993

PROFESSIONAL DESIGN FIRM REGISTRATION:
STATE OF ILLINOIS CORPORATE LICENSE #184-000167

AIA
Eastern Illinois
Member of the American Institute of Architects

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ISSUED	06/08/2022
No. Issues & Revisions	Date

Project: **FAMILY BEHAVIORAL HEALTH ACUTE CARE HOSPITAL OFFICE REMODELING**

**6775 PROSPER DRIVE
TINLEY PARK, IL 60477**

Drawing Title: **FIRST FLOOR PLAN**

RJA PROJECT NUMBER: 180458

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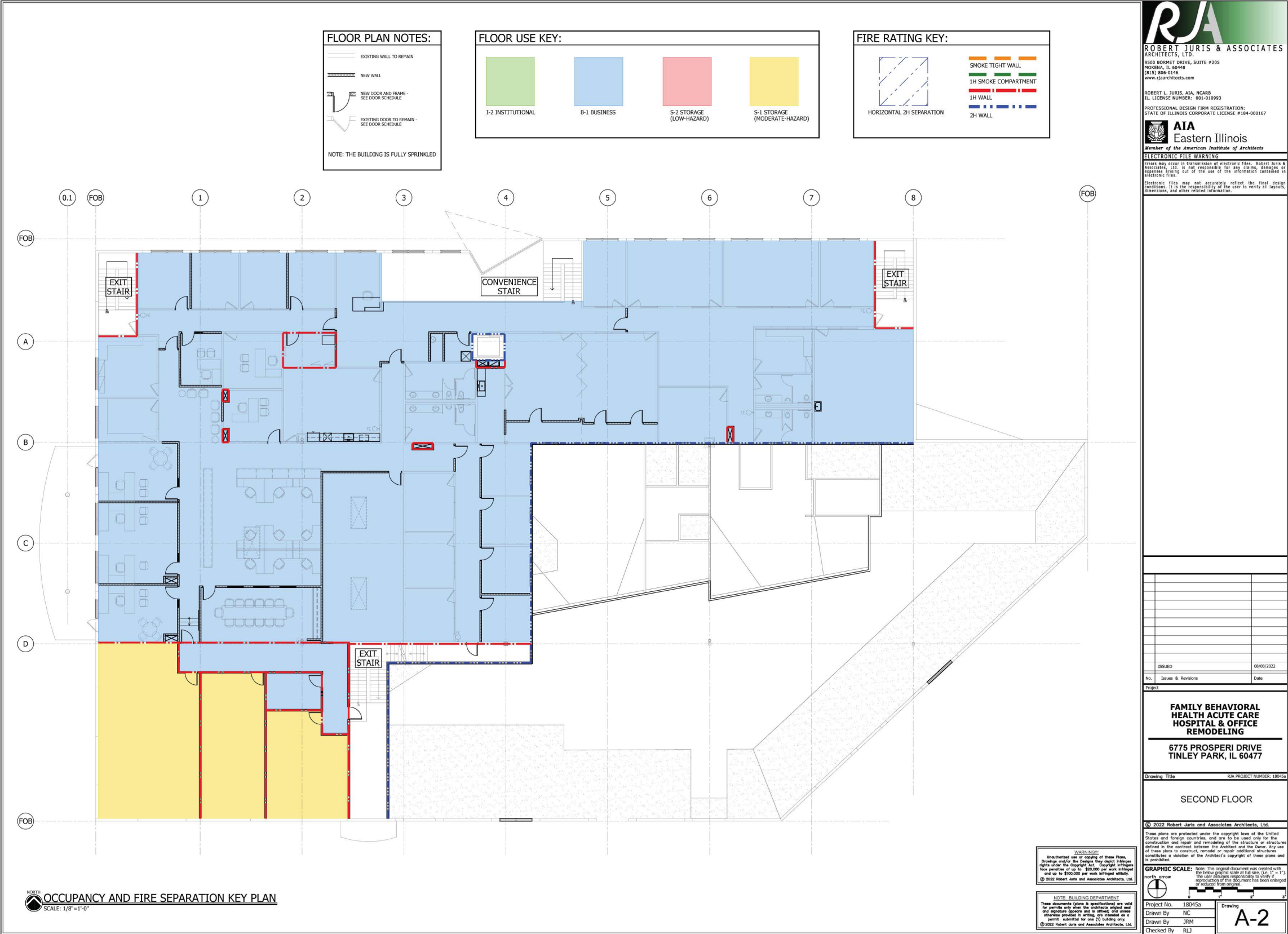
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Project No.	180458
Drawn By	NC
Drawn By	JRM
Checked By	RJL

Drawing: **A-1**



Behavioral Health Properties

FOR MORE INFORMATION, PLEASE CONTACT:



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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Behavioral Health Properties LLC, and should not be made available to any other person or entity without the written consent. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, BHP LLC have not verified, and will not verify, any of the information contained herein, nor have BHP LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Behavioral Health Properties LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Oak Park Ave

Prosperi Dr

6775

18900

North Access Road

60ft

GIS Consortium | GIS Consortium, V





PLAN COMMISSION STAFF REPORT

July 16, 2026 –Public Meeting

Petitioner

Leonard McEnergy of Gas
N Wash

Property Location

7201 191st Street

PIN

19-09-12-200-011-0020
(portion of);
19-09-12-200-012-0000

Zoning

B-3 (General Business
and Commercial);
B-3 PD (General Business
and Commercial,
Brookside Creek Retail
Center PUD)

Approval Sought

Site Plan/Architectural
Approval

Project Planner

Michael O. Whalen, AICP
Associate Planner

Gas N Wash 191st – Site Plan/Architectural Approval

7201 191st Street



Rendering from sign package

EXECUTIVE SUMMARY

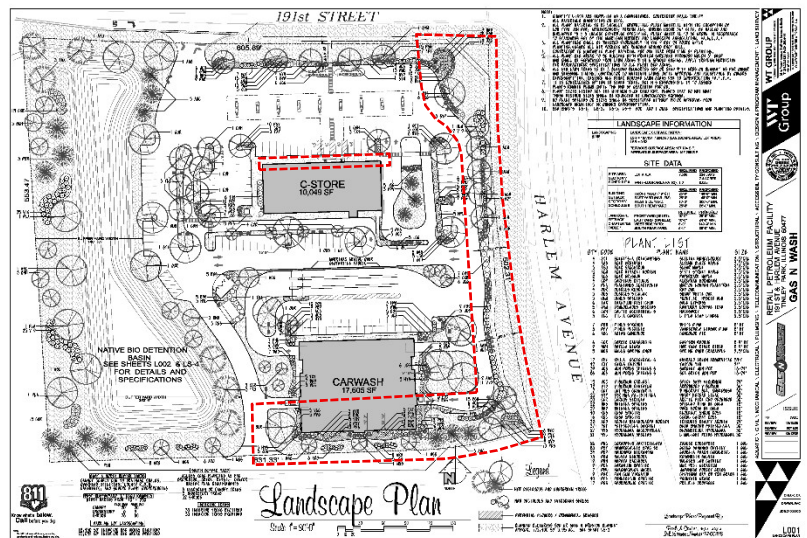
At the May 21, 2026, Plan Commission Public Hearing, a Special Use for a Substantial Deviation from the Brookside Creek Retail Center Planned Unit Development was considered and recommended for approval by a 5-3 vote. By making this affirmative recommendation, the Plan Commission granted its approval of the plans submitted, pending final approval by the Village Board. Similarly, the Plan Commission recommended approval of the Final Plat of Consolidation by a 6-2 vote.

At this meeting, however, the Plan Commission denied the Site Plan/Architectural approval. Because the Village of Tinley Park Zoning Ordinance grants final Site Plan/Architectural approval authority to the Plan Commission, the Petitioner submitted revised plans based on feedback given at the meeting. The changes to the plans are related solely to landscaping and signage relief.

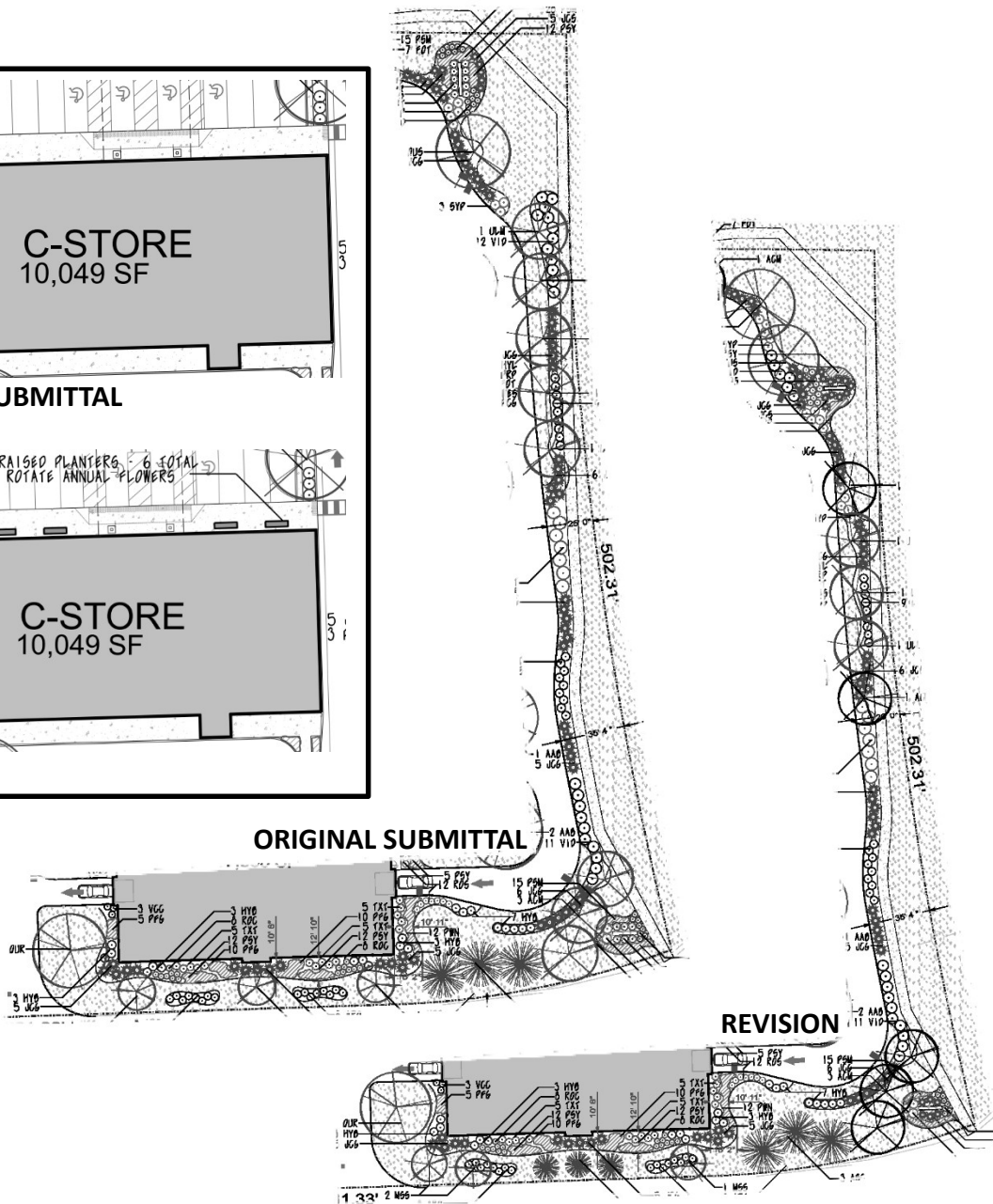
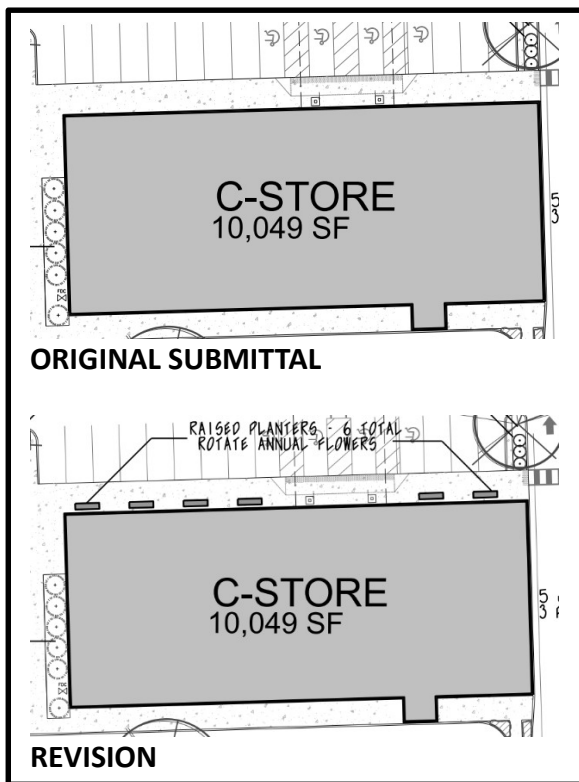
The Staff Report from the May 21, 2026 Public Hearing is attached to this report.

LANDSCAPING

The Petitioner's revised Landscape Plan includes five additional canopy trees along the 191st Street property line, six planter boxes along the convenience store building front wall, and three additional evergreen trees on the south side of the carwash building. The shrub quantity was increased slightly and arrangements were adjusted.

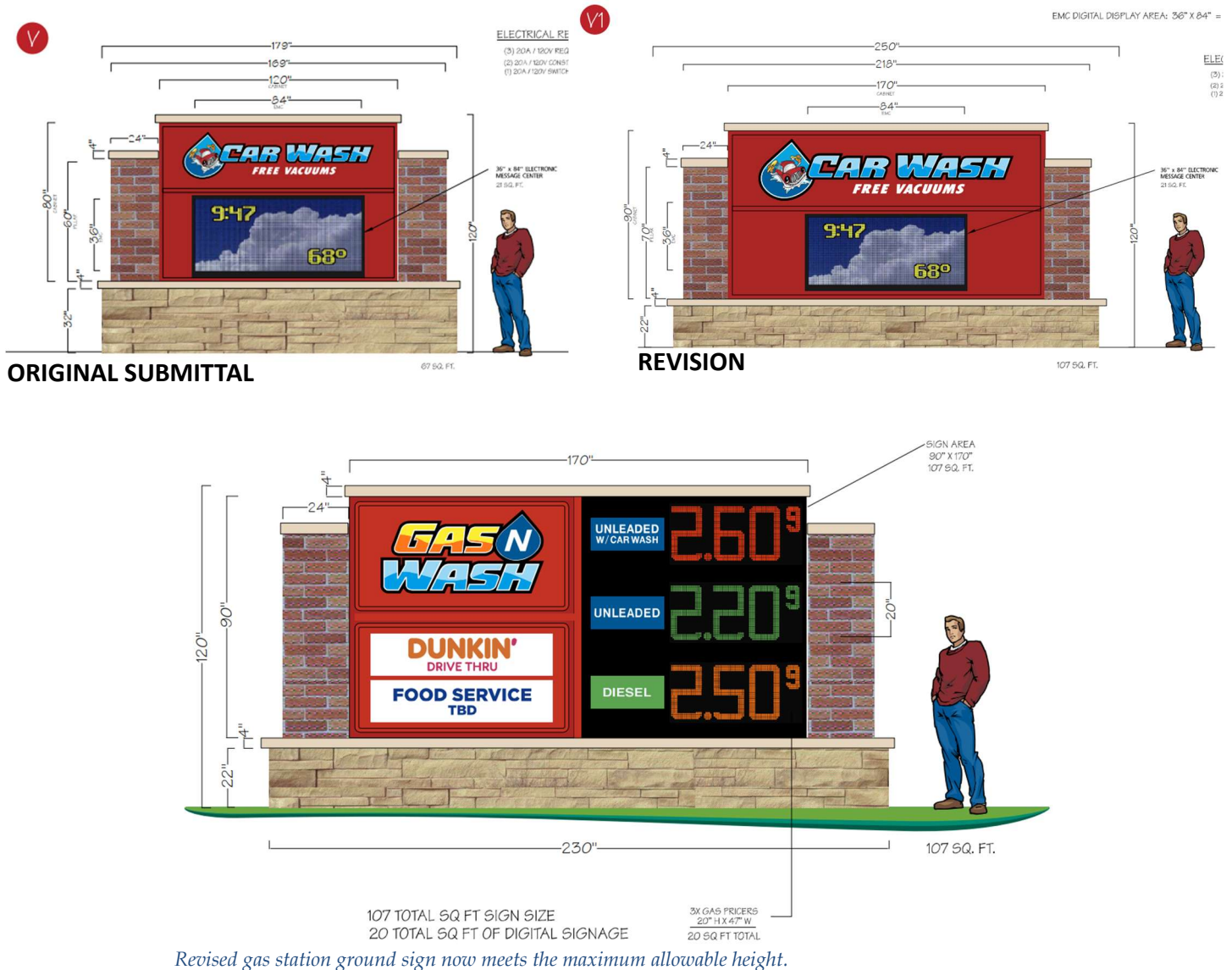


Limits of landscape plan revisions



SIGNAGE

The Petitioner's revised proposal decreased the total number of signs from 27 in the original proposal to 23 in the revised proposal. Four wall signs have been eliminated. The height of the gas station ground sign is reduced to ten feet, the maximum allowed in the Zoning Ordinance. The size of the carwash ground sign was increased to allow for the proposed electronic message center component to retain the original dimensions while complying with the prescribed maximum ratio of 20%. The carwash sign is now compliant with the Zoning Ordinance. The original proposal included six requests for relief from signage regulations in the Zoning Ordinance. The revised proposal eliminates three of these requests.



OTHER SITE PLAN/ARCHITECTURAL APPROVAL ITEMS

The discussion at the May 21, 2026 Plan Commission, in terms of actionable steps, focused on decreasing the number of requests for relief from the Zoning Ordinance relating to signage and the Landscape Ordinance. No major issues with other Site Plan/Architectural Approval topics, including site circulation for pedestrians and motorists, building architecture and materials, lighting design and fixtures, etc. were raised in discussion. As such, the Petitioner focused on revisions to the proposed landscaping and signage.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architecture.

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design.

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

MOTIONS TO CONSIDER

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

Motion 1 (Site Plan/Architectural Approval)

"...make a motion to grant Site Plan/Architectural Approval to the Petitioner, Leonard McEnery of Gas N Wash, for the development of a gas station with convenience store and car wash at 7201 191st Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 16, 2026 staff report, subject to final review and approval by the Village Engineer."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Revised Zoning Submittal	Petitioner	6/5/2026
2	May 21, 2026 Plan Commission Staff Report	Staff	5/21/2026

GAS N WASH BROOKSIDE CREEK

BEING A SUBDIVISION OF LOT 4 OF BROOKSIDE CREEK RETAIL CENTER SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.



SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANKAKEE) SS

THIS IS TO CERTIFY THAT I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE BELOW DESCRIBED PROPERTY:

LOT 4 IN BROOKSIDE CREEK RETAIL CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
ALSO:
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID WITH A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL LINE 150.28 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 80 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF CIRCLES OF 1990.08 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 433 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 390.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE COUNTY OF WILL FOR HIGHWAY PURPOSES BY DEED DATED AUGUST 5, 1971 AS DOCUMENT NUMBER R71-32454, ALL IN WILL COUNTY, ILLINOIS.
ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 390.00 FEET TO THE WEST LINE OF THE EAST 390.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 104.56 FEET (104.90 FEET PER DOCUMENT R71-32454) TO THE SOUTHERLY LINE OF DEDICATION AS SHOWN IN DOCUMENT R71-32454 AND THE POINT OF BEGINNING; THENCE THE FOLLOWING COURSE ALONG SAID SOUTHERLY LINE OF DEDICATION: SOUTHEASTERLY ALONG A NON-TANGENT ARC HAVING A RADIUS OF 1178.916 FEET, AN ARC LENGTH OF 314.39 FEET (314.65 FEET PER DOCUMENT R71-32454) AND A CHORD BEARING OF SOUTH 81 DEGREES 37 MINUTES 14 SECONDS EAST TO THE WEST LINE OF THE EAST 80.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 8.88 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 52 SECONDS WEST, A DISTANCE OF 62.77 FEET TO A TANGENT ARC; THENCE WESTERLY ALONG AN ARC HAVING A RADIUS OF 6620.00 FEET, AN ARC LENGTH OF 247.29 FEET, AND A CHORD BEARING OF NORTH 89 DEGREES 04 MINUTES 56 SECONDS WEST, TO THE WEST LINE OF THE EAST 390.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 50.76 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

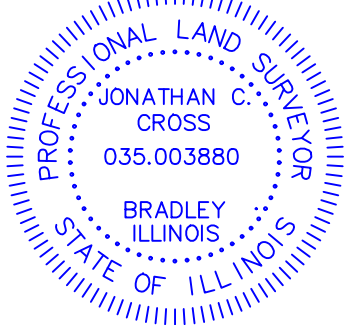
I DO FURTHER CERTIFY THAT:

- PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17197C216G, EFFECTIVE DATE FEBRUARY 15, 2019.
- THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
- ALL LOTS CORNERS WILL BE STAKED WITH 5/8 INCH BY 30 INCH REBAR WITH ORANGE CAPS STAMPED "MG2A 3880" OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
- DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SUBDIVISION CONTAINS 7.42 ACRES.
- THE PROPERTY LIES WITHIN CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK

Dated this _____ day of _____, 20_____.

FOR REVIEW PURPOSES ONLY

Jonathan C. Cross
Illinois Professional Land Surveyor #035.003880
License Expires November 30, 2026



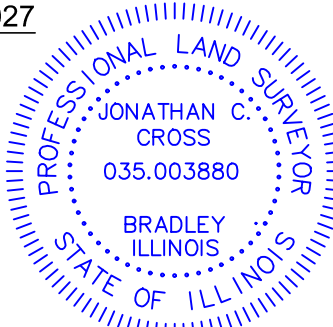
SURVEYOR PERMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, A PROFESSIONAL LAND SURVEYOR HAVE PREPARED THE FINAL PLAT OF SUBDIVISION NAMED GAS N WASH BROOKSIDE CREEK AND DO HEREBY GRANT PERMISSION TO THE VILLAGE OF TINLEY PARK TO RECORD SAID FINAL PLAT OF SUBDIVISION AT THE OFFICE OF THE WILL COUNTY RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20_____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003880
LICENSE EXPIRES November 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.005003
PROFESSIONAL DESIGN FIRM LICENSE EXPIRES April 30, 2027



ACCESS NOTE

- There shall be no direct accesses from Lot 1 to Illinois Route 43 (Harlem Avenue) as depicted hereon.
- All other access shall be via internal circulation.

GENERAL NOTES

- BASIS OF BEARING IS REFERENCED FROM ILLINOIS EAST STATE PLANE COORDINATES ON N.A.D.83 (2011 ADJUSTMENT). ALL MEASUREMENTS SHOWN HEREON ARE EXPRESS IN FEET AND DECIMAL PARTS THEREOF.
- MONUMENTS FOUND REPRESENTING THE PROPERTY CORNERS WERE HELD AT THE SURVEYED CORNER UNLESS OTHERWISE NOTED.
- ANY EASEMENTS, DEDICATIONS, UNDERLYING RESTRICTIONS OR MATTERS OF RECORD AFFECTING SUBJECT PROPERTY NOT BEING SHOWN HEREON, IS REFERENCED FROM TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 8, 2025 AS FILE NO. CHI2506561LD.

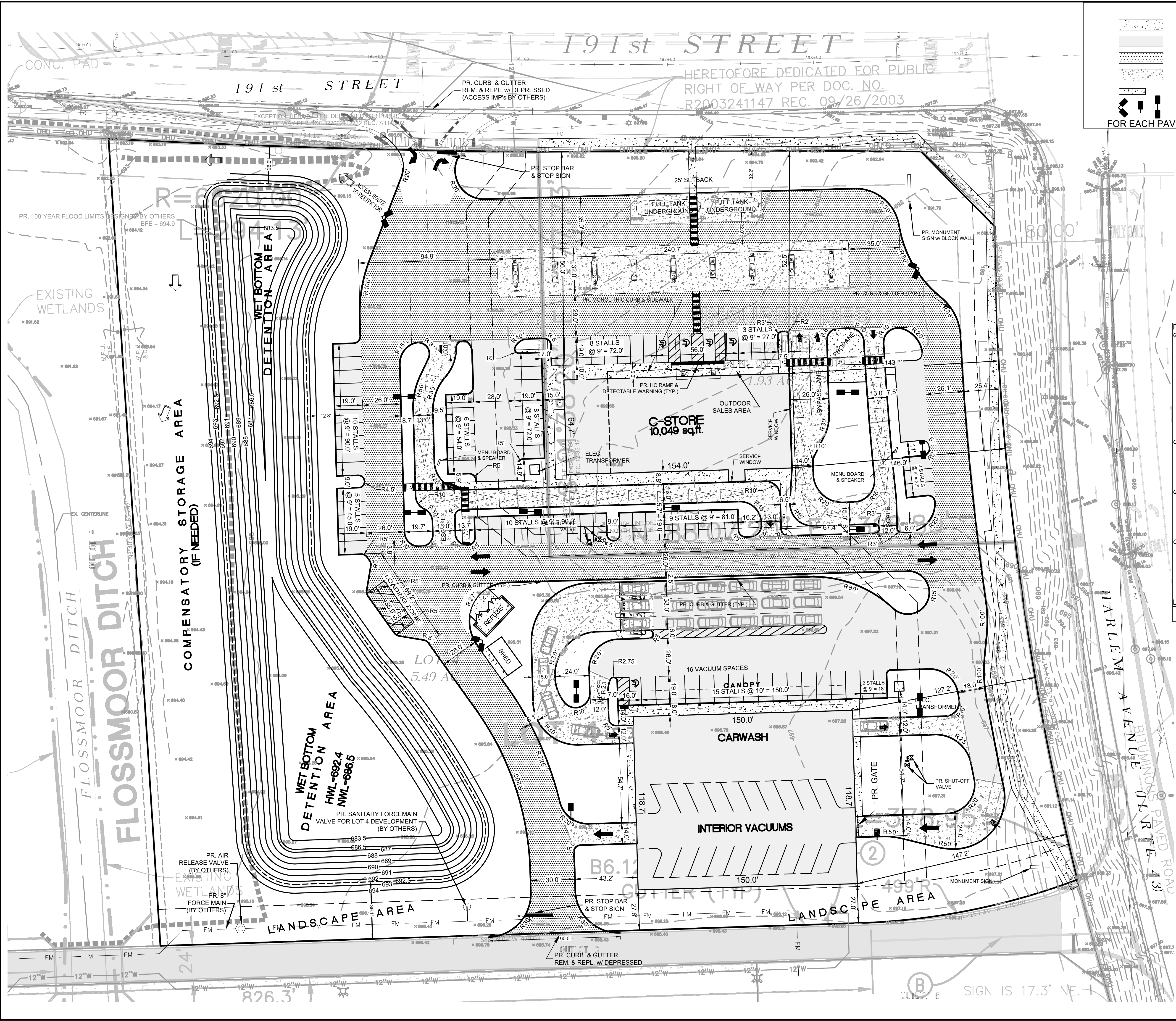
LEGEND

- P.U.E. - PUBLIC UTILITY EASEMENT (HEREBY GRANTED)
- D.E. - DRAINAGE EASEMENT (HEREBY GRANTED)
- B.S.L. - BUILDING SETBACK LINE
- L.E. - LANDSCAPE EASEMENT (HEREBY GRANTED)
- - CONCRETE MONUMENT
- - FOUND IRON ROD
- - SET 5/8" IRON ROD WITH ORANGE CAP STAMPED "MG2A 3880"

PINS: 19-09-12-200-012
19-09-12-200-011

PREPARED BY & MAIL TO:

REVISIONS				CIVIL ENGINEERING LAND SURVEYING
DATE	BY	DESCRIPTION		
05/04/26	BPH	ISSUED FOR REVIEW	M GINGERICH GEREAX & ASSOCIATES MG2A WEST Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD MANHATTAN, IL. 60442	ORDERED BY: GAS N WASH SITE ADDRESS: SWC of 191st & HARLEM AVE, TINLEY PARK
05/12/26	BPH	ZONING		
			DRAFTED BY: NIB	JOB NUMBER: Pg.1 of 2
			FIELD BY: RPT	24-037



LEGEND

- PCC SIDEWALK
- STANDARD DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- PCC PAVEMENT
- SIDEWALK
- LIGHT POLE (UNDER SERPARATE COVER)

FOR EACH PAVEMENT STRUCTURE SEE DETAILS SHEET

DIMENSIONS NOTE:
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

SIDEWALK NOTE:
SIDEWALKS SHALL BE 5-INCH PCC CONCRETE TYPICAL, EXCEPT ALL SIDEWALK/CROSSWALKS AT ROAD CROSSINGS SHALL BE 6-INCH TO 8-INCH (8-INCH IN HEAVY DUTY PAVEMENT AREAS AND 6-INCH IN STANDARD DUTY PAVEMENT AREAS)

SITE PAVEMENT MARKINGS & SIGNS NOTES:
- ALL PAVEMENT MARKING SHALL BE REFLECTIVE TRAFFIC TYPE PAINT - YELLOW (2 COATS).
- ALL SIGNS TO BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS

PARKING SPACES DATA SUMMARY

Gas Station/C-Store	20,049	sf
Total Building:	2,168	sf
Drive Thru Restaurant:	5,229	sf
C-Store:	10,049	sf
Eating Area:	454	sf
Building Mechanical:	249	sf
Separate Retail:	1,939	sf

Required:

C-Store Retail Space @ 5,229 s.f.	35	(1 spaces/ 150 sf)
Fast Food, Carry Out @ 14 employees	19	(Min 5 spaces + 1 per employee)
St Down Eating @ 21 Seats (Max)	7	(1 space / 3 seats)
Separate Retail @ 1,939 s.f.	13	(1 spaces/ 150 sf)
SubTotal Required	74	

Car Wash

Required:

Employee @ 3 Employees	3	(1 space / employee)
SubTotal Required	3	

Total Parking Required on Property: 77

Gas Station/C-Store

Provided:

Number of Parking Stalls Provided:	72	
C-Store Stalls	18	(customer enters store after fueling)
Auto Fueling Stations	90	
SubTotal Provided	90	

Car Wash

Provided:

Employee Stalls	3	
Outdoor Vac Stalls & HC Stall	16	
SubTotal Provided	19	

Total Parking Provided on Property: 109

LOADING SPACE SUMMARY

C-Store Required / Provided:

1 Space @ 15' x 35'

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
1/20/2024	BPJ	FOR SUBMITTAL
5/4/2024	BPJ	PER VALUATION REVIEW
5/12/2024	BPJ	ZONING

CIVIL ENGINEERING SURVEYING

MGA

M GINGERICH GEREUX & ASSOCIATES
MC2A WEST
Professional Design Firm License # 184-005003
P. 815-478-9680 F. 815-478-9680
25620 S. COUGAR RD. MANHATTAN, IL 60442
www.mg2a.com

DESIGN: STAFF

DRAWING: JWP

CHECKED: ---

APPROVED: BPJ

DESIGN: STAFF

DRAWING: JWP

CHECKED: ---

APPROVED: BPJ

GAS N WASH

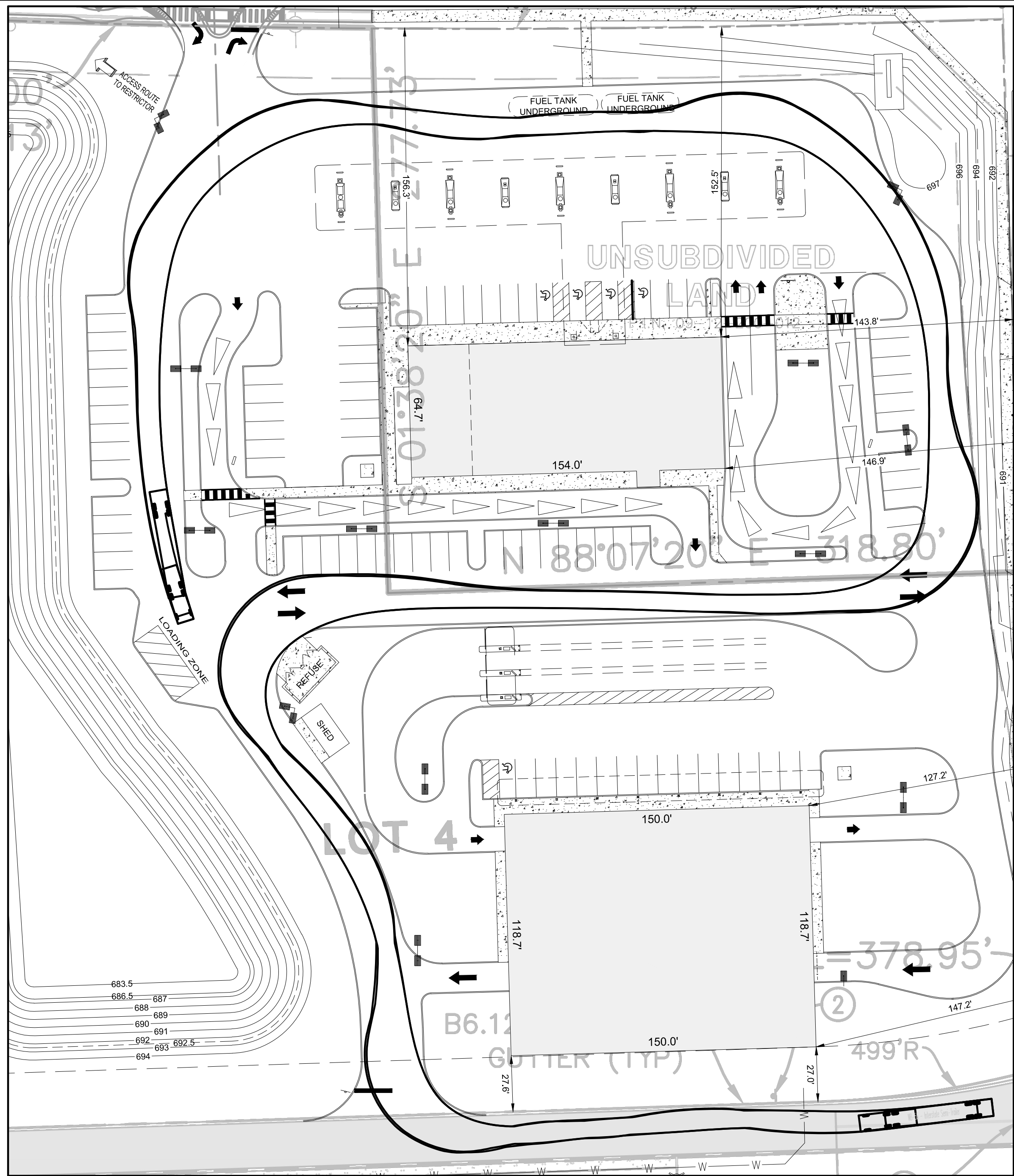
PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

PRELIMINARY SITE PAVING & GEOMETRY

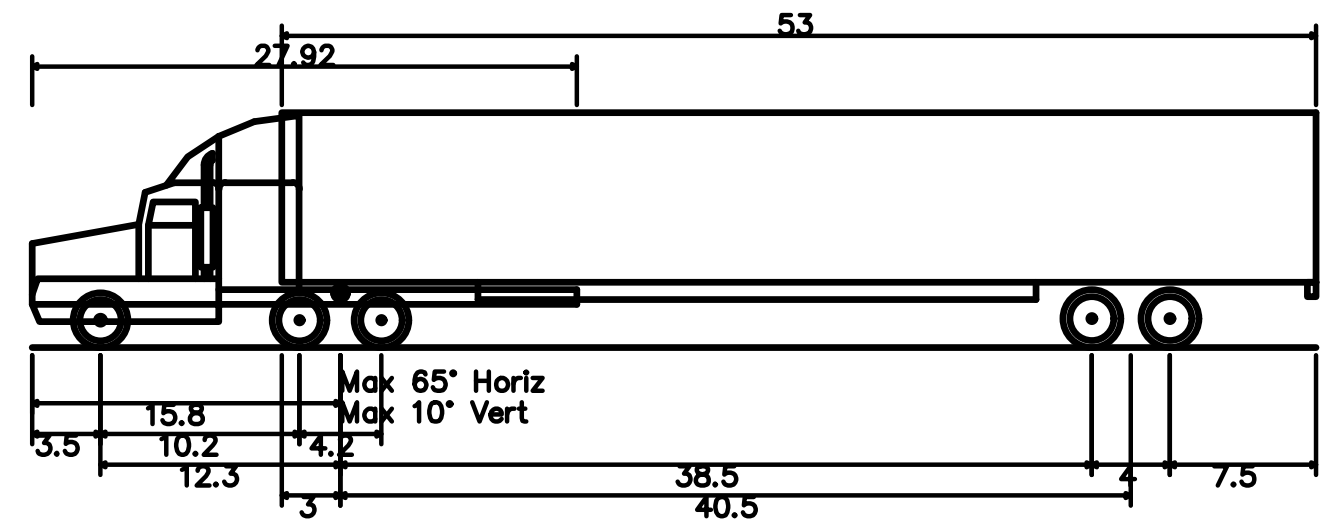
SHEET NO.
C3 OF C5

JOB NO. 24-037

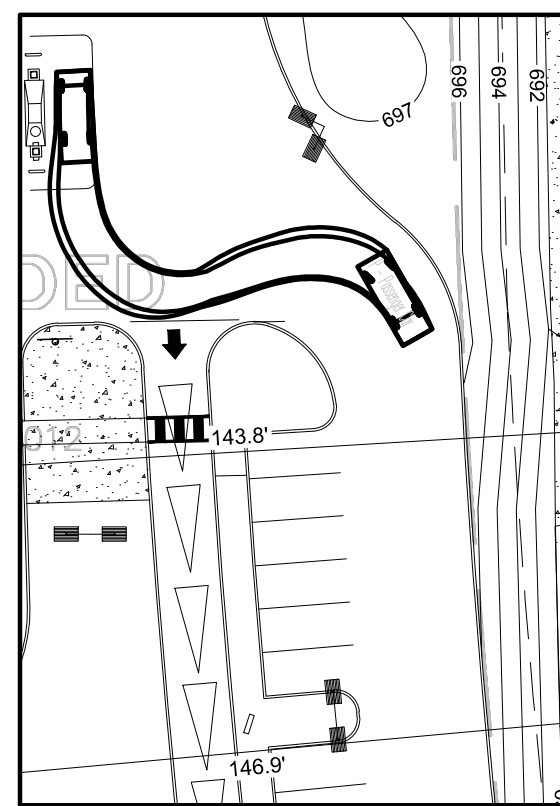
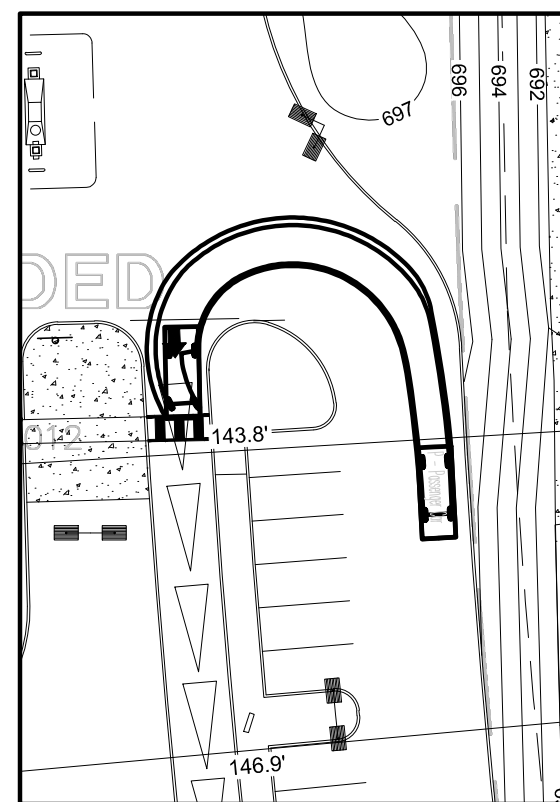
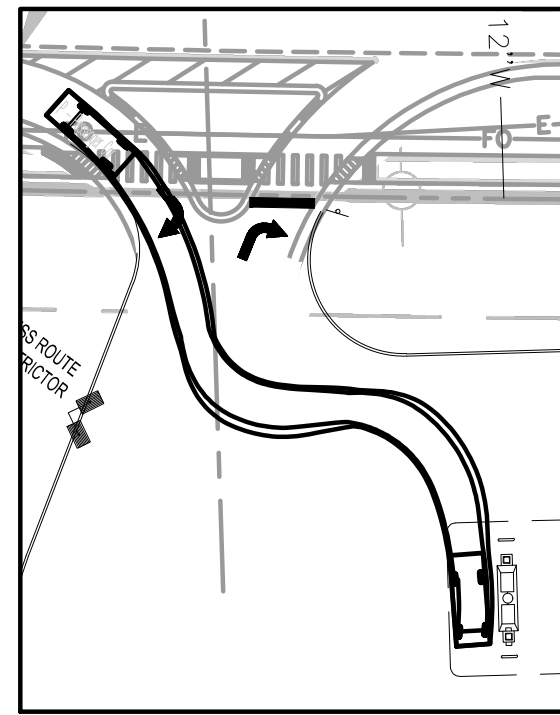
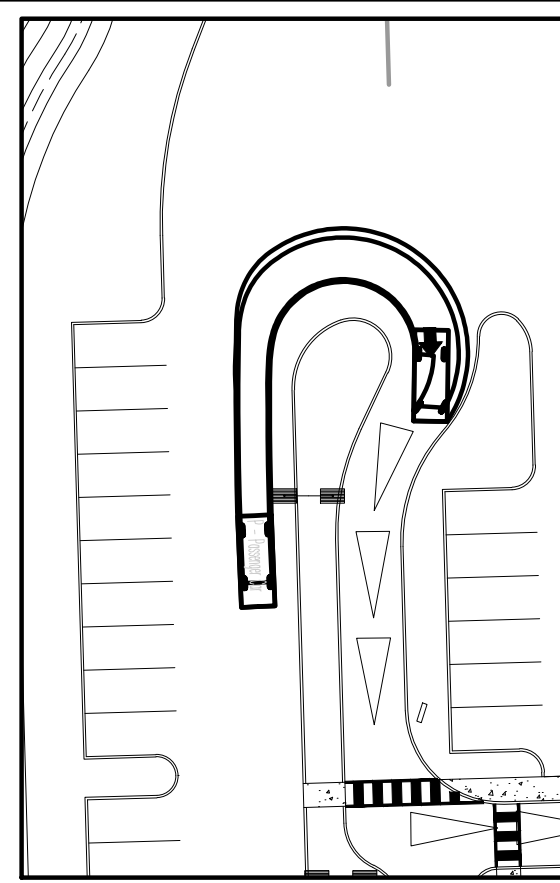
© 2024 M GINGERICH, GEREUX & ASSOCIATES



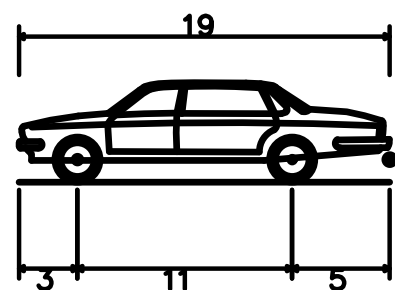
**TANKER DELIVERY TRUCK
TURNING EXHIBIT
(ENTERING FROM WEST AND
EXITING EAST ON SOUTH
ACCESS ROAD)**



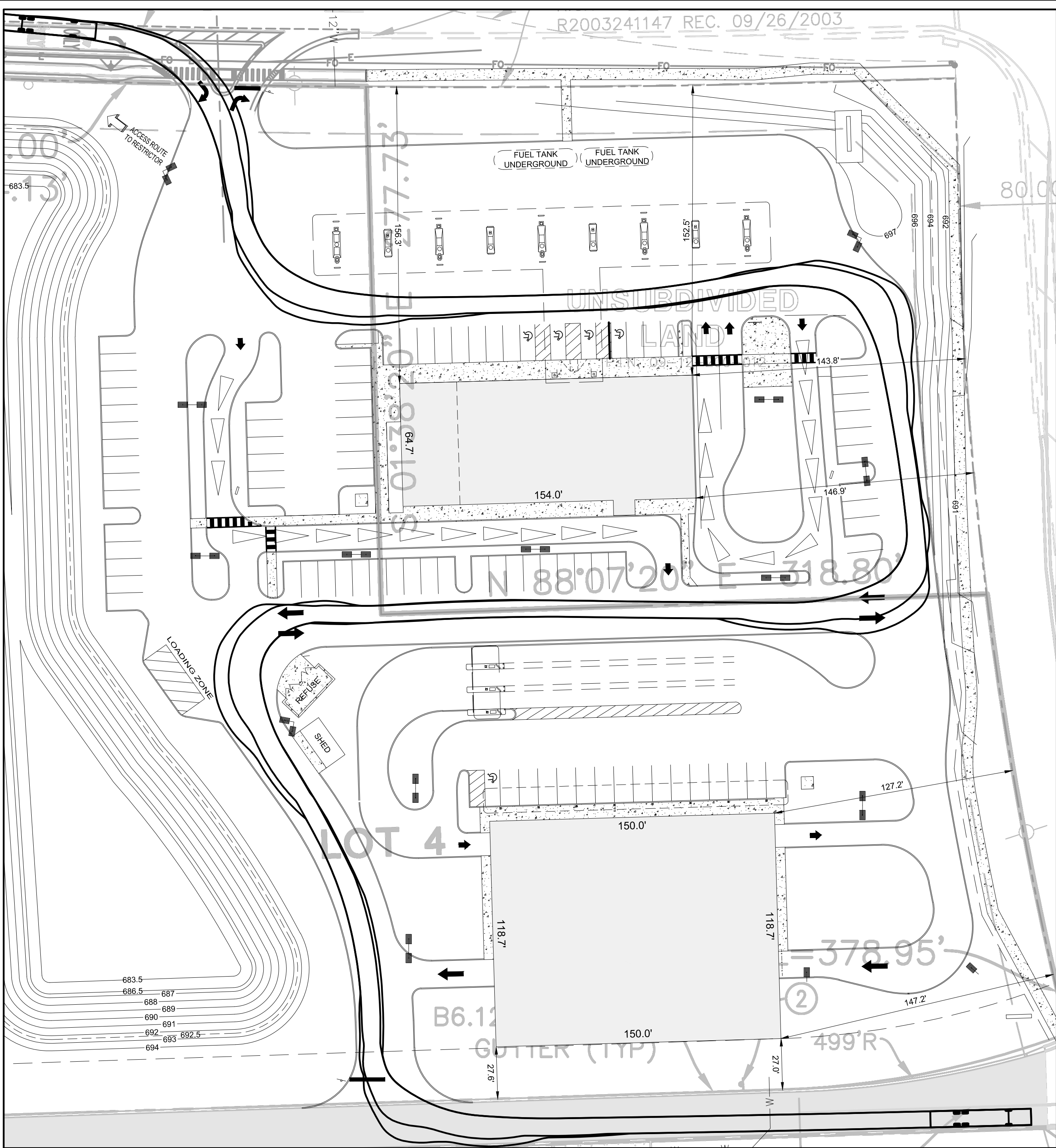
WB-55 - Interstate Semi-Trailer
Overall Length 65.800ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 45.000ft



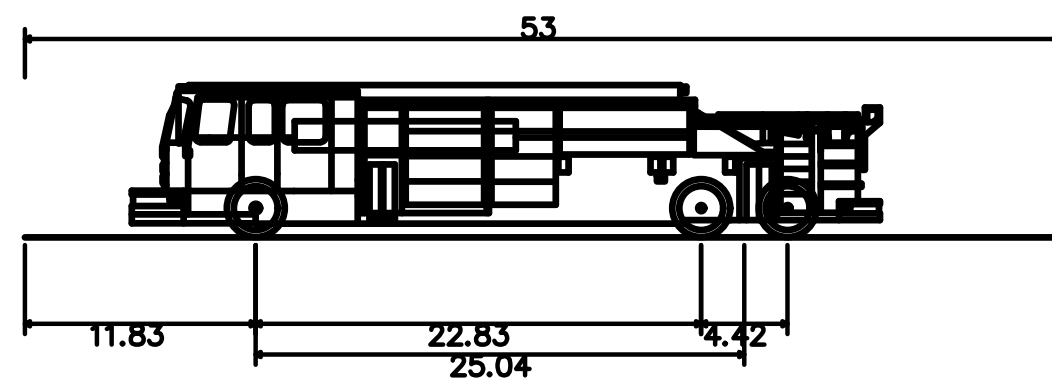
**CAR TO DRIVE THRU & FUELING AREA
(ENTERING FROM THE MOST
DIFFICULT TURNING DIRECTION)**



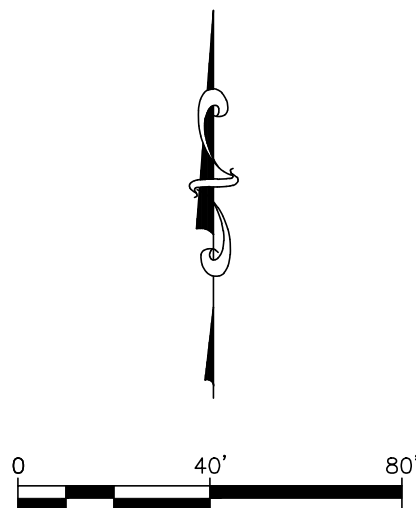
P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Body Height 5.101ft
Min Body Ground Clearance 1.116ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 24.000ft



**FIRE TRUCK TURNING EXHIBIT
(ENTERING FROM WEST IN RIGHT-IN
AND EXITING TO EAST ONTO
SOUTH ACCESS ROAD)**



Fire Truck
Overall Length 53.000ft
Overall Width 8.500ft
Overall Body Height 7.803ft
Min Body Ground Clearance 0.714ft
Track Width 8.500ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 46.420ft



PLAN EDITION MILESTONES				
DATE	BY	DESCRIPTION	PER VILLAGE REVIEW	ZONING
2/11/2026	BPH			
5/4/2026	BPH			
5/12/2026	BPH			

**CIVIL ENGINEERING
SURVEYING**

MGA

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DESIGN: BPH

DRAWING: BPH

CHECKED: ---

APPROVED: ---

DESIGN: BPH

DRAWING: BPH

CHECKED: ---

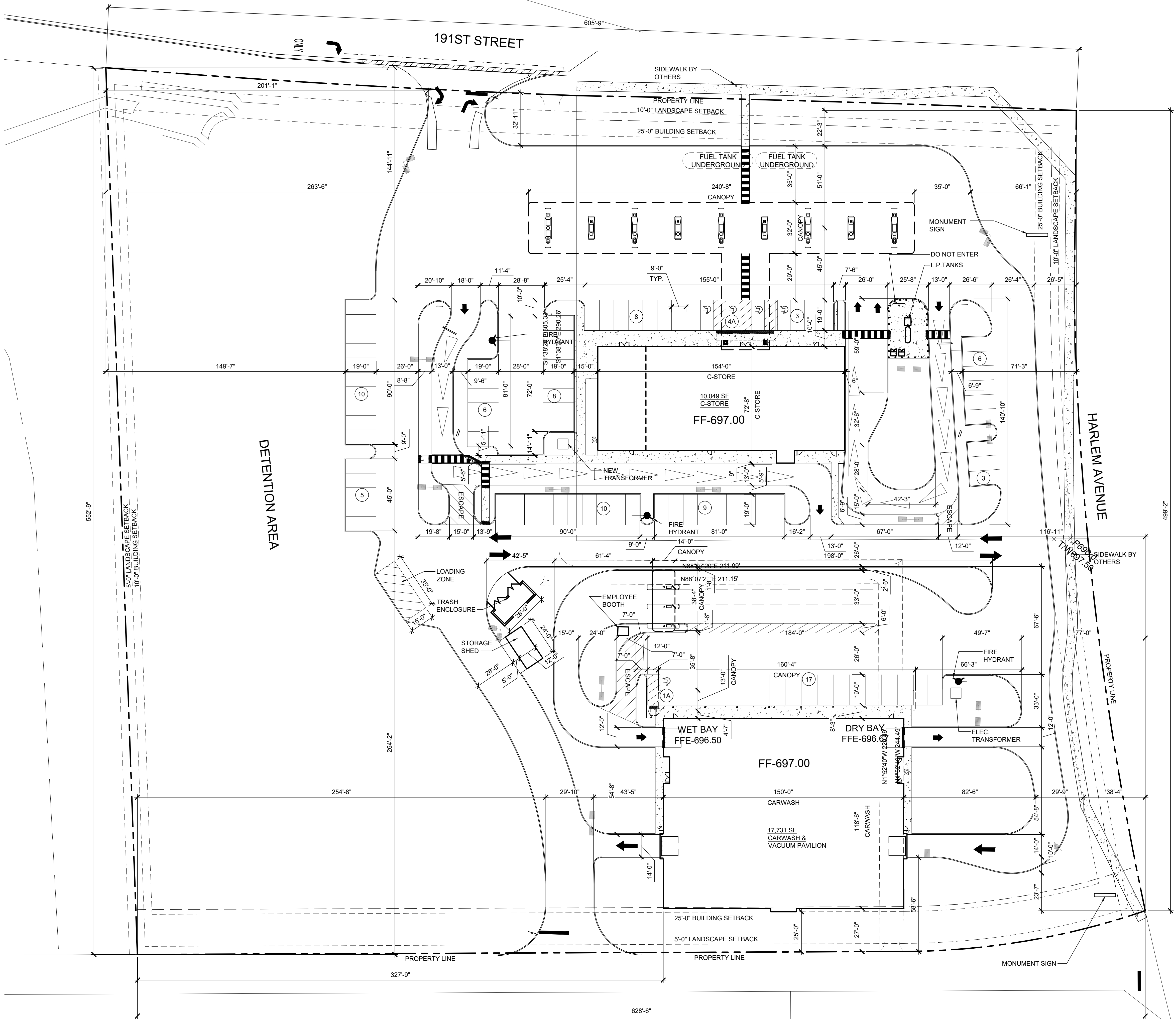
APPROVED: ---

GAS N WASH
7455 191st STREET
TINLEY PARK, ILLINOIS

VEHICLE TURNING EXHIBIT

SHEET NO. 1 OF 1

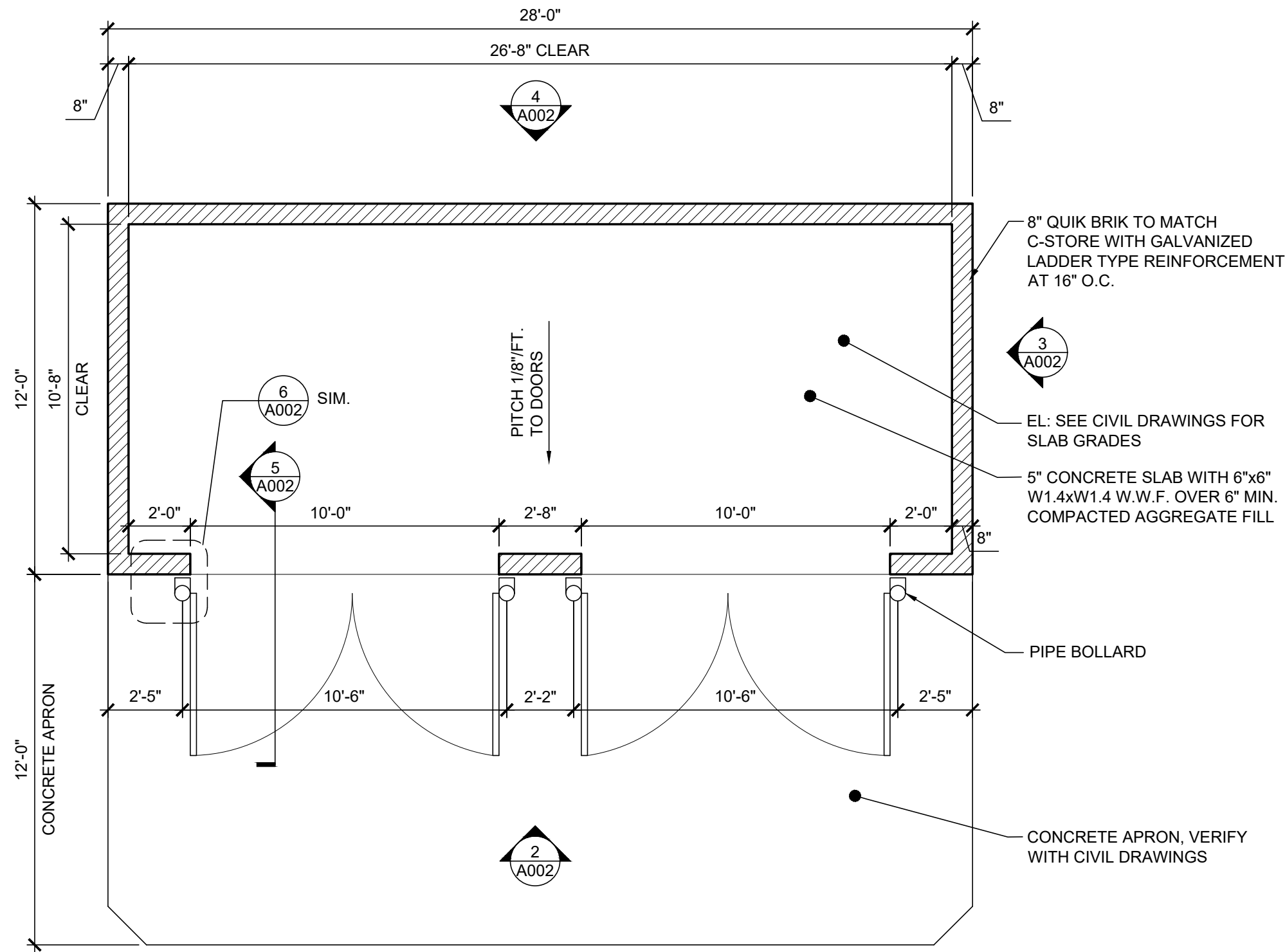
JOB NO. 24-037



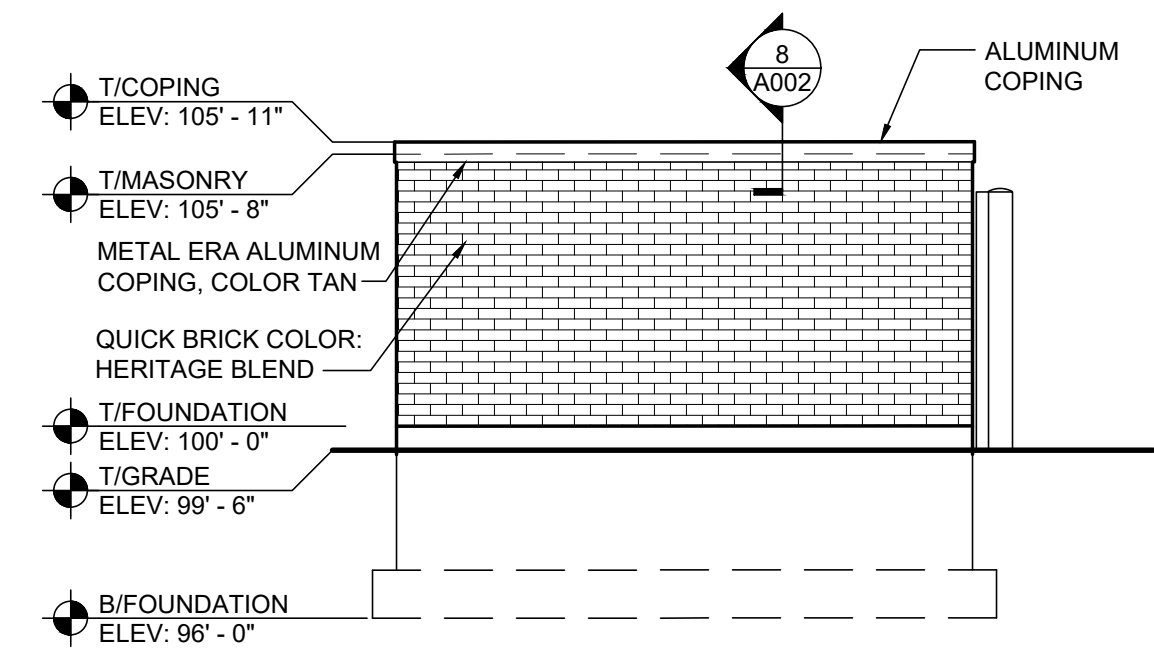
1 SITE PLAN
SCALE: 1" = 30'-0"

ZONING INFORMATION			
SITE ZONING SECTION V SCHEDULE I	ZONING: B-3 GENERAL BUSINESS AND COMMERCIAL SPECIAL USES: PLANNED UNIT DEVELOPMENT WITH SPECIAL USE FOR AUTOMOBILE SERVICE STATION PLANNED UNIT DEVELOPMENT WITH SPECIAL USE FOR AUTOMOBILE CAR WASH		
SITE AREA SECTION V SCHEDULE II	LOT AREA:	REQUIRED 7,500	PROPOSED 324,390 SF 7.4 ACRES 0.085
	FAR (FLOOR AREA RATIO):	1.0	
BUILDING SETBACK SECTION V SCHEDULE II	FRONT YARD: (191ST)	REQUIRED 25'-0"	PROPOSED 140'-0" MIN.
	EAST YARD (HARLEM):	25'-0"	140'-0" MIN.
	WEST SIDE YARD:	10'-0"	300'-0" MIN.
	SOUTH REAR YARD:	25'-0"	25'-0" MIN.
BUILDING HEIGHT SECTION V SCHEDULE II	MAIN BUILDING (C-STORE & CARWASH)	REQUIRED 35'-0" MAX.	PROPOSED 33'-6"
LANDSCAPE SETBACK CHAPTER 158 TABLE 1	FRONT YARD (191ST):	REQUIRED 10'-0"	PROPOSED 25'-5" MIN.
	EAST YARD (HARLEM):	10'-0"	24'-0" MIN.
	WEST SIDE YARD:	5'-0"	140'-0" MIN.
	SOUTH REAR YARD:	5'-0"	28'-0" MIN.
PARKING SECTION VIII 10 INCLUDING TABLE	LOADING SPACE	REQUIRED 1 REQUIRED 15'-0" X 35'-0"	PROPOSED 1 PROVIDED 15'-0" X 35'-0"
	PARKING SPACE SIZE	9'-0" X 18'-6"	9'-0" X 19'-0" 10'-0" X 19'-0" VAC SPACE
	C-STORE: AREA BREAKDOWN: TOTAL BUILDING: 10,049 S.F. DRIVE THRU RESTAURANT: 2,168 S.F. C-STORE: 5,229 S.F. EATING AREA: 464 S.F. BUILDING MECHANICAL: 249 S.F. EATING ESTABLISHMENT: 1939 S.F.		
	C-STORE RETAIL SPACE: (1) SPACE / 150 SF 5,229 SF / 150 = 35 35 FAST FOOD, CARRY OUT : MIN. 5 SPACES + 1 PER EMPLOYEE (10 EMPLOYEES)= 15 19 EATING ESTABLISHMENT: 1 PER 3 SEATS: 5 7 SEPARATE EATING ESTABLISHMENT: 1 PER 3 SEATS + 4 EMPLOYEES: 10 11 CAR WASH: 1 PER EMPLOYEE (3 EMPLOYEES) 3 18 TOTAL PARKING: 68 90 PROVIDED		

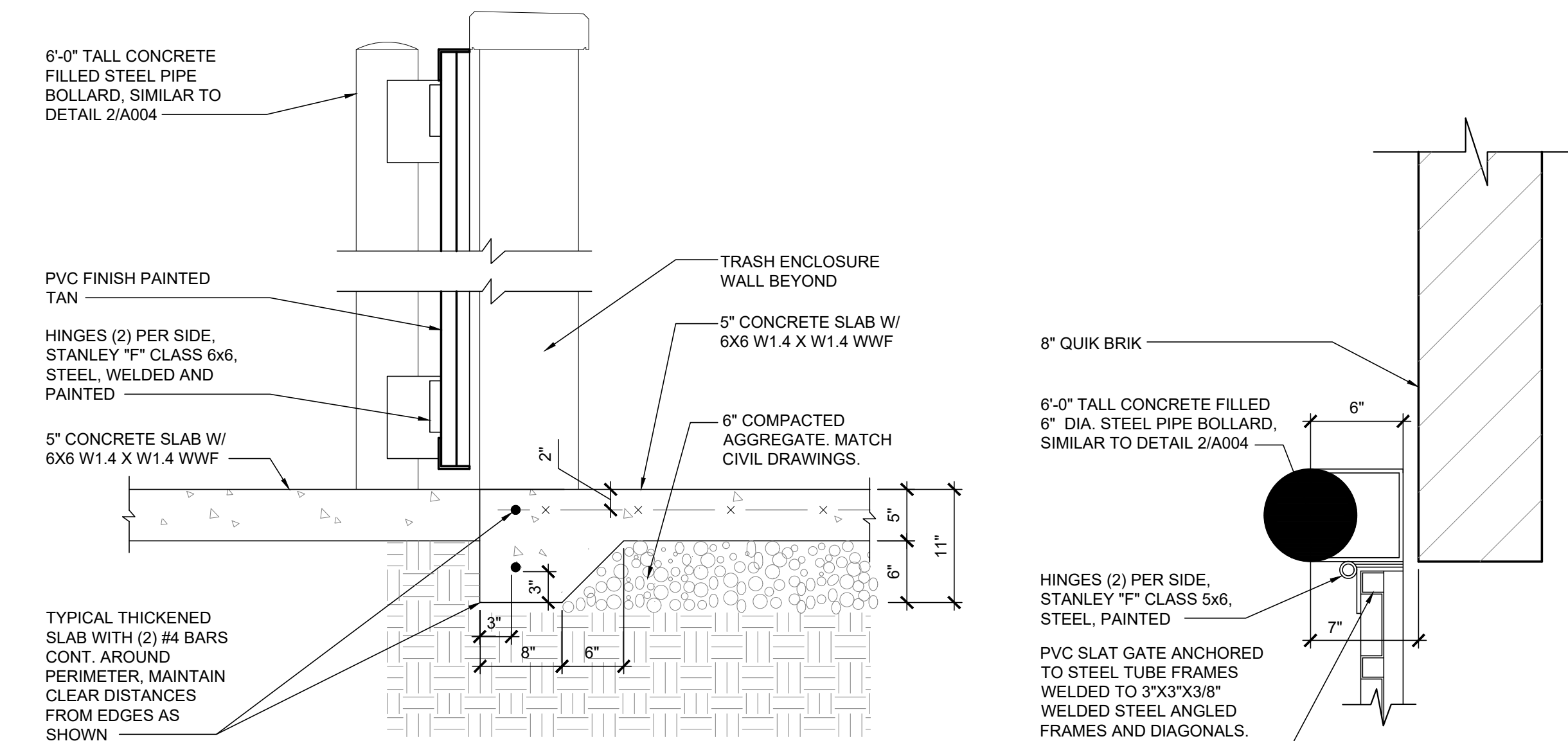
LANDSCAPE INFORMATION	
LANDSCAPING \$158	LANDSCAPE SURFACE RATION: LSR = 167,134 / 324,390 (LANDSCAPE AREA / LOT AREA) LSR = 0.52 PERVIOUS SURFACE AREA: 167,134 S.F. IMPERVIOUS SURFACE AREA: 157,256 S.F.



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

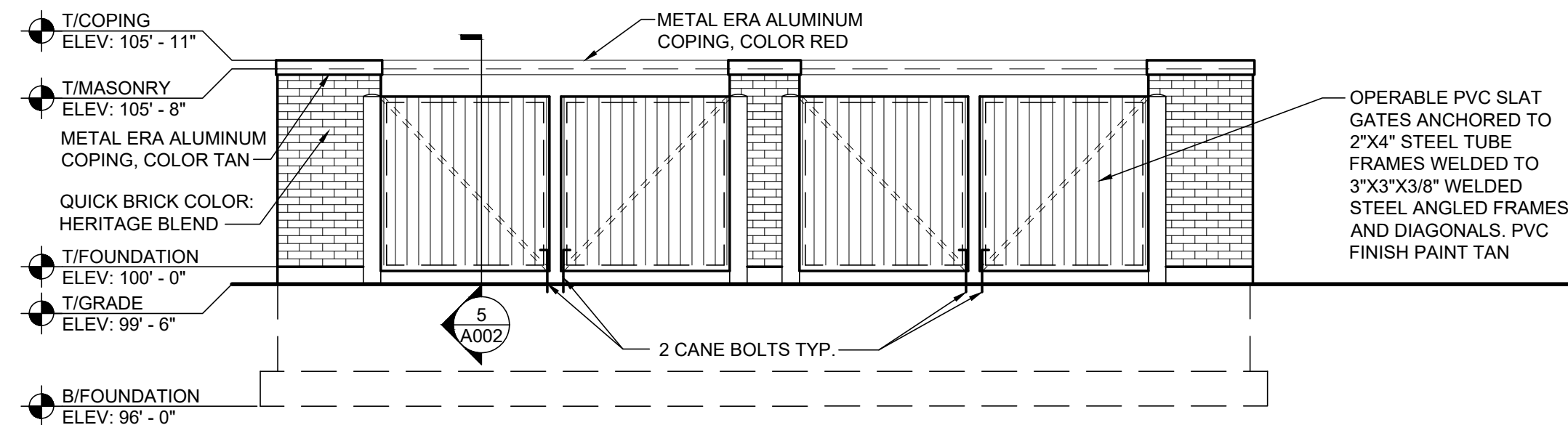


3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

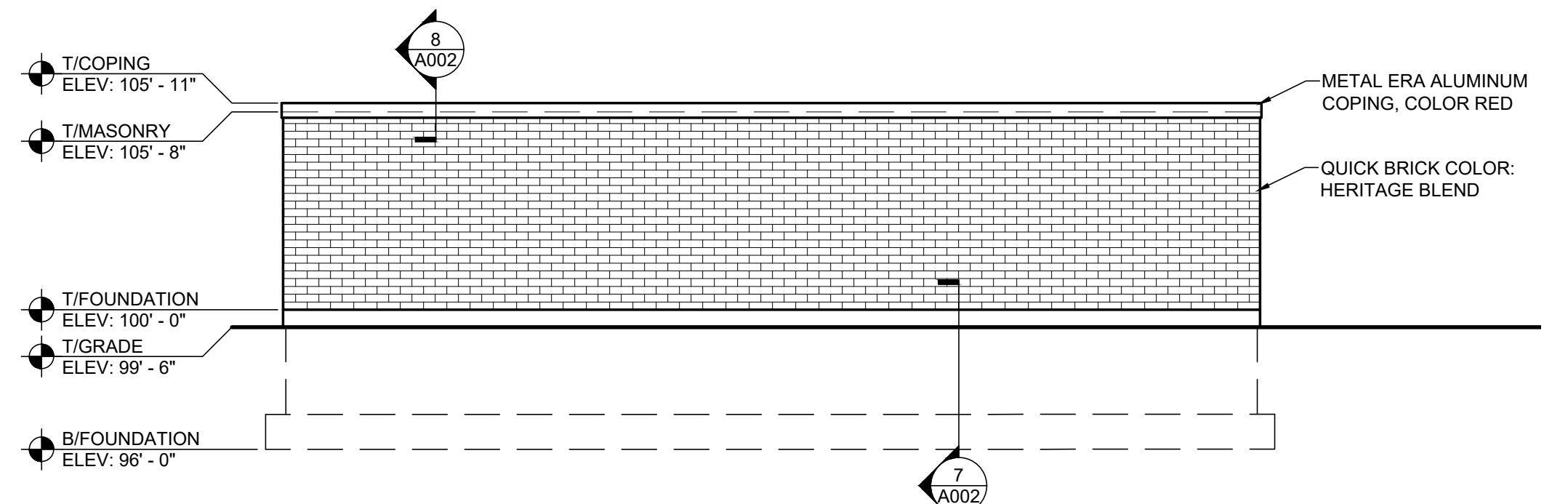


5 ENCLOSURE SLAB DETAIL
SCALE: 1" = 1'-0"

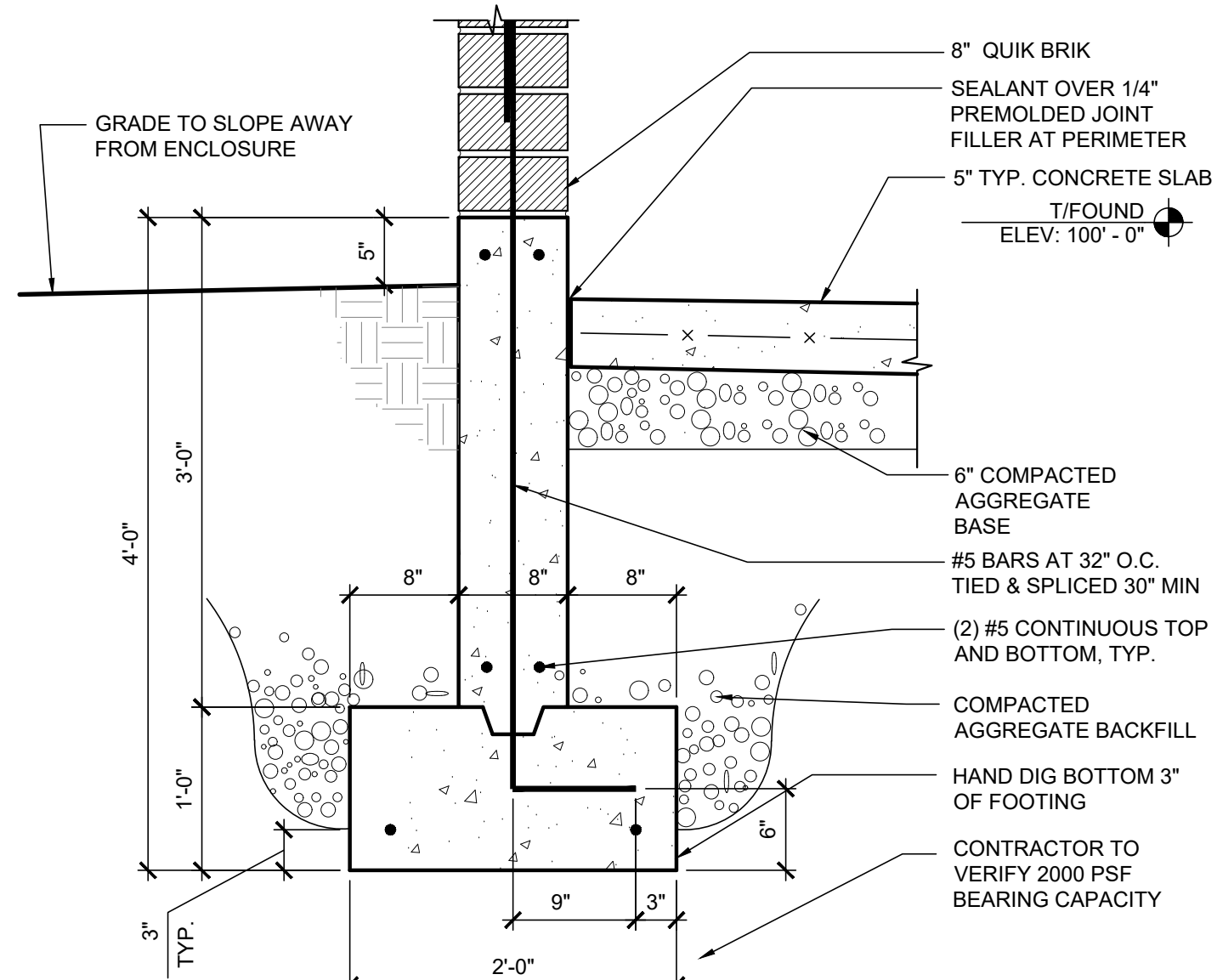
6 ENCLOSURE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



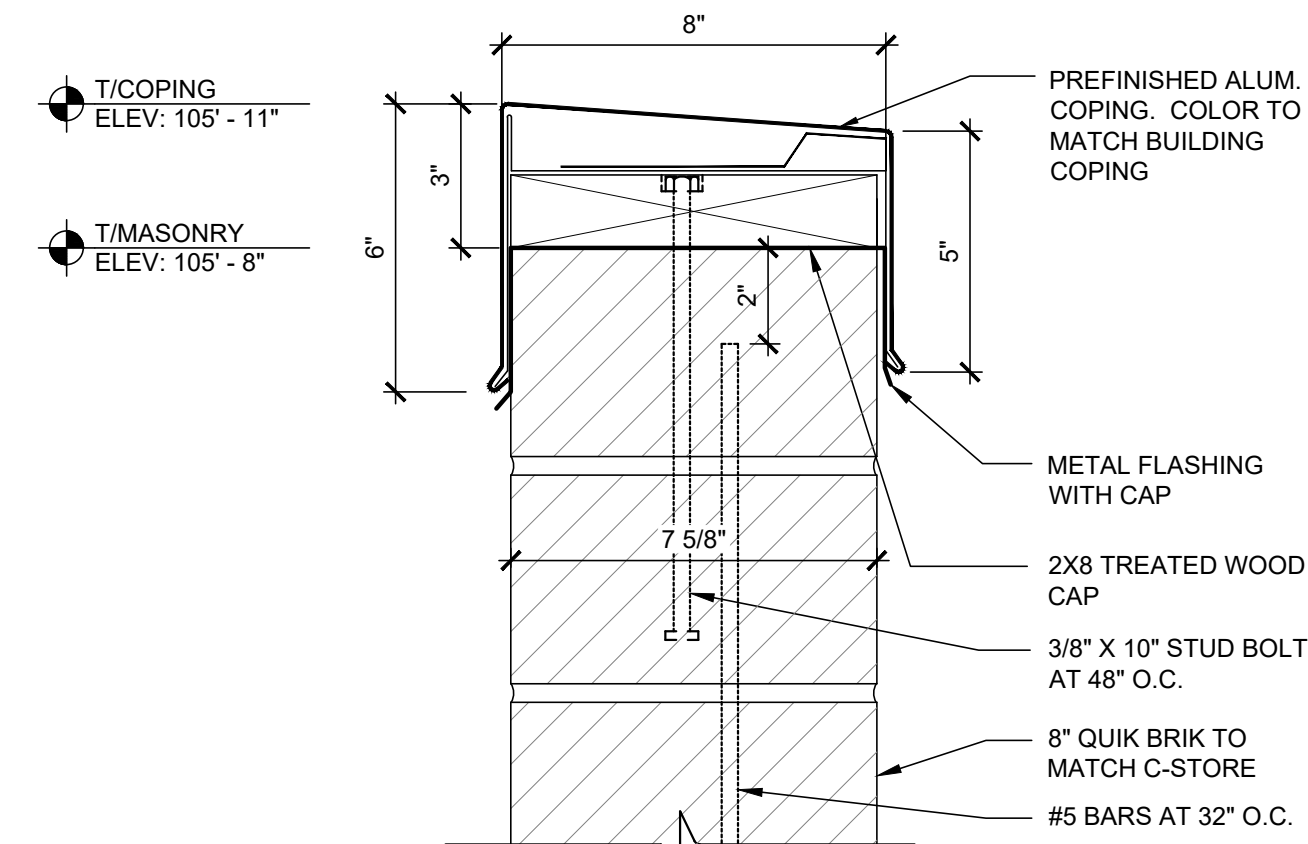
2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"

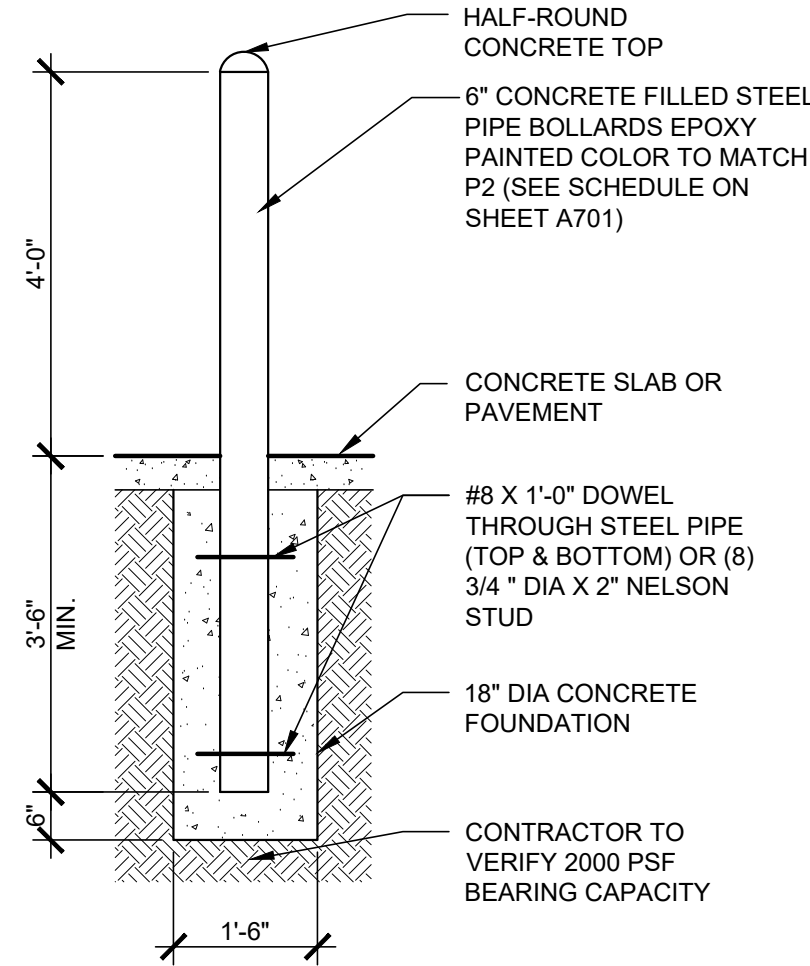


7 ENCLOSURE FOUNDATION DETAIL
SCALE: 1" = 1'-0"



8 ENCLOSURE COPING DETAIL
SCALE: 3" = 1'-0"

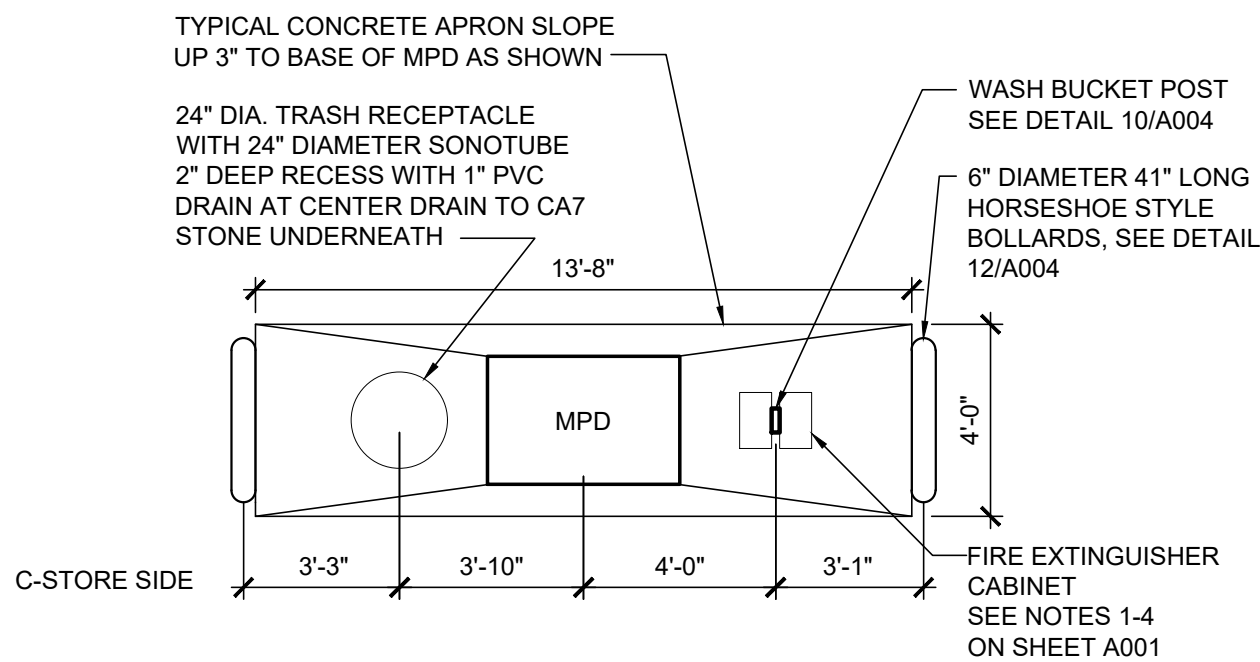




1 NOT USED
SCALE: 1/4" = 1'-0"

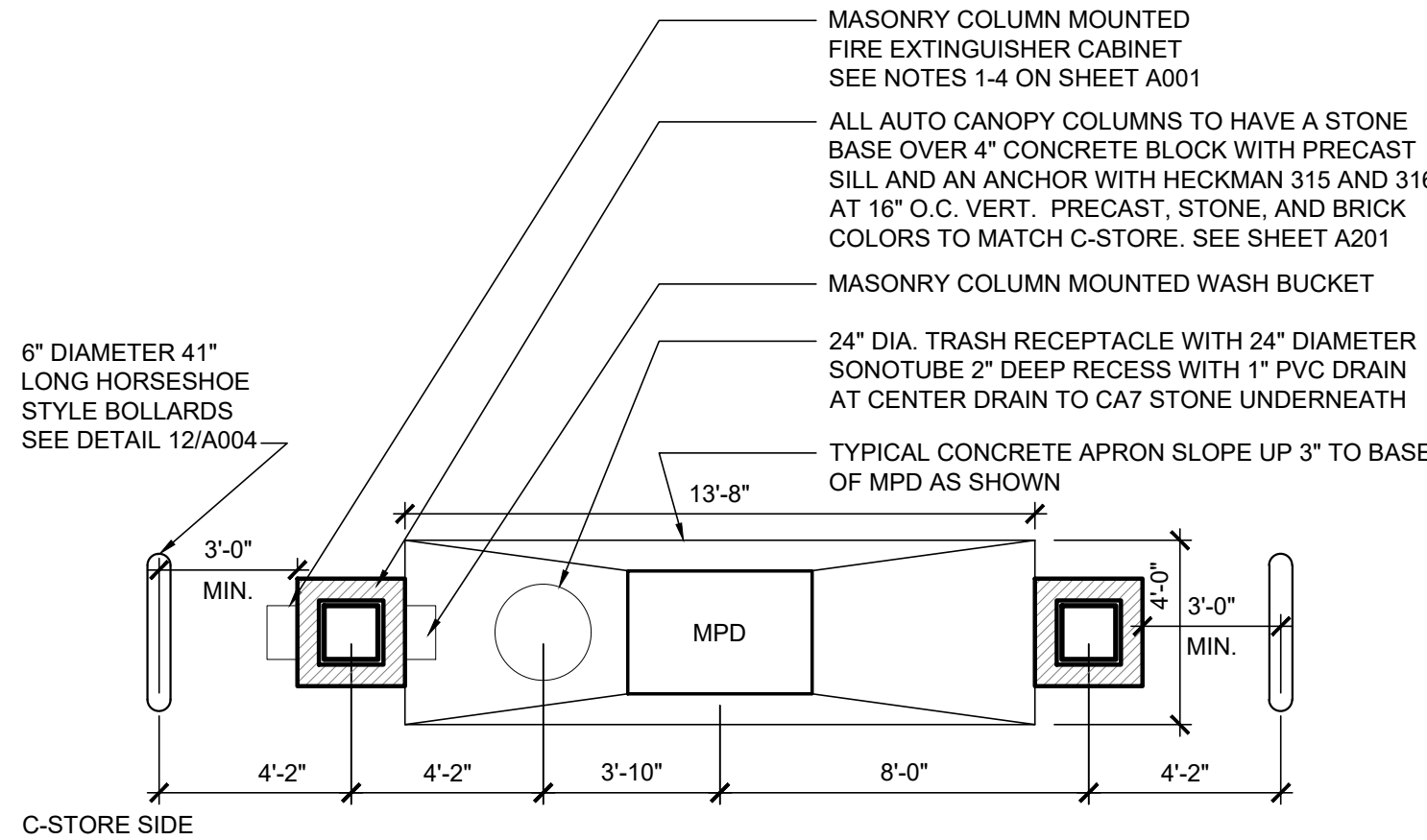
2 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

3 FUEL PUMP ISLANDS
SCALE: N.T.S.

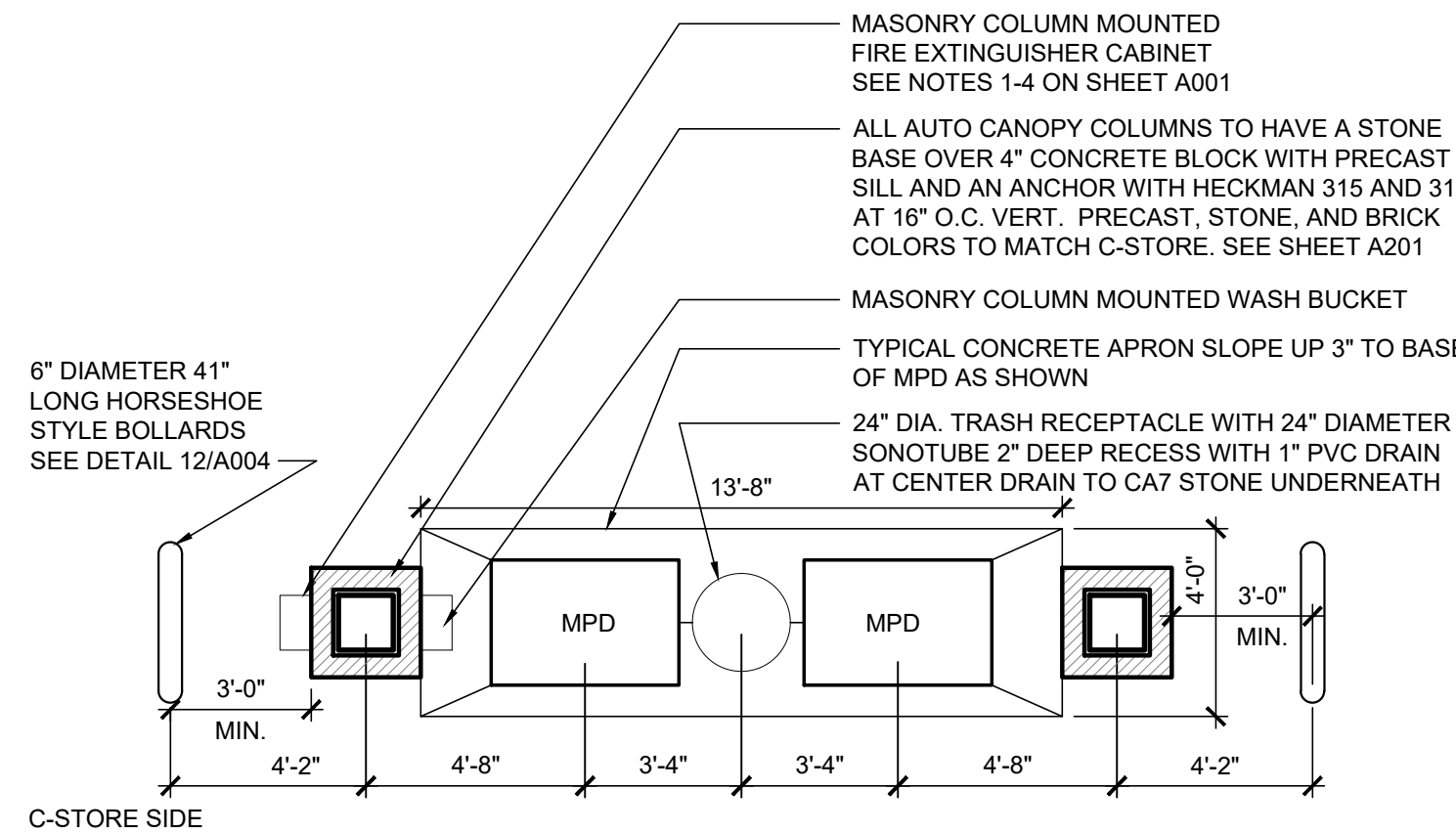


4 NOT USED
SCALE: 1/4" = 1'-0"

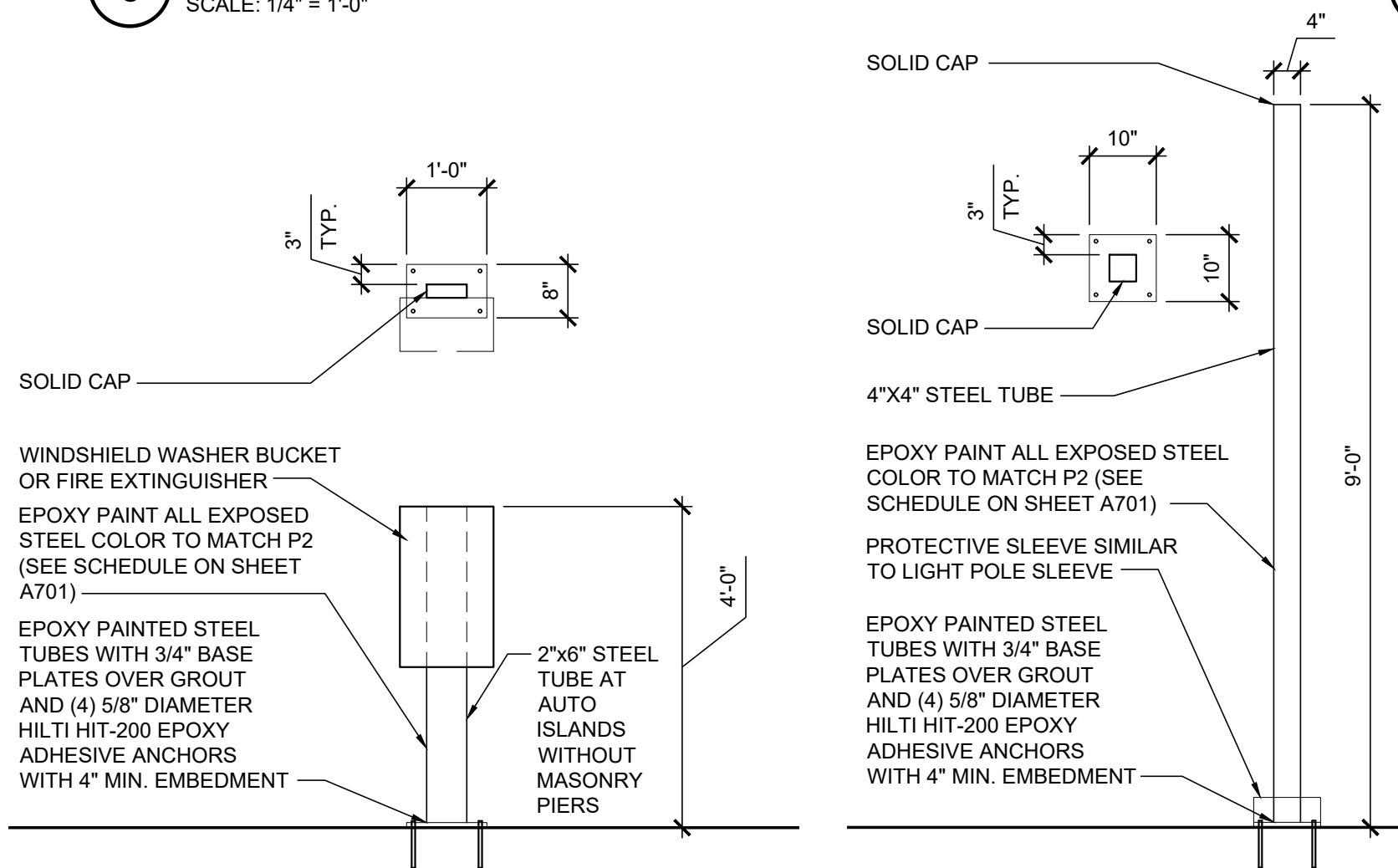
5 AUTO ISLAND WITHOUT COLUMNS
SCALE: 1/4" = 1'-0"



6 AUTO ISLAND WITH COLUMNS
SCALE: 1/4" = 1'-0"

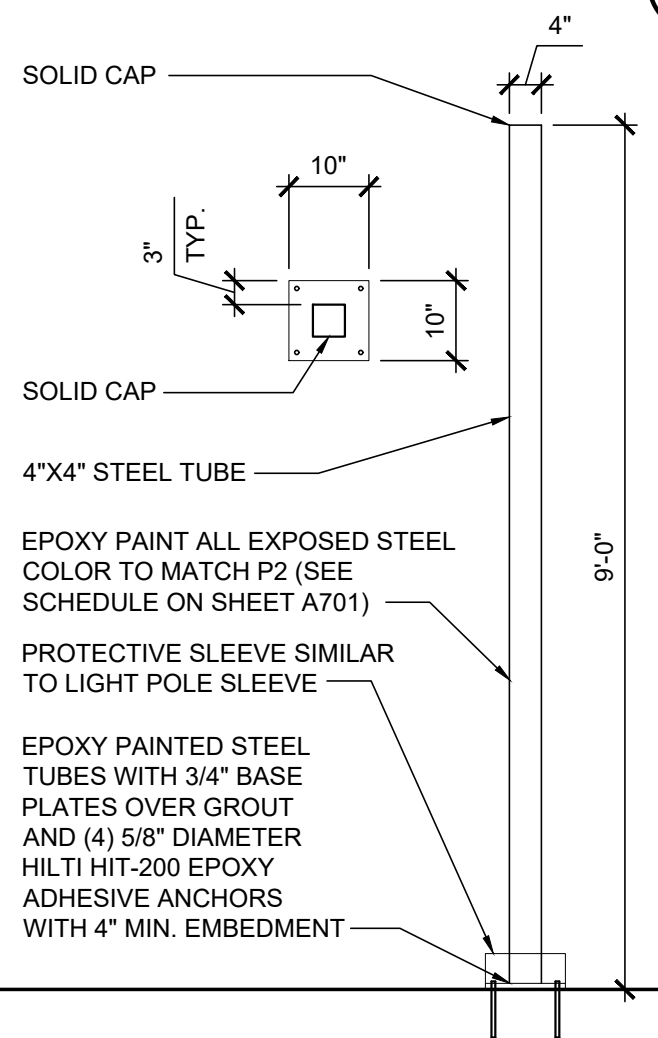


7 AUTO ISLAND WITH COLUMNS AT OUTER SIDES
SCALE: 1/4" = 1'-0"



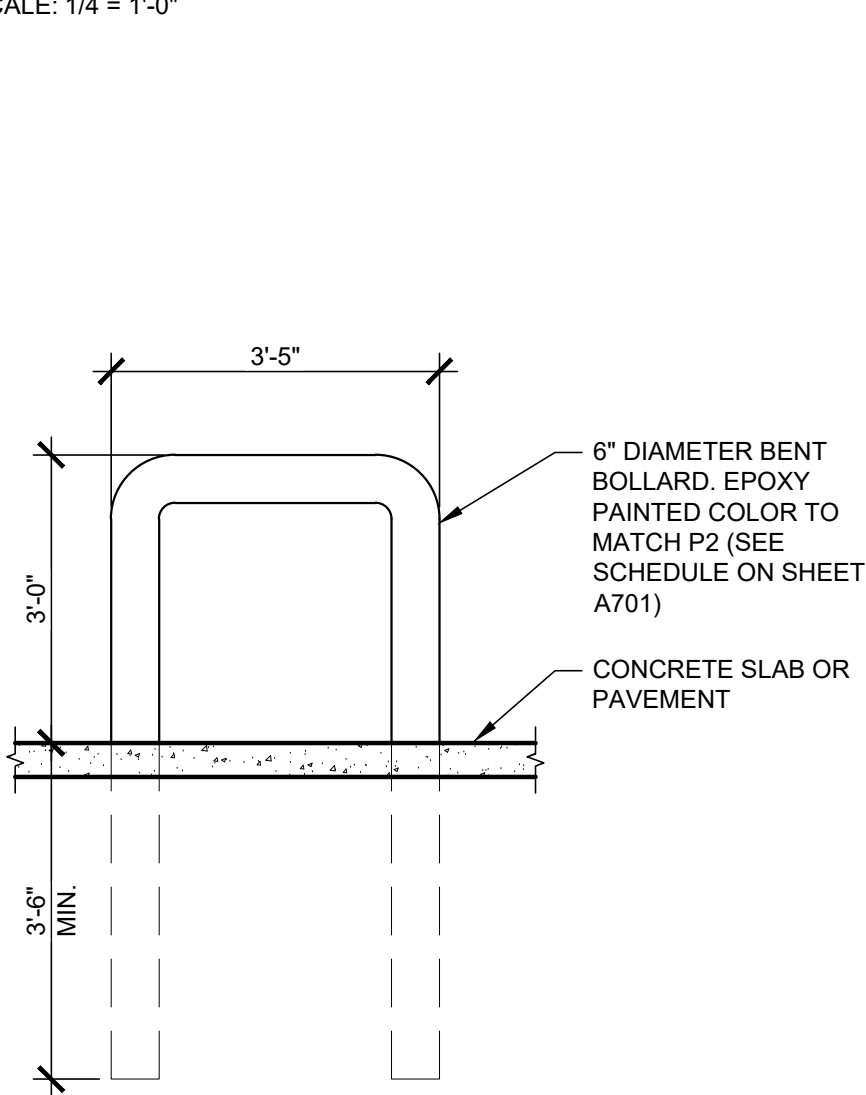
8 NOT USED
SCALE: 1/2" = 1'-0"

10 WINDSHIELD WASHER POST
SCALE: 1/2" = 1'-0"



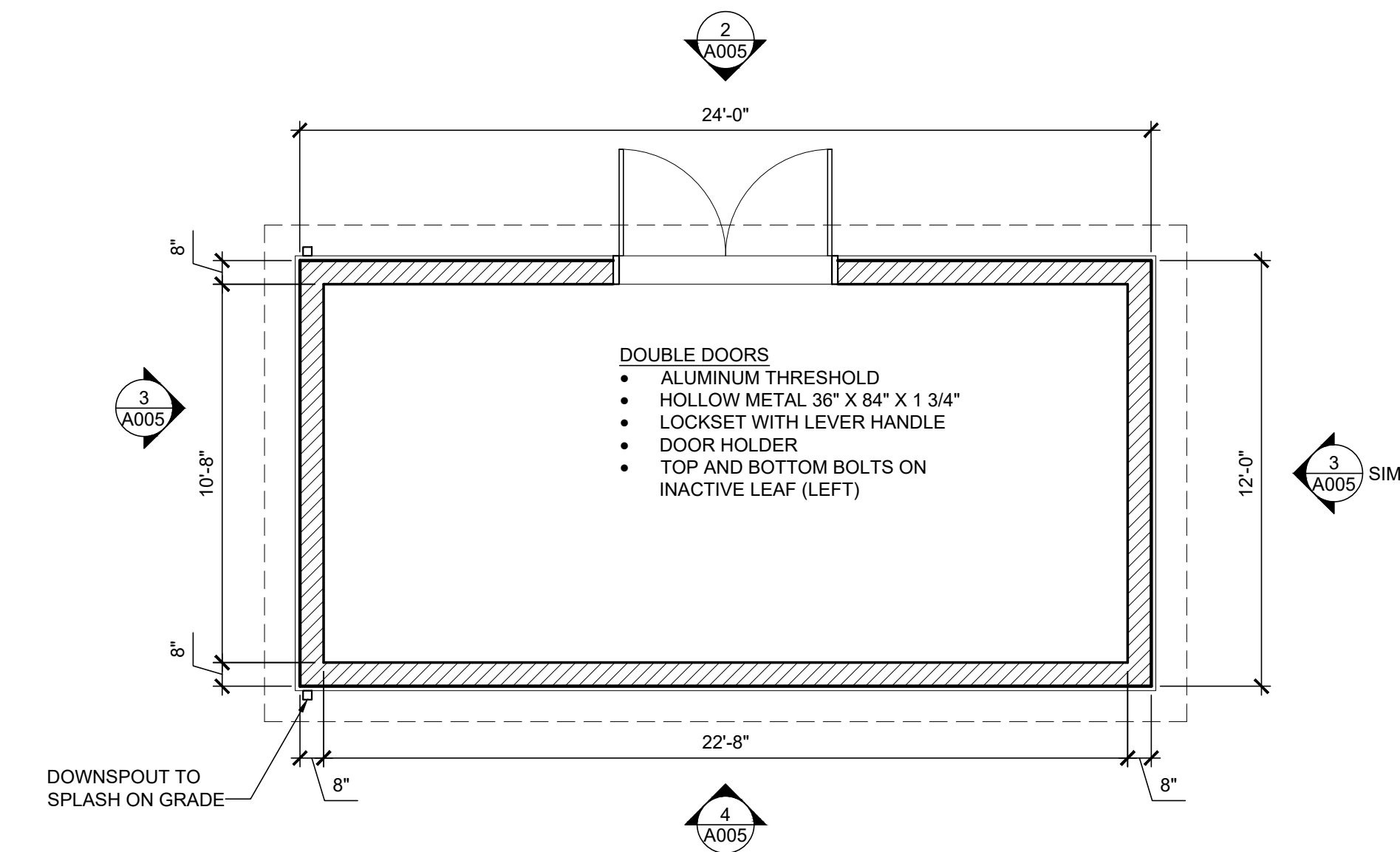
9 NOT USED
SCALE: 1/2" = 1'-0"

11 VACUUM POST
SCALE: 1/2" = 1'-0"

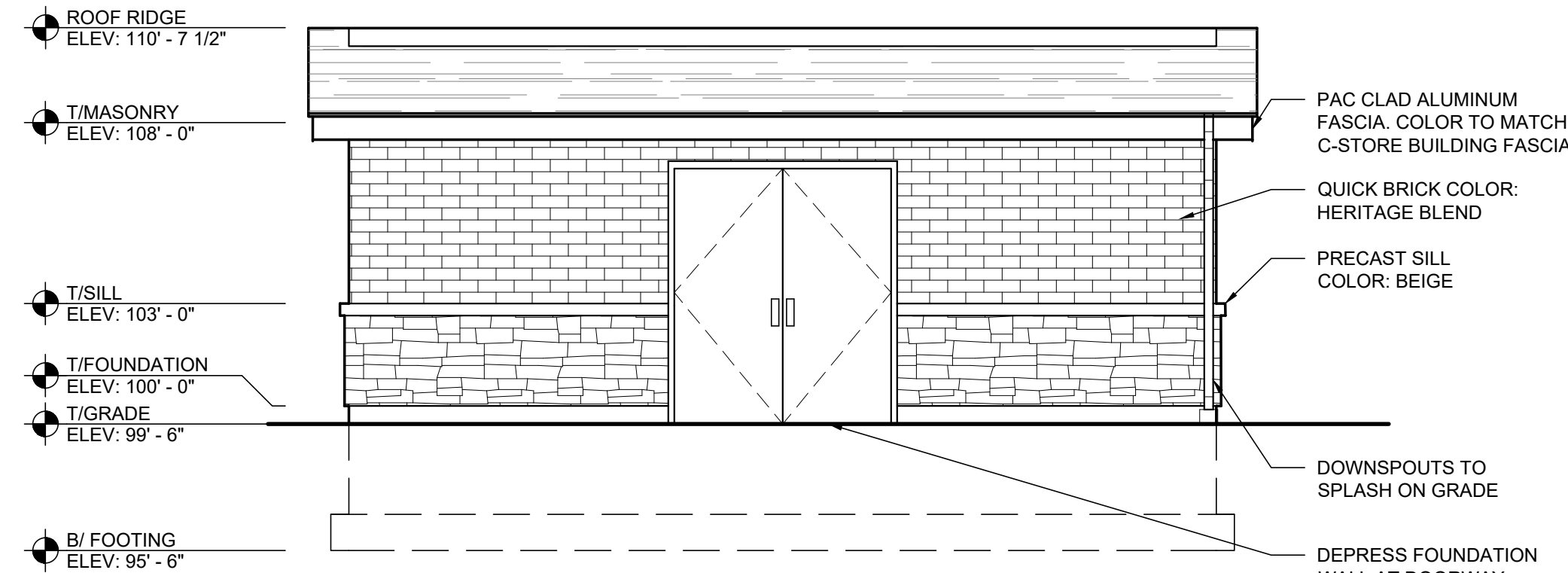


12 HORSESHOE BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

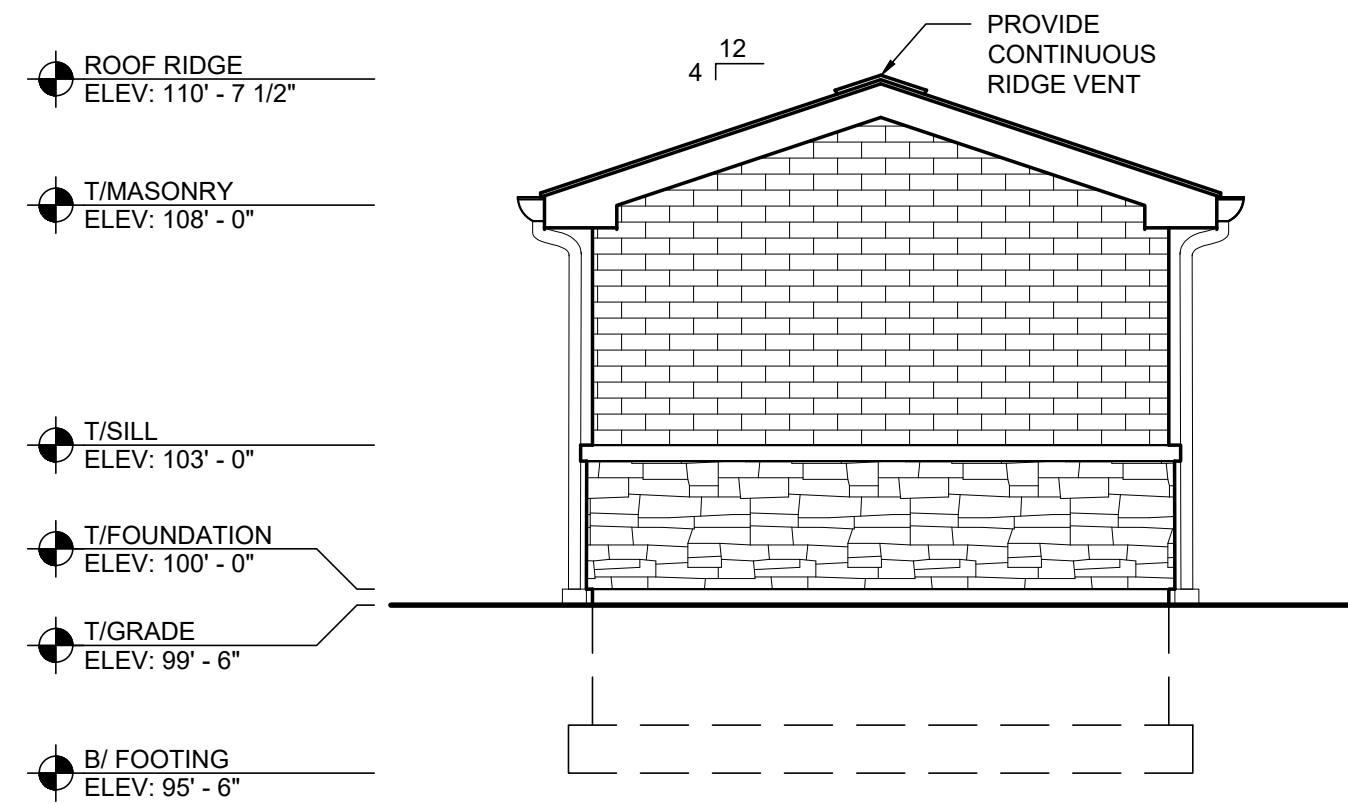
12 HORSESHOE BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



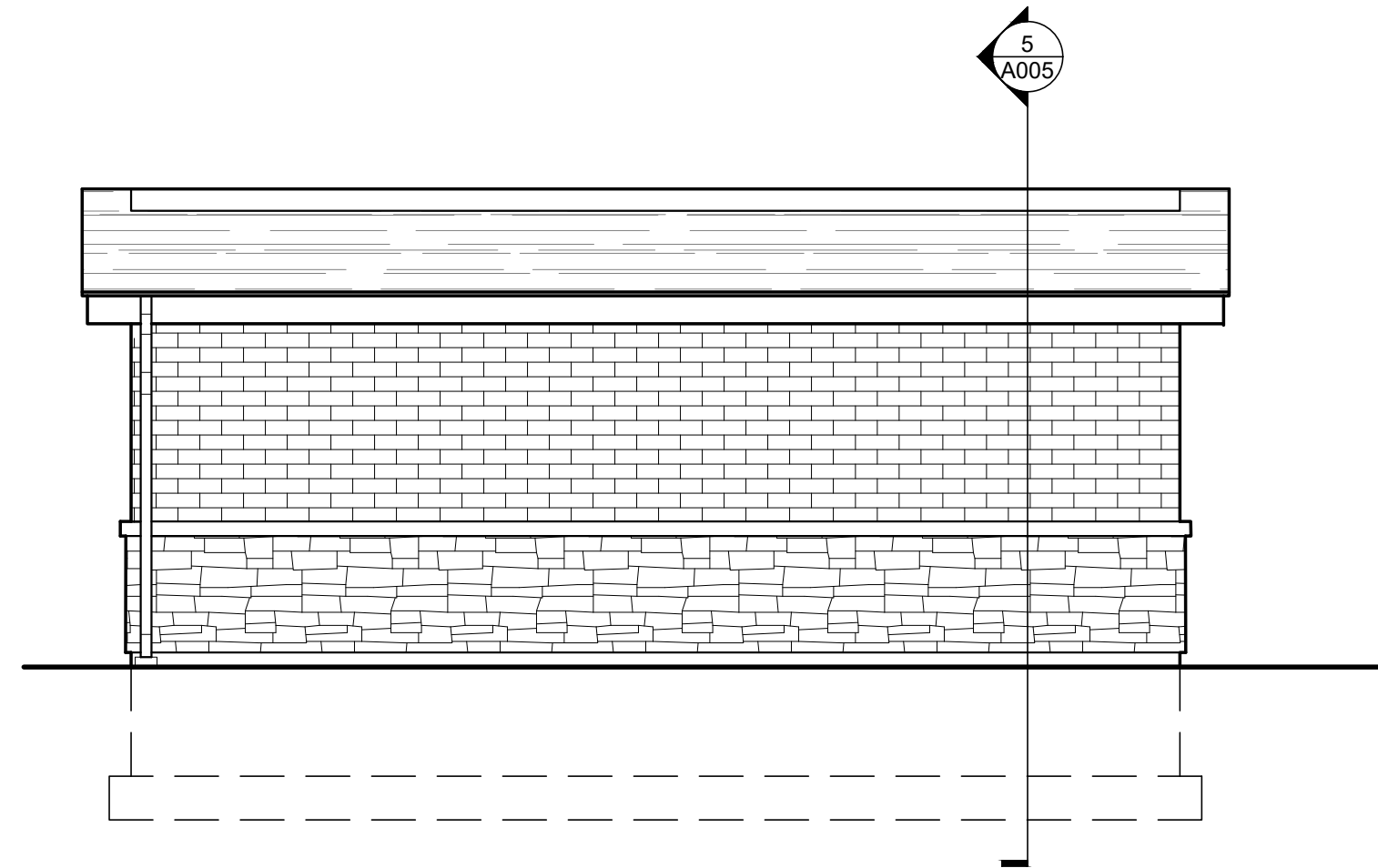
1 SHED BUILDING PLAN
SCALE: 1/4" = 1'-0"



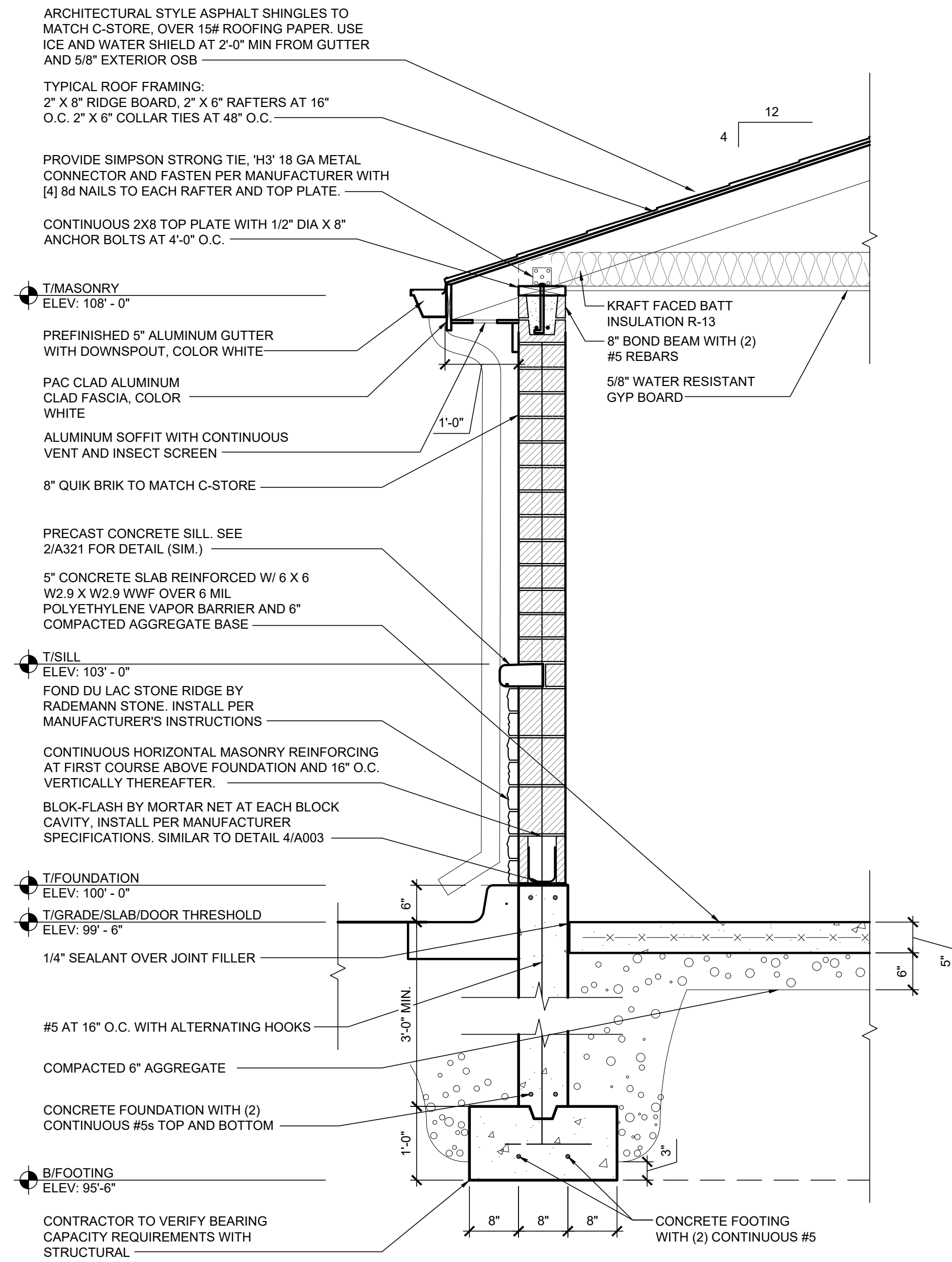
2 SHED BUILDING WEST ELEVATION
SCALE: 2



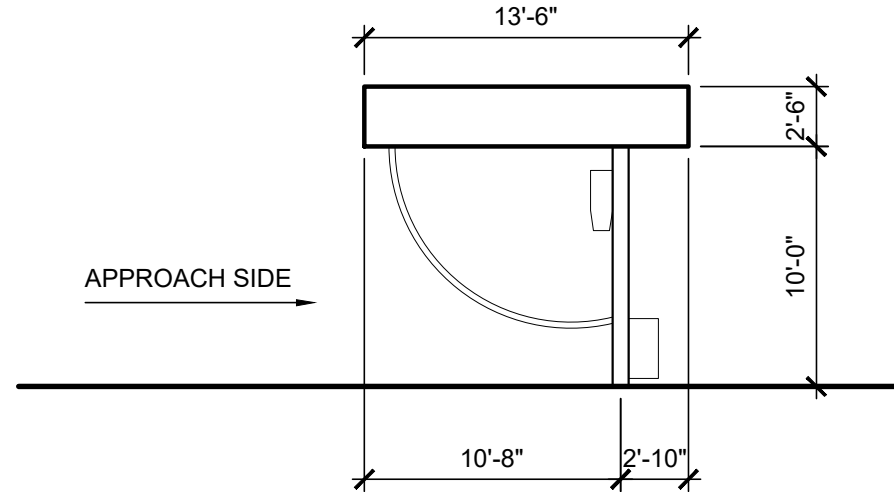
3 SHED BUILDING NORTH/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



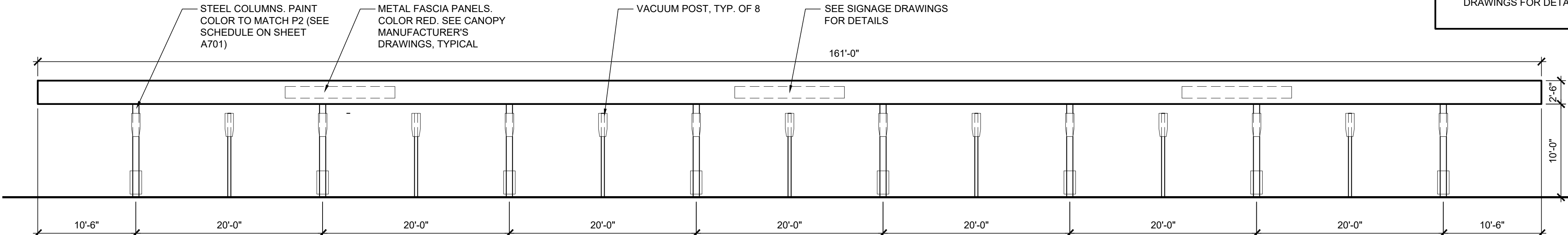
4 SHED BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



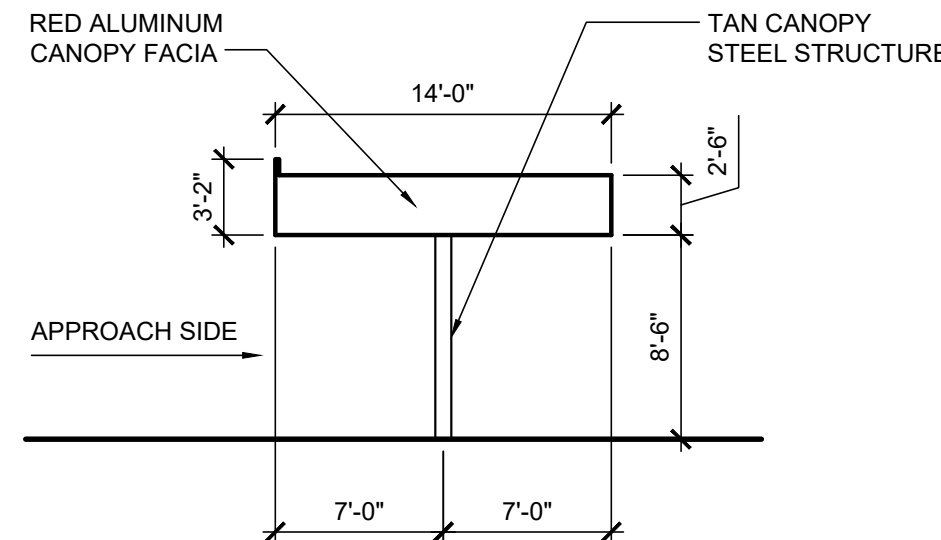
5 STORAGE BUILDING WALL SECTION
SCALE: 3/4" = 1'-0"



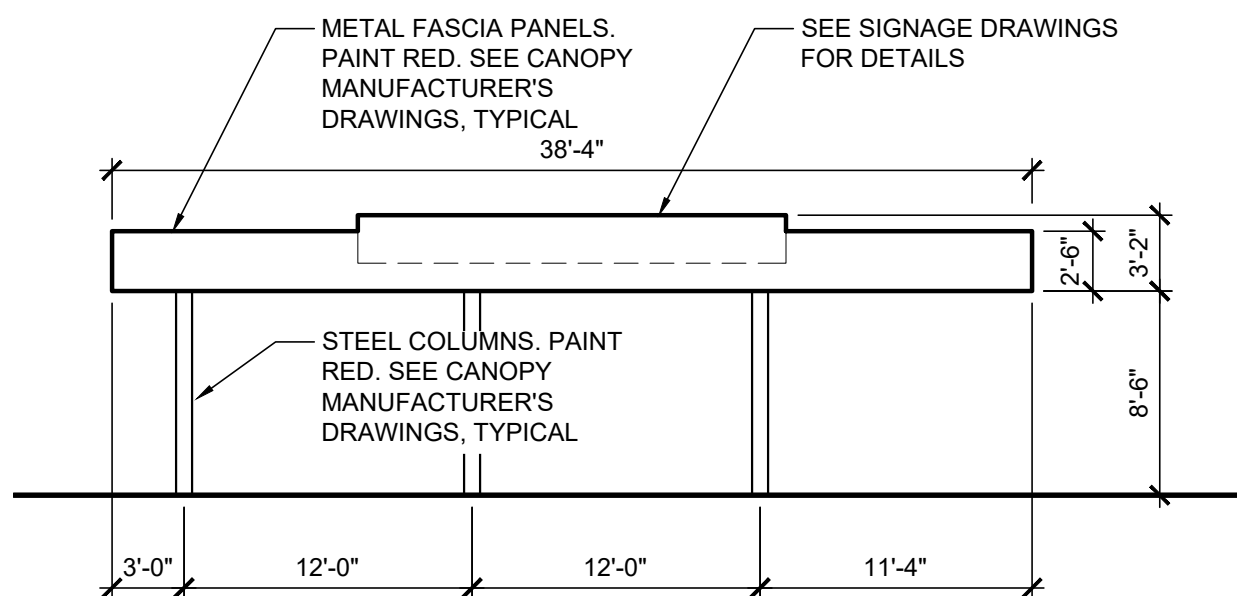
1 VACUUM CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 VACUUM CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



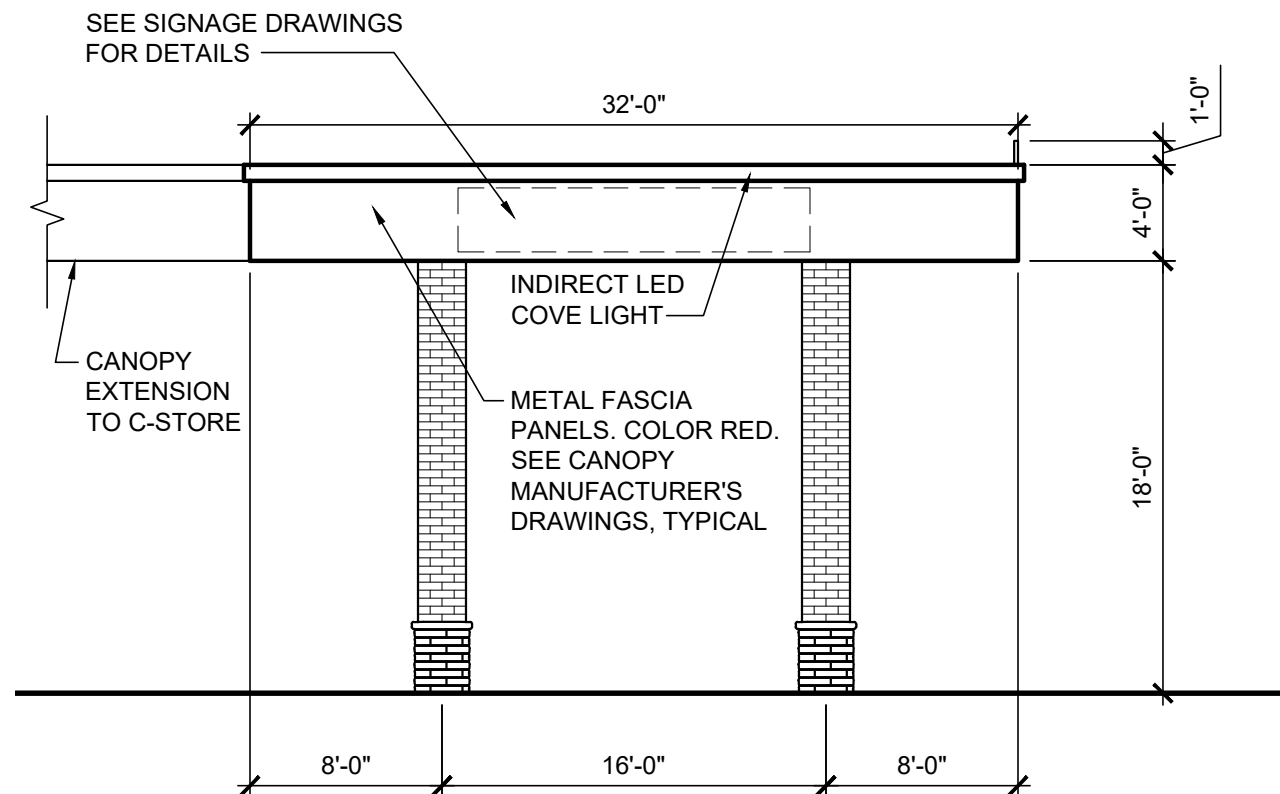
3 PAY STATION SIDE ELEVATION
SCALE: 1/8" = 1'-0"



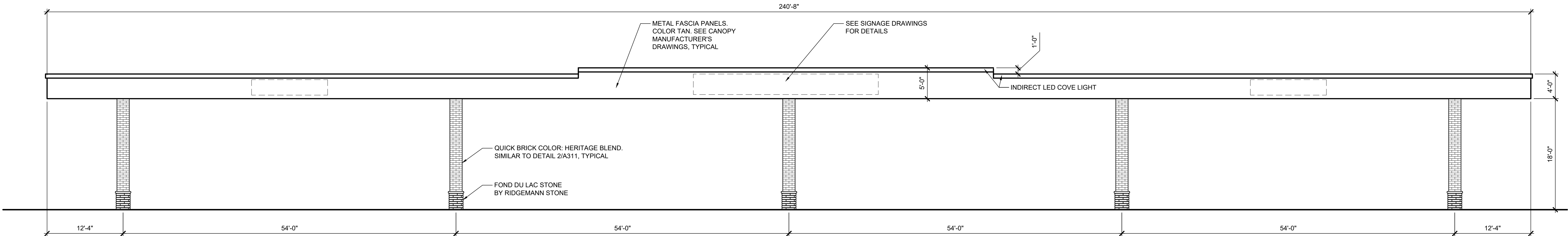
4 PAY CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"

5 NOT USED
SCALE: 1/8" = 1'-0"

6 NOT USED
SCALE: 1/8" = 1'-0"



7 AUTO CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



8 AUTO CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



9 CARWASH VAC EQUIPMENT EXAMPLE IMAGES
SCALE: N.T.S.



10 CARWASH PAY CANOPY EXAMPLE IMAGES
SCALE: N.T.S.

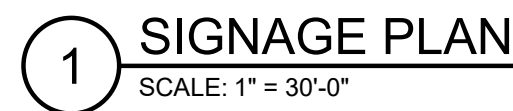


CANOPY GENERAL NOTES

THESE DRAWINGS ARE DESIGN INTENT ONLY, SEE CANOPY MANUFACTURER DRAWINGS FOR DETAILS

ISSUE

TO	DATE
ZONING	02/06/26
CLIENT	04/01/26
CLIENT	04/30/26
ZONING	05/12/26

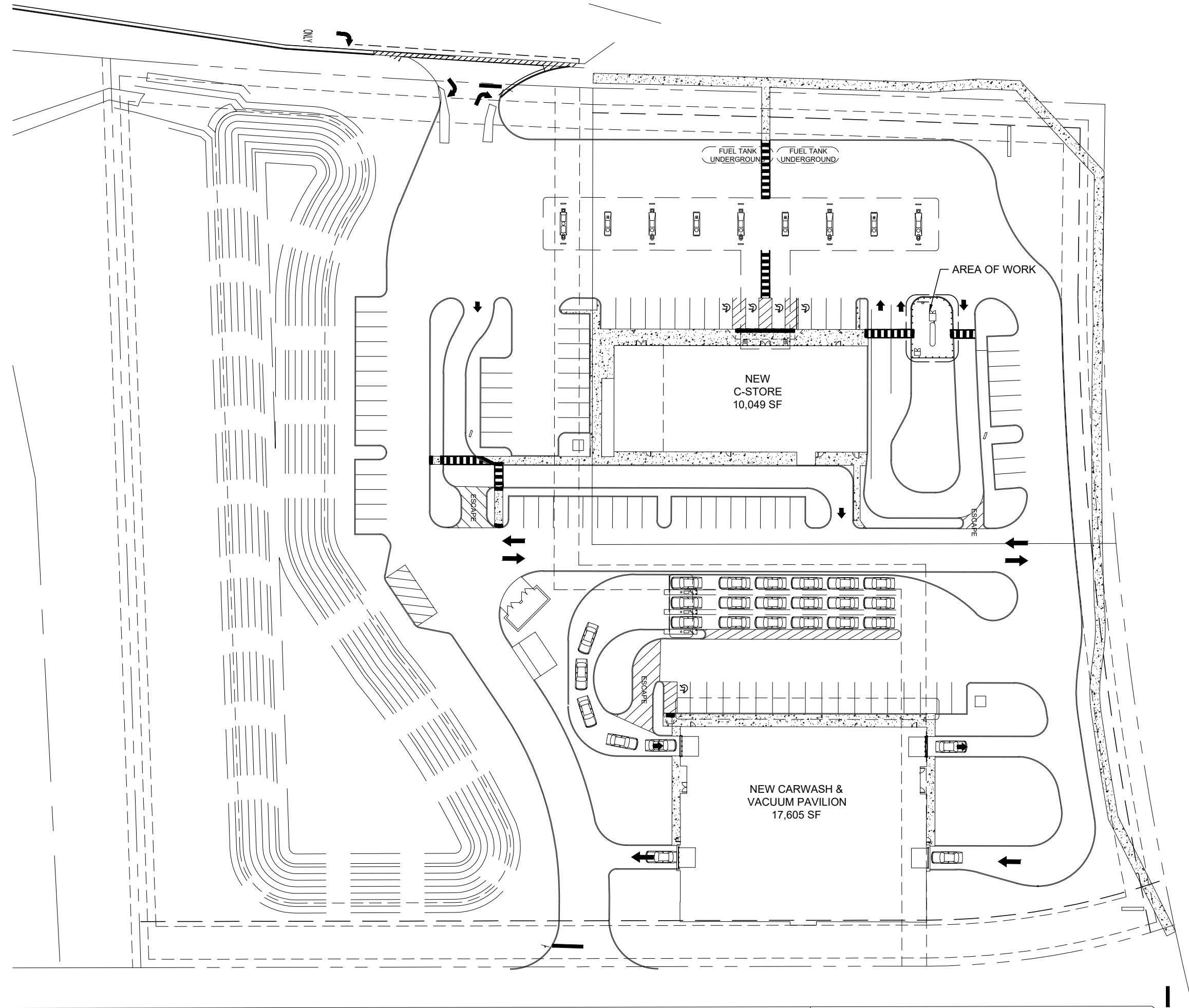


Y	DRIVE-THRU [®] DIRECTIONAL SIGN: ILLUMINATED SIGN, 2.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2
Z1	CLEARANCE BAR: SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2
Z2	CLEARANCE BAR: SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2

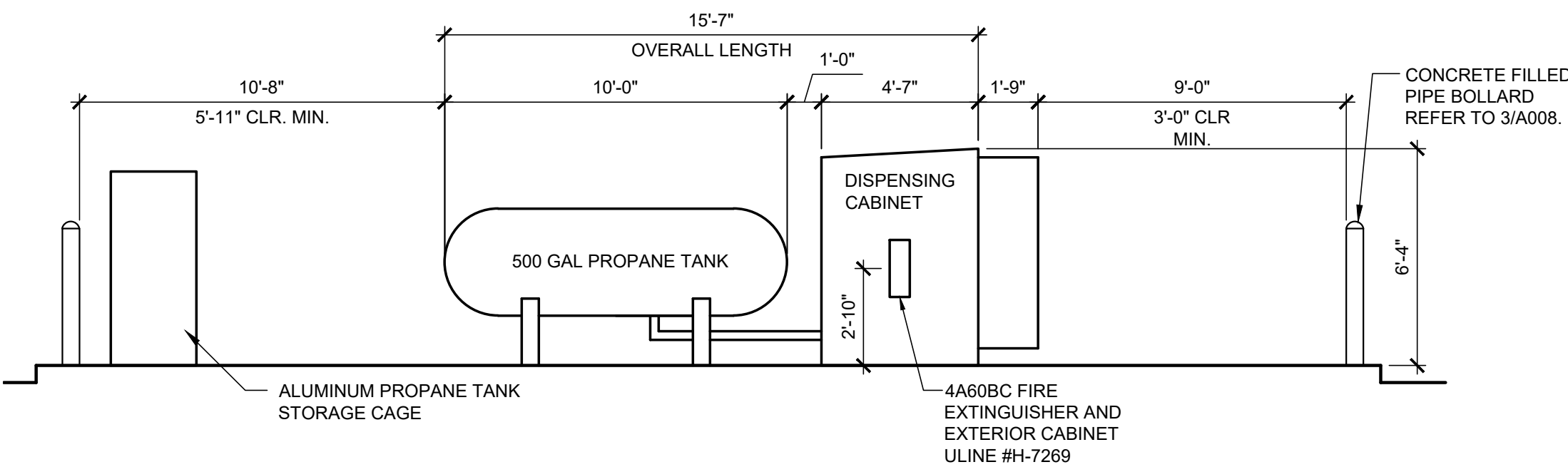
VARIANCE REQUEST

1. REQUESTING A VARIANCE OF 4 WALL SIGNS FROM THE ALLOWED 5. C-STORE WILL HAVE 4, AND THE CARWASH WILL HAVE 5.
2. REQUESTING A VARIANCE OF 12 SF ON THE EAST AND WEST AUTO CANOPY SIGN FROM THE 16 SF MAX.
3. REQUESTING A VARIANCE TO ALLOW SIGNAGE ON THE CARWASH PAY AND VAC CANOPY. 28.2 SF ON THE VAC CANOPY, 35.7 SF ON THE PAY CANOPY.

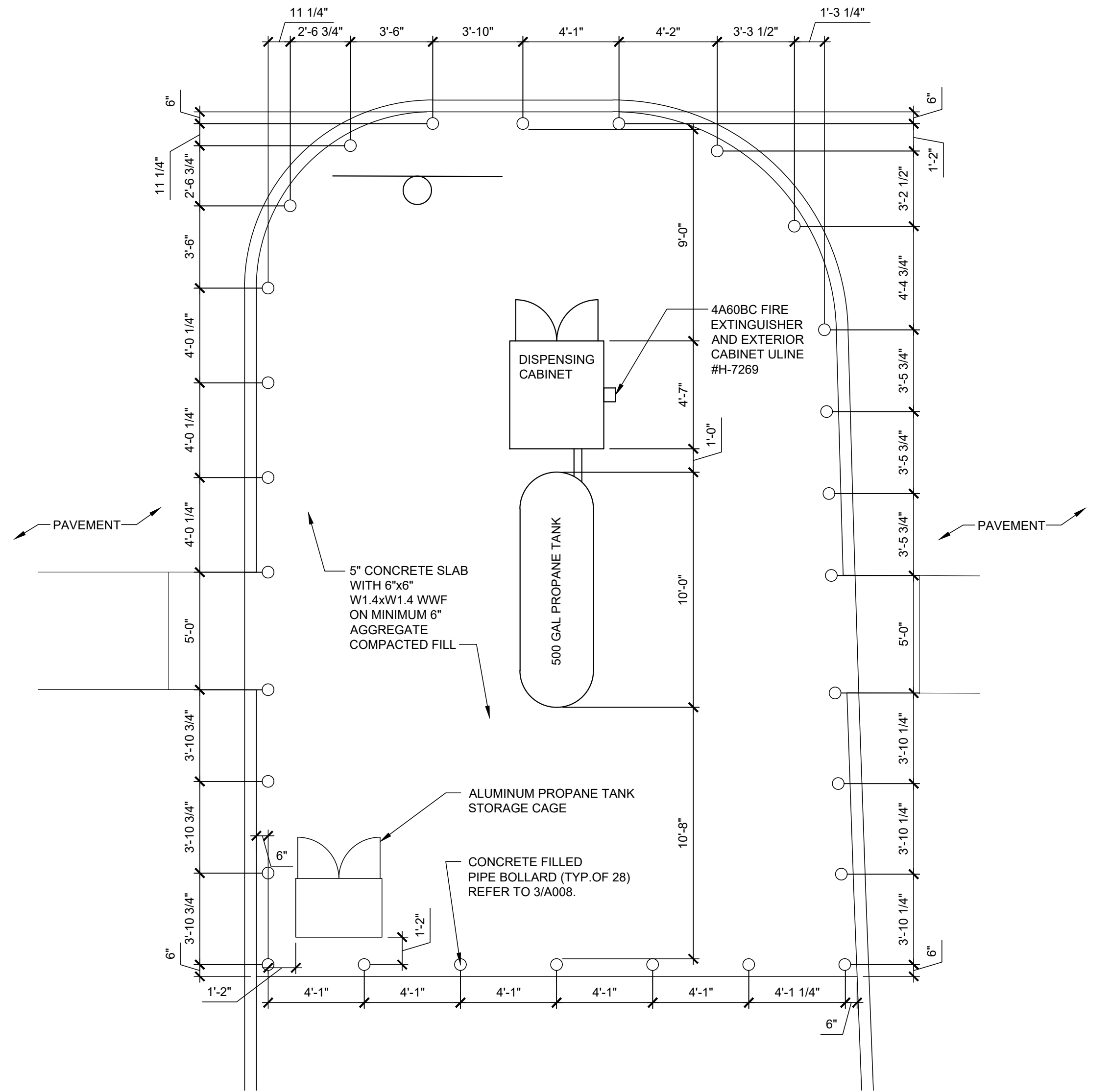
CHECK:CP
DRAWN:KV/AN
JOB:D2600095
A007
SIGNAGE PLAN



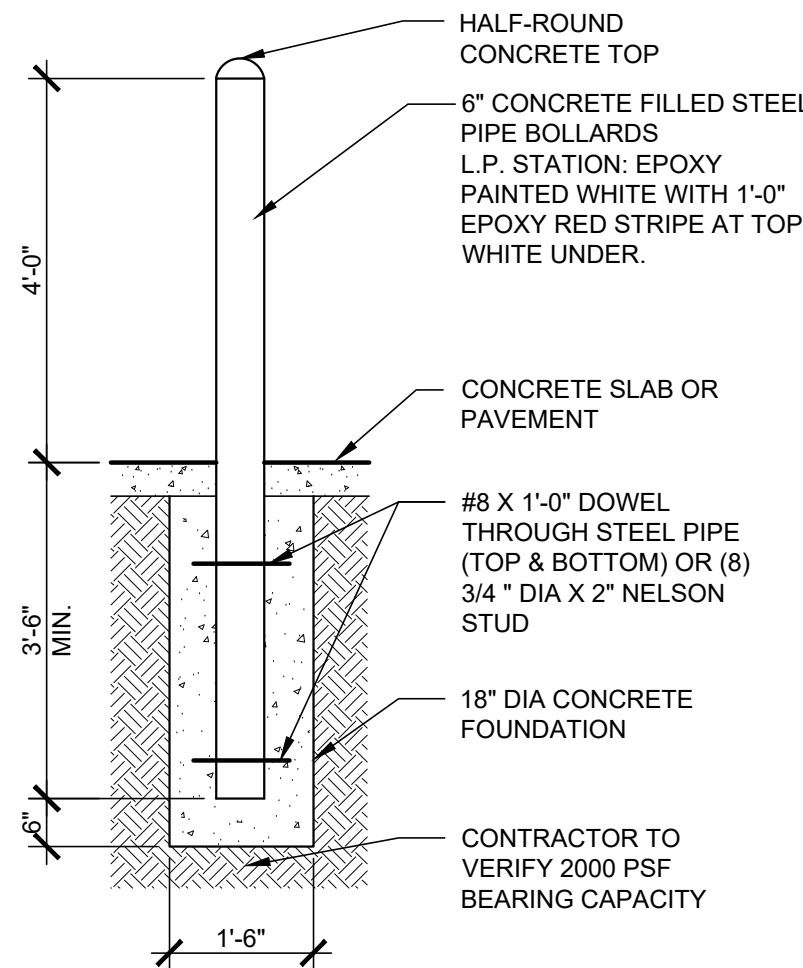
KEY MAP
SCALE: 1" = 60'-0"



LIQUID PROPANE FUEL ELEVATION
SCALE: 1/4" = 1'-0"



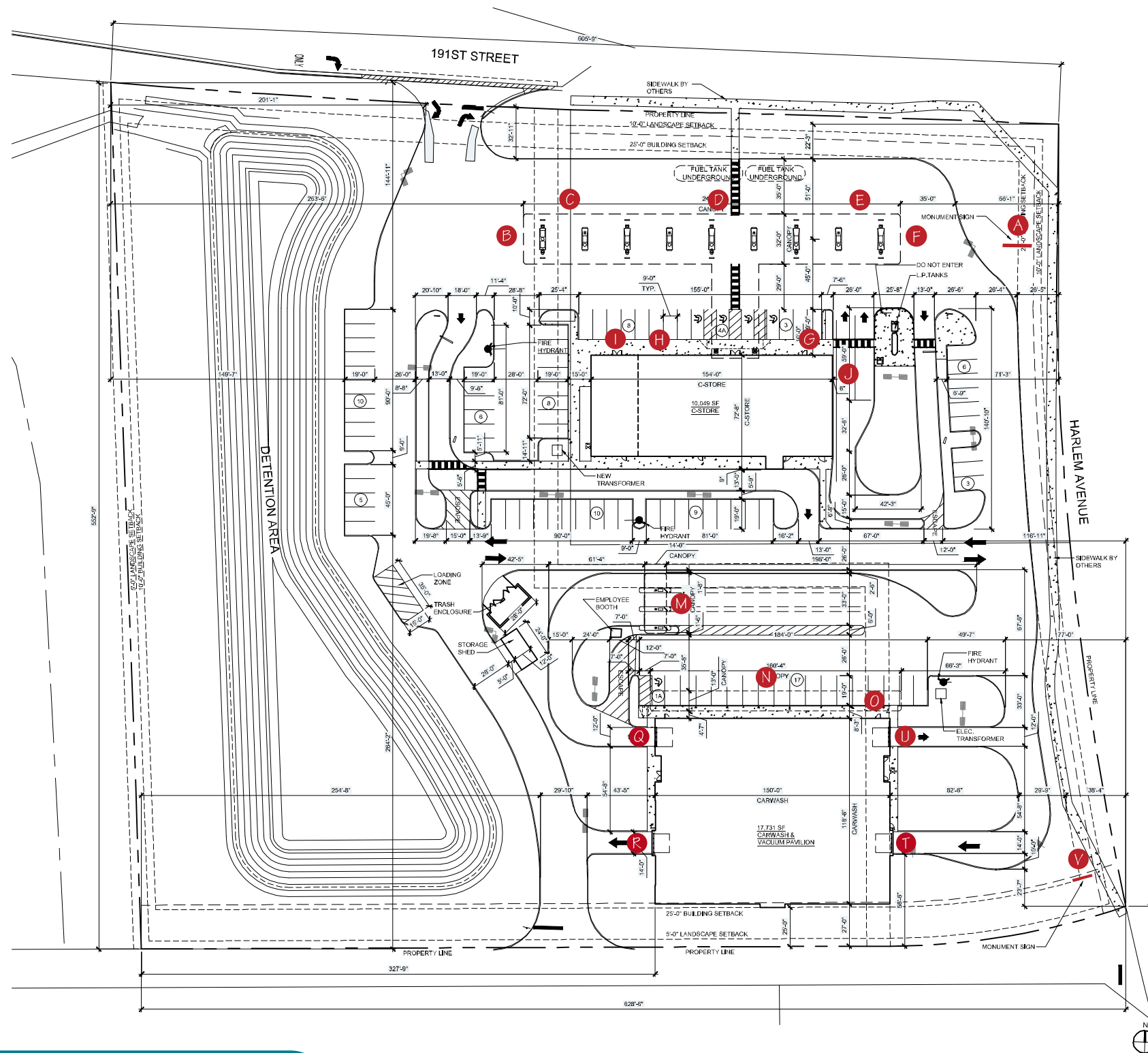
LIQUID PROPANE FUEL STATION
SCALE: 1/4" = 1'-0"



BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



PROPANE FUEL EAMPLE
SCALE: N.T.S.



- A D/F ILLUMINATED ID MONUMENT SIGN W/ PRICES
- B ILLUMINATED GAS N WASH LOGO
- C ILLUMINATED QUICK SERVE RESTAURANT LOGO
- D ILLUMINATED GAS N WASH LOGO
- E ILLUMINATED DUNKIN' LOGO
- F ILLUMINATED GAS N WASH LOGO
- G ILLUMINATED DUNKIN' LOGO
- H ILLUMINATED QUICK SERVE RESTAURANT LOGO
- I ILLUMINATED GAMING LETTERS ON BUILDING
- J ILLUMINATED DUNKIN' DRIVE THRU SIGN
- K SIGN DELETED
- L SIGN DELETED
- M ILLUMINATED BOX SIGN ABOVE PAY CANOPY
- N NON-ILLUMINATED VACUUM COPY
- O ILLUMINATED CAR WASH LETTERS ON BUILDING
- P SIGN DELETED
- Q ILLUMINATED CAR WASH LETTERS ON BUILDING
- R ILLUMINATED CLUB DETAIL LETTERS ON BUILDING
- S SIGN DELETED
- T ILLUMINATED CLUB DETAIL LETTERS ON BUILDING
- U ILLUMINATED CAR WASH LETTERS ON BUILDING
- V D/F ILLUMINATED CAR WASH MONUMENT WITH EMC



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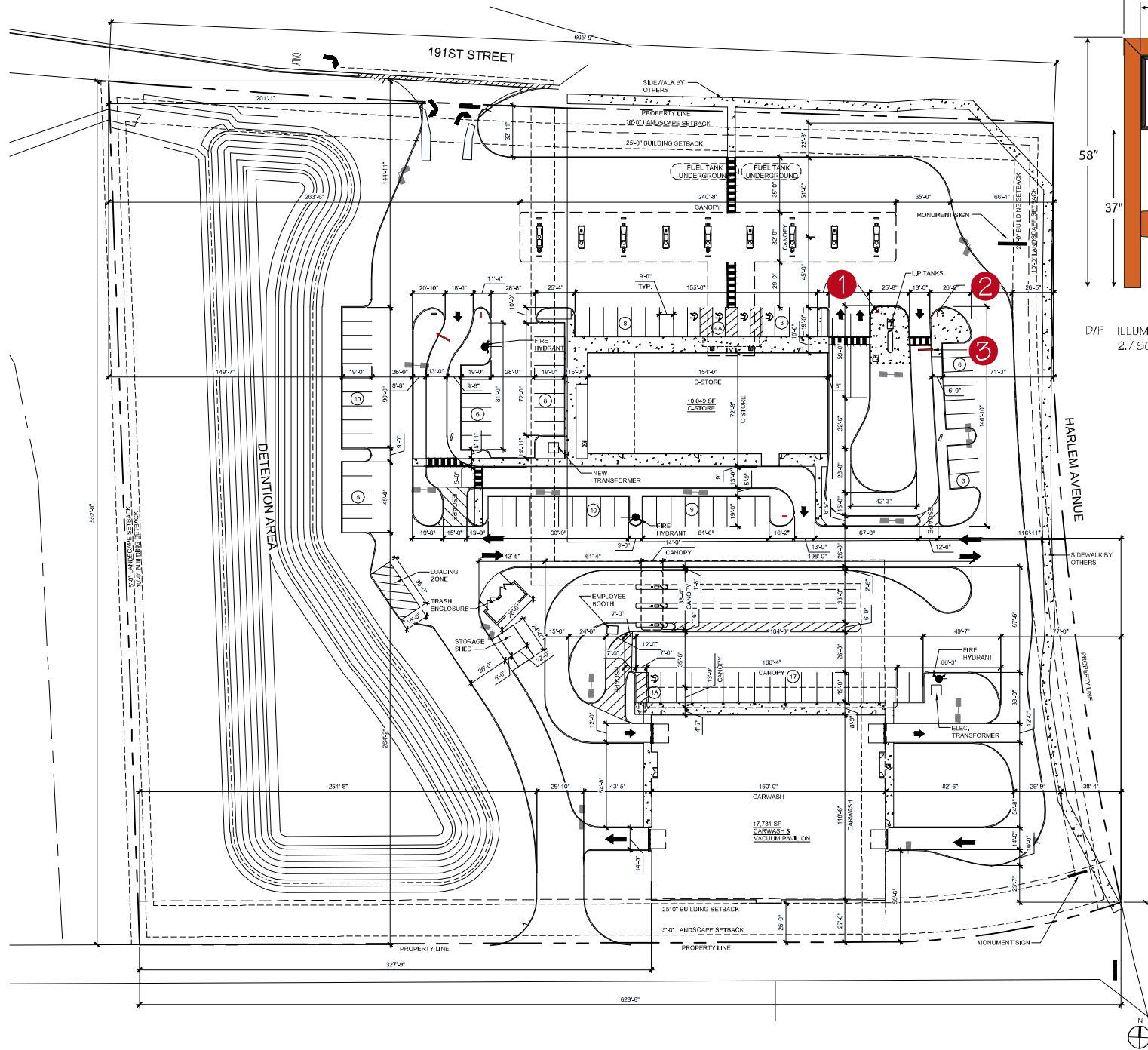
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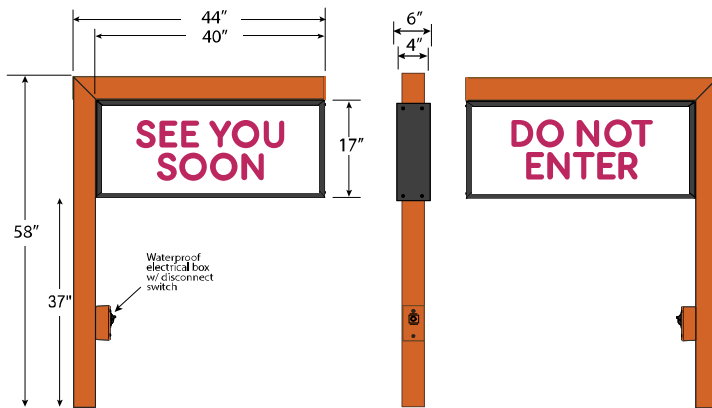
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Date

Scale	NTS	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	SIGN LOCATION PLAT					
Drawn By	ED	Revisions By	ED	ED	ED	ED	ED	Drawing No. 24-146.1C
		Date	10-17-24	8-11-25	2-5-26	5-13-26	8-3-26	

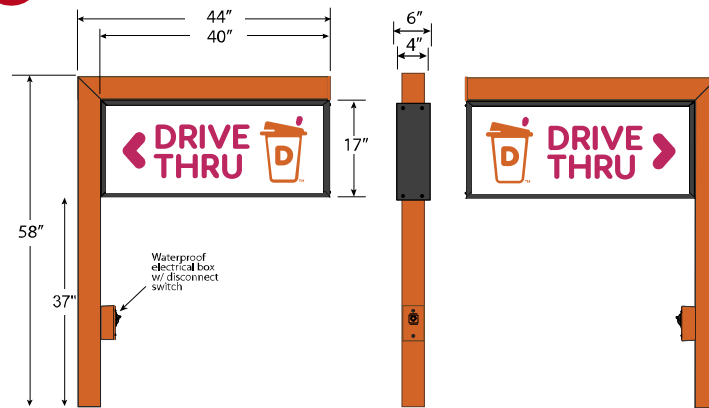


1



D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.

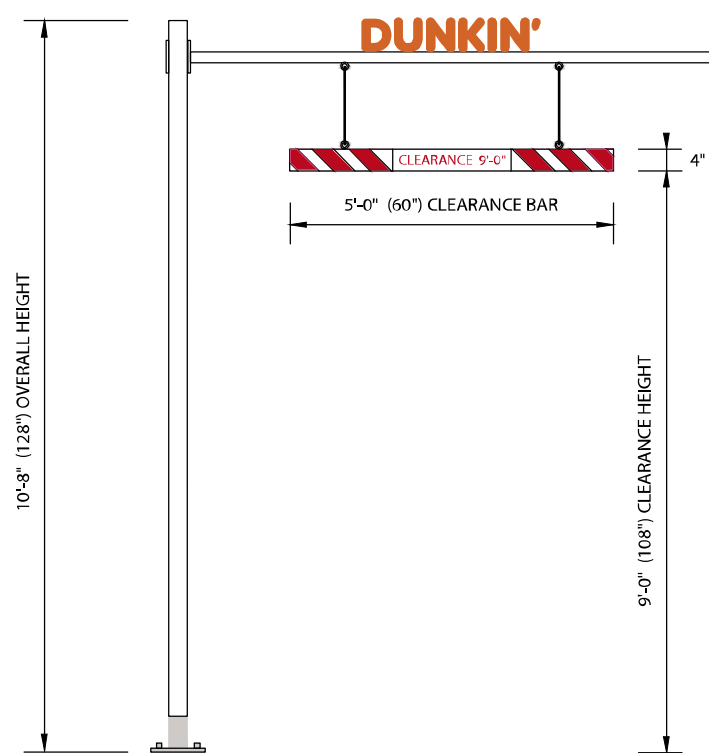
2



D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.

- 1 D/F ILLUMINATED DUNKIN DRIVE THRU EXIT SIGN
- 2 D/F ILLUMINATED DUNKIN DRIVE THRU ENTRANCE SIGN
- 3 CLEARANCE BAR DUNKIN

3



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Approved

Date

Scale

NTS

Date

10-17-24

Drawn By

ED

Title

GAS N WASH - TINLEY 191ST

Description

DRIVE THRU DIRECTIONAL

Revisions By

ED

ED

ED

Date

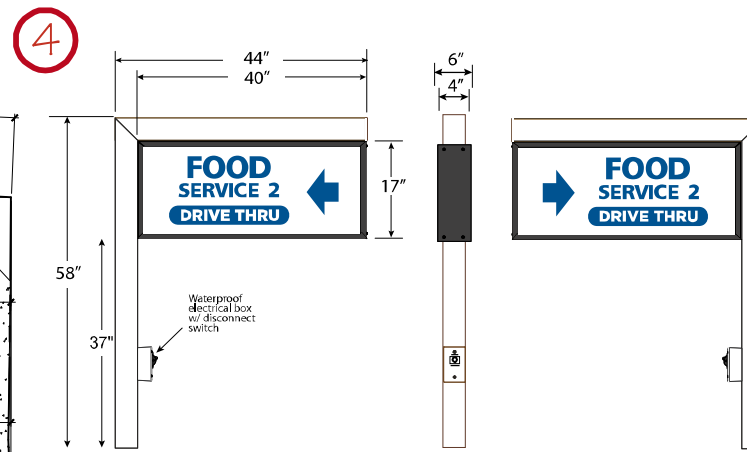
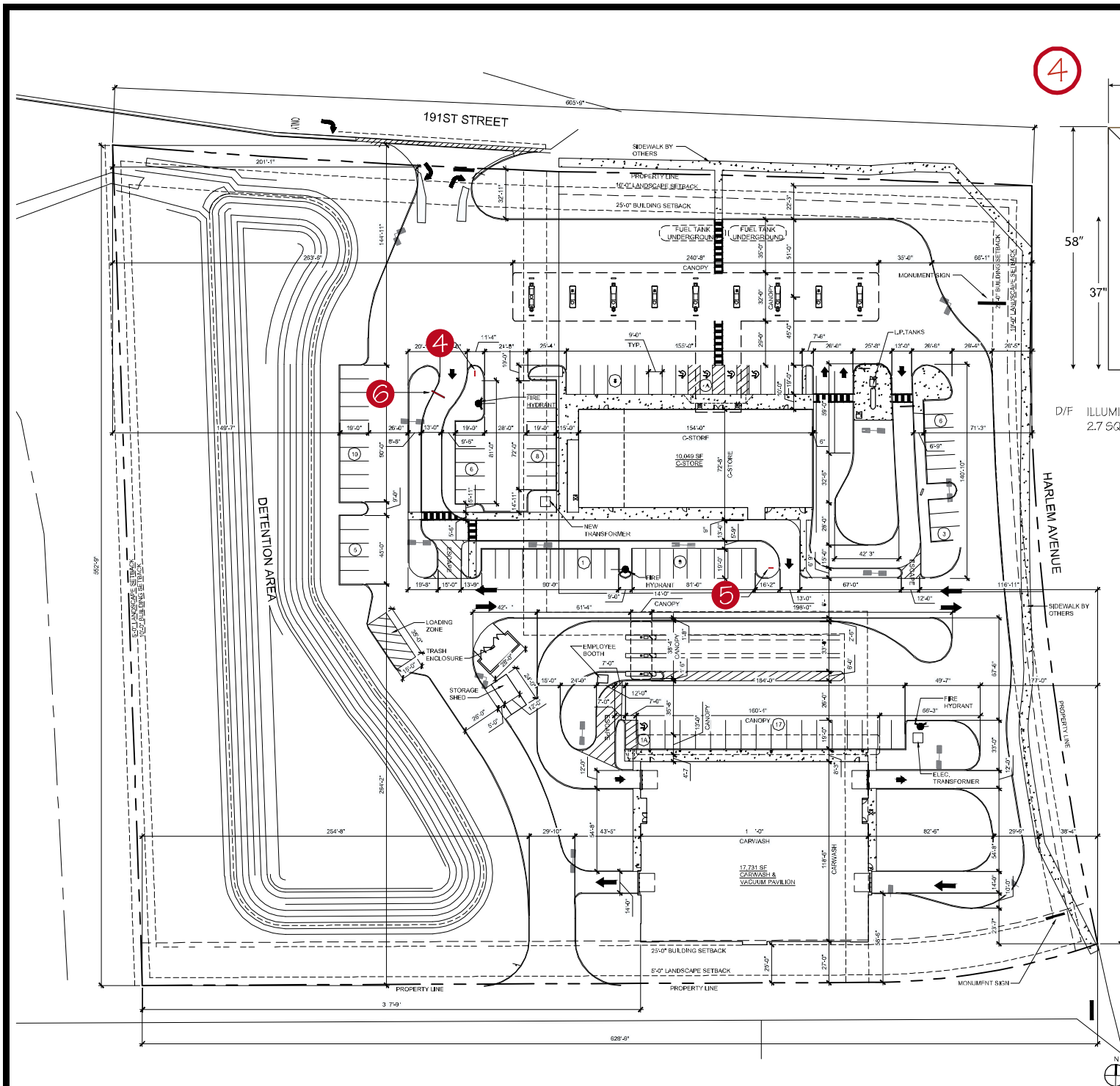
8-11-25

2-5-26

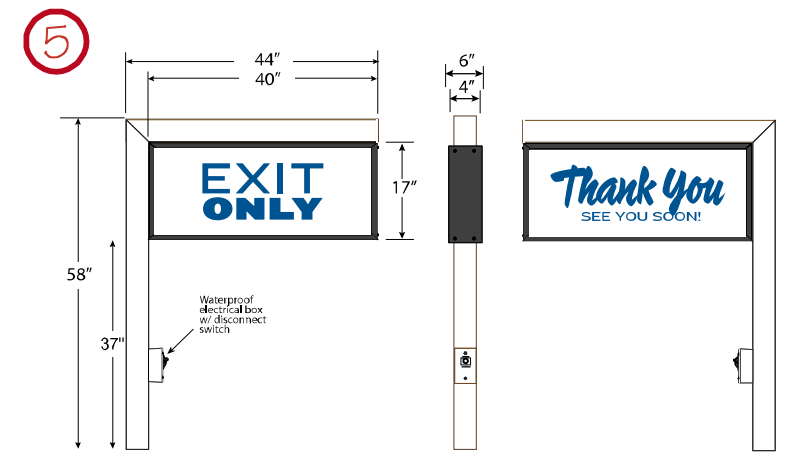
5-13-26

Drawing No.

24-146.1C2

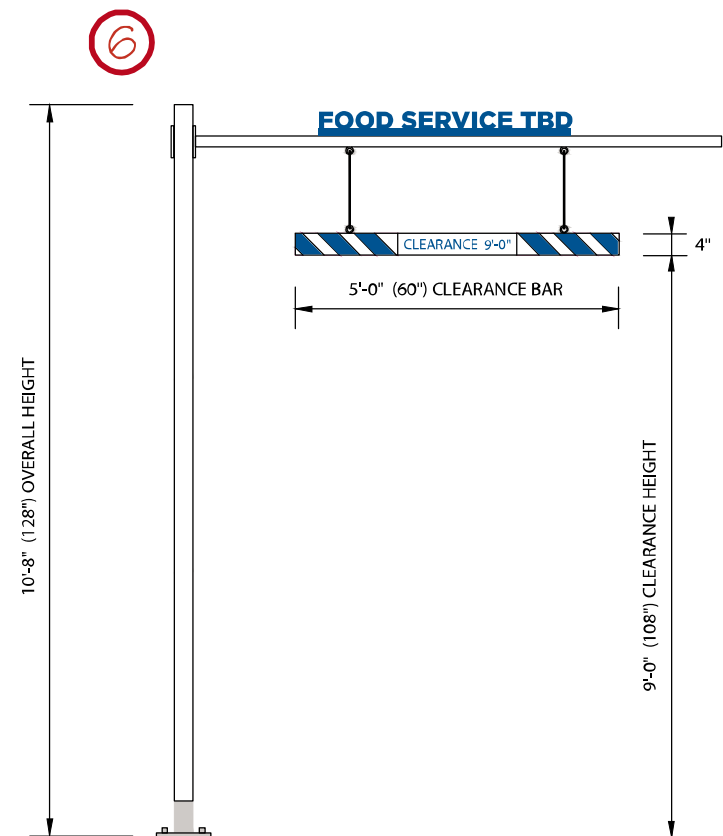


D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.



D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.

- 4 D/F ILLUMINATED QSR DRIVE THRU ENTRANCE SIGN
- 5 D/F ILLUMINATED QSR DRIVE THRU EXIT SIGN
- 6 CLEARANCE BAR QUICK SERVICE RESTAURANT



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Date

Scale	NTS	Title	GAS N WASH - TINLEY 191ST			
Date	10-17-24	Description	DRIVE THRU DIRECTIONAL			
Drawn By	ED	Revisions By	ED	ED	ED	Drawing No. 24-146.1C3
		Date	8-11-25	2-5-26	5-13-26	

"GAS N WASH" UPPER PANEL: TRANSLUCENT 3M RED 230-33 BACKGROUND WITH ILLUMINATED DECORATED GRAPHICS

TENANT LOWER PANEL: TRANSLUCENT 3M RED 230-33 BACKGROUND WITH TRANSLUCENT WHITE TENANT PANELS WITH ILLUMINATED DECORATED GRAPHICS

ELECTRICAL REQUIREMENTS

- (1) 20A/120V SWITCHED - SIGN LIGHTING
- (1) 20A/120V HOT 24/7 - LED PRICES



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Date

Scale	3/8"	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	ID PRICE SIGN					
Drawn By	ED	Revisions By	ED	ED				Drawing No.
		Date	2-5-26	6-3-26				24-146.2C

V1

S/F "GAS N WASH" UPPER PANEL: TRANSLUCENT 3M RED 230-33 BACKGROUND WITH ILLUMINATED DECORATED GRAPHICS

EMC DIGITAL DISPLAY AREA: 36" X 84" = 21 SQ FT (19.7% OF SIGN AREA)

ELECTRICAL REQUIREMENTS

(3) 20A / 120V REQUIRED

(2) 20A / 120V CONSTANT - EMC DISPLAYS

(1) 20A / 120V SWITCHED - SIGN LIGHTING



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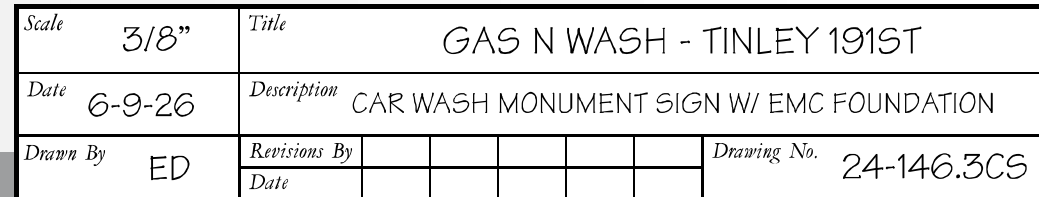
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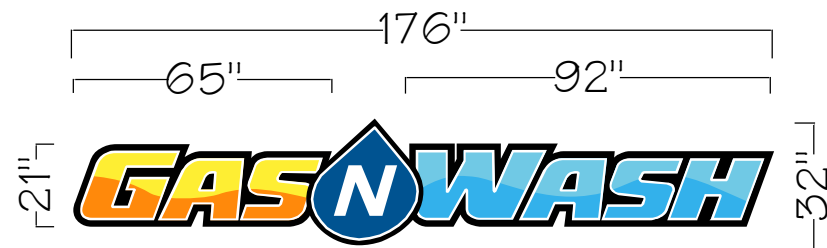
Approved
Date

Scale	3/8"	Title	GAS N WASH - TINLEY 191ST				
Date	6-3-26	Description	CAR WASH MONUMENT SIGN W/ EMC ALTERNATE				
Drawn By	ED	Revisions By					Drawing No.
		Date					24-146.3CA

EMC DIGITAL DISPLAY AREA: 36" X 84" = 21 SQ FT (19.7% OF SIGN AREA)

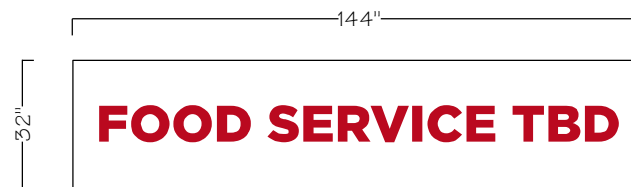


B

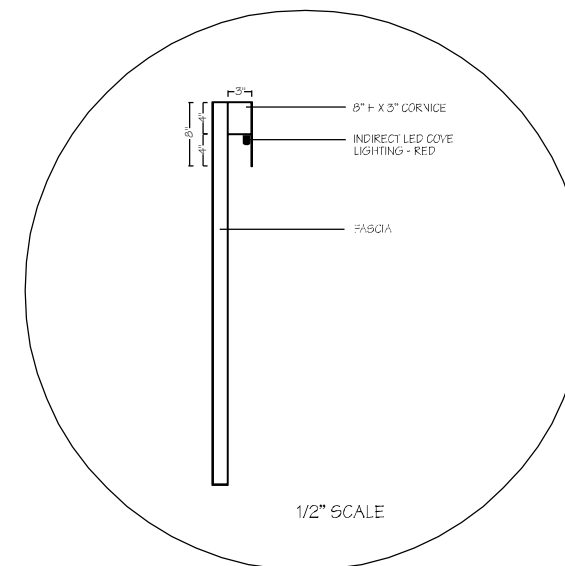


1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 28 SQ. FT.

C



1/4" SCALE ILLUMINATED CHANNEL LETTER WITH WHITE BACKER 23 SQ. FT.

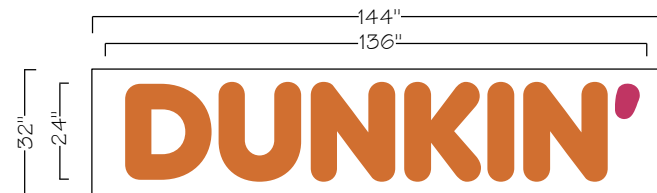


D



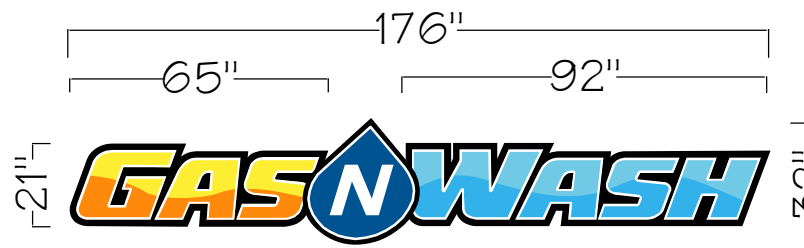
1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 57.5 SQ. FT.

E

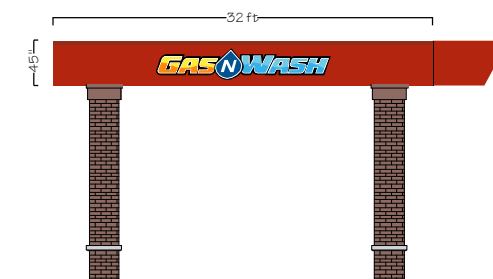


1/4" SCALE ILLUMINATED CHANNEL LETTER WITH WHITE BACKER 23 SQ. FT.

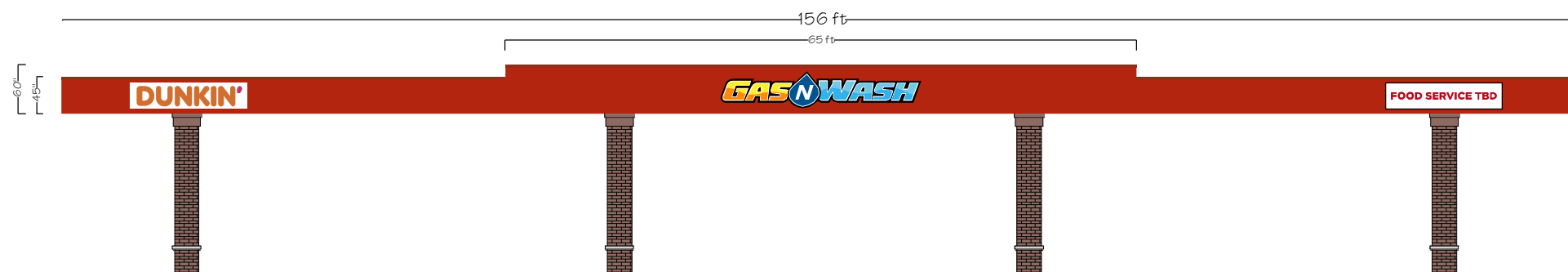
F



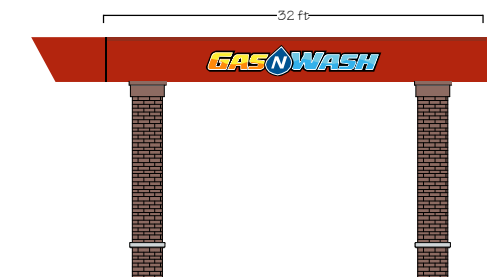
1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 28 SQ. FT.



WEST ELEVATION 1/16" SCALE



NORTH ELEVATION 1/16" SCALE



EAST ELEVATION 1/16" SCALE



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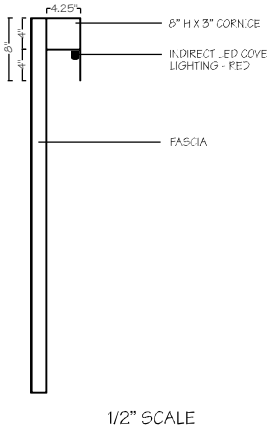
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Date

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	CAR WASH CANOPY SIGNAGE					
Drawn By	ED	Revisions By	ED					Drawing No.
		Date	2-5-26					24-146.4C



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Approved Date	Scale	NOTED	Title				GAS N WASH - TINLEY 191ST			
	Date	7-31-24	Description				INDIRECT COVE LIGHTING			
	Drawn By	ED	Revisions By						Drawing No.	24-146.4C LED
			Date							



ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

31 SQ. FT.
3/16" SCALE



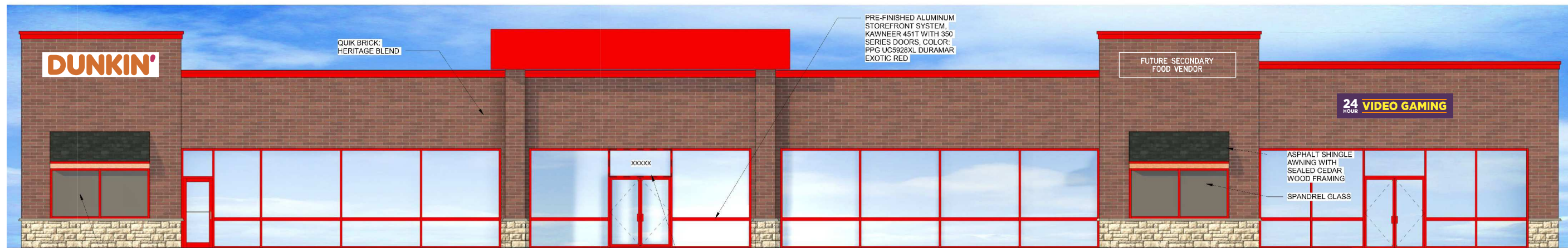
ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

31 SQ. FT.
3/16" SCALE



ILLUMINATED CHANNEL LETTERS
WITH PURPLE BACKER

31 SQ. FT.
3/16" SCALE



NORTH ELEVATION
3/32" SCALE

NUMERALS FOR ADDRESS ON THE STREET SIDE IN
ARABIC NUMERALS NO LESS THAN 5" IN HEIGHT AND
SHALL BE OF A CONTRASTING COLOR TO THE
BACKGROUND.



EAST ELEVATION
3/32" SCALE



ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

58.5 SQ. FT.
3/16" SCALE

K
SIGN DELETED



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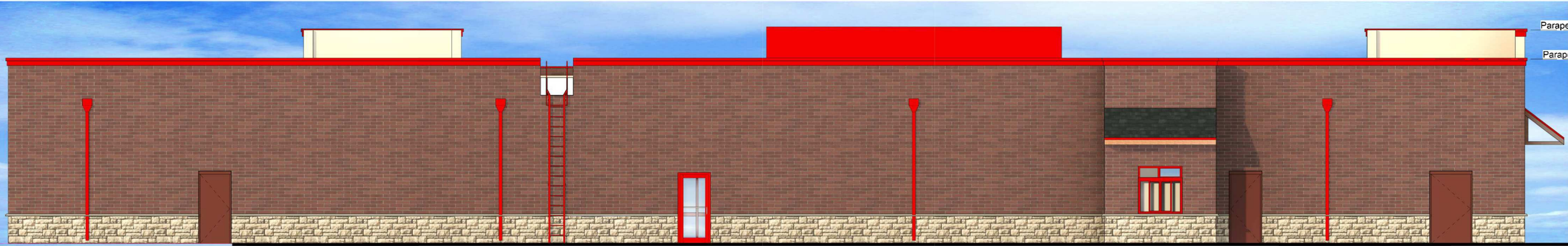
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Scale	NOTED	Title	GAS N WASH - TINLEY 191ST				
Date	7-31-24	Description	C-STORE SIGNAGE NORTH & EAST				
Drawn By	ED	Revisions By	ED	ED	ED	ED	Drawing No.
		Date	10-21-24	8-18-25	2-5-26	6-3-26	

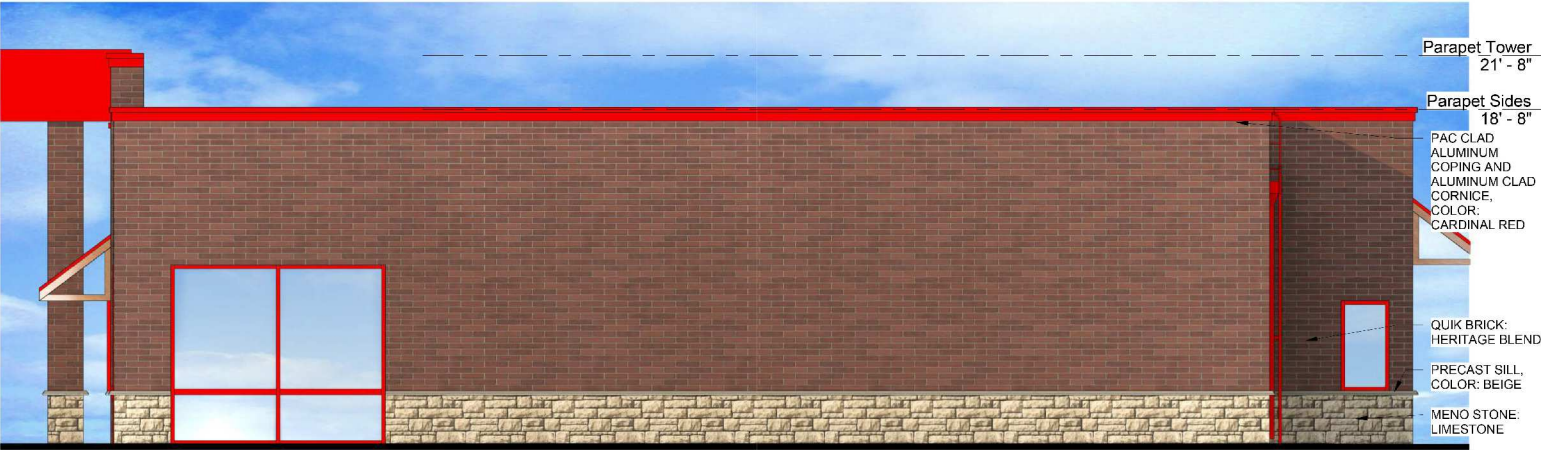
24-146.5C



SOUTH ELEVATION
3/32" SCALE

L

SIGN DELETED



WEST ELEVATION
3/32" SCALE



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Date

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST				
Date	2-5-26	Description	C-STORE SIGNAGE SOUTH & WEST				
Drawn By	Revisions By	ED					Drawing No. 24-146.5C2
		Date	6-3-26				



1 SOUTH ELEVATION
3/32" SCALE

S

SIGN DELETED



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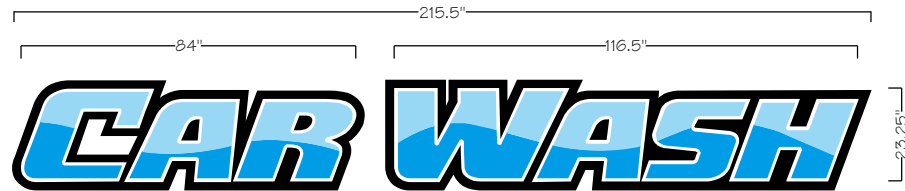
Approved
Date

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	CAR WASH / DETAIL BUILDING SOUTH					
Drawn By	ED	Revisions By	ED	ED	ED	ED	ED	Drawing No. 24-146.6C
		Date	10-17-24	6-19-25	2-5-26	5-27-26	6-3-26	



1 NORTH ELEVATION
3/32" SCALE

0



"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT
TOTAL = 32.3 SQ FT

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER
"COPY": 4" ALUMINUM RETURNS
1/4" SCALE

P

SIGN DELETED



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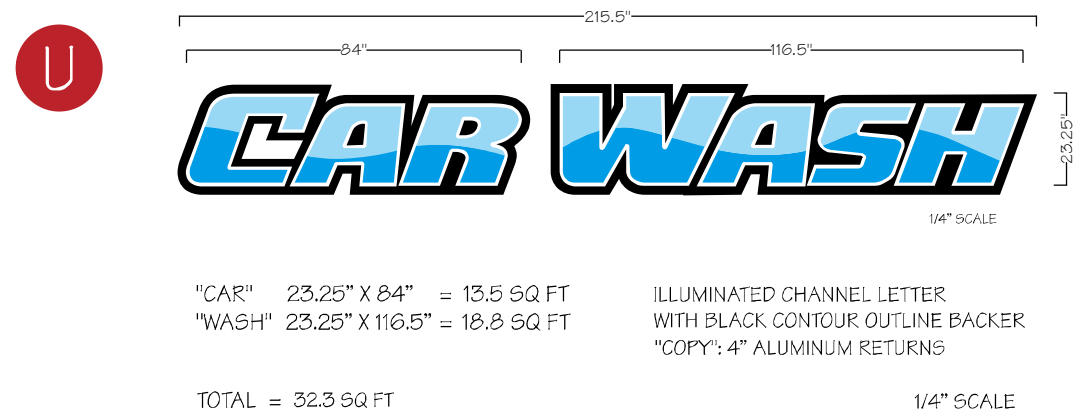
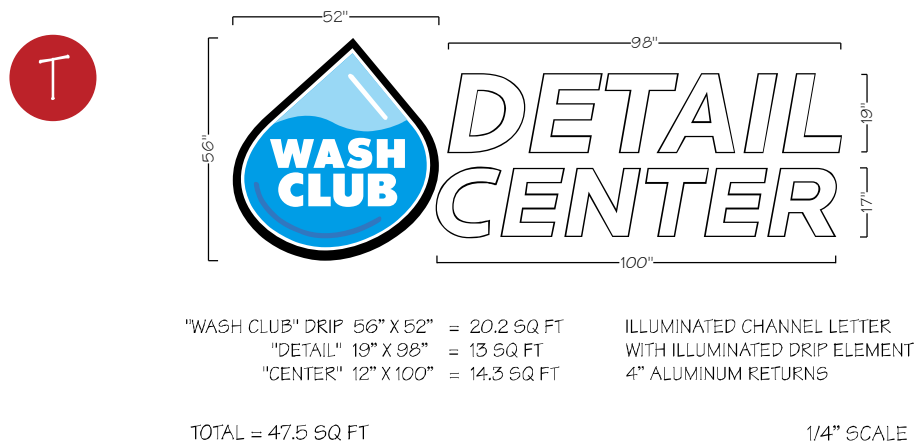
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Date

Scale	NOTED	Title	GAS N WASH - TINLEY PARK 191ST				
Date	7-31-24	Description	CAR WASH / DETAIL BUILDING - NORTH				
Drawn By	ED	Revisions By	ED	ED	ED	ED	Drawing No. 24-146.7C
		Date	10-17-24	8-15-25	2-5-26	6-3-26	



EAST ELEVATION
3/32" SCALE



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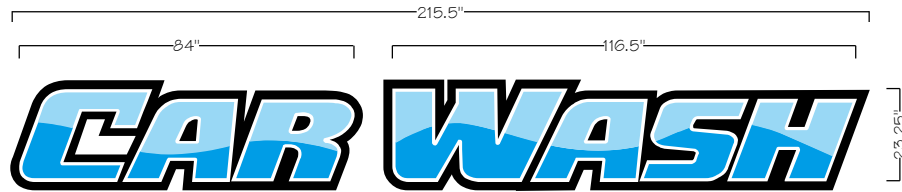
Approved
Date

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST				
Date	7-31-24	Description	CAR WASH / DETAIL BUILDING EAST				
Drawn By	ED	Revisions By	ED	ED	ED	ED	Drawing No. 24-146.8C
		Date	10-17-24	8-18-25	2-5-26	5-27-26	



WEST ELEVATION
3/32" SCALE

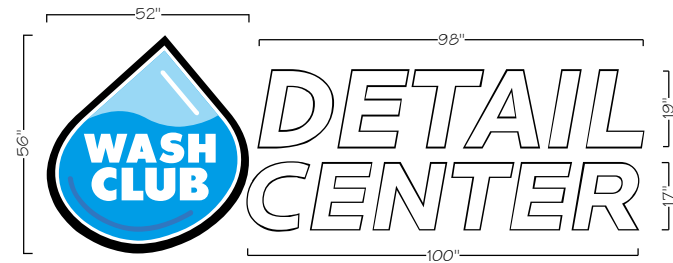
Q



"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT
ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER
"COPY": 4" ALUMINUM RETURNS

TOTAL = 32.3 SQ FT
1/4" SCALE

R



"WASH CLUB" DRIP 56" X 52" = 20.2 SQ FT
"DETAIL" 19" X 98" = 13 SQ FT
"CENTER" 12" X 100" = 14.3 SQ FT
ILLUMINATED CHANNEL LETTER
WITH ILLUMINATED DRIP ELEMENT
4" ALUMINUM RETURNS

TOTAL = 47.5 SQ FT
1/4" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since
1925

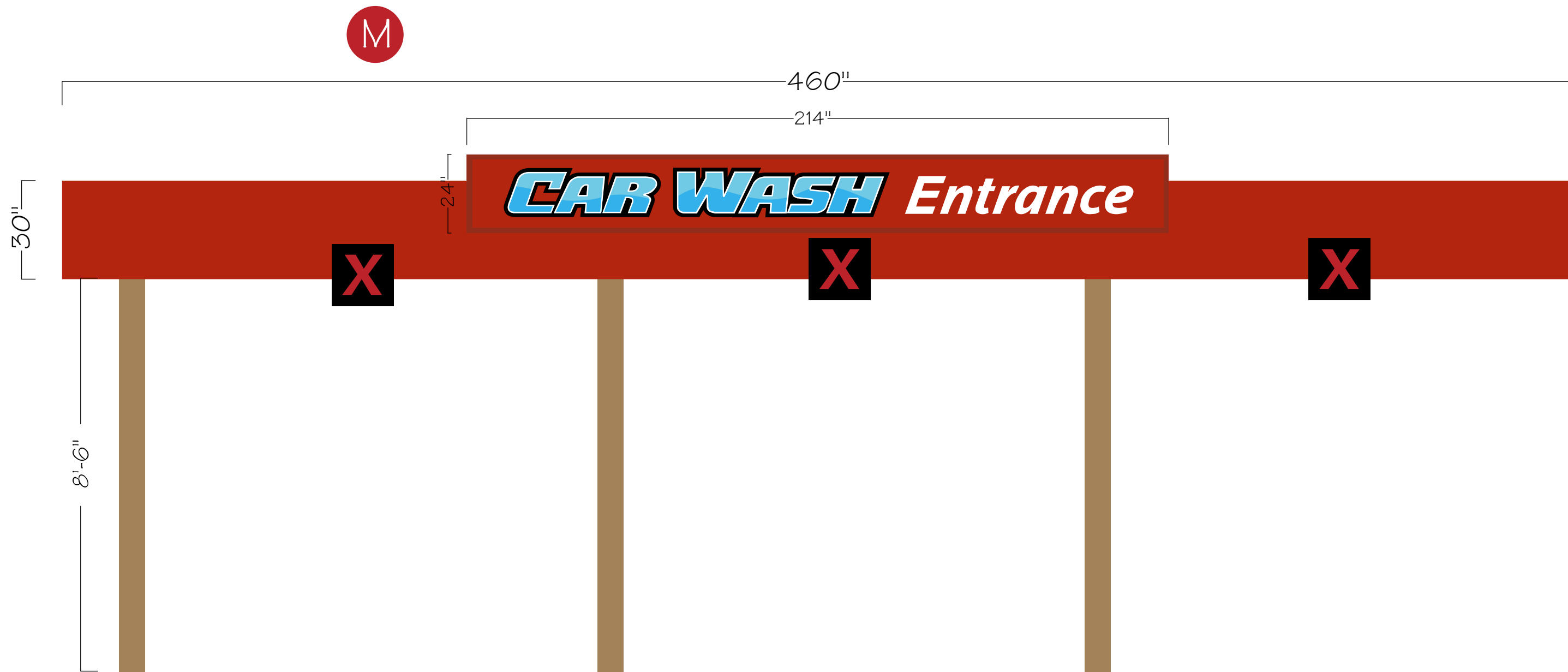
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Approved
Date

Scale	NOTED	Title					GAS N WASH - TINLEY 191ST	
Date	7-31-24	Description					CAR WASH / DETAIL BUILDING WEST	
Drawn By	ED	Revisions By	ED	ED	ED	ED	Drawing No.	24-146.9C
		Date	10-17-24	8-18-25	2-5-26	5-27-26		



SINGLE FACE ILLUMINATED CANOPY SIGN
35.7 SQ. FT.



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1925

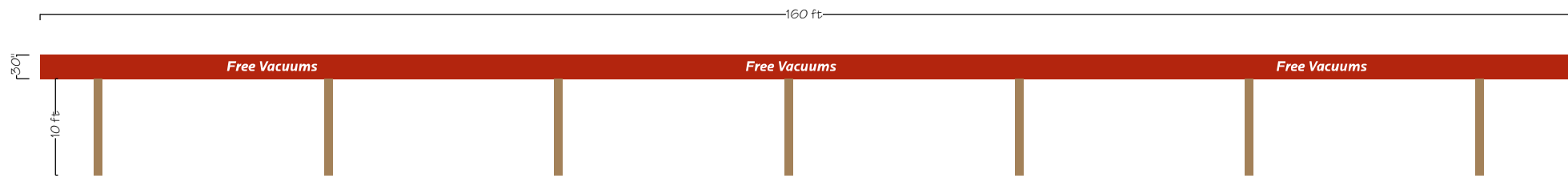
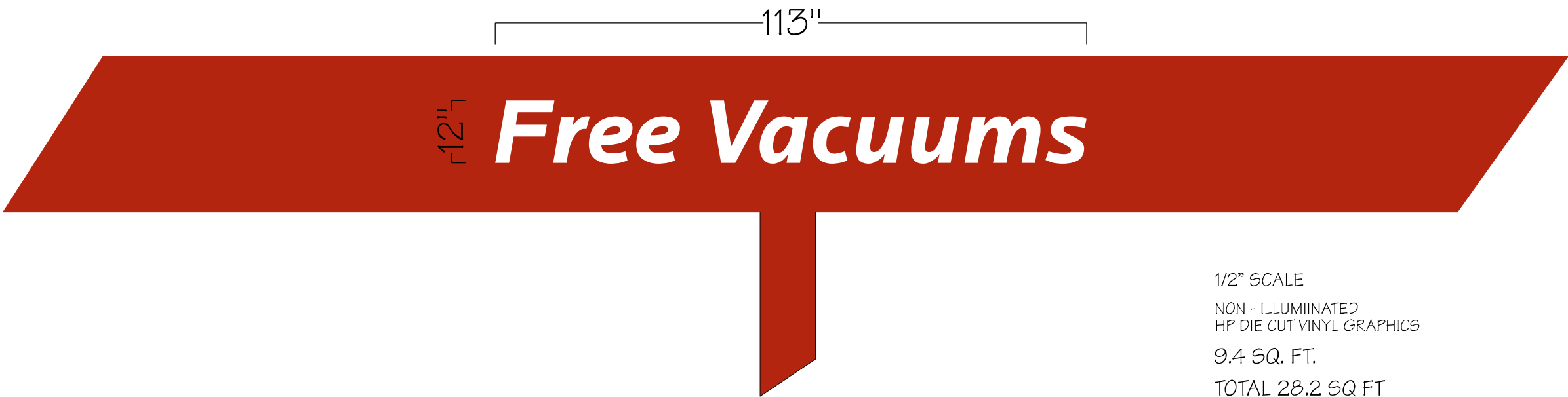
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Approved
Date

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	CAR WASH PAY CANOPY					
Drawn By	ED	Revisions By	ED					Drawing No.
		Date	2-5-26					24-146.9C



VACUUM CANOPY - WEST ELEVATION 1/16" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since
1925

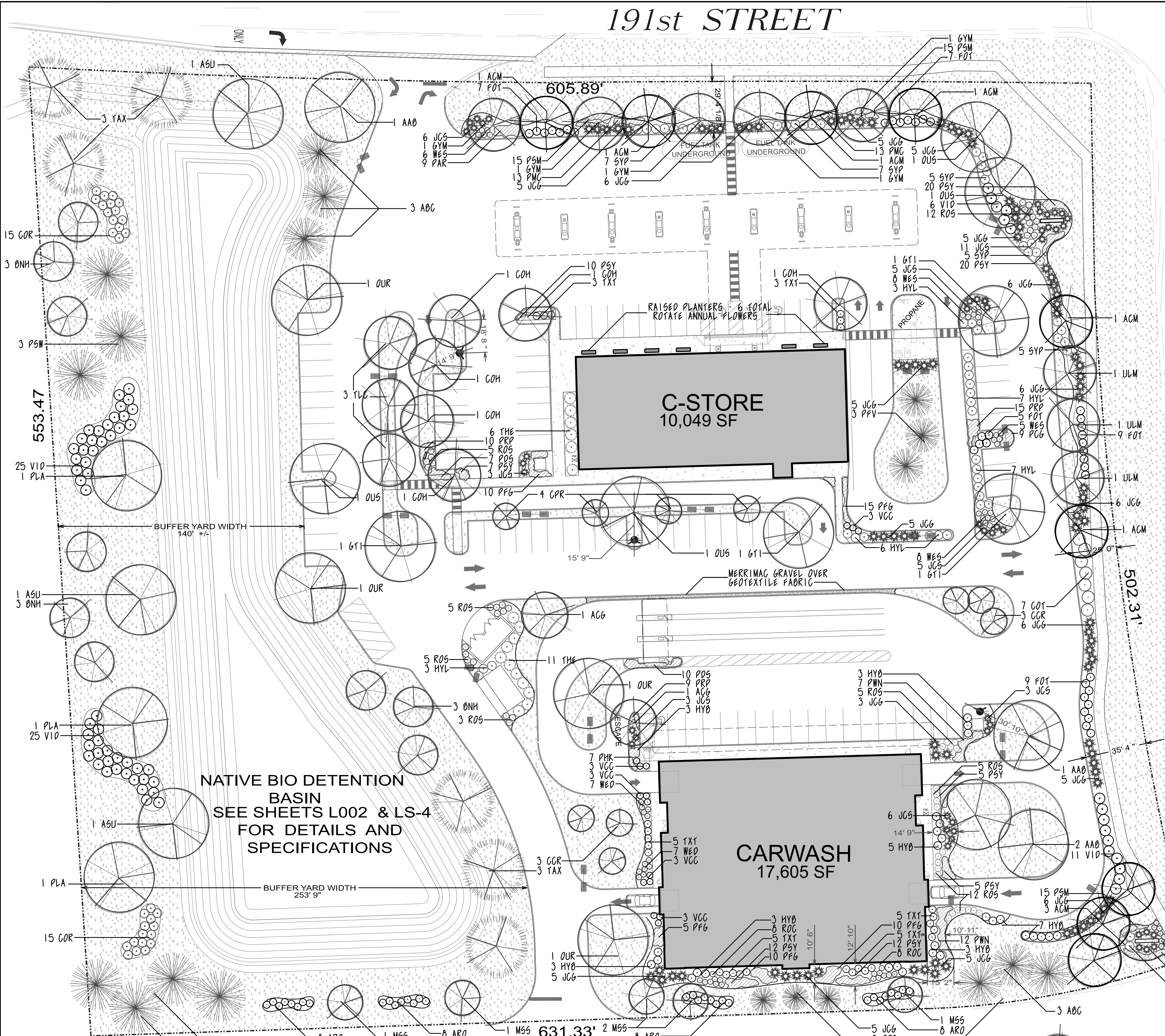
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Approved
Date

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	CAR WASH VACUUM CANOPY					
Drawn By	ED	Revisions By	ED					Drawing No. 24-146.10C
		Date	2-5-26					

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- NOTE:
1. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES ON SITE.
 2. ALL PLANT MATERIAL TO BE LOCALLY GROWN. ALL PLANT MATERIAL WITH THE EXCEPTION OF LOW TYPE JUNIPER, GROUNDCOVERS, PERENNIALS, SHRUBS UNDER 36" SIZE, BE BALLED AND BURLAPPED 'B & B' UNLESS OTHERWISE SPECIFIED. PLANT MATERIAL TO BE GROWN IN ACCORDANCE TO STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. *A.N.L.A.*
 3. ALL PLANTINGS SHALL BE WATERED THOROUGHLY IN THE FIRST 24 HOURS AFTER PLANTING. ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
 4. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM TIME OF PLANTING.
 5. ALL PLANT BED AREAS TO BE MULCHED WITH PREMIUM SHREDDED HARDWOOD MULCH 3" DEEP AND SHALL BE SEPARATED FROM LAWN AREAS WITH A SPADED EDGING. APPLY TREFLAN HERBICIDE PER MANUFACTURER SPECIFICATIONS TO ALL PLANT BED AREAS.
 6. ALL NEW LAWN AREAS TO BE A BLENDED BLUEGRASS 500 OR SEED WITH EROSION BLANKET AS PER OWNER AND SEASONAL TIMING. CONTRACTOR TO MAINTAIN LAWNS UNTIL APPROVAL AND ACCEPTANCE BY OWNERS REPRESENTATIVE. RESTORE ALL OTHER DAMAGED LAWN AREAS DUE TO CONSTRUCTION *V.I.F.*.
 7. IT IS CONTRACTORS OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL THE END OF GUARANTEE PERIOD.
 8. PLANT SIZES LISTED ARE THE MINIMUM SIZE REQUIRED. PLANTS THAT DO NOT MEET THESE MINIMUM SIZES SHALL BE REJECTED AT CONTRACTORS EXPENSE.
 9. NO PLANT SPECIES OR SIZES SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
 10. SEE SHEETS L6-1, L6-2, L6-3, L6-4 FOR ADDITIONAL SPECIFICATIONS AND PLANTING DETAILS.

LANDSCAPE INFORMATION	
LANDSCAPING \$158	LANDSCAPE SURFACE RATION: LSR = 167,134 / 324,390 (LANDSCAPE AREA / LOT AREA) LSR = 0.52 PERVIOUS SURFACE AREA: 167,134 S.F. IMPERVIOUS SURFACE AREA: 157,256 S.F.

SITE DATA		REQUIRED	PROPOSED
SITE AREA	LOT AREA:	7,500	324,390 SF
SECTION V	FAR (FLOOR AREA RATIO):	1.0	0.085
SCHEDULE II			
BUILDING	FRONT YARD: (191ST)	REQUIRED 25'-0"	PROPOSED 140'-0" MIN.
SETBACK	EAST YARD (HARLEM):	25'-0"	140'-0" MIN.
SECTION V	WEST SIDE YARD:	10'-0"	300'-0" MIN.
SCHEDULE II	SOUTH REAR YARD:	25'-0"	25'-0" MIN.
LANDSCAPE	FRONT YARD (191ST):	REQUIRED 10'-0"	PROPOSED 25'-5" MIN.
SETBACK	EAST YARD (HARLEM):	10'-0"	24'-0" MIN.
CHAPTER 158	WEST SIDE YARD:	5'-0"	140'-0" MIN.
TABLE 1	SOUTH REAR YARD:	5'-0"	28'-0" MIN.

PLANT LIST

QTY	CODE	PLANT NAME	SIZE
4	GTI	GLEDITSIA TRIACANTHOS	SKYLINE HONEYLOCUST
4	ASU	AGER FREEMANI	AUTUMN BLAZE MAPLE
3	ASU	AGER SACCHARUM	SUGAR MAPLE
3	ACM	AGER MIYABEI MORTON	STATE STREET MAPLE
2	ACG	AGER GRISEUM	PAPERBARK MAPLE
4	CRP	CARPINUS BETULUS	EUROPEAN HORNOBEAM
3	PLA	PLATANUS ACERIFOLIA	MORTON LONDON PLANETREE
3	OUR	QUERCUS RUPEA	RED OAK
4	QUS	QUERCUS BICOLOR	SWAMP WHITE OAK
3	ULM	ULMUS SPECIES	FRONTIER HYBRID ELM
6	TAX	TAXODIUM DISTICHUM	BALD CYPRESS
3	GYM	GYMNOCLADUS SPECIES	KENTUCKY COFFEE TREE
5	COH	CELTIS OCCIDENTALIS	HACKBERRY
3	TLC	TILIA CORDATA	LITTLE LEAF LINDEN
7	PSW	PINUS STROBUS	WHITE PINE
3	PFV	PINUS FLEXILIS	VANDERWOLF LIMBER PINE
3	ABC	ABIES CONCOLOR	CONCOLOR FIR
3	PPB	PICEA PUNGENS BABY BLUE	BABY BLUE SPRUCE
6	CCR	CERSIS CANADENSIS	EASTERN REDBUD
9	BNH	BETULA NIGRA	HERITAGE RIVER BIRCH
5	MSS	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE
17	THE	THUJA OCCIDENTALIS	EMERALD GREEN ARBOVITAE
26	TXT	TAXUS TAUTONI	TAUTON YEW
48	JCS	JUNIPERUS CHINENSIS	DAUBS FROSTED JUNIPER
89	JCS	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
15	VCC	VIBURNUM CARLESI	SPICE BABY VIBURNUM
67	VIO	VIBURNUM OBTATUM	ARROWWOOD VIBURNUM
7	COT	COTINUS COGGYGRIA	WINEGRAFT BLK. SMOKEBUSH
30	SYR	SYRINGA PALMDINIANA	DWARF KOREAN LILAC
30	COR	CORNUS SERICEA	ARCTIC FIRE RED DOGWOOD
27	WES	WEIGELA SPECIES	SPILLED WINE WEIGELA
22	WED	WEIGELA SPECIES	DARK HORSE WEIGELA
49	ROS	ROSA SPECIES	KNOCKOUT SHRUB ROSE
16	ROA	ROSA SPECIES	CORAL CARPET ROSE
32	ARO	ARONIA MELANOCARPA MORTON	TRIQUIDIS BEAUTY ARONIA
37	FOT	FOTHERGILLA GARDENII	BLUE SHADOW FOTHERGILLA
27	HYD	HYDRANGEA MACROPHYLLA	BLOOMSTRUCK HYDRANGEA
17	PPS	SPOROBOLUS SPECIES	LIMELIGHT PRIME HYDRANGEA
26	PMC	COREOPSIS VERTICILLATA	ZAGREB COREOPSIS
111	PRP	HEMEROCALLIS SPECIES	GOING BANANAS DAYLILY
34	PRP	HEUCHERA MICRANTHA	GEORGIA PEACH CORAL-BELL
45	PSW	SALVIA NEMOROSA	ROSENWEIN SALVIA
19	PWN	NEPETA RACEMOSA	WALKERS LOW CATMINT
9	PGG	GERANIUM SPECIES	MAX FREI GERANIUM
7	PHK	HAKONECHLOA MACRA	JAPANESE FOREST GRASS
9	PAR	PANTICUM VIRGATUM	CHEYENNE SKY SWITCH GRASS
50	PPG	PENNISTETUM SPECIES	FOUNTAIN GRASS
17	PDS	SPOROBOLUS SPECIES	PRAIRIE DROPSSEED

Landscape Plan

Scale 1"=30'-0"

0 10 20 30 60 90 120 150

Legend

- NEW DECIDUOUS AND EVERGREEN TREES
- NEW DECIDUOUS AND EVERGREEN SHRUBS
- PERENNIAL FLOWERS / ORNAMENTAL GRASSES
- BLENDED BLUEGRASS 500 OR SEED & EROSION BLANKET APPROX. 172,400 SQ. 3.95 AC. SEE SHEET L6-3

811

Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

EAST & NORTH BUFFER YARDS
CANNOT COMPLY DUE TO DRAINAGE SWALES, OVERHEAD UTILITIES, COUNTY R.O.W. EASEMENTS, AND SEVERE PLANT OVERCROWDING

WEST BUFFER YARD 'C' REQUIREMENTS
WIDTH VARIES FROM 140' - 250'

CANOPY UNDERSTORY SHRUBS
REQUIRED PROVIDED
20 60
20 60
70 60

PARKING LOT LANDSCAPING
18,430 SQ' INTERIOR BED AREAS REQUIRED
23,052 SQ' INTERIOR BED AREAS PROVIDED

ACCESS ROAD PLANTING AS PER BROOKSIDE CREEK RETAIL CENTER MASTER PLAN REQUIREMENTS
8 EVERGREEN OR CANOPY TREES
5 UNDERSTORY TREES
32 SHRUBS

INTERIOR TREES
33 INTERIOR TREES REQUIRED
33 INTERIOR TREES PROVIDED

SOUTH BUFFER YARD
ACCESS ROAD PLANTING AS PER BROOKSIDE CREEK RETAIL CENTER MASTER PLAN REQUIREMENTS

WT GROUP
Engineering with Precision, Pace and Passion.
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GAS N WASH

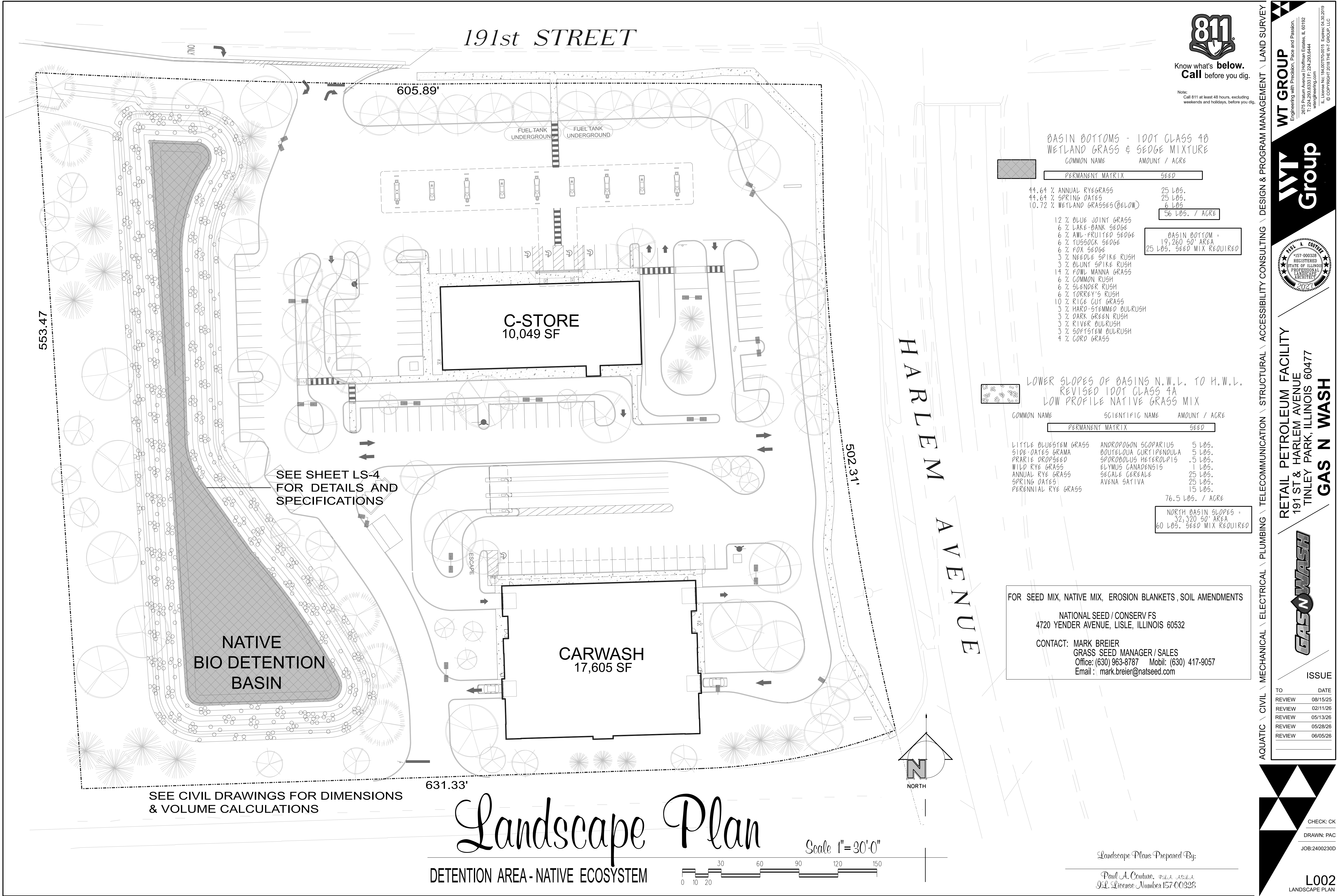
ISSUE

TO	DATE
REVIEW	08/15/25
REVIEW	02/11/26
REVIEW	05/13/26
REVIEW	05/28/26
REVIEW	06/05/26

CHECK: CK
DRAWN: PAC
JOB: 24002300

L001
LANDSCAPE PLAN

Paul A. Couture, P.E., A.S.L.A.
IL License Number 157-00928



LANDSCAPE SPECIFICATIONS

SECTION 0001 LANDSCAPE WORK

PART 1 GENERAL

1.01 DESCRIPTION

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

1.02 QUALITY ASSURANCE

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

1.03 PROJECT CONDITIONS

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

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT

- MATERIALS AND EQUIPMENT: AS SELECTED BY CONTRACTOR, EXCEPT AS INDICATED.
- EQUIPMENT: 120T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- MATERIALS: 120T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

PART 3 EXECUTION

3.01 PREPARATION

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

END OF SECTION 0001

SECTION 0002 TREE AND SHRUB PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

- PROVIDE TREES AND SHRUBS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
 - SOIL PREPARATION.
 - TREES, SHRUBS.
 - PLANTING MIXES.
 - MULCH AND PLANTING ACCESSORIES.
 - EXISTING PLANT RELOCATION.
- RELATED WORK:
 - SECTION 00001: EARTHWORK.
 - SECTION 00004: SEEDING.
 - SECTION 00005: SOODING.
 - SECTION 00003: PERENNIAL , ORNAMENTAL GRASS, GROUNDCOVER PLANTING.

1.02 QUALITY ASSURANCE

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

CONTINUE SECTION 0002 TREE AND SHRUB PLANTING

1.03 SUBMITTALS

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

1.04 DELIVERY, STORAGE, AND HANDLING

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

1.05 PROJECT CONDITIONS

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

1.06 WARRANTY

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

PART 2 PRODUCTS

2.01 MATERIALS

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

2.02 ACCESSORIES

- TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
 - IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
 - PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
- PEAT MOSS: GROWN TO BLACK IN COLOR; WEED AND SEED FREE GRANULATED RAW PEAT OR BALLED PEAT, CONTAINING NOT MORE THAN 92% MINERAL ON A DRY BASIS.
- ORGANIC MATTER- ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING.
- MULCH: DARK PREMIUM GRADE , DOUBLE PROCESSED SHREDDED HARDWOOD UNLESS OTHERWISE APPROVED BY OWNERS REPRESENTATIVE.
- FERTILIZERS:
 - PLANT FERTILIZER: COMMERCIAL TYPE APPROVED BY THE OWNERS REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
 - PRE EMERGENT HERBICIDES: TREFLAN, RONSTAR-G OR APPROVED EQUIVALENT APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ALL PLANT BED AREAS UNLESS OTHERWISE INDICATED.
 - ANTI-DEICICANT: PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - WATER: HOSES OR OTHER METHODS OF TRANSPORTATION TO BE FURNISHED BY CONTRACTOR. WATER TO BE PROVIDED BY THE OWNER AT THE SITE.
 - STAKES FOR STAKING: HARDWOOD, 2" X 2" 6'-0" LONG 2X4 PINE IS PERMISSIBLE.
 - STAKES FOR GUYING: HARDWOOD, 2" X 2" X 24" LONG OR 'BUCKBILL' OR 'SPEED STAKE' EARTH ANCHORS.
 - GUYING/STAKING WIRE: 12- OR 14-GAUGE GALVANIZED WIRE.
 - TURNBUCKLES: GALVANIZED STEEL OF SIZE AND GAUGE REQUIRED TO PROVIDE TENSILE STRENGTH EQUAL TO THAT OF THE WIRE. TURNBUCKLE OPENINGS SHALL BE AT LEAST 3".
 - STAKING AND GUYING HOSE: TWO-PLY, REINFORCED GARDEN HOSE NOT LESS THAN 1/2" INSIDE DIAMETER. SHALL BE UNIFORM IN COLOR.
 - PLASTIC GUY MATERIAL: NO LESS THAN 1/4". SHALL BE UNIFORM IN COLOR AND LEVEL AS APPLIED.
 - WINE: TWO-PLY WIRE MATERIAL.
 - WEED CONTROL BARRIER: IF INDICATED: ROT RESISTANT POLYPROPYLENE FABRIC OR EQUIVALENT, WATER AND AIR PERMEABLE.

PART 3 EXECUTION

3.01 INSPECTION

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

3.02 PREPARATION

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

- PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

- LOCATE PLANTS AS INDICATED ON DRAWINGS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL OWNER'S REPRESENTATIVE HAS SELECTED ALTERNATE PLANT LOCATIONS.

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

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

3.03 INSTALLATION

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

- AFTER PLANTS ARE SET, MIDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.

- REMOVE ALL SYNTHETIC BURLAP AND ROPES, AND WIRES FROM THE COLLAR OF BALLS.

- SPACE PLANTS IN ACCORDANCE WITH SCALED DRAWINGS.

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

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

- MULCH TREES AND SHRUBS WITH REQUIRED MULCHING MATERIAL 3-4"
- MULCH PERENNIAL BEDS 2- 3" DEEP
- MULCH GROUND COVER BEDS TO A DEPTH OF 1-2" (NO MORE THAN 2") BEFORE INSTALLING GROUNDCOVER PLANTS. BRUSH MULCH OFF OF FOLIAGE.
- WRAPPING, GUYING, STAKING: IT IS THE CONTRACTORS TO OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF THE GUARANTEE PERIOD.

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

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

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

3.04 MAINTENANCE

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

3.05 ACCEPTANCE

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

3.06 CLEANING

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

END OF SECTION 0002

ISSUE

TO	DATE
REVIEW	08/15/25
REVIEW	02/11/26
REVIEW	05/13/26
REVIEW	05/28/26
REVIEW	06/05/26

CHECK: CK

DRAWN: PAC

JOB:2400230D

LANDSCAPE SPECIFICATIONS

SECTION 0003

PERENNIALS - ORNAMENTAL GRASSES - GROUNDCOVER PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

- A. PROVIDE PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION.
 2. PERENNIAL, ORNAMENTAL GRASSES AND GROUNDCOVERS.
 3. PLANTING MIXES.
 4. MULCH AND PLANTING ACCESSORIES.
- B. RELATED WORK:
1. SECTION 00000: EARTHWORK.
 2. SECTION 00001: SEEDING.
 3. SECTION 00005: SOODING.
 4. SECTION 00002: TREE AND SHRUB PLANTING.

1.02 QUALITY ASSURANCE

- A. COMPLY WITH SECTION 00001 REQUIREMENTS.
- B. COMPLY WITH SECTION 00002 WHEN APPLICABLE.
- C. LANDSCAPE CONTRACTORS SHALL PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED. DO NOT SUBSTITUTE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT.
- D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
- E. SPECIFIED POT SIZES AND PLANT GRADES SHOULD COMPLY WITH THE STANDARDS ACCEPTED BY THE ANLA. THESE STANDARDS LIST MINIMUM DIMENSIONS FOR CONTAINERS IN VARIOUS CLASSES AND DEFINE MINIMUM STANDARDS FOR BARE ROOT LINERS, DIVISIONS, AND FIELD CLUMPS.
- F. ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- G. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON; AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
- H. PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

1.03 SUBMITTALS

- A. AFTER PREPARATION, A SAMPLE OF THE PLANTING SOIL SHALL BE SUBMITTED TO THE LANDSCAPE IF REQUESTED, PRIOR TO INSTALLATION OF THE PLANTS. ADDITIONAL ORGANIC MATTER AND PREPARATION MAY BE REQUIRED BASED ON THE PHYSICAL PROPERTIES OF THE SAMPLE SUBMITTED. A SEPARATE SAMPLE FROM EACH PLANTING BED SHALL BE SUBMITTED IF REQUESTED.
- B. A SAMPLE OF THE ORGANIC MATTER SPECIFIED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE. A LABORATORY ANALYSIS MAY BE REQUESTED IF DEEMED NECESSARY.
- C. PRIOR TO USE, LABELS OF ALL SOIL AMENDMENTS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DESIGN SPECIFICATIONS. SAMPLES MAY BE REQUESTED FOR LABORATORY ANALYSIS.
- D. EACH SEPARATELY CONTAINERIZED PLANT BROUGHT TO THE SITE SHALL BE LABELED WITHIN REASON. PLANTS OF THE SAME PLANTS MAY HAVE ONE LABEL PER PLANT. EACH BUNDLE OF BARE ROOT PLANTS SHALL BE LABELED. THESE LABELS MUST SHOW THE BOTANICAL NAME OF THE PLANT. THE LANDSCAPE ARCHITECT SHALL INSPECT THE LABELS, CONTAINER SIZES, AND DIVISION SIZES OF BARE ROOT PLANTS FOR COMPLIANCE TO THE DESIGN SPECIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHALL ALSO VERIFY THAT THE PLANTS DELIVERED TO THE SITE ARE LABELED TRUE TO NAME. UPON ACCEPTANCE OF THE PLANTS BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WRITTEN MAINTENANCE PROCEDURES FOR MAINTENANCE OF THE PLANTS.
- E. FOLLOWING THE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A COPY OF THE ORIGINAL PLAN NOTING ANY SITE ADJUSTMENTS TO THAT ORIGINAL PLAN

PART 2 PRODUCTS

2.01 MATERIALS

- A. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMALLY DEVELOPED HABIT AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, AND ALL FORMS OF INFESTATION.
- B. CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
- C. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- D. CONTAINER STOCK SHALL NOT BE POT BOUND.
- E. IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR CONTAINER SIZE IN PROPORTION TO THE SIZE OF THE PLANT.
- F. PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

2.02 PLANT SPECIFICATIONS

- A. PERENNIAL AND GROUNDCOVER PLANTS ARE SPECIFIED FOR DESIGN BY THE CONTAINER CLASS AND SIZE (I.E. 2" SQUARE CONTAINER OR 1 QUART CONTAINER, ETC.) OR, IF BARE ROOT, BY GRADE AS ACCEPTED BY ANLA STANDARDS FOR NURSERY STOCK AND THE PRODUCTION TRADE (I.E. 1-EYE DIVISION, 2-3 EYE DIVISION, FIELD CLUMP, ETC.).
- B. PERENNIALS ARE SPECIFIED BY TYPE:
1. CONTAINER-GROWN - GROWN TO A SPECIFIED SIZE IN A CONTAINER.
 2. BARE ROOT - PURCHASED FREE OF ANY GROWING MEDIUM REGARDLESS OF GROWING METHOD.
 3. FIELD-POTTED - FIELD-GROWN PLANTS WHICH ARE POTTED FOR DELIVERY AS THEY ARE DUG FROM THE FIELD.

2.03 SOIL REQUIREMENTS

- DEPENDING ON EXISTING CONDITIONS OF TOPSOIL ONSITE, REQUIRED SOIL MIX MAY BE PREPARED ONSITE THROUGH MANUAL AND MECHANICAL MEANS, OR IN THE EVENT EXISTING SOIL IS IN UNACCEPTABLE CONDITION AND MAKEUP, NEW TOPSOIL OR A COMPLETE MIX TO BE INSTALLED AFTER EXISTING SOIL IS EXCAVATED TO PROPER DEPTH AND REMOVED / DISPOSED OFFSITE.
- FINAL SOIL COMPOSITION IN PERENNIAL, ORNAMENTAL GRASS AND GROUNDCOVER BEDS TO BE 40% TOPSOIL, 30% ORGANIC MATTER, 30% COARSE SAND, PLUS 1 LB. FERTILIZER PER CUBIC YARD OF SOIL MIX
- A. SOIL FOR PERENNIAL BEDS SHOULD BE ROTOTILLED 8 INCHES DEEP MINIMUM. GROUNDCOVER BEDS AT 6" MINIMUM UNLESS OTHERWISE NOTED. TOP SOIL SHOULD BE DRY, LOOSE, AND FREE OF DEBRIS. WHERE HARDPAN EXISTS BENEATH THE PREPARED BED, DEEPER PREPARATION MAY BE SPECIFIED. ADDITIONALLY, THE LANDSCAPE CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IF ANY BEDS DO NOT DRAIN PROPERLY.
- BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

2.04 AMENDMENTS

- A. TOPSOIL: TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED AREA SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
1. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
 2. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
- B. ORGANIC MATTER- ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING
- C. FERTILIZERS: TO BE DELIVERED TO THE JOB SITE IN THEIR ORIGINAL PACKAGING WITH LEGIBLE, INTACT LABELS INDICATING NUTRIENT CONTENT AND SOURCE. LABELS SHOULD BE CHECKED PRIOR TO USE AND A SAMPLE MAY BE REQUESTED FOR LABORATORY ANALYSIS.
1. COMMERCIAL TYPE APPROVED BY THE OWNER'S REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
- D. COARSE SAND: GRADATION FA-2

PART 3 EXECUTION

3.01 PRE-PLANTING AND POST-PLANTING INSTRUCTIONS

- A. PRE-PLANTING.
1. PLANTS SHALL BE BROUGHT TO THE SITE THE DAY THEY ARE TO BE INSTALLED, IF POSSIBLE. IF SITUATIONS ARISE WHERE EARLIER DELIVERY CANNOT BE AVOIDED OF IF PLANTING IS DELAYED AFTER THE PLANTS HAVE BEEN DELIVERED, THEY SHALL BE STORED WHERE THEY CAN BE PROPERLY WATERED, SHELTERED FROM DIRECT SUNLIGHT, AND PROTECTED FROM MECHANICAL DAMAGE BY CONSTRUCTION EQUIPMENT, ANIMALS, ETC. IF STORAGE NEEDS TO BE MORE THAN TWO DAYS, THE PLANTS SHALL BE SEPARATED FAR ENOUGH FROM EACH OTHER TO PROVIDE GOOD AIR CIRCULATION TO THEIR TOPS, REDUCING THE RISK OF FUNGUS. BARE ROOT PLANTS WHICH MUST BE HELD SHALL BE HEALED-IN WHERE THEY CAN BE WATERED AS NEEDED.
 2. ALL PLANTS SHALL BE WATERED THOROUGHLY AND ALLOWED TO DRAIN PRIOR TO PLANTING.
 3. WHILE PLANTING, BARE ROOT PLANTS MUST BE PROTECTED FROM HOT SUN AND DRYING WIND BY SHADING THEM WITH BURLAP, LANDSCAPE FABRIC, STEAM OR OTHER BREATHABLE MATERIAL. PLASTIC IS UNACCEPTABLE. CONTAINERIZED PLANTS MUST BE LEFT IN THEIR CONTAINERS UNTIL EACH IS PLANTED. THEY SHALL NOT BE REMOVED FROM THE CONTAINERS TO BE LAID OUT ON THE BED WHERE SUN AND WIND WILL DAMAGE THE ROOTS PRIOR TO PLANTING.
 4. ANY DEAD OR DAMAGED PLANT PARTS SHALL BE REMOVED FROM THE PLANTS UPON PLANTING.
 5. SPACING: SPACE GROUNDCOVERS AND PERENNIALS IN ACCORDANCE WITH DESIGNATED AREAS ON DRAWINGS. IN CASE OF AREA SIZE DISCREPANCIES, A TIGHTER SPACING IS PREFERRED.
- B. POST-PLANTING
1. MULCH: WHERE MULCHING IS SPECIFIED, THE MULCH MUST BE PULLED AWAY FROM THE STEMS AND CROWNS OF PERENNIALS AND GROUNDCOVERS TO REDUCE THE OCCURRENCE OF ROT OR RODENT DAMAGE. MULCH THICKNESS IN BED AREAS SHOULD BE 2-3" FOR PERENNIALS AND 1-2" FOR GROUNDCOVERS.
 2. PERENNIAL AND GROUNDCOVER BED AREAS TO BE THOROUGHLY WATERED IMMEDIATELY AFTER INSTALLATION AND CLEANUP.

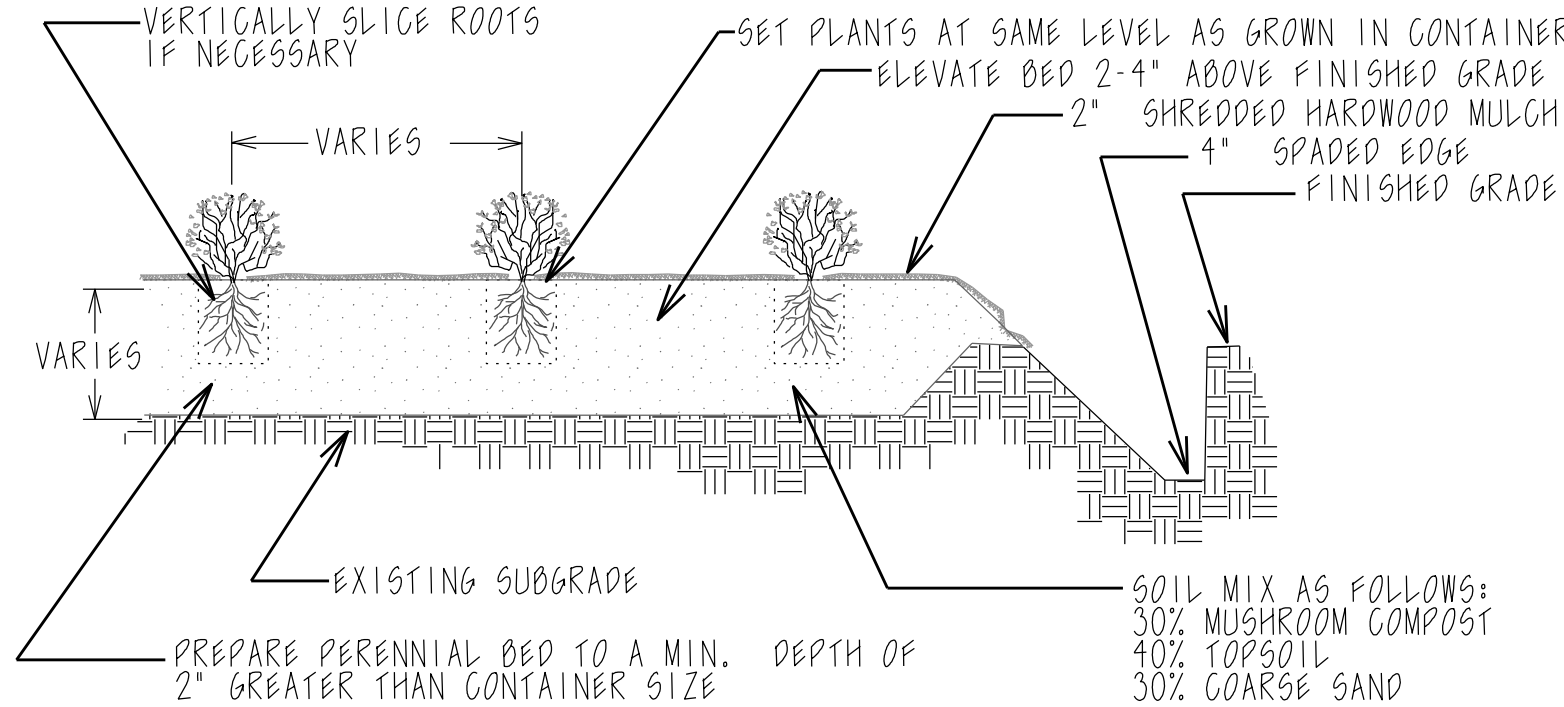
3.02 MAINTENANCE

- A. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE PERENNIALS FROM THE TIME THEY ARE BROUGHT ONTO THE JOB SITE UNTIL THEY ARE PLANTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
1. PLANTS SHALL BE WATERED OFTEN ENOUGH TO PREVENT WILTING PRIOR TO PLANTING. AFTER PLANTING, THEY SHALL BE WATERED INITIALLY TO SETTLE THE SOIL, THEN TO PREVENT WILTING AND TO ALLOW THEM TO BECOME ESTABLISHED ON THE SITE.
 2. THE BEDS SHALL BE FREE OF WEEDS AT PLANTING TIME AND SHALL BE MAINTAINED WEED FREE BY THE CONTRACTOR UNTIL THE PLANTING IS ACCEPTED BY THE CLIENT.
 3. SHOULD INSECTS OR DISEASES ATTACK THE PLANTS AFTER INSTALLATION AND PRIOR TO ACCEPTANCE OF THE PLANTING, APPROPRIATE PESTICIDES SHOULD BE PROPERLY APPLIED TO CORRECT THE SITUATION.
 4. THE BEDS SHOULD BE CHECKED REGULARLY FOR SOIL SETTLING WHICH MAY EXPOSE THE ROOT BALLS OR OTHERWISE ENDANGER THE HEALTH OF THE PLANTING. SHOULD THIS OCCUR, THE CONTRACTOR SHALL CORRECT THE SETTLING PROBLEMS.
 5. NEWLY PLANTED PERENNIALS AND GROUNDCOVERS MAY BE HEAVED OUT OF THE GROUND BY ALTERNATE FREEZES AND THAWS. SHOULD THIS OCCUR PRIOR TO ACCEPTANCE OF THE PLANTING, THE CONTRACTOR SHALL RE-SET THOSE AFFECTED PLANTS.
 6. ANY NOTED DEFECTS, SUCH AS REVERSIONS, ERRANT GROWTH OR COLOR NOT TYPICAL FOR THE SPECIES OR CULTIVAR, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT SHALL BE FOLLOWED TO CORRECT THE SITUATION. RECOMMENDATIONS MAY INCLUDE REMOVAL OF THE ENTIRE PLANT.
- B. THE CLIENT OR THE CLIENT'S ASSIGNED AGENT BECOMES RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS AFTER THE PLANTING HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT. FAILURE TO PROPERLY MAINTAIN THE PLANTING SHALL VOID ANY WARRANTY.
1. THE CLIENT SHALL WATER THE PLANTS TO PREVENT WILTING. THE SCHEDULE WILL VARY WITH THE GROWTH OF THE PLANTS AND PREVAILING CLIMATE. GENERALLY, NEW PLANTINGS WILL NEED TO RECEIVE 1 INCH OF WATER PER WEEK. A RAIN GAUGE SHOULD BE PLACED IN THE PLANTING TO CATCH BOTH RAINFALL AND IRRIGATION WATER TO VERIFY THE AMOUNT OF APPLICATION.
 2. THE CLIENT SHALL PROPERLY PINCH, PRUNE, AND DEADHEAD THE HERBACEOUS PERENNIALS AS NEEDED AND AS REQUIRED TO MEET THE AESTHETIC GOAL OF THE PLANTING.
 3. THE CLIENT SHALL MAINTAIN THE PLANTING FREE FROM COMPETING WEEDS.
 4. THE CLIENT SHALL REGULARLY INSPECT THE PLANTING FOR INSECTS AND DISEASES, NOTIFYING THE LANDSCAPE ARCHITECT OF ANY NOTED OCCURRENCES. IF PESTICIDES ARE DEEMED NECESSARY, THEY SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 5. AFTER THE ACCEPTANCE OF THE PLANTING, THE CLIENT IS RESPONSIBLE FOR CORRECTING ANY SETTLING OF THE PLANTING BEDS.
 6. AFTER ACCEPTANCE, THE CLIENT IS RESPONSIBLE FOR SETTING ANY PLANTS WHICH ARE HEAVED OUT OF THE GROUND IN WHOLE OR IN PART BY CLIMATE CHANGES.
 7. UNSATISFACTORY PERFORMANCE OF THE PERENNIALS AND GROUNDCOVERS NOTED BY THE CLIENT AFTER ACCEPTANCE OF THE PLANTING SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3.03 WARRANTY

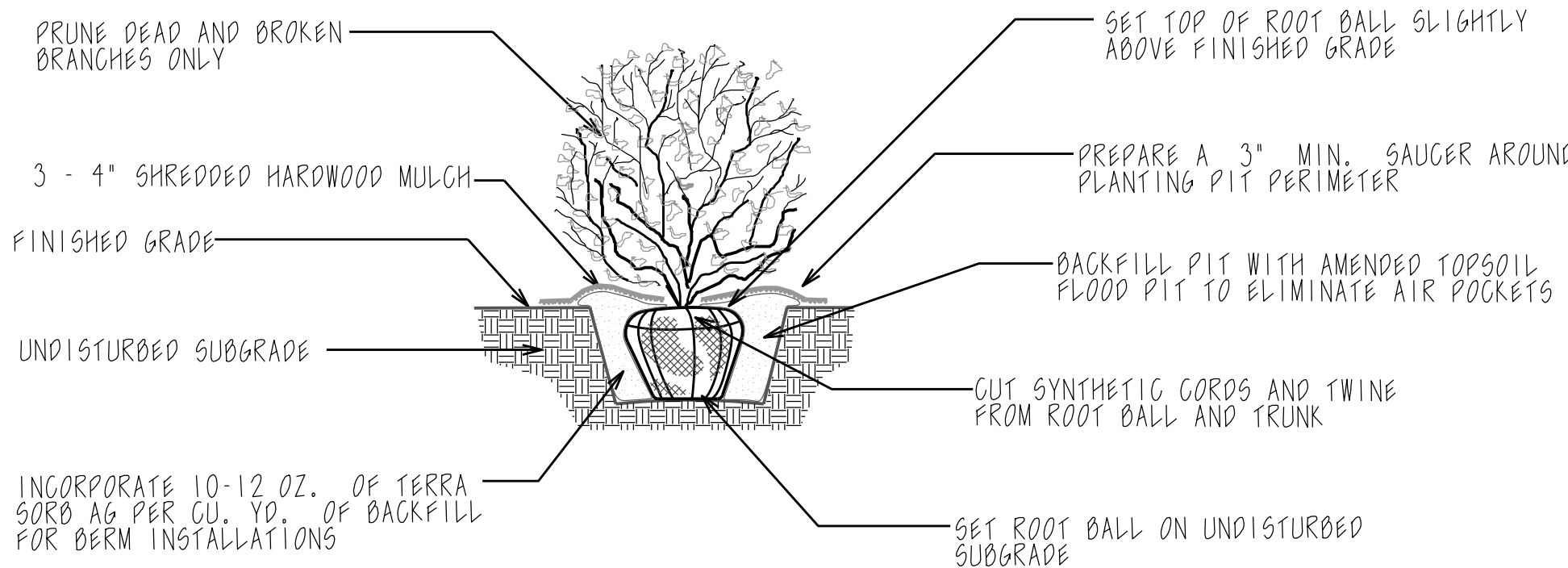
ALL PLANTS WILL BE GUARANTEED TO BE TRUE TO NAME AS LABELED AND FREE FROM INSECTS, DISEASES, AND MECHANICAL DAMAGES WHEN DELIVERED TO THE SITE. ALL PLANTS WILL BE GUARANTEED TO RESUME ACTIVE GROWTH IN THE APPROPRIATE SEASON AND TO SURVIVE FOR A MINIMUM OF ONE YEAR AFTER ACCEPTANCE BY THE CLIENT, PROVIDED THE RECOMMENDED MAINTENANCE PROCEDURES ARE FOLLOWED BY THE CLIENT. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO WATERING, FERTILIZING, MULCHING, PRUNING, PROTECTING FROM UNSEASONABLE WEATHER AND ALL OTHER NORMAL CULTURAL PRACTICES.

END OF SECTION 0003



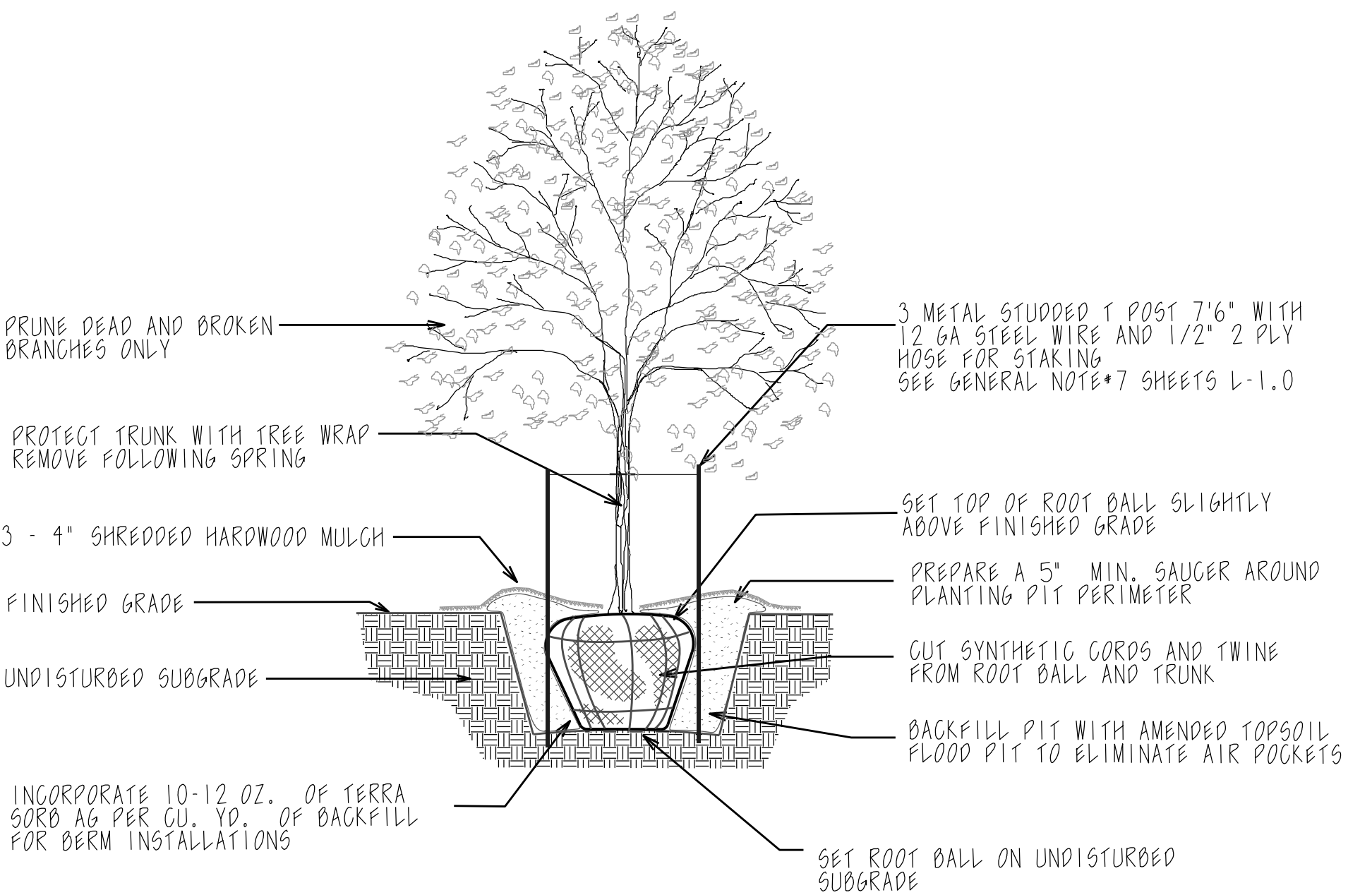
PERENNIAL PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



SHRUB PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



TREE PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK

WT GROUP

Engineering with Precision, Pace and Passion.

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ISSUE

TO	DATE
REVIEW	08/15/25
REVIEW	02/11/26
REVIEW	05/13/26
REVIEW	05/28/26
REVIEW	06/05/26

CHECK: CK

DRAWN: PAC

JOB: 2400230D

LS-2

SPECIFICATIONS

RETAIL PETROLEUM FACILITY

191 ST & HARLEM AVENUE

TINLEY PARK, ILLINOIS 60477

GAS N WASH

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

SECTION 00004

SEEDING

PART 1 GENERAL

1.01 DESCRIPTION

- A. PROVIDE SEEDED LAWNS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION.
 2. SEEDING LAWNS; AND OTHER INDICATED AREAS.
 3. MULCHING.
 4. RECONDITIONING EXISTING LAWNS.
- B. RELATED WORK:
1. SECTION 00000: EARTHWORK.
 2. SECTION 00004: SODDING.
 3. SECTION 00002: TREES AND SHRUB PLANTING.
 4. SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUND COVER PLANTING

1.02 QUALITY ASSURANCE

- A. COMPLY WITH SECTION 00001 REQUIREMENTS.
- B. COMPLY WITH ALL ILLINOIS STATE CERTIFICATION SEED STANDARDS.

1.03 DELIVERY, STORAGE, AND HANDLING

- A. DELIVER SEED AND FERTILIZER MATERIALS IN ORIGINAL UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER.
- B. STORE IN SUCH A MANNER TO PREVENT WETTING AND DETERIORATION.

1.04 PROJECT CONDITIONS

- A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SEEDING OPERATIONS.
- B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SEEDING OPERATIONS.
- C. PERFORM SEEDING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
- D. THE OWNER IS RESPONSIBLE FOR RESTRICTING TRAFFIC FROM LAWN AREAS UPON NOTIFICATION OF COMPLETION OF WORK.
- E. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

WARRANTY

- A. THE CONTRACTOR WARRANTIES ALL SEEDED AREAS TO BE INSTALLED ACCORDING TO SPECIFICATIONS, UNTIL ACCEPTED BY OWNER'S REPRESENTATIVE.
- B. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY OVER-SEEDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

MATERIALS

- A. LAWN SEED: RECOMMENDATION OF SEED MIX FROM LOCAL EXTENSION SERVICE FOR THAT AREA. FRESH, CLEAN, AND NEW CROP SEED MIXTURE.
- B. SEED TYPE: AS SPECIFIED ON DRAWINGS OR RECOMMENDED FROM LOCAL EXTENSION SERVICE.
- C. FERTILIZER:
1. GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC, SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
 2. STARTER FERTILIZER CONTAINING 5% NITROGEN, 20% PHOSPHORIC ACID, AND 20% POTASH BY WEIGHT, OR SIMILAR APPROVED COMPOSITION.
- D. MULCH: TYPE / METHOD SPECIFIED ON DRAWING.
1. STRAW: CLEAN OAT OR WHEAT STRAW, WELL SEASONED BEFORE Baling, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS. SHOULD BE FREE OF ROT AND MILDREW.
 2. HYDRO-SEED: CELLULON FIBER MULCH OR EQUAL.
 3. EROSION BLANKET: NORTH AMERICAN GREEN SCS10, CURLEX, OR APPROVED EQUAL. TYPICAL ROLL 6'X90' 72050'
- E. WATER: FREE OF SUBSTANCE HARMFUL TO SEED GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER PROVIDED BY OWNER ON SITE.

PART 3 EXECUTION

3.01 INSPECTION

- A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SEEDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

- A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SEED.
- B. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
- C. APPLY FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT. (220 LBS./ACRE)
- D. GRADE LAWN AREAS TO A SMOOTH, FREE-DRAINING, EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE.
- E. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING.

3.03 INSTALLATION

- A. SEEDING:
1. SEED IMMEDIATELY AFTER PREPARATION OF BED. SPRING SEEDING BETWEEN APRIL 1 AND JUNE 15 AND FALL SEEDING BETWEEN AUGUST 15 AND OCTOBER 15, OR AT SUCH OTHER TIMES ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
 2. SEED INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE CHARGED ACCORDING TO AREA AND IN ADDITION TO CONTRACT.
 3. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN TWO (2) DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER.
 4. SOW GRASS SEED AT A RATE RECOMMENDED BY TYPE OF SEED USED. TYPICAL BLUEGRASS BLEND - 5 LB. PER 1000 SQ'
 5. INCORPORATE SEED INTO TOP 1/8" OF SOIL AND ROLL.
- B. MULCHING:
1. PLACE STRAW, FIBER MULCH, OR EROSION BLANKET ON SEEDED AREAS WITHIN 24 HOURS AFTER SEEDING.
 2. (A). PLACE STRAW MULCH UNIFORMLY IN CONTINUOUS BLANKET AT THE RATE OF 2.5 TONS PER ACRE, OR 2 BALES PER 1,000 SQ. FT. OF AREA. A MECHANICAL BLOWER MAY BE USED FOR STRAW MULCH APPLICATION WHEN ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
 3. (B) A CELLULOSE FIBER OR APPROVED EQUAL MAY BE USED IN AQUEOUS MIXTURE AT THE RATE OF 1500 LBS./ACRE.
 4. SECURE STRAW TO SOIL BY APPROVED METHODS.
 5. SECURE EROSION BLANKET TO SOIL AS PER MANUFACTURER'S SPECIFICATION.

3.04 RECONDITIONING EXISTING LAWNS

- A. ANALYZE THE CONDITION OF EXISTING TURF AREAS TO REMAIN, AND DETERMINE THE EXTENT OF NECESSARY RECONDITIONING. PROVIDE UNIT COST AND ESTIMATE OF WORK. OBTAIN OWNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- B. RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS, INCLUDING STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF CONSTRUCTION VEHICLES, AND EXISTING LAWN AREAS AS INDICATED.
- C. PROVIDE FERTILIZER, SEED AND SOIL AMENDMENTS AS SPECIFIED FOR NEW LAWNS AND AS REQUIRED TO PROVIDE A SATISFACTORILY RECONDITIONED LAWN. PROVIDE TOPSOIL AS REQUIRED TO FILL LOW AREAS AND MEET NEW FINISHED GRADES.
- D. CULTIVATE BARE AND COMPACTED AREAS THOROUGHLY.
- E. REMOVE DISEASED OR UNSATISFACTORY LAWN AREAS. DO NOT BURY INTO SOIL. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, INCLUDING OIL DRIPPINGS, STONE, GRAVEL, AND OTHER CONSTRUCTION MATERIALS.
- F. WHERE SUBSTANTIAL BUT THIN LAWN REMAINS, RAKE, AERATE IF COMPACTED, OR CULTIVATE SOIL; FERTILIZE AND SEED.

3.05 MAINTENANCE

- A. MAINTENANCE OF INSTALLED AND ACCEPTED SEEDED LAWNS WILL BE PERFORMED BY THE OWNER.

3.06 ACCEPTANCE

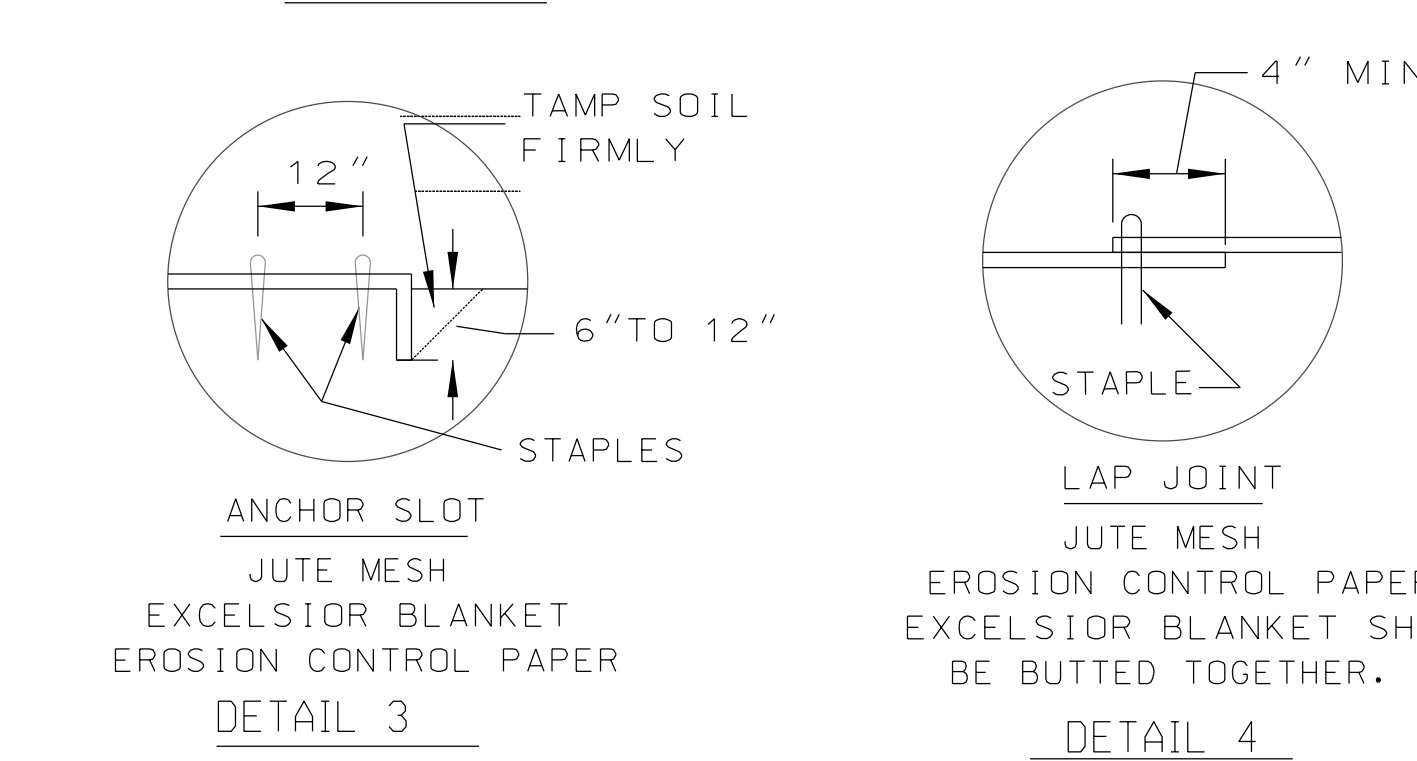
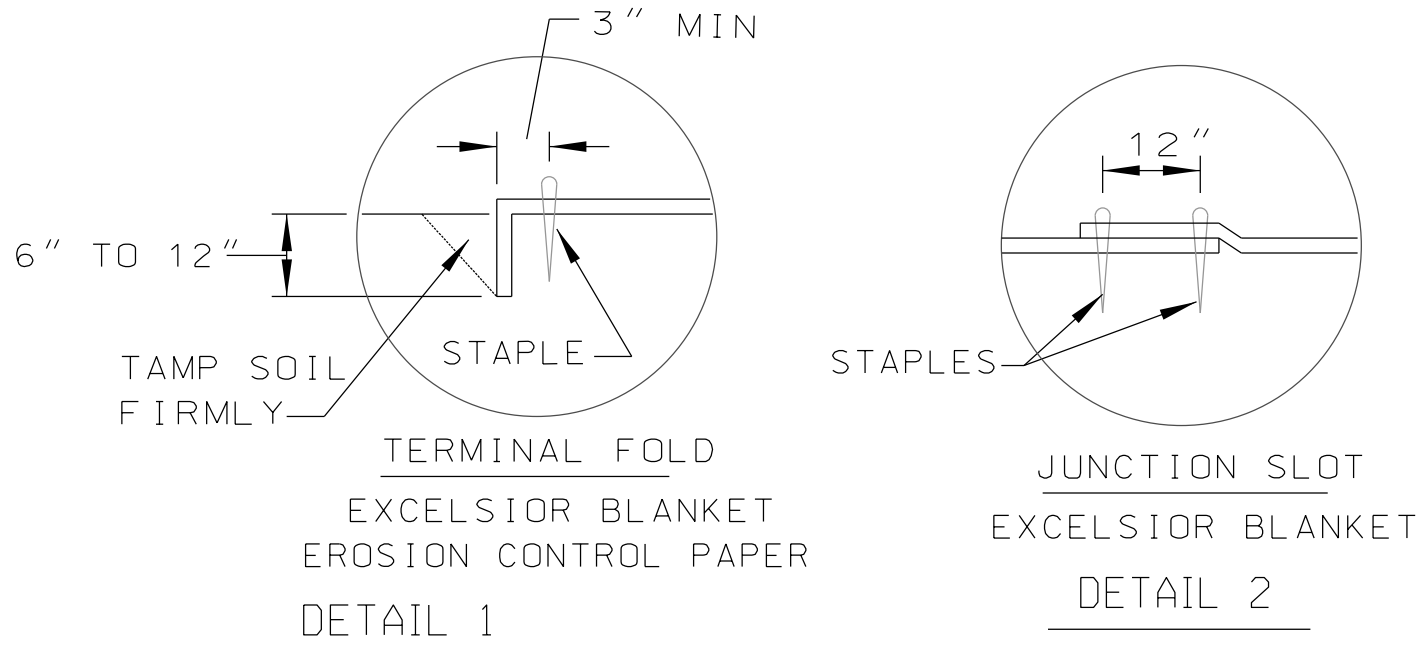
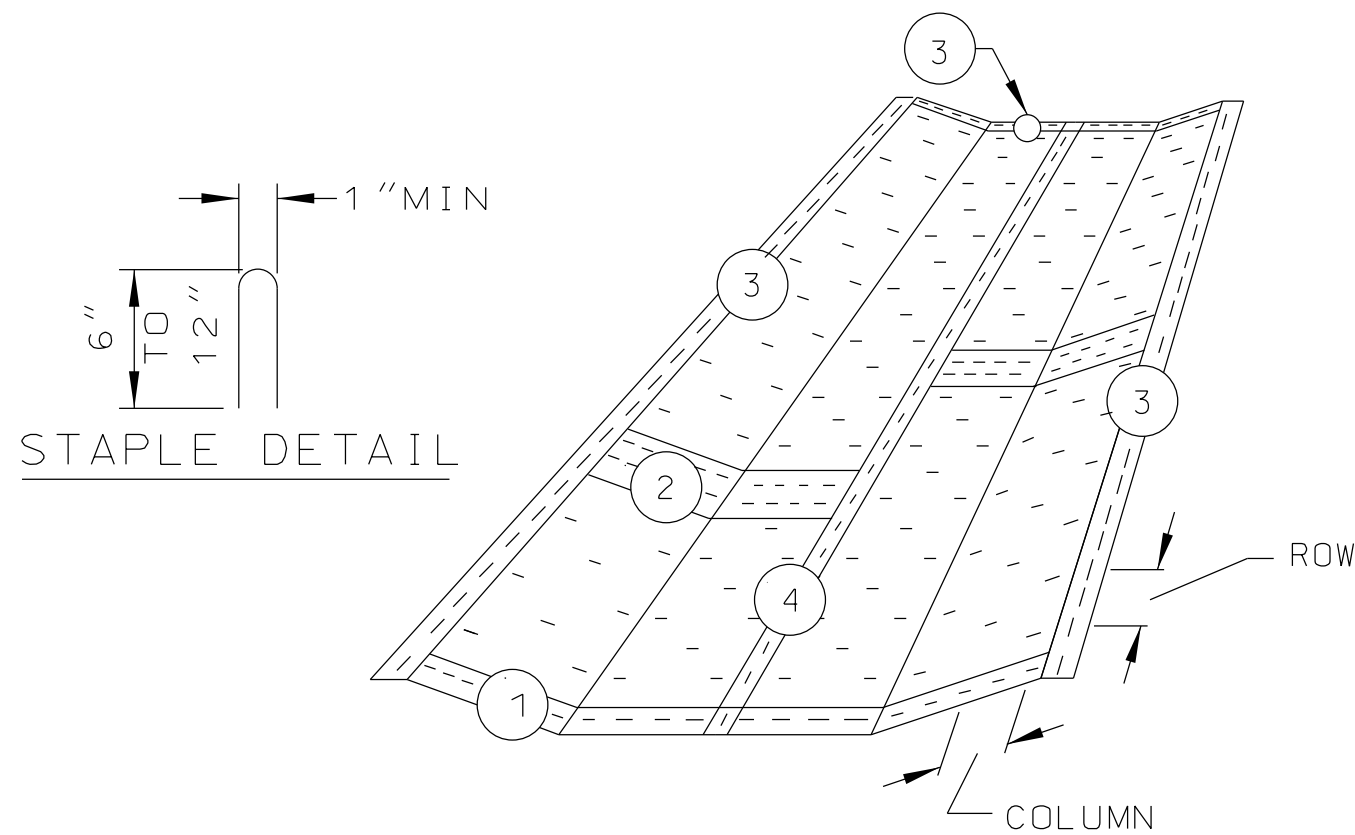
- A. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
- B. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
- C. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.07 CLEANING

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

END OF SECTION 00004

LANDSCAPE SPECIFICATIONS



NOTES:

1. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'X 150' ROLL OF MATERIAL.
2. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
3. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

EROSION BLANKET PLAN



NRCS

IL-530

SECTION 00005

SODDING

PART 1 GENERAL

1.01 DESCRIPTION

- A. PROVIDE SODDED LAWNS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION.
 2. SODDING LAWNS.
- B. RELATED WORK:
1. SECTION 02200: EARTHWORK.
 2. SECTION 00004: SEEDING.
 3. SECTION 00002: TREES AND SHRUB PLANTING.
 4. SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUND COVER PLANTING

1.02 QUALITY ASSURANCE

- A. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY RE-SODDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE AN ADDITION TO THE CONTRACT AMOUNT.
- B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIALS.

1.03 SUBMITTALS

- A. SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE LOCATION.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD.
- B. DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD SURVIVAL.
- C. PROTECT SOD FROM DEHYDRATION PRIOR TO INSTALLATION.

1.05 PROJECT CONDITIONS

- A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SODDING OPERATIONS.
- B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SODDING OPERATIONS.
- C. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

1.06 WARRANTY

- A. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY RE-SODDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE AN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS

- A. SOD: TO BE HARVESTED FROM LOCAL SOD NURSERY AND UNLESS OTHERWISE INDICATED TO BE A(5) FIVE WAY MINIMUM BLUEGRASS BLEND. (FIVE VARIETIES OF BLUEGRASS)
- B. PROVIDE WELL-ROOTED, HEALTHY SOD, PROVIDE SOD UNIFORM IN COLOR, LEAF TEXTURE, DENSITY AND DEVELOPMENT WHEN PLANTED.
- C. FURNISH SOD UNIFORMLY MACHINE-STRIPPED FROM 3/4" - 1 1/2" THICK WITH CLEAN CUT EDGES.
- D. FERTILIZER:
1. GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
 2. STARTER FERTILIZER CONTAINING 5% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT, OR ACCORDING TO SPECIAL PROVISIONS.
- E. WATER: FREE OF SUBSTANCE HARMFUL TO SOD GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER WILL BE PROVIDED BY THE OWNER ON SITE.

PART 3 EXECUTION

3.01 INSPECTION

- A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SODDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

- A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SODDED.
- B. ROTOTILL TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
- C. APPLY FERTILIZER AT THE RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT. (220 LBS./ACRE). APPLY FERTILIZER BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR: THOROUGHLY AND EVENLY INCORPORATE IT INTO THE SOIL TO A DEPTH OF 3" BY DISKING OR OTHER APPROVED METHODS. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE IT INTO SOIL.
- D. GRADE LAWN AREAS TO SMOOTH, FREE-DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- E. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SODDING.

3.03 INSTALLATION

- A. TIME OF INSTALLATION: THE ACCEPTABLE TIME TO INSTALL SOD AND BE CONSIDERED 'IN SEASON' ARE AS FOLLOWS.
1. SPRING - FROM THE TIME THE SOIL IS WORKABLE AND SOD IS BEING HARVESTED, UNTIL JUNE 15TH.
 2. FALL - FROM AUGUST 15TH TO NOVEMBER 1ST.

ALL OTHER TIMES ARE CONSIDERED 'OUT OF SEASON' AND ARE NOT ACCEPTABLE TO INSTALL SOD AT THIS TIME WITHOUT APPROVAL OF LANDSCAPE ARCHITECT (L.A.) AND WITH THE ADDITIONAL CONDITIONS AS FOLLOWS:

1. JUNE 16TH TO AUGUST 14TH
2. AFTER NOVEMBER 1ST, SOD MAY ONLY BE INSTALLED WITH (L.A.) APPROVAL AND MILD TEMPERATURES / CONDITIONS EXIST. SOD MAY NOT BE INSTALLED ON FROZEN GROUND AND UNTIL FINAL (FINE) GRADING AND GROUND PREPARATION HAS BEEN APPROVED FOR SOD INSTALLATION BY LANDSCAPE ARCHITECT.

3.04 MAINTENANCE

- A. MAINTENANCE OF INSTALLED AND ACCEPTED SODDED LAWNS WILL BE PERFORMED BY THE OWNER.

3.05 ACCEPTANCE

- A. SODDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
- B. INSPECTION TO DETERMINE ACCEPTANCE OF SODDED LAWNS WILL BE MADE BY THE OWNER'S REPRESENTATIVE, UPON CONTRACTOR'S REQUEST.
1. SODDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH, AND A HEALTHY, EVEN-COLORED VIABLE LAWN IS PROVIDED.
- C. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
- D. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.06 CLEANING

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

END OF SECTION 00005

END

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LS-3
SPECIFICATIONS

SPECIFICATIONS / MAINTENANCE

SPECIAL PROVISIONS

ALL APPLICABLE PROVISIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2002, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, SHALL GOVERN THE WORK EXCEPT AS AMENDED BY THESE SPECIAL PROVISIONS. IF A CONFLICT EXISTS BETWEEN THE SPECIAL PROVISIONS AND THE STANDARD SPECIFICATIONS, THEN THESE SPECIAL PROVISIONS SHALL GOVERN. THE WORDS 'WETLAND CONSULTANT' SHALL REFER TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE.

EXISTING UTILITIES

EXISTING UTILITIES ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION OBTAINED FROM UTILITY COMPANIES, MUNICIPALITIES AND SURVEYS. HAMILTON PARTNERS AND THEIR CONSULTANTS DO NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE EXISTENCE AND VERIFY THE LOCATION OF ALL UTILITIES. UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE COUNTY'S SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT. NOTIFY JULIE 48 HOURS PRIOR TO COMMENCING THE WORK.

TOPSOIL / SPREADING

TOPSOIL TO BE LOCAL VIRGIN TOPSOIL •BLACK• APPROVED BY WETLAND CONSULTANT.

THE WORK SHALL CONFORM TO SECTION 211 OF THE STANDARD SPECIFICATIONS EXCEPT THAT THE MINIMUM LIFT FOR PLACEMENT SHALL BE 12" FOR TOPSOIL SPREADING. TOPSOIL SHALL BE PLACED WHERE REQUIRED IN AREAS OF EXCAVATION. EXCAVATED AREAS SHALL BE EXCAVATED TO 12" BELOW GRADE PRIOR TO TOPSOIL PLACEMENT. TOPSOIL PLACEMENT SHALL CONFORM TO FINAL GRADE AS INDICATED ON THE PLANS. TOPSOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8" UPON COMPLETION OF THE WORK. THE MATERIAL SHALL THEN BE "GIL"-RAKED AND ALL STONES SHALL BE REMOVED FROM THE SITE.

TOPSOIL SHALL MEET THE REQUIREMENTS OF SECTION 10B1.05 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR MAY OBTAIN TOPSOIL FROM THE AREA OF DISTURBANCE AND FROM OTHER STOCKPILES SUBJECT TO COORDINATION WITH THE WETLAND CONSULTANT.

TOPSOIL PLACEMENT SHALL BE IN ACCORDANCE WITH SECTION 211.03, 211.04, 211.05 AND 211.06 OF THE STANDARD SPECIFICATIONS AS MODIFIED HEREIN. THE CONTRACTOR SHALL PLACE THE TOPSOIL IN SUCH A MANNER AS TO MINIMIZE COMPACTION OF TOPSOIL. TOPSOIL SHALL BE PLACED A MINIMUM OF 12" THICK. ONCE THE TOPSOIL HAS BEEN PLACED, NO VEHICLES, EXCEPT A SCARIFIER AND SEED INSTALLATION EQUIPMENT, WILL BE PERMITTED ON THE TOPSOIL. ALL TOPSOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8" UPON COMPLETION OF THE WORK. UPON COMPLETION OF THE SCARIFICATION, A 150 TO 200 POUND PERSON SHOULD SINK 1" TO 2" IN THE MATERIAL WHEN WALKING ACROSS THE TOP. TOPSOIL SPREADING MAY DEVIATE FROM THE LINES AND GRADES SHOWN ON THE PLANS BY +0.25 TO -0.20 FEET.

SEED BED PREPARATION

PRIOR TO SEEDING OPERATIONS IN AREAS WHERE TOPSOIL HAS NOT BEEN PLACED, THE CONTRACTOR WILL BE REQUIRED TO DISC OR TILL WHERE THE SURFACE HAS BECOME HARDENED OR CAVED AND TO TILL UNDER ANY EXISTING TEMPORARY SEEDING. IN ADDITION, THE CONTRACTOR WILL BE REQUIRED TO REPAIR ANY AREAS OF ERODED SOILS BY RAKING AND REMORING THE SLOPE, SALVAGING EXISTING TOPSOIL FROM THE BOTTOM OF THE SLOPE WHERE NECESSARY.

THE BUFFER SEED BED SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES. THE SURFACE OF THE SEED BED SHOULD BE PREPARED SO THAT NO CLODS OVER 1.5 INCHES IN DIAMETER, WEEDS, STICKS, CRUSTING OR GULLYING IS PRESENT. UPON COMPLETION OF THE SEED BED SCARIFICATION, A NORMAL WEIGHT •150-200 LB.• PERSON SHOULD SINK 1 TO 2 INCHES IN TO THE SEED BED.

SEEDING

THE WORK SHALL CONSIST OF PREPARING THE SEED BED AND PLACING THE SEED AND OTHER MATERIALS IN THE SEED BED.

THE AREA TO BE SEEDDED MAY NEED PRESCRIBED BURNING PRIOR TO PLANTING.

THE AREA TO BE SEEDDED SHALL BE WORKED TO A MINIMUM DEPTH OF 3 INCHES WITH A DISK TILLER OR OTHER EQUIPMENT APPROVED BY THE WETLAND CONSULTANT, REDUCING ALL SOIL PARTICLES TO A SIZE NOT LARGER THAN 1.5 INCHES IN THE LARGEST DIMENSION. THE PREPARED SURFACE SHALL BE RELATIVELY FREE FROM WEEDS, CLODS, STONES, RIVULETS, GULLIES, CRUSTING AND CAKING.

NO SEED SHALL BE SOWN DURING HIGH WINDS OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING, NOR SHALL ANY SEED BE SOWN UNTIL THE PURITY TESTING HAS BEEN COMPLETE FOR THE SEEDS TO BE USED, AND SHOWS THE SEED MEETS THE NOXIOUS WEED REQUIREMENTS.

SEEDING SHALL OCCUR PRIOR TO ANY PLANTING. SEEDING SHALL BE ACCOMPLISHED BY UTILIZING A "NO TILL" ATTACHMENT MEETING THE SPECIFICATIONS OF THE WETLAND CONSULTANT OR A RANGELAND TYPE GRASS DRILL MEETING THE SPECIFICATIONS OF THE STANDARD SPECIFICATION 1101.0B•6•. GRASSES AND FORD MIXTURES WILL BE SEEDDED SEPARATELY. THE MACHINE USED TO SEED SHOULD BE RESET TO DRILL THE FORDS AT A DEPTH RECOMMENDED BY THE SEED SUPPLIER OR WETLAND CONSULTANT. GRASS AND FORD MIXTURES SHALL BE AS NOTED ON THE PLANS.

HYDRAULIC SEEDING OR HAND BROADCAST SEEDING WILL BE ALLOWED AS APPROVED BY THE WETLAND CONSULTANT AND ONLY FOR INACCESSIBLE AREAS WHERE THE USE OF THE EQUIPMENT SPECIFIED IS PHYSICALLY IMPOSSIBLE.

THE SEEDING SHALL BE COMPLETED BEFORE JUNE 15 OR AFTER NOVEMBER 1. PRIOR TO STARTING WORK SEEDERS SHALL BE CALIBRATED AND ADJUSTED TO SOW SEEDS AT THE REQUIRED SEEDING RATE AND TO THE PROPER DEPTH. EQUIPMENT SHALL BE OPERATED IN A MANNER TO ENSURE COMPLETE COVERAGE OF THE ENTIRE AREA TO BE SEEDDED. THE WETLAND CONSULTANT SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING THE SEEDING OPERATION SO THAT THE WETLAND SPECIALIST MAY DETERMINE BY TRIAL RUNS THAT THE SEEDER WILL PROVIDE UNIFORM DISTRIBUTION.

SPECIFICATIONS

DETENTION AREA-NATIVE ECOSYSTEM

SEEDING - CONTINUED

THE CLASSES OF SEED MIXTURES AND COMBINATIONS OF MIXTURES ARE DESIGNATED ON THE PLANS. SEED MIXTURES SPECIFIED TO BE INSTALLED IN THE SAME SEASON SHALL BE SEEDDED WITHIN 3 DAYS OF EACH OTHER. VARIATIONS IN SEED MIXTURE MUST BE APPROVED IN WRITING BY THE WETLAND CONSULTANT.

SEED QUALITY MUST MEET THE APPLICABLE STANDARDS SET FORTH IN STANDARD SPECIFICATION 10B1.04.

PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT SHALL BE 90 DAYS FOLLOWING SEEDING. NINETY PERCENT AERIAL COVER SHALL BE EVIDENT AT THE END OF THE 90 DAY PERIOD OF ESTABLISHMENT. THE WETLAND CONSULTANT SHALL MAKE THE COVER DETERMINATION.

THE OWNER MAY RETAIN 10% OF THE TOTAL INVOICE TO BE RELEASED UPON FULFILLMENT OF THE PERIOD OF ESTABLISHMENT.

PLANTING

NURSERY STOCK. THE CONTRACTOR SHALL FURNISH A SHIPPING TICKET OR LABEL DOCUMENTING PROVENANCE OF PLANT MATERIALS TO WETLAND SPECIALIST PRIOR TO INSTALLATION.

REPAIRS

CONTRACTOR SHALL BEAR ALL COSTS FOR REPAIRING ANY DAMAGES TO THE SITE SUCH AS EXISTING TURF AREAS, BRIDGES, TRAILS AND/OR ANY OTHER EXISTING SITE FEATURES.

MAINTENANCE

THE WORK MAY CONSIST OF HAND WEEDING, HERBICIDING, CUTTING OR MOWING, PRUNING AND WATERING THE PLANTED AREAS. THE CONTRACTOR IS TO CONTINUOUSLY MAINTAIN THE LANDSCAPE AND EROSION CONTROL FEATURES AFTER INSTALLATION, DURING THE PROGRESS OF THE WORK, AND FOR A PERIOD OF 1 YEAR FROM INSTALLATION COMPLETION UNTIL FINAL ACCEPTANCE.

SUPPLEMENTAL WATERING. SUPPLEMENTAL WATERING SHALL BE CARRIED OUT IF RAINFALL IS LESS THAN 1" PER TWO WEEKS EXCEPT FOR THE SEEDDED AREAS WHICH REQUIRE DAILY WATERING.

WEED MANAGEMENT. WEED MANAGEMENT IS THE CONTROL OF PLANTS DEEMED TO BE UNDESIRABLE BY THE ENGINEER. SPOT TREATMENT WITH HERBICIDES WILL BE REQUIRED, PARTICULARLY FOR PURPLE LOOSESTRIPE, CATTAILS AND REED CANARY GRASS.

MOWING. MOWING OF ALL NATIVE UPLAND AREAS SHALL BE COMPLETED THREE TIMES DURING THE FIRST GROWING SEASON. MOWING SHALL BE DONE AT A HEIGHT BETWEEN 5 AND 8-INCHES.

PREDATOR GUARDS. ALL GOOSE GUARDS INSTALLED SHALL BE CONSCIENTIOUSLY MAINTAINED UNTIL THE PERFORMANCE CRITERIA ARE MET AT THE FINAL ACCEPTANCE. SHOULD THE CONTRACTOR FAIL TO MONITOR AND MAINTAIN THE GOOSE GUARD, THE OWNER SHALL HAVE THE RIGHT TO PERFORM THE WORK AND RECOVER ALL COSTS.

WETLAND MAINTENANCE SHALL BE DONE IN ACCORDANCE OF SECTION 253.15 EXCEPT THAT THE PERIOD OF ESTABLISHMENT SHALL BE 90 DAYS.

EROSION BLANKET TYPE 11

THIS WORK SHALL CONSIST OF FURNISHING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY TO PLACE EROSION BLANKET IN ALL AREAS ABOVE NORMAL WATER TO TOP OF BERM IN DETENTION AREA, AND DRAINAGE SWALE PLANTED AND SEEDDED AREAS OR AS DIRECTED BY THE ENGINEER.

EROSION BLANKET TYPE 11 •SPECIAL• SHALL BE NAG 5750N BLANKET ON UP-SLOPE NATIVE SEEDDED AREAS INDICATED ON PLAN . MANUFACTURED BY NORTH AMERICAN GREEN OR AN APPROVED EQUAL.

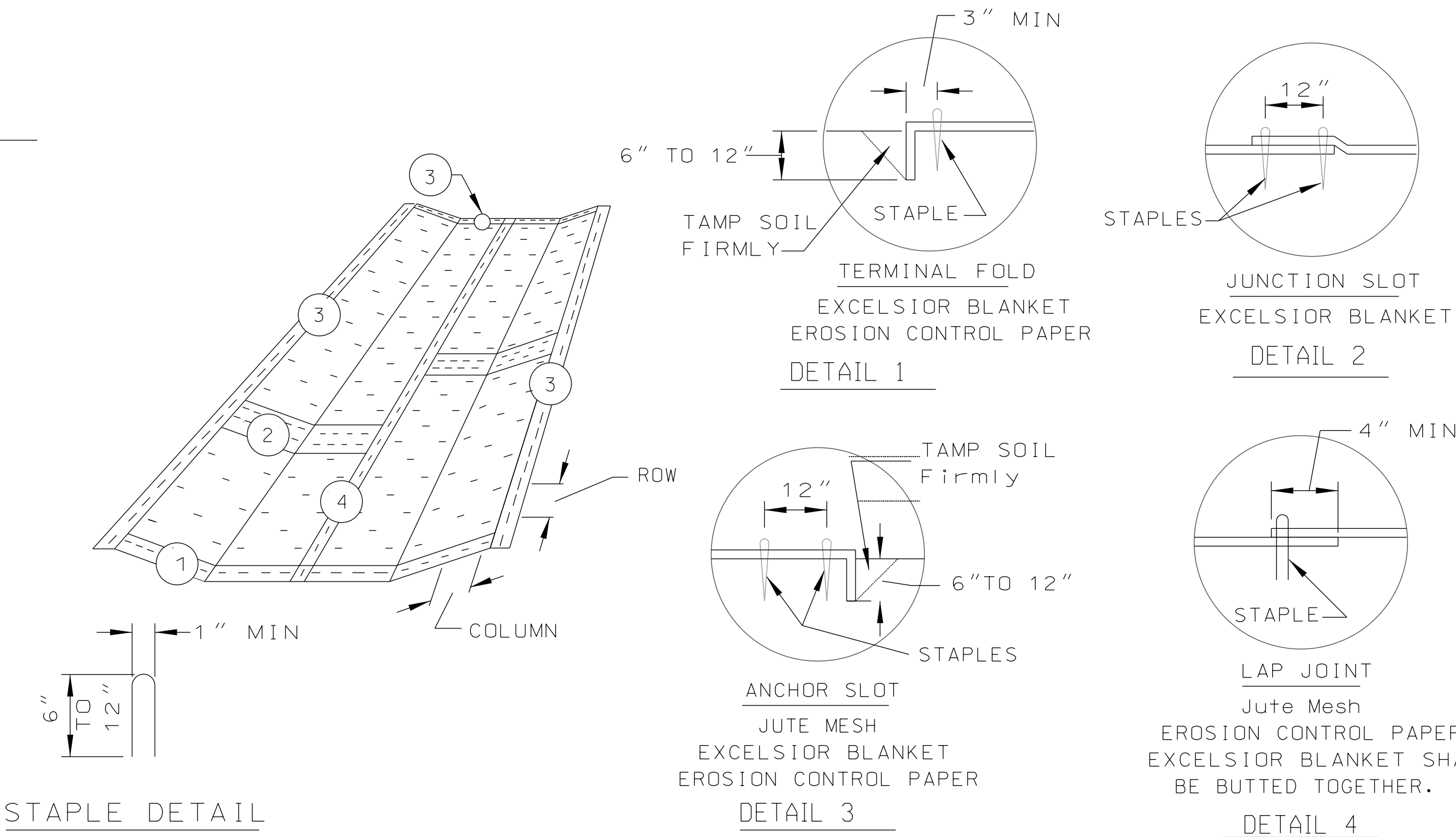
EROSION BLANKET TYPE 11 •SPECIAL• SHALL BE NAG 5G-150 BLANKET IN DESIGNATED BIOFILTRATION SWAIL INDICATED ON PLAN. MANUFACTURED BY NORTH AMERICAN GREEN OR AN APPROVED EQUAL.

EROSION BLANKET TYPE 11 •SPECIAL• SHALL CONTAIN 100% STRAW AT 0.5 LBS./50.YD. OVERLAIN ON ONE SIDE BY A 100% BIODEGRADABLE MESH, AND SEWN WITH A BIODEGRADABLE THREAD.

THE BLANKET SHALL BE PROVIDED IN ROLLS 6.67 FT. WIDE BY 100 FT. LONG. THE WEIGHT SHALL BE .58 LBS PER SQUARE YARD.

THE BLANKET SHALL BE PLACED WITHIN 24 HOURS AFTER SEEDING OPERATIONS HAVE BEEN COMPLETED ON THE AREAS SPECIFIED. PRIOR TO PLACING THE BLANKET, THE AREAS TO BE COVERED SHALL BE RELATIVELY FREE OF ALL ROCKS OR CLODS OVER 40 MM 1.5 INCH IN DIAMETER, AND ALL STICKS OR OTHER FOREIGN MATERIAL WHICH WILL PREVENT THE CLOSE CONTACT OF THE BLANKET WITH THE SEED BED. IF, AS A RESULT OF RAIN, THE PREPARED SEED BED BECOMES CRUSTED OR ERODED, OR IF ERODED PLACES, RUTS OR DEPRESSIONS EXIST FOR ANY REASON, THE CONTRACTOR WILL BE REQUIRED TO REWORK THE SOIL UNTIL IT IS SMOOTH AND TO RESEED SUCH AREAS WHICH ARE REWORKED. AFTER THE AREA HAS BEEN PROPERLY SHAPED AND SEEDDED, THE BLANKET SHALL BE LAID OUT FLAT, EVENLY AND SMOOTHLY, WITHOUT STRETCHING THE MATERIAL. THE BLANKET SHALL BE PLACED HORIZONTAL TO THE SLOPE WITH THE NETTING ON TOP AND THE FIBERS IN CONTACT WITH THE SOIL OVER THE ENTIRE AREA. BUTT ENDS AND SIDES AND THEN STAPLE.

STAPLES SHALL BE PLACED AT A RATE OF 3.5 STAPLES PER SQUARE YARD. THE BLANKET SHALL OVERLAP BETWEEN 3" AND 4" WITH ADJACENT BLANKET.



NOTES:

1. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'X 150' ROLL OF MATERIAL.
2. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
3. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

EROSION BLANKET PLAN



NRCS

IL-530

PERFORMANCE STANDARDS

NATIVE PLANTING AREA PERFORMANCE CRITERIA FOR STORMWATER BMP'S

1ST FULL GROWING SEASON: WITHIN THREE MONTHS OF SEED INSTALLATION •OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING•, AT LEAST 90 PERCENT OF THE SEEDDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT.

2ND FULL GROWING SEASON: BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS SHALL HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN THE APPROVED PLANT LIST AND/OR NATIVE SPECIES WITH NATIVE COEFFICIENT OF CONSERVATION •C•• VALUES OF 2 OR GREATER •PER SWINK AND WILHELM 1994 OR MORE CURRENT VERSION•. NATURALIZED LANDSCAPES SHALL NOT HAVE MORE THAN ONE SQUARE-METER DEVOID OF VEGETATION, AS MEASURED BY AERIAL COVERAGE.

3RD FULL GROWING SEASON: BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS •E.G. WETLAND, PRAIRIE• SHALL HAVE A MINIMUM OF 75 PERCENT GROUND COVER AND EMERGENT AREAS SHALL HAVE MINIMUM OF 35 PERCENT GROUND COVER •BY SPECIES IN THE APPROVED PLANT LIST AND/OR NATIVE SPECIES WITH NATIVE COEFFICIENT OF CONSERVATION •C•• VALUES OF 2 OR GREATER. THE CUMULATIVE PLANT LIST, ACROSS ALL VEGETATIVE COMMUNITIES SHALL HAVE A MINIMUM NATIVE FLORISTIC QUALITY INDEX •FDI• OF 20 AND A •C•• VALUE OF 3.5 OR GREATER. NATURALIZED LANDSCAPES SHALL NOT HAVE MORE THAN ONE SQUARE-METER DEVOID OF VEGETATION, AS MEASURED BY AERIAL COVERAGE.

ADDITIONAL YEARLY STANDARDS: SEEDDED/PLANTED AREAS •EXCLUDING EMERGENT ZONE• SHALL HAVE NO RILLS OR GULLIES GREATER THAN FOUR INCHES WIDE BY FOUR INCHES DEEP. AREAS SEEDDED TO TURFGRASS OR LOW-MAINTENANCE TURF SHALL HAVE 95 PERCENT GROUND COVER. INSTALLED WOODY MATERIALS WITHIN THE NATURALIZED LANDSCAPE AREA SHALL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE SPECIES.

FOR SEED MIX, NATIVE MIX, EROSION BLANKETS, SOIL AMENDMENTS

NATIONAL SEED / CONSERV FS
4720 YENDER AVENUE, LISLE, ILLINOIS 60532

CONTACT: MARK BREIER
GRASS SEED MANAGER / SALES
Office: (630) 963-8787 Mobil: (630) 417-9057
Email : mark.breier@natseed.com

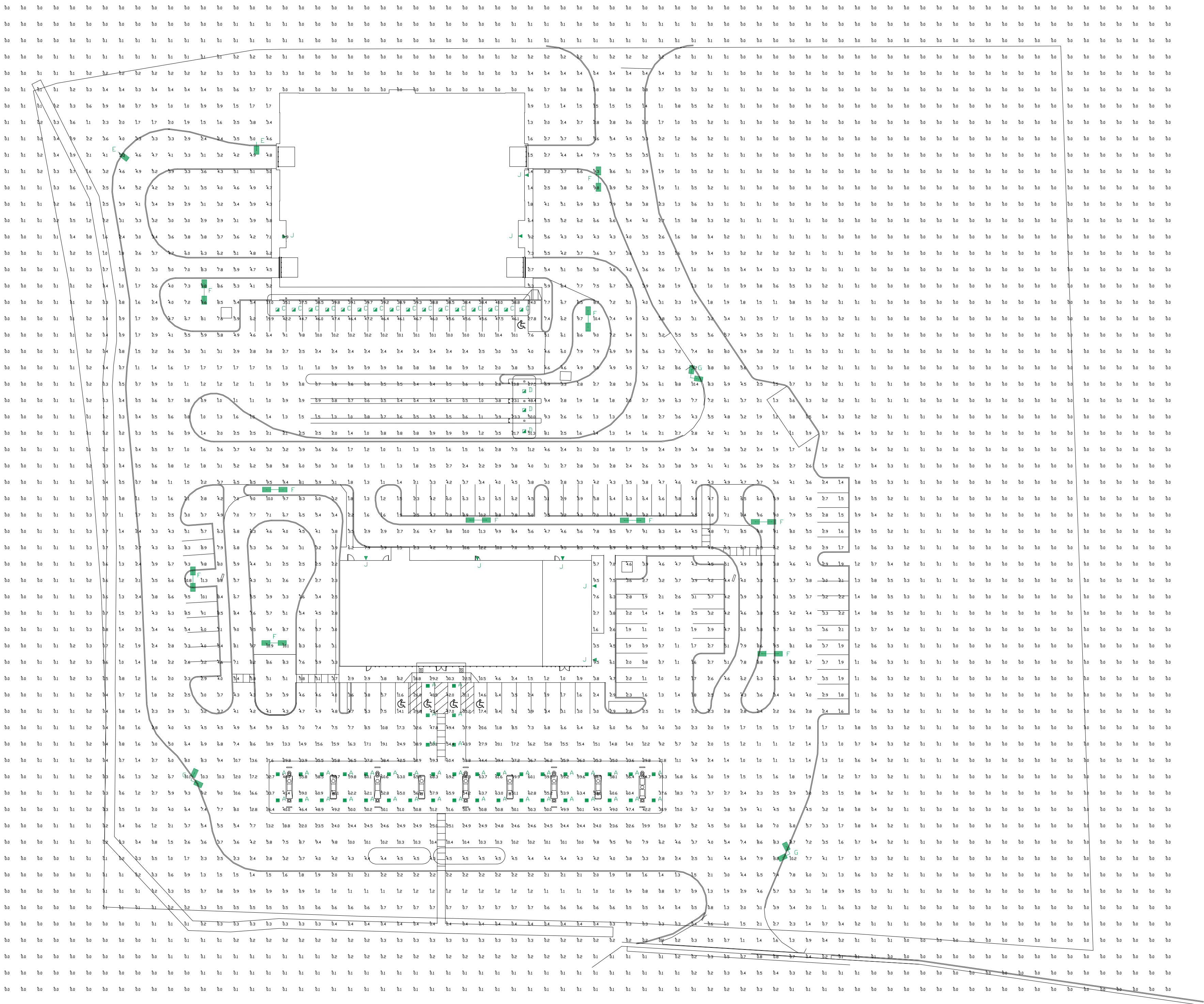
ISSUE

TO	DATE
REVIEW	08/15/25
REVIEW	02/11/26
REVIEW	05/13/26
REVIEW	05/28/26
REVIEW	06/05/26

CHECK: CK

DRAWN: PAC

JOB: 24020300



For quotes, please contact
WALSH, LONG & CO
quotes@walshlong.com

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature notes does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

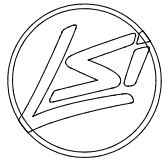
The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "00" most closely matches the old Full Cutoff rating.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS	Illuminance	Fc	3.61	69.2	0.0	N.A.	N.A.	0
GAS CANOPY	Illuminance	Fc	52.32	69.2	22.5	2.33	3.08	
INSIDE CURB	Illuminance	Fc	5.75	50.9	0.2	28.75	254.50	
PAY CANOPY	Illuminance	Fc	32.39	51.3	13.8	2.35	3.72	
VACUUM	Illuminance	Fc	41.29	47.5	24.0	1.72	1.98	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	42	A	SINGLE	CRUS-SC-HO-50-WHT	18" GAS	1.000	19071	125	B4-U0-G2
	16	C	SINGLE	CRUS-SC-LW-50-WHT	10' VACUUM	1.000	11148	73	B3-U0-G1
	3	D	SINGLE	CRUS-SC-LW-50-WHT	8'-6" PAY	1.000	11148	73	B3-U0-G1
	2	E	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-BRZ	20'POLE+2"BASE	1.000	18904	135	B3-U0-G3
	10	F	D180°	SLM-LED-18L-SIL-FT-50-70CRI-D180-BRZ	20'POLE+2"BASE	1.000	37808	270	B3-U0-G3
	3	G	2 @ 90°	SLM-LED-18L-SIL-FT-50-70CRI-DN90-BRZ	20'POLE+2"BASE	1.000	37808	270	B3-U0-G3
	8	J	Single	XWS-LED-05L-SIL-FT-50-70CRI-BRZ	9'	1.000	5072	35	B1-U0-G2

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 10697



10000 ALLIANCE RD. CINCINNATI, OH 45242 USA
(513) 793-3090 • FAX (513) 793-6083

LIGHTING PROPOSAL LD-160746-4

GAS N WSH
191st ST & HARLEM AVE
TINLEY PARK, IL

BY:WME DATE:07-30-24 REV:05-15-26 SHEET 1 OF 1

SCALE:1"=40' ARCH D 0 40

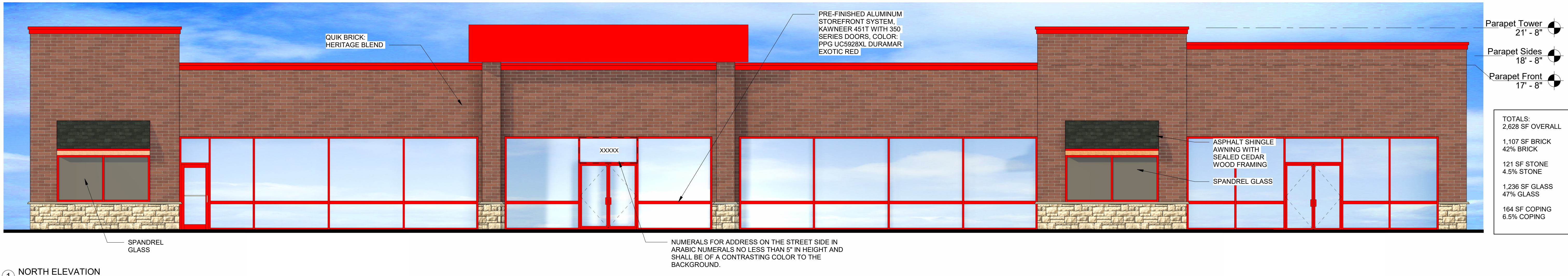
FLOOR PLAN GENERAL NOTES	
A. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS. B. WATER RESISTANT GYPSUM BOARD OR CEMENT BOARD SHALL BE USED AT ALL WALLS IN TOILET ROOM, BEHIND ALL PLUMBING FIXTURES, AND ANY WET LOCATIONS - SEE PARTITION SCHEDULE FOR MORE INFORMATION. C. PROVIDE ALL REQUIRED IN WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, AND ACCESSORIES. D. MOUNT ALL FIXTURES & ACCESSORIES AT HEIGHTS CONFORMING WITH ALL GOVERNING CODES & ACCESSIBILITY REQUIREMENTS. E. ALL WOOD BLOCKING AND PLYWOOD TO BE FIRE TREATED. F. FIRE EXTINGUISHERS ARE SUPPLIED AND INSTALLED BY THE G.C. QUANTITIES AND LOCATIONS TO BE COORDINATED W/ THE LOCAL FIRE DEPARTMENT. G. COORDINATE SIZE AND LOCATION OF ALL DUCT SHAFT OPENINGS IN WALLS AND FLOORS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.	H. ALL DIMENSIONS ARE NOMINAL & ARE FROM FACE OF GYPSUM BOARD, SHEATHING, OR SUBSTRATE. I. REFER TO THE EQUIPMENT PLAN AND EQUIPMENT SCHEDULE FOR MORE INFORMATION ON THE EQUIPMENT. EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. J. PROVIDE CONTINUOUS BEAD OF CLEAR SILICONE SEALANT AT INTERIOR SIDE OF ALL WALL TRANSITIONS. SEAL ALL NEW AND EXISTING OPENINGS IN FLOORS, STRUCTURAL DECK AND EXTERIOR WALLS IN ORDER TO PROVIDE A WEATHER TIGHT SEAL. K. ALL WALLS ARE AT 90° UNLESS NOTED OTHERWISE. L. PROPERLY PREPARE & CLEAN SUBSTRATES & SURFACES AS REQUIRED TO ACCEPT FINISHES, MATERIALS, TREATMENTS, ETC. M. G.C. SHALL PROVIDE FINAL CLEANING OF STORE AT END OF CONSTRUCTION.

FLOOR PLAN LEGEND

	PARTIAL HEIGHT WALL CONSTRUCTION
	STUD WALL CONSTRUCTION
	MASONRY WALL CONSTRUCTION
	WALK-IN COOLER / FREEZER BOX PANEL
	CLEAR FLOOR AREA PER ACCESSIBILITY CODES
	PARTITION TAG, SEE PARTITION TYPES BELOW AND DETAILS ON SHEET A601
	DOOR TAG, SEE DOOR SCHEDULE ON SHEET A702
	WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A703

PARTITION TYPES					
	6" STUD WALL, STAINLESS STEEL SHEET METAL OVER 5/8" CEMENT BOARD TO BOTTOM OF DECK ON HOOD SIDE, 5/8" PLYWOOD WITH FRP ON TENANT SIDE, SEE SHEET A601.		3 5/8" STUD WALL, 5/8" PLYWOOD PAINTED ON ELECTRICAL SIDE TO BOTTOM OF DECK WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON OPPOSITE SIDE TO BOTTOM OF DECK, SEE SHEET A601.		3 5/8" STUD WALL WITH 5/8" GYPSUM BOARD ON HALL SIDE TO 6" ABOVE CEILING INFILL TO WALKING COOLER WALL, SEE SHEET A601.
	3 5/8" STUD WALL WITH 5/8" GYPSUM BOARD EACH SIDE, TO 6" ABOVE CEILING ON SIDES THAT HAVE CEILINGS AND TO DECK ON OPEN TO STRUCTURE SIDES, SEE SHEET A601.		3 5/8" STUD WALL WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD EACH SIDE, TO 6" ABOVE CEILING, SEE SHEET A601.		1/2" GYPSUM BOARD APPLIED TO FACE OF COOLER, 3 5/8" STUD WALL ABOVE TO HAVE 5/8" GYPSUM BOARD ON ONE SIDE TO 6" ABOVE CEILING, SEE SHEET A601
	3 5/8" STUD WALL, FRP OVER 5/8" PLYWOOD ON TENANT SIDE TO 6" ABOVE CEILING, 5/8" GYPSUM BOARD ON SALES SIDE TO BOTTOM OF DECK, SEE SHEET A601.		3 5/8" STUD WALL WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD ON RESTROOM SIDE TO UNDERSIDE OF DECK WITH SOUND ATTENUATION BATT INSULATION, FRP OVER 5/8" PLYWOOD BOTH SIDES TO 6" ABOVE CEILING, SEE SHEET A601.		3 5/8" STUD TO 6" ABOVE CEILING WITH FRP OVER 5/8" PLYWOOD ON BACKROOM SIDE, SEE SHEET A601
	3 5/8" STUD WALL, FRP OVER 5/8" PLYWOOD BOTH SIDES TO 6" ABOVE CEILING, SEE SHEET A601.		(2) 3 5/8" STUD WALL WITH 3 1/2" CHASE IN CENTER WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON RESTROOM SIDE AND 5/8" GYPSUM BOARD ON OPPOSITE SIDE, TO UNDERSIDE OF JOIST, SEE SHEET A601.		3-5/8" STUD WALL WITH FIBERGLASS INSULATION, 1/2" RESILIENT CHANNEL, 5/8" FIRE-RESISTANT GYPSUM BOARD BOTH SIDES TO TO 6" ABOVE CEILING, SEE SHEET A601
	3 5/8" STUD WALL, 5/8" CEMENT BOARD ON MOP SINK SIDE TO 6" ABOVE CEILING, FRP OVER 5/8" PLYWOOD ON OPPOSITE SIDE TO 6" ABOVE CEILING, SEE SHEET A601.		1/2" DUROROCK APPLIED TO FACE OF COOLER, 3 5/8" STUD WALL ABOVE TO HAVE 5/8" DUROROCK ON ONE SIDE TO UNDERSIDE OF JOIST, SEE SHEET A601.		PARTIAL HEIGHT 3" STUD WALL, 5/8" GYPSUM BOARD EACH SIDE, 2"x2"x1/8" STEEL TUBE @ EACH END OF WALL, EACH END AND AT 4'-0" O.C. MAX TO 4'-0" A.F.F., SEE SHEET A601.
	3 5/8" STUD WALL, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON WATER SIDE TO BOTTOM OF DECK, 5/8" GYPSUM BOARD ON OPPOSITE SIDE TO 6" ABOVE CEILING, SEE SHEET A601.				

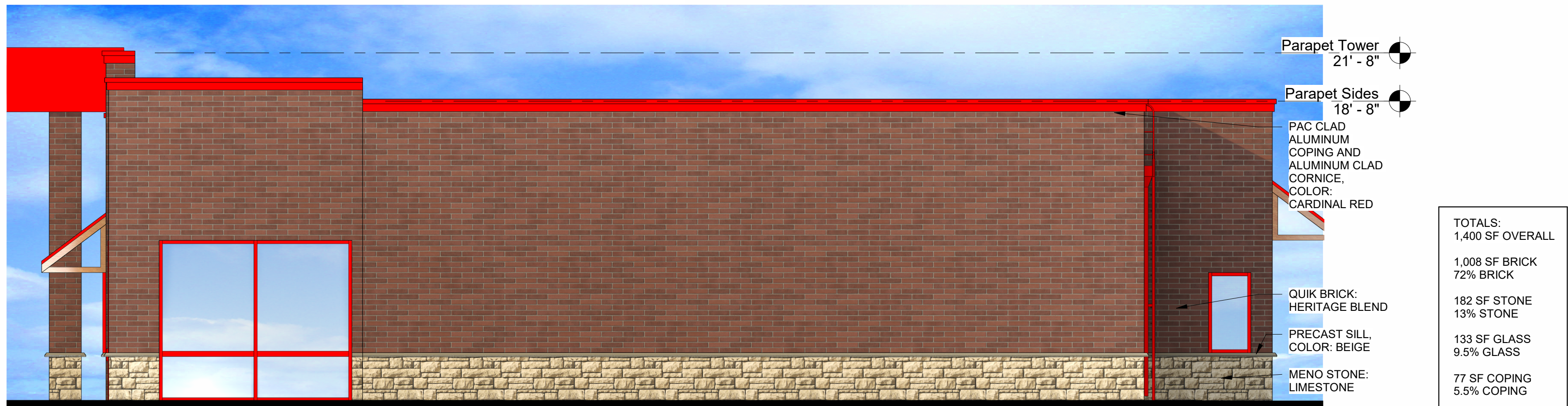




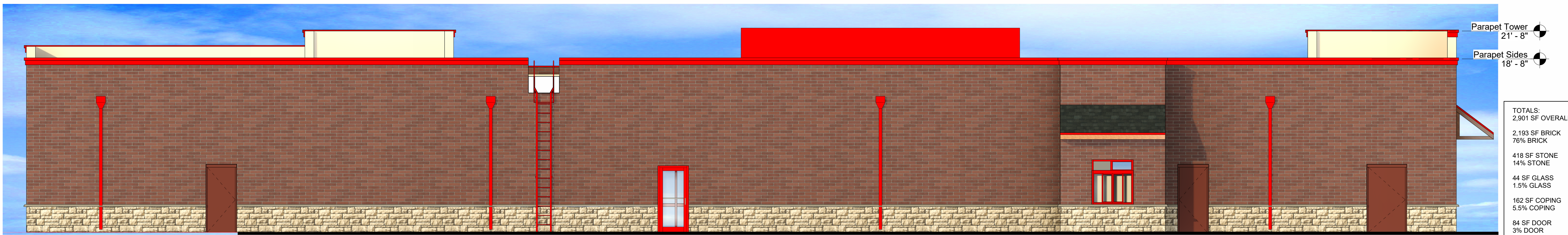
1 NORTH ELEVATION
3/16" = 1'-0"



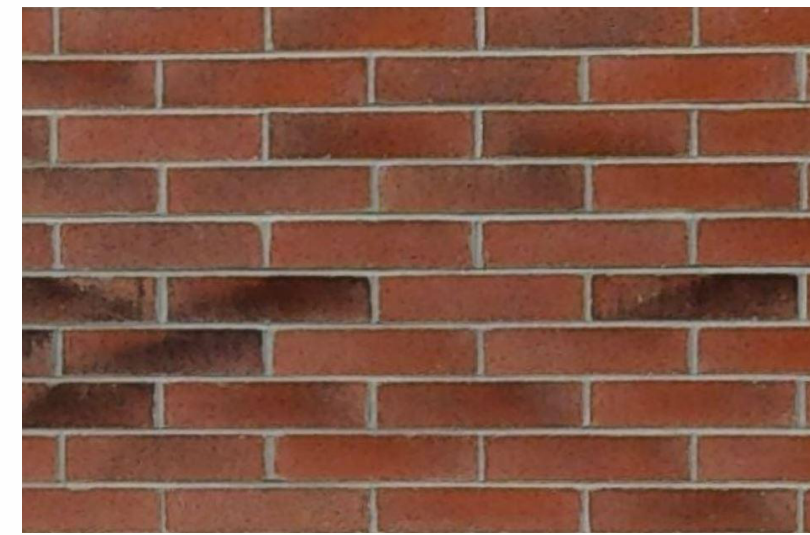
2 EAST ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



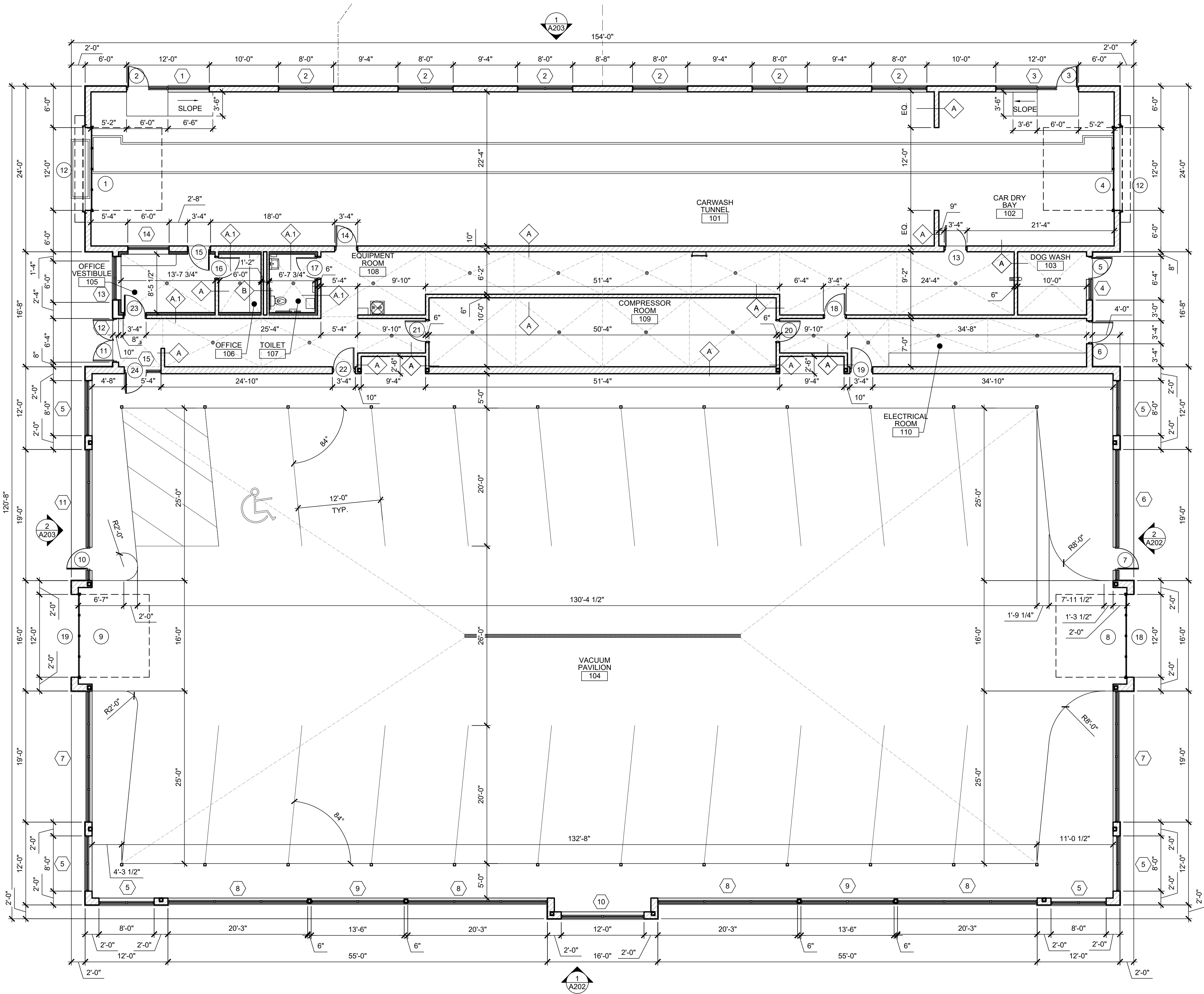
5 BRICK SAMPLE
N.T.S.



6 STONE SAMPLE
N.T.S.



7 AWNINGS/GLAZING/RED METAL
N.T.S.



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- CONTRACTOR TO VERIFY WITH CAR WASH EQUIPMENT SUPPLIER LOCATION OF PIPES, CONVEYOR TRENCH, ETC.
- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS.
- WATER RESISTANT GYPSUM BOARD OR CEMENT BOARD SHALL BE USED AT ALL WALLS IN TOILET ROOM, BEHIND ALL PLUMBING FIXTURES, AND ANY WET LOCATIONS - SEE PARTITION SCHEDULE FOR MORE INFORMATION.
- PROVIDE ALL REQUIRED IN WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, AND ACCESSORIES. MOUNT ALL FIXTURES & ACCESSORIES AT HEIGHTS CONFORMING WITH ALL GOVERNING CODES & ACCESSIBILITY REQUIREMENTS.
- ALL WOOD BLOCKING AND PLYWOOD TO BE FIRE TREATED.
- FIRE EXTINGUISHERS ARE SUPPLIED AND INSTALLED BY THE G.C. QUANTITIES AND LOCATIONS TO BE COORDINATED W/ THE LOCAL FIRE DEPARTMENT.
- COORDINATE SIZE AND LOCATION OF ALL DUCT SHAFT OPENINGS IN WALLS AND FLOORS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- ALL DIMENSIONS ARE NOMINAL & ARE FROM FACE OF GYPSUM BOARD, SHEATHING, OR SUBSTRATE.
- REFER TO THE EQUIPMENT PLAN AND EQUIPMENT SCHEDULE FOR MORE INFORMATION ON THE EQUIPMENT. EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.
- PROVIDE CONTINUOUS BEAD OF CLEAR SILICONE SEALANT AT INTERIOR SIDE OF ALL WALL TRANSITIONS. SEAL ALL NEW AND EXISTING OPENINGS IN FLOORS, STRUCTURAL DECK AND EXTERIOR WALLS IN ORDER TO PROVIDE A WEATHER TIGHT SEAL.
- ALL WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
- PROPERLY PREPARE & CLEAN SUBSTRATES & SURFACES AS REQUIRED TO ACCEPT FINISHES, MATERIALS, TREATMENTS, ETC.
- G.C. SHALL PROVIDE FINAL CLEANING OF STORE AT END OF CONSTRUCTION.
- WALL AND PARTITION DIMENSIONS SHOWN ON PLANS ARE NOMINAL DIMENSIONS.
- POST BUILDING ADDRESS ON BUILDING / SITE AT ALL TIMES DURING CONSTRUCTION. NUMBERS TO BE VISIBLE FROM STREET.

PARTITION TYPES

- A** NON LOAD-BEARING 8" CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS.
- A.1** 8" CONCRETE BLOCK WALL WITH 2" CONTINUOUS INSULATION, 1-5/8" METAL STUD FURRING (TO BE ANCHORED TO CMU THROUGH INSULATION), 5/8" WATER RESISTANT GYPSUM BOARD TO BOTTOM OF DECK. - SEE STRUCTURAL DRAWINGS.
- B** PLUMBING WALL: 6" SPACE WITH 4" CONCRETE BLOCK WALL ON BOTH SIDES TO EXTEND TO UNDERSIDE OF PRECAST PLANKS - SEE STRUCTURAL DRAWINGS.

FIRE EXTINGUISHER NOTES

- FIRE EXTINGUISHERS TO BE MIN. CLASS 3A (3A40BC) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS (IFC-906.2 & NFPA 101-9.7.4.1) AND PER LOCAL FIRE CODE.
 - ALL FIRE EXTINGUISHERS SHALL BE PROPERLY TAGGED AND MOUNTED. (IFC-906.9 & NFPA 10-D.2.3.1)
 - ALL FIRE EXTINGUISHERS SHALL REMAIN IN CLEAR VIEW AND SHALL NOT BE OBSTRUCTED AT ANY TIME (IFC-906.6 & NFPA 10-1.5.10)
 - ALL FIRE EXTINGUISHERS SHALL BE INSTALLED NO HIGHER THAN 5'-0" (AT HANDLE) AND NO LESS THAN 4" ABOVE THE FINISHED FLOOR (IFC-906.9 & NFPA 10-1.5.10)

FLOOR PLAN LEGEND

- PARTIAL HEIGHT WALL CONSTRUCTION
- STUD WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION
- CLEAR FLOOR AREA PER ACCESSIBILITY CODES
- PARTITION TAG, SEE PARTITION TYPES, THIS PAGE
- DOOR TAG, SEE DOOR SCHEDULE
- WINDOW TAG, SEE WINDOW SCHEDULE

ISSUE

TO	DATE
ZONING	08/14/24
ZONING	10/21/24
ZONING	12/04/24
ZONING	08/15/25
KICKOFF	04/30/26
ZONING	05/12/26



TOTALS:	
2,760 SF OVERALL	
1,208 SF BRICK	44% BRICK
257 SF STONE	9% STONE
668 SF GLASS	24% GLASS
111 SF COPING	4% COPING
262 SF DOOR	10% DOOR
254 SF ARTISAN BOARD	9% ARTISAN BOARD

2 EAST ELEVATION
3/16" = 1'-0"

TOTALS:	
3,472 SF OVERALL	
687 SF BRICK	20% BRICK
463 SF STONE	13% STONE
1,466 SF GLASS	42% GLASS
119 SF COPING	3.5% COPING
737 SF ARTISAN BOARD	21.5% ARTISAN BOARD



1 SOUTH ELEVATION
3/16" = 1'-0"



TOTALS:
2,760 SF OVERALL
1,208 SF BRICK
44% BRICK
257 SF STONE
9% STONE
668 SF GLASS
24% GLASS
111 SF COPING
4% COPING
262 SF DOOR
10% DOOR
254 SF ARTISAN BOARD
9% ARTISAN BOARD

TOTALS:
3,114 SF OVERALL
1,924 SF BRICK
62% BRICK
415 SF STONE
13% STONE
638 SF GLASS
20% GLASS
137 SF COPING
5% COPING



PLAN COMMISSION STAFF REPORT

May 21, 2026 –Public Hearing

Petitioner

Leonard McEnergy of Gas
N Wash

Property Location

7201 191st Street

PIN

19-09-12-200-011-0020
(portion of);
19-09-12-200-012-0000

Zoning

B-3 (General Business
and Commercial);
B-3 PD (General Business
and Commercial,
Brookside Creek Retail
Center PUD)

Approval Sought

- Special Use for
Substantial Deviation
- Final Plat
- Site Plan/Architectural
Approval

Project Planner

Michael O. Whalen, AICP
Associate Planner

Gas N Wash 191st – Special Use for Sub. Dev. From PUD

7201 191st Street



Rendering from sign package

EXECUTIVE SUMMARY

Leonard McEnergy of Gas N Wash (“the Petitioner”) is requesting a Special Use for a Substantial Deviation from the Brookside Creek Retail Center Planned Unit Development (“PUD”) to construct a gas station and carwash. The request will modify the PUD to include an additional parcel within the PUD boundary and approve the proposed gas station and carwash. The Petitioner is also requesting Site Plan/Architectural approval and approval of a final plat of consolidation.

The proposal includes 18 fueling stations; a 10,049 square foot convenience store building with two drive-thru tenants and a 1,939 square foot in-line retail space; and a carwash tunnel with indoor vacuum stalls.

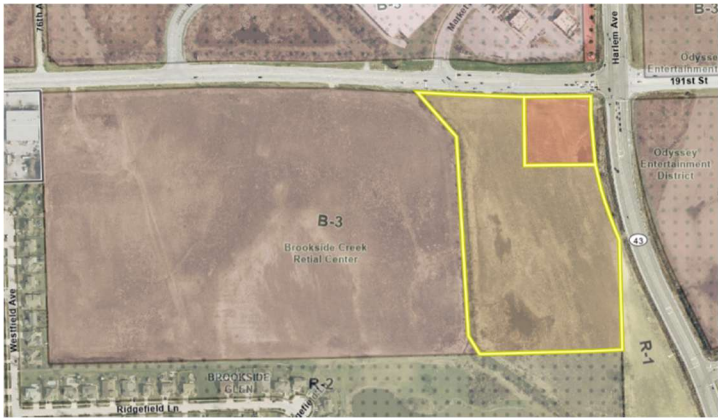
This would be the fourth Gas N Wash location in the Village, with locations at 183rd Street & 76th Avenue, 183rd Street & La Grange Road, and 194th Street & Harlem Avenue. The existing location on Harlem is approximately ½ mile south from the proposed location.

The Village Board adopted the Brookside Creek Retail Center PUD by Ordinance 2025-O-065, specifically listing a gas station as an allowable use on Lot 1 of the subdivision. The Board adopted a revision to the PUD (Ordinance 2026-O-001) to move the gas station allowance to Lot 4, which comprises most of the proposed site.

EXISTING SITE & HISTORY



Location Map



Zoning Map

The subject property is located at the southwest corner of 191st Street and Harlem Avenue. The subject property is comprised of Lot 4 in the Brookside Creek Retail Center Subdivision, as well as an additional 1.88 acre parcel at the intersection. The overall site is 7.42 acres.

On December 5, 2024, the Plan Commission recommended approval of rezoning the land within the PUD to B-3, establishing the PUD, and subdividing the land. At this meeting, the Plan Commission also approved the site plan, which indicated developable lots, stormwater management areas, and an access drive through the development.

The Brookside Creek Retail Center PUD was approved by the Village Board on January 21, 2025 by Ordinance No. 2025-O-065. The Village Board also approved an annexation for a portion of the master development, a rezoning, a plat of subdivision, and a development agreement at this meeting. The Board subsequently amended the PUD (Ordinance 2026-O-001) to relocate the gas station allowance from Lot 1 to Lot 4.

ZONING & NEARBY LAND USES

The subject property is located within the **B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District Brookside Marketplace PUD	Brookside Marketplace (commercial)
East	B-3 PD General Business and Commercial District Odyssey Entertainment District PUD	undeveloped land
South	B-3 PD General Business and Commercial District Brookside Creek Retail Center PUD	undeveloped land; stormwater management
West	B-3 PD General Business and Commercial District Brookside Creek Retail Center PUD	undeveloped land; stormwater management

The B-3 Zoning District is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists.

Residential properties in Brookside Glen are adjacent to stormwater management areas in the Brookside Creek Retail Center PUD. The subject property is approximately 1,000 feet from the nearest residential property.

REQUESTS

The Petitioner is requesting a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to enable the development of a gas station and carwash. The request will amend the PUD to add the previously excluded parcel at the southwest corner of 191st Street and Harlem Avenue to the PUD. As part of this request, the Petitioner will consolidate Lot 4 of the PUD with this parcel into one lot, requiring final plat approval. Finally, the Petitioner is requesting Site Plan and Architectural Approval for the project.

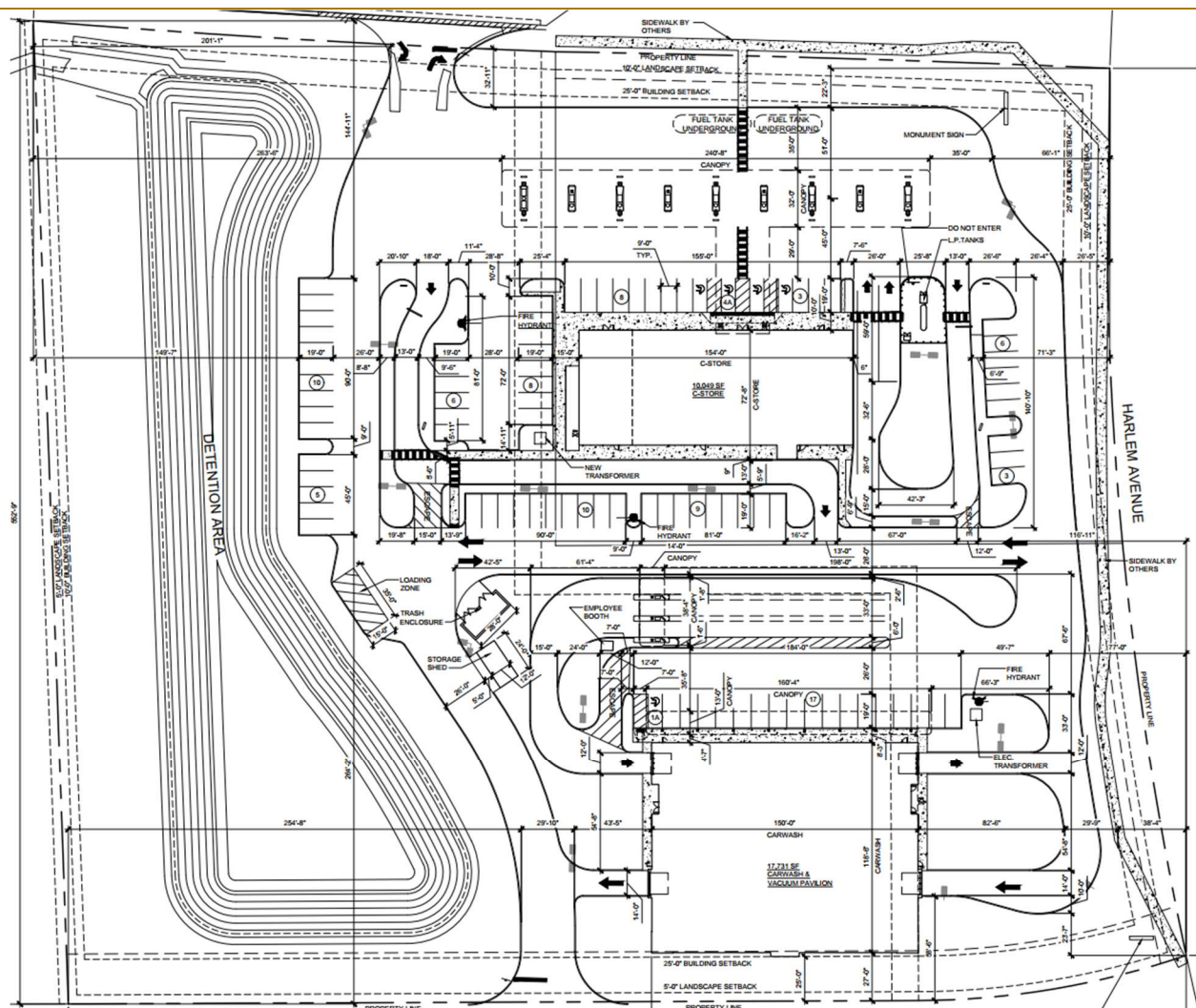
PROPOSED USES

The proposal includes several different land uses as components of the project. The proposal includes a gas station with 18 fueling stations; a 10,049 square foot convenience store building with two drive-thru tenants and a 1,939 square foot in-line retail space; and a carwash tunnel with indoor vacuum stalls. Each of these uses is allowed on Lot 4 within the PUD.

The convenience store is designed to accommodate two food/beverage vendors, each with an accessory drive-thru. Each of these food/beverage uses will have counter service and share a small dining area. The Petitioner's application materials state that one drive-thru user is anticipated as a coffee shop and the other drive-thru user is anticipated as a quick service restaurant. The signage plans include specific signage for Dunkin Donuts, though the quick service user is not identified in the materials submitted.

The proposed carwash building includes a typical automatic carwash tunnel and also contains a large space in the building for indoor vacuums.

SITE PLAN



Proposed Site Plan

The site is oriented with the “front” of the development along the 191st Street frontage, with the convenience store building located approximately 145 feet from the property line. The carwash building is located in the “rear” of the development. A long and relatively narrow stormwater facility is proposed along the west side of the property.

PEDESTRIAN ACCESS AND CIRCULATION

The proposal includes public sidewalks along the 191st Street and Harlem Avenue frontages. Due to the presence of drainage swales in the Harlem Avenue right-of-way, the public sidewalk is proposed on the private side of the property line. The Petitioner will grant a public access easement for this sidewalk. A marked walkway will connect the convenience store building to the sidewalk on 191st Street. Walkways will be provided to connect parking areas to the convenience store.

No walkway is proposed to connect to the sidewalk along the south side of the master development access drive.

VEHICLE ACCESS AND CIRCULATION

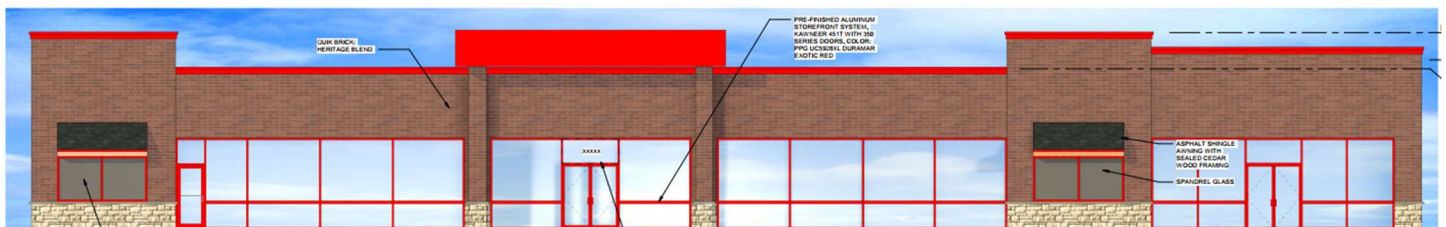
The site is accessed via two driveways: one right-in-right-out driveway from 191st Street and a full access onto the access drive of the master development, which connects Harlem Avenue to other lots in the PUD. As a result of the traffic study submitted with the plans for the master development, modifications to both 191st Street and Harlem Avenue will be made to accommodate the increase in vehicle traffic. Specific to the proposed Gas N Wash project, a deceleration lane will be added at the driveway on 191st Street to reduce motorist delay from turning vehicles.

According to the traffic report submitted by the Petitioner, the drive-thrus provide sufficient vehicle stacking space for the anticipated users. The drive-thru lane on the south side of the building has space for 13 queueing vehicles. The drive-thru lane on the east side of the building has space for 11 queueing vehicles. Finally, the carwash has space for 18 queueing vehicles before entering through the pay stations. Each vehicle queueing area is relatively far from the public access points to the site; backups onto public roads will be exceedingly unlikely.

The Petitioner’s proposal includes 90 parking stalls, inclusive of the 18 fueling stations which are customarily used as parking while customers make purchases in the convenience store before or after fueling. Per the Petitioner’s calculations, the Zoning Ordinance requires 74 parking stalls. Calculating the required parking for this proposal is complicated, with several different prescribed parking ratios applying to different components of the project. For example, Section VIII.A.10. of the Zoning Ordinance stipulates one parking stall is required per 150 square feet of retail floor area, one parking stall per three seats in restaurants, five spaces per carryout restaurant, etc. The parking requirement calculation provided by the Petitioner seems appropriate, and the number of stalls provided is 16 greater than this calculated minimum.

ARCHITECTURE

The two buildings on the site follow a consistent design language and utilize extensive masonry and stone cladding. Building heights; floor-area-ratios; and façade and roofline articulation are all consistent with the requirements in the Zoning Ordinance. The entrance to the convenience store is conspicuous to both pedestrians and motorists, and large windows are proposed along this primary façade. Architectural details and material colors are consistent throughout the site, with Gas N Wash’s red branding color used throughout. An accessory storage shed and the trash enclosure are clad in the same materials as the convenience store and carwash buildings.



Convenience Store primary façade along 191st Street



Carwash primary façade along Harlem Avenue

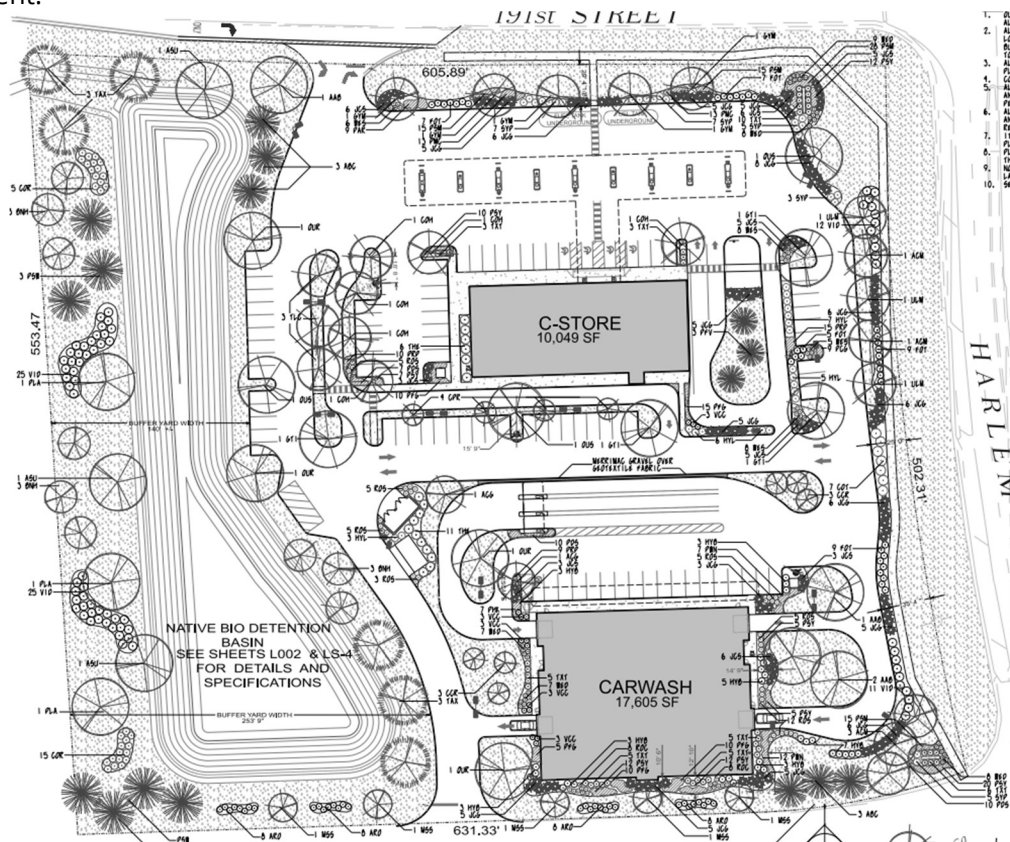
Explicit façade composition percentages were not provided; however, each façade far exceeds the minimum masonry percentage required by the Zoning Ordinance.

LIGHTING

The Petitioner's photometric plan conforms to the standards prescribed in the Zoning Ordinance. Given the nature of the development, the site will be brightly lit, however the design of the site will minimize any lighting impacts to residents. All fixtures are downlit and spillage is below the foot-candle maximums at the property lines. The convenience store building and car wash building will block the visual impact of lighting for residential properties to the south, and a heavily landscaped area along the pond will reduce the visual impact of lighting for residential properties to the west.

LANDSCAPING

The Petitioner's landscape plan is deficient in required plantings due to the nature of the development and constraints along the property lines. Overall, the site is heavily landscaped and generally meets the intent of the Landscape Ordinance as it relates to providing shade and native plantings, adding visual interest, and softening the visual impact of the development.



Proposed Landscape Plan

A Type C bufferyard is required along each property line. Only the west bufferyard conforms to the requirements of a Type C bufferyard. The north and east bufferyards require at least 22 and 18 canopy trees, respectively; the Petitioner is proposing 9 and 6 canopy trees, respectively. The Petitioner states that meeting the requirements of the Type C bufferyard in these locations is impractical due to site constraints, such as easements, overhead utilities and drainage swales. The Petitioner's landscape architect noted that providing all required plant materials within the buffer, but clustered to avoid these constraints would overcrowd the plantings and reduce their likelihood of surviving to maturity. The south bufferyard is also deficient in required plantings; however, the proposal aligns with the landscape plan approved by the PUD for the master development.

Building perimeter landscaping is required on the north and east sides of the convenience store building and the south and east sides of the carwash building. The Petitioner's proposal does not include any building perimeter landscaping in the required locations along the convenience store building, which is due to the configuration of the site with a walkway along the north façade and a drive-thru lane along the east façade. The carwash building includes the required building perimeter plantings in the correct locations.

Based on the square footage of the subject property, 33 interior lot landscaping trees are required; 33 are proposed. Based on the square footage of parking, driveways, etc., 18,430 square feet of planting beds are required; 23,052 square feet of planting beds are proposed.

Finally, the Landscape Ordinance requires that vehicle areas be screened with a continuous three-foot wall of evergreen shrubs. The Petitioner is instead proposing to line most parking areas with planting beds with a variety of plantings. The Petitioner's landscape architect stated that lining vehicle areas with evergreen shrubs would create logistical issues with snow removal and that the salt used to melt ice would damage evergreen shrubs if planted as required by the Landscape Ordinance.

Each of the two proposed ground signs are surrounded by landscape beds as required.

SIGNAGE

The Petitioner's proposal includes 27 signs. The signage plan submitted by the Petitioner includes six requests for relief from the Zoning Ordinance.

1. Increase the number of allowed wall signs from five to eight. (60% increase above code)
2. Increase the allowable height of the gas station monument sign from ten feet to eleven feet two inches. (12% increase above code)
3. Increase the maximum allowable size of the electronic message center on the carwash ground sign from 20% of the sign face area to 30% of the sign face area. (50% increase above code)
4. Increase the maximum wall sign area on the east façade of the convenience store from 72.7 square feet to 89.5 square feet. (23% increase above code)
5. Increase the maximum fueling canopy sign area (east and west sides) from 16 square feet to 28 square feet. (75% increase above code)
6. Add signage on the carwash payment area canopy (35.7 square feet) and vacuum area canopy (84.6 square feet) where none is allowed.

Each of these requests for relief is consistent with the Variations that were approved by the Village Board for the location on 183rd and La Grange Road in 2023.

All signage not specified above otherwise will comply with the signage regulations in Chapter IX of the Zoning Ordinance.



PLAT OF CONSOLIDATION

The Petitioner's proposal will combine Lot 4 of the Brookside Creek Retail Center subdivision with the property on the southwest corner of 191st and Harlem. The resulting lot conforms to the Village's Zoning and Subdivision Ordinances.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has prepared draft responses for these Standards below. The standards can be modified, or changes as the Plan Commission deems fit based on their findings from the public hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposed Special Use will not be detrimental to the Village, its residents, and its visitors.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The proposed Special Use will not be injurious to the use and enjoyment of other properties.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The Brookside Creek Retail Center PUD is a mastad planned commercial development and the proposed gas station was an intended component of the overall development.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The proposed development will provide all necessary facilities not already provided by the master development.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
All vehicle access points are designed to minimize traffic backups onto public roadways. Sidewalks will be provided.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposed development will activate a long-vacant parcel in the Village, providing property tax and sales tax revenue to the Village.

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

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architecture.

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design.

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

MOTIONS TO CONSIDER

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

Motion 1 (Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD):

"...make a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to the Petitioner, Leonard McEnery of Gas N Wash, to construct a gas station with a convenience store and carwash at 7201 191st Street in the B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 21, 2026 staff report, subject to final engineering review and approval.

Motion 2 (Final Plat)

"...make a motion to recommend that the Village Board approve the final plat of consolidation titled "GAS N WASH BROOKSIDE CREEK" submitted by the Petitioner, Leonard McEnery of Gas N Wash, and dated May 4, 2026, subject to final review and approval by the Village Engineer and Village Attorney."

Motion 3 (Site Plan/Architectural Approval)

"...make a motion to grant Site Plan/Architectural Approval to the Petitioner, Leonard McEnery of Gas N Wash, for the development of a gas station with convenience store and car wash at 7201 191st Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 21, 2026 staff report, subject to final review and approval by the Village Engineer."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Planning & Zoning General Application	Petitioner	Rec'd 3/11/2026
2	Response to Standards	Petitioner	Rec'd 3/11/2026
3	Zoning Submittal	WT Group	5/12/2026
4	Photometric Lighting Plan	LSI Industries Inc.	2/5/2026
5	Preliminary Site Improvement / Engineering Plans	MGA	5/4/2026
6	Turning Exhibit	MGA	5/4/2026
7	Final Plat of Subdivision	MGA	5/4/2026
8	Preliminary Traffic Impact Statement	KLOA	5/5/2026

* MGA = M Gingerich Gereaux & Associates

* KLOA = Kenig, Lindgren, O'Hara, Aboona, Inc.