



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

June 18, 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 June 4, 2026 Regular Meeting

**ITEM #1 PUBLIC HEARING – 7 BREW SIGN– 7121 159TH STREET – SPECIAL USE FOR A
SUBSTANTIAL DEVIATION TO THE TINLEY PARK SHOPPING CENTER PUD**

Consider recommending that the Village Board grant Chris George on behalf of Who Brew IL I, LLC, a Special Use for a Substantial Deviation to the Tinley Park Shopping Center PUD with an Exception to the Village Zoning Ordinance for an additional wall sign at 7 Brew Coffee located at 7121 159th Street, within the B-2 PD (Community Shopping, Tinley Park Shopping Center PUD) 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**

June 4, 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 June 4, 2026.

CALL TO ORDER – ACTING CHAIR MARTINEZ called to order the regularly scheduled meeting of the Plan Commission on June 4, 2026, at 7:07 p.m.

Present Plan Commissioners: James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo
Steve Sepessy
Acting Chair Amanda Martinez

Absent Plan Commissioners: Chairman Garrett Gray

Village Staff: Mark Herman, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: George Faycurry (item 1)

Members of the Public: None

COMMUNICATIONS – Michael O. Whalen, Associate Planner, noted that COMMISSIONER MARTINEZ would serve as Acting Chair for the meeting in CHAIRMAN GRAY’S absence.

APPROVAL OF THE MINUTES – Minutes of the May 21, 2026, Plan Commission meeting were presented for approval. ACTING CHAIR MARTINEZ requested a motion to approve the minutes. COMMISSIONER SEPESSASY made a motion to approve the minutes of the May 21, 2026 Plan Commission meeting. COMMISSIONER GASKILL 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 JUNE 4, 2026 REGULAR MEETING

**ITEM 1: PUBLIC HEARING – GEORGE FAYCURRY – 6732 173rd STREET –
USABLE FLOOR AREA PER DWELLING VARIATION**

Consider recommending that the Village Board grant George Faycurry, on behalf of GFCTinley (Property Owner) a Variation from Section V.C.2. (Usable Floor Area Per Dwelling) of the Zoning Code to allow for a 557 sq. ft. one-bedroom apartment instead of the minimum of 800 sq. ft. at 6732 173rd Street in the DF (Downtown Flex) zoning district.

Present Plan Commissioners: James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo
Steve Sepessy
Acting Chair Amanda Martinez

Absent Plan Commissioners: Chairman Garrett Gray

Village Staff: Mark Herman, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: George Faycurry

Members of the Public: None

ACTING CHAIR MARTINEZ introduced item #1.

ACTING CHAIR MARTINEZ requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing, seconded by COMMISSIONER MANI. ACTING CHAIR MARTINEZ requested a voice vote; all were in favor. Motion carried.

ACTING CHAIR MARTINEZ noted the proof of publication.

Mark Herman, Planning Manager, presented the staff report.

ACTING CHAIR MARTINEZ invited the Petitioner to speak. George Faycurry was sworn in.

Mr. Faycurry provided clarification regarding tenants in the building. Currently three (Salon Bella, the HVAC company and American Family Insurance) with a potential fourth that is interested and

that he cannot disclose at this time. Mr. Faycurry stated decades ago there were residential dwellings in the building. He further noted his family's investment in the community, as well noting that this variation request had been made previously with a positive recommendation from the Commission but that the Village Board had denied it at a meeting in which he was not present. Further noted the history of the property and issues of the state and condition of the building, that the residential unit would help get the building back on track. Mr. Faycurry noted concerns and impacts that arose from the business license moratorium; and noted tax impacts on the property. Mr. Faycurry then also thanked the veterans that have fought for the country and that he was grateful to the first responders.

ACTING CHAIR MARTINEZ asked the Commissioners if there were any questions or comments.

COMMISSIONER HAMILTON asked a question regarding the text of the usable dwelling area code and also about "efficiency" units. Michael O. Whalen, Associate Planner noted there are 5 units at the proposed Westpoint development.

COMMISSIONER MARAK inquired related to the Comprehensive Plan update and potential for code changes regarding "granny flats" and how that may relate to potential changes for dwelling size requirements. Staff responded that the current draft does not identify a specific size for any potential change.

COMMISSIONER GATTO had no comments at this time.

COMMISSIONER MANI had a comment about a suggested staff condition regarding limiting it to one unit and not allowing the potential for a second. COMMISSIONER GATTO agreed and noted experiences in the city with commercial spaces becoming residential and noted the condition of the building. These items were further discussed by COMMISSIONER MARAK regarding clarification about if additional units could be allowed.

ACTING CHAIR MARTINEZ asked the petitioner what the vision was for the building, would there be the potential for additional apartments. Mr. Faycurry responded that it would be considered if opportunity were to arise. Mr. Faycurry then noted background checks and processes with tenants. Then stated he could consider two residential units. Mr. Faycurry again commented on concerns and impacts that arose from the business license moratorium. COMMISSIONER GASKILL noted the request is not about other businesses but about a 557 square foot apartment.

COMMISSIONER MONTALVO inquired about the two different floor plans provided and which to focus on. Staff responded that the petitioner indicated which one they were using and that additionally the zoning impact just pertains to the number of bedrooms and to the size of the dwelling. COMMISSIONER MONTALVO stated the two plans do not have the same footprint. Staff noted in discussion with the petitioner for clarification that the petitioner is specifically requesting 557 square feet for the variation. If approved when the petitioner submits plans the floor area could be more than 557 square feet but could not be less than 557 square feet. COMMISSIONER MONTALVO inquired about the other tenant space. Staff noted that if the adjacent space is vacant the petitioner should combine the spaces to create a single space that complies with code.

ACTING CHAIR MARTINEZ asked the petitioner what the total square footage for the entire second floor was. The petitioner responded that he had requested information regarding the size but had not received a response as of this time.

COMMISSIONER SEPESSEY had no comments.

COMMISSIONER GASKILL asked about how many apartments are up there. The petitioner responded with information about the tenants. He noted the other space, across the hall, is currently vacant and he has a potential office use for it. COMMISSIONER GASKILL asked about the size of the vacant spaces. The petitioner indicated he thinks the three vacant spaces in the building are 2,400 square feet or 2,000 square feet but is not sure. COMMISSIONER GASKILL asked if that would be about 800 square feet each. The petitioner was not sure. COMMISSIONER GASKILL inquired if one of the 800 square foot spaces could be the apartment and the 557 square foot space could go to a business. The petitioner responded that the potential office user is not interested in a lesser space. The petitioner stated when they pulled the permits they did the plumbing and electrical work for the apartments.

ACTING CHAIR MARTINEZ commented she would like to see the whole floor be residential but not looking forward to future variations. She noted she is amenable to the lesser square footage; but commented that with one unit being residential and the other commercial, how that would work from a security perspective and impacts from that potential mixture. She suggested some options to address the concerns. ACTING CHAIR MARTINEZ asked about potential amenities. The petitioner noted security cameras have been installed throughout the site and provided a story regarding a previous tenant in Chicago. COMMISSIONER GATTO clarified the concern was not who was leasing from the property owner but customers coming to the business uses. The petitioner discussed and also noted all the current tenants are aware of the variation request.

COMMISSIONER HAMILTON had a question about why the previous variation request was denied. Staff responded that they are not sure of the specific reasoning.

ACTING CHAIR MARTINEZ asked the petitioner if he considered a building addition. The petitioner has not and it is currently not feasible. Mr. Faycurry further commented on the business license moratorium. ACTING CHAIR MARTINEZ noted the Plan Commission does not have control of the business license regulations. The petitioner then noted that he will provide a washer and dryer as an amenity. ACTING CHAIR MARTINEZ discussed potential amenities with staff but the site has constraints due to the nature of existing conditions.

COMMISSIONER MANI inquired about one of the conditions of approval again and discussed with staff how it could be modified.

ACTING CHAIR MARTINEZ asked if there were any questions from the public. Hearing none, she requested a motion to close the public hearing.

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

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

ACTING CHAIR MARTINEZ requested a motion for the Variation.

COMMISSIONER MANI made a motion to recommend that the Village Board grant a Variation to the Petitioner, George Faycurry, on behalf of GFCTinley, from Section V.C.2 of the Tinley Park Zoning Ordinance to reduce the useable floor area per dwelling for a one-bedroom apartment from the required 800 square foot minimum to 557 square feet for the property located 6732 173rd Street in the DF Downtown Flex district, consistent with the plans submitted and adopt the Findings of Fact as proposed in the June 4, 2026 Staff Report, subject to the following conditions:

1. A parking stall shall be dedicated to the apartment tenant with appropriate signage.
2. A bike rack with at least one bike parking space for the apartment tenant be installed.
3. The Variation is limited to one unit within the building.
4. A building permit is required to be submitted and approved by the Building Department before proceeding with any work.

COMMISSIONER GATTO seconded. Roll call vote. Ayes (7): GATTO, HAMILTON, MANI, MARAK, SEPESSY, MARTINEZ. Nays (1): GASKILL. Motion carried.

Mark Herman, Planning Manager, noted the item would be heard at the June 16, 2026, Village Board meeting. The Petitioner noted a potential scheduling concern with that date but would follow up with staff.

Receive Comments from the Public

Mr. Faycurry commented on a manner not regarding the variation request. Regarding the construction of Harmony Square and the use of his parking lot; additionally, he commented on citations that had been issued regarding the property, communication with staff regarding a walk-through, and the business license moratorium.

Good of the Order

Mark Herman, Planning Manager, noted that the dome for the Sportsdome is being inflated. 7 Brew has opened but also submitted for a sign variation that will come before the Plan Commission. Finally, regarding the ground equipment enclosure at 18301 Ridgeland that was on the May 21 Plan Commission meeting, the petitioners will use a textured and colored block material.

Adjournment

ACTING CHAIR MARTINEZ requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER MARAK seconded the motion. Voice vote. All were in favor. The meeting adjourned at 8:29 p.m.

PLAN COMMISSION STAFF REPORT

June 18, 2026 –Public Hearing

Petitioner

Chris George on behalf
of Who Brew IL I, LLC

Property Location

7121 159th Street

PIN

28-19-100-012-0000

Zoning

B-2 PD (Community
Shopping, Tinley Park
Shopping Center PUD)

Approvals Sought

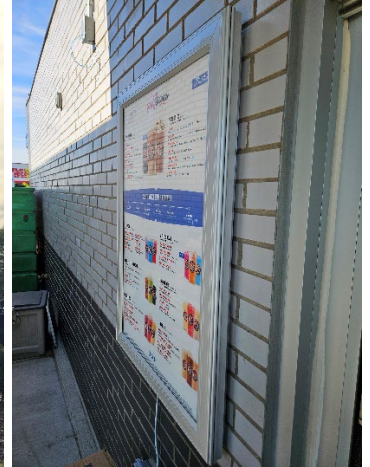
Special Use for a
Substantial Deviation to
the PUD

Project Planner

Lori Kosmatka, AICP

7 Brew Wall Sign Substantial Deviation (Special Use Permit)

7121 159th Street



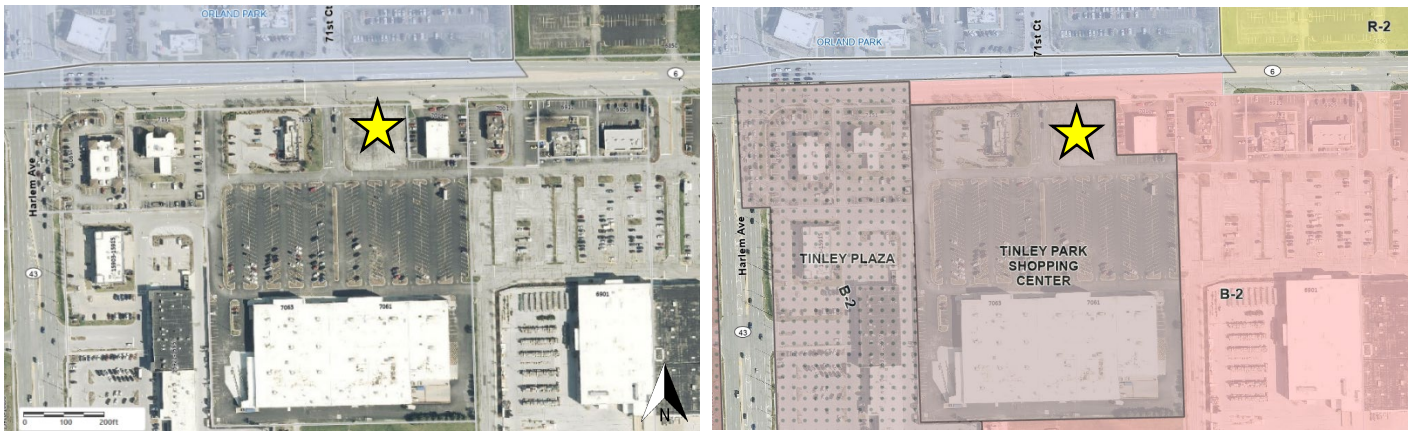
EXECUTIVE SUMMARY

The Petitioner, Chris George, on behalf of Who Brew IL I, LLC, is requesting a Special Use Permit for a Substantial Deviation from the Tinley Park Shopping Center Planned Unit Development (PUD) to allow an additional wall sign at 7121 159th Street in the B-2 PD (Community Shopping, Tinley Park Shopping Center PUD) zoning district. A Special Use Permit is required because an increase in signage is classified as a substantial deviation in a PUD.

The Petitioner proposes an additional wall sign to serve as a walk-up menu for walk-up customers. The requested sign is located on the east side of the principal building.” The sign is low-profile, and affixed to the wall along a pedestrian walkway. The development’s previous zoning entitlement approval had only included three wall signs identifying the business entity, located higher up on the building’s east, north, and west facades. As a “walk-up menu board” identified by the Petitioner, the sign will help functionally inform any potential walk-up pedestrian customers.

The Exception required is for exceeding the zoning code’s maximum allowable quantity by one, and size by 5.28 square feet. This is due to accounting for the previously approved wall sign identifying the business entity, located higher up on the building’s east façade.

EXISTING SITE & HISTORY



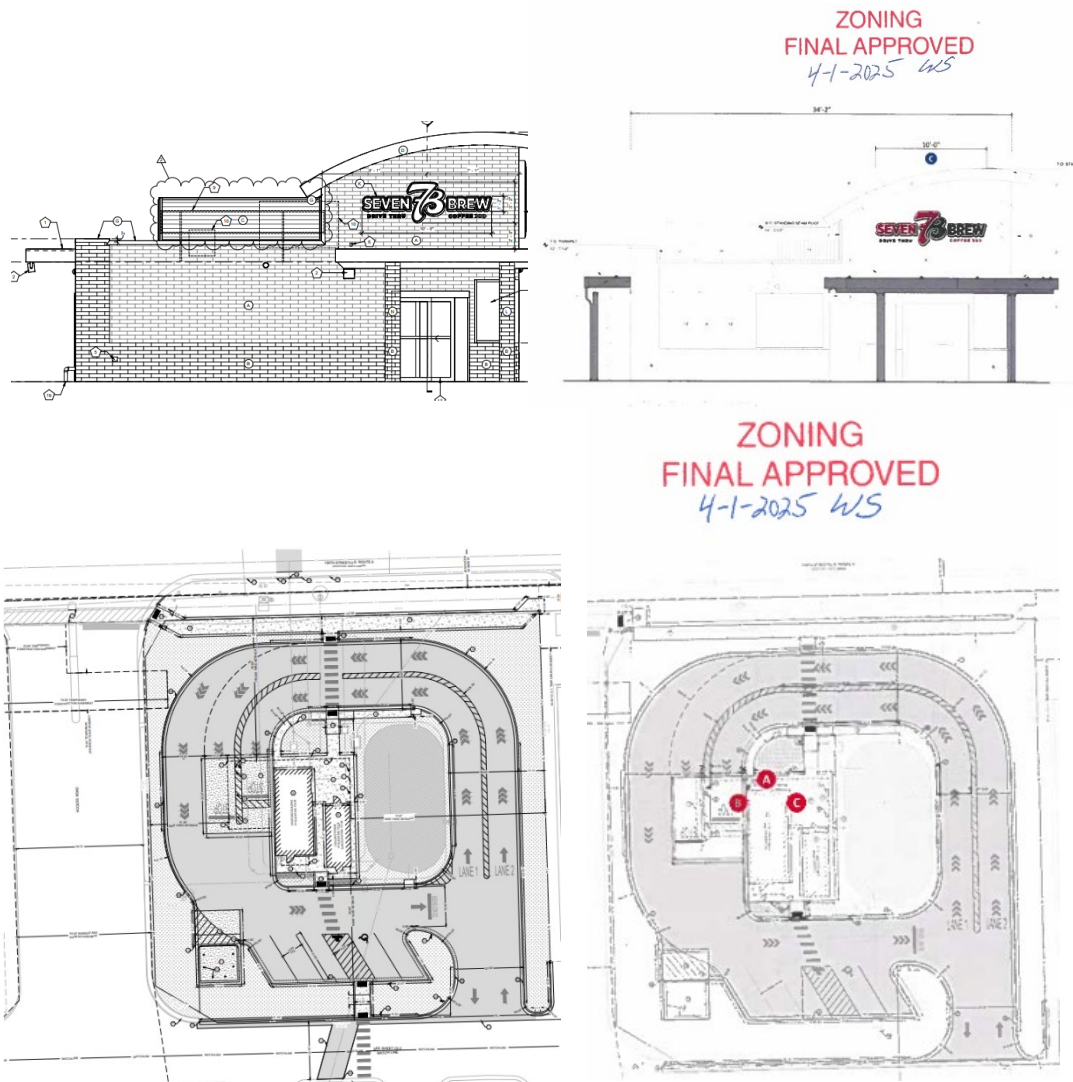
Location Map & Zoning Map

The subject property is 7 Brew Coffee, which is a recent new-build construction, located at the southeast corner of 159th Street and 71st Court, easterly of Harlem Avenue. The previously approved development consists of a principal building with three wall signs, as well as an accessory cooler building with a two-lane drive-thru and by-pass, limited parking, on-site detention, and marked pedestrian connections.

The 7 Brew development was previously reviewed and approved by the Plan Commission and Village Board. One pertinent detail to that approval was that while the primary business model is for drive-thru vehicular customers, pedestrian customers would have the ability to walk up to the sliding door to place orders, located at the east side of the principal building. No indoor or outdoor dining service or seating is provided. Sidewalk connectivity was provided along 159th Street, with striped crosswalks and internal walkways through the site to the south. Another detail of the approval included two sign-related Exceptions: 1) Size of the north wall sign, and 2) landscaping for the drive-thru canopy-column menu signs.

7 Brew held a soft opening on May 22nd, and grand opening the following week. Prior to allowing occupancy, the Village conducted final inspections on-site. During the Planning final inspection, Staff identified an additional wall sign on the east façade.

Previous final submittals did not show the additional wall sign. During the interdepartmental Staff review period of the zoning entitlement process, an initial set of architectural plans had indicated the additional wall sign. At that time, Staff had identified it did not meet zoning code, as only one wall sign is permitted per façade. The Petitioner then removed the sign from the plans in their subsequent resubmittal for zoning entitlement. The development's zoning entitlement approval had only included three wall signs identifying the business entity, located higher up on the building's east, north, and west facades. Following zoning entitlement, both the building permit and sign permit plans did not indicate the additional sign, and were in substantial conformance to the final zoning entitlement plans. In both zoning entitlement and permitting, exterior elevations only showed three wall signs, and did not show an additional wall sign. At the recent Planning final inspection, Staff had thus instructed the Petitioner to either remove the sign or seek zoning entitlement.



Previously Approved Building Permit & Sign Permit Excerpts – Shows East Exterior Elevations & Plan Views

ZONING & NEARBY LAND USES

The subject property and its surroundings is within one of the Village's largest commercial retail shopping areas, extending along 159th Street and nearby Harlem Avenue. A Pace bus stop is located along the north side of the 7 Brew site, on 159th Street. The subject property is part of the Tinley Park Shopping Center PUD, with an underlying **B-2 (Community Shopping) zoning district**. The PUD was approved per Ordinance 22-O-081, and was modified for the 7 Brew development per Ordinance 24-O-042. Along with 7 Brew, the PUD includes the Burger King outlot to the west and the anchor building to the south (Floor & Décor, Hobby Lobby). The Burger King outlot building dates from 2009 and includes some introduction to pedestrian connectivity with a sidewalk along 159th Street. The anchor building dates from 1971, but has had renovations over the years, most recently in 2021, which included parking lot improvements with new landscaped islands. The PUD was formally, retroactively established in 2022 with zoning entitlement for a restaurant proposal at the 7 Brew site, which did not materialize.

The Zoning Ordinance states the B-2 zoning district *"is intended to provide for a wide variety of related retail-type businesses along with personal uses and other complementary uses . . . [to] serve not only nearby residential areas, but also people in neighboring communities and transients for goods and services usually found in larger shopping centers"*. The following table indicates the surrounding zoning and land uses:

Direction	Zoning	Land Use
North	Village of Orland Park, BIZ Zoning District	Meijer, commercial outlots
East	B-2 (Community Shopping)	Midas, Menards, Popeye's, Pepe's Mexican Restaurant
South	Adjacent: B-2 (Community Shopping) PUD Beyond: B-2 (Community Shopping)	Adjacent: Floor & Décor / Hobby Lobby Beyond: Centennial Lanes Bowling
West	B-2 (Community Shopping) PUD	Adjacent: Burger King Beyond: PNC Bank, Starbucks, Tinley Park Plaza (large anchor/inline commercial use)

PROPOSED SPECIAL USE FOR SUBSTANTIAL DEVIATION / ZONING EXCEPTION

The Petitioner proposes an additional wall sign, described in their narrative as “a walk-up menu board”. No other changes are proposed to the site. The other signage, architecture, striping and access/circulation, parking, landscaping, and lighting will all remain the same as previously approved.

Sec. IX.F.1. of the Zoning Ordinance regulates quantity and size of wall signs: for buildings with gross floor area up to 10,000 square feet, a maximum number of one (1) Wall Sign per tenant frontage is allowed, with a maximum allowable sign face area of one (1) square foot per one (1) linear foot of building frontage not to exceed 120 square feet. Additionally, Sec. VII.B.6.a. of the Zoning Ordinance classifies an increase in the number of signs as a substantial deviation from an approved PUD.

Since the Petitioner's requested signage will not meet the Sign Code in the Zoning Ordinance and is located within a PUD, it requires a Special Use for a Substantial Deviation with an Exception from the Zoning Ordinance to be permitted. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact, as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD's design and goals.

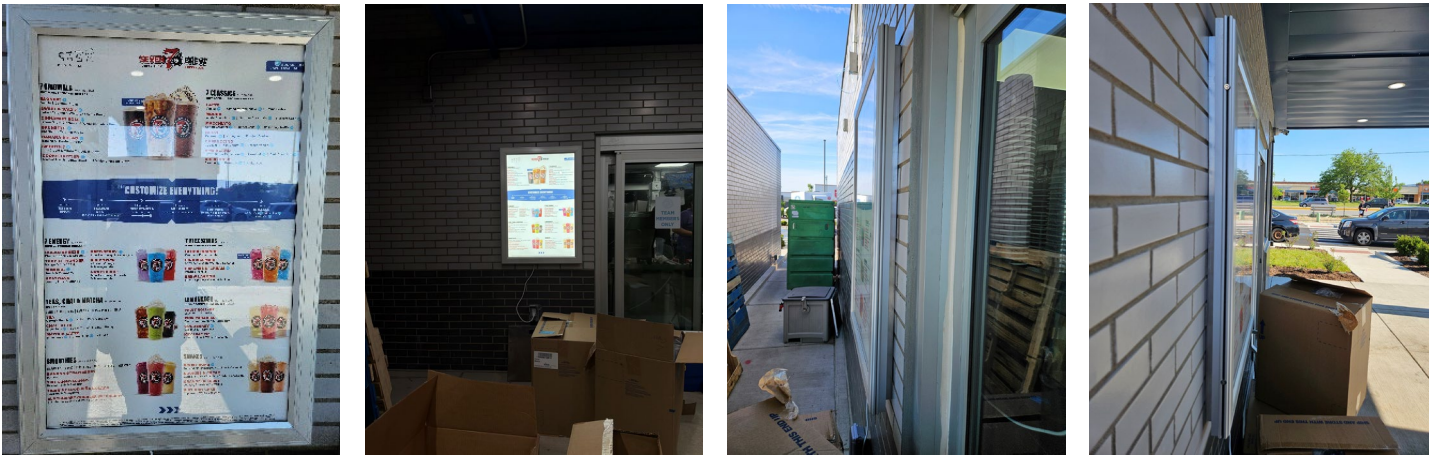
PROPOSED SIGN

The Petitioner's requested additional sign will be considered a second wall sign on the east façade. The Petitioner's narrative states during the construction of 7 Brew, the sign was installed by the sign vendor. Along with functionality, specifications and location information, the Petitioner has provided photos illustrating context and detail, day and night.

Functionality: As a “walk-up menu board” identified by the Petitioner, the sign will help functionally inform any potential walk-up pedestrian customers. Previously approved marked pedestrian connections exist to serve the previously approved walk-up ability for customers. The Petitioner notes this sign provides menu offerings, and since 7 Brew does not offer indoor or outdoor dining, a customer cannot otherwise see a menu. He states having a menu sign creates better customer experience for guests looking to place an order in a walk-up capacity, allowing customers to understand the menu to place an order, which in turn creates quicker speed of service, instead of a team member having to explain menu offerings for walk-up customers. The Petitioner also notes a better walk-up experience may encourage more walk-up business cutting down on congestion in public streets.

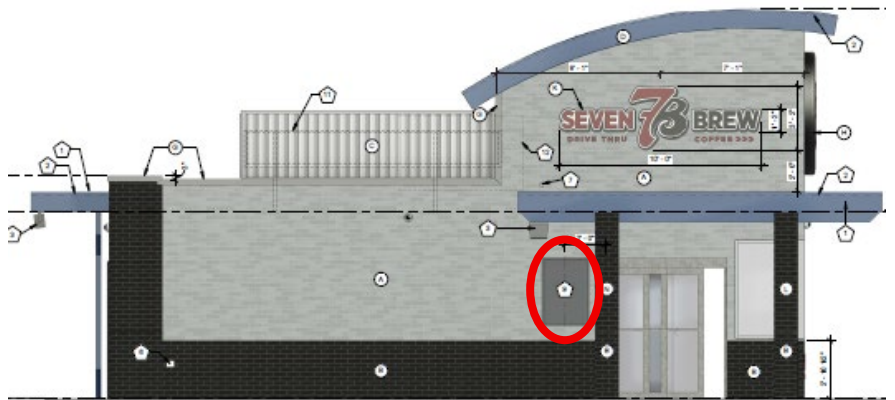
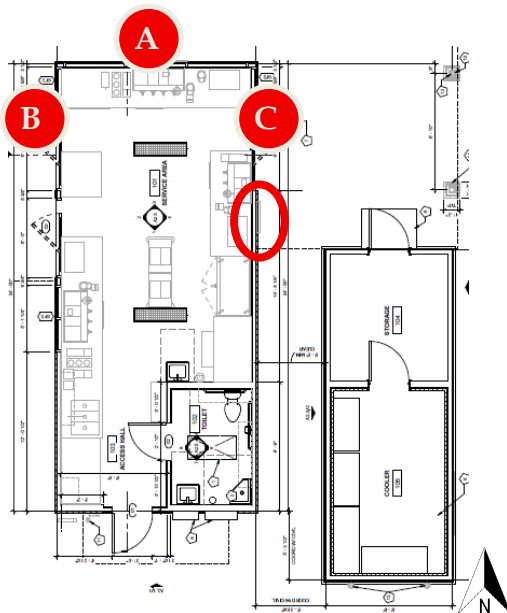


Context Photo



Night-time/Lit Photo (top) & Detail Photos (bottom)

Specifications: The sign construction type is a lighted sign box with a “static” paper insert. The proposed sign is 40.3”Hx28.3Wx1.8”D) with a sign face area of 7.78 square feet. This is indicative of the frame. The manufacturer specifications for the frame further identify it as a Displays2Go wall-mounted backlit LED poster frame. The frame is surface-mounted, lockable, open-swing silver anodized aluminum with acrylic lens and 23”x35” viewable display to fit 24”x36” media. The Petitioner identifies the media insert as cardstock and. The LED light is a 6mm silk screen light guide panel that redirects edge-lit LED light into a uniform look across the entire uniform viewing area. The sign is plugged into a GFI outlet. The Petitioner further states “the media content on the menu board is the 7 Brew Drive-Thru menu offerings”. The currently installed sign is consistent with the Petitioner’s description. Regarding content, the sign currently displays certain menu offerings (see photo). However, due to a prior U.S. Supreme Court ruling pertaining to sign content neutrality, a municipality cannot regulate the content of a sign.



Staff Markup of wall sign locations: Floor Plan (L), East Exterior Elevation (R)

Location: The sign is located on the east side of the principal building, further described by the Petitioner as the “non-drive thru elevation”. It is proximate to where employees / team members are located. The sign is low-profile, and affixed to the wall along a pedestrian walkway. Measurement from grade is approximately 38 ¾” to the bottom of the sign and 79” to the top. The sign is surface mounted to the building’s exterior façade, which consists of a smooth thin brick. The Petitioner states there are eight attachment locations from the sign to the thin brick.

The Petitioner notes if the sign were to be removed, it would cause significant damage to the thin brick of the building's exterior façade, and thus would most likely require replacement to portions of the brick. The Petitioner states it would be difficult to exactly match the thin brick from a different batch of brick, and would be noticeable to the public.

Exception (Code Relief): The Exception required is for exceeding the zoning code's maximum allowable quantity by one, and size by 5.28 square feet. This is due to accounting for the previously approved wall sign identifying the business entity, located higher up on the building's east façade. That wall sign is 3'-2"H x 10'-0"W totaling 31.67 square feet. The linear feet of building frontage is 34'-2", thus code allows one wall sign up to 34.17 sq. ft. Together, the two wall signs on the east façade, total 39.45 square feet.

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 Special Use for a sign will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use is safe for the public, employees, and neighboring properties. The signage is a low-profile sign affixed to the wall along a pedestrian walkway. Previously approved marked pedestrian connections exist to serve the previously approved walk-up ability for customers.*
- 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 Special Use for a sign will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood. The special use will support an existing business's operation within the Village. As a "walk-up menu board" identified by the Petitioner, the sign will help functionally inform any potential walk-up pedestrian customers.*
- 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 Special Use for a sign will not negatively affect any future development or redevelopment of neighboring properties. The sign is internal to the site.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site is already developed with adequate utilities, and no additional utilities are needed.*
- 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 site is already developed with both vehicular and pedestrian access.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The Petitioner has indicated that the Special Use for the sign will comply with all other Village ordinances and code requirements.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The Special Use for a sign contributes indirectly to the economic development of the community. It will improve the operational efficiency of an existing business in Tinley Park, by allowing potential walk-up customers to understand the menu and create quicker speed of service for orders generating revenue.*

MOTION TO CONSIDER

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

Motion 1 (Special Use)

"...make a motion to recommend the Village Board grant a Special Use Permit for a Substantial Deviation to the Tinley Park Shopping Center PUD with an Exception to the Village Zoning Ordinance for an additional wall sign that exceeds the maximum allowable quantity by one, and size by 5.28 square feet, to the Petitioner, Chris George on the behalf of Who Brew IL I, LLC, at 7121 159th Street in the B-2 PD (Community Shopping, Tinley Park Shopping Center PUD) zoning district, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the June 18, 2026 staff report with the following condition:

- 1. The sign is only allowed as long as walk-up service is provided."*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application (Redacted)	Petitioner	5/18/26, Rec'd 5/20/26
2	Response to Standards	Petitioner	N/A, Rec'd 5/20/26
3	Narrative	Petitioner	N/A, Rec'd 6/1/26
4	ALTA Survey	JHA*	3/11/25
5	Sign Manufacturer Specifications Sheet	Displays2Go	N/A, Rec'd 5/20/26
6	Architectural Plans	Veritas	3/6/24, Rec'd 5/27/26
7	Photos	Petitioner	N/A, Rec'd 5/29/26-6/1/26

*JFA = Jacob & Hefner Associates



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

☐ Special Use for: _____

☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation

☒ Variation ☐ Residential ☒ Commercial for 7 Brew Drive Thru Coffee

☐ Annexation

☐ Rezoning (Map Amendment) From _____ to _____

☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final

☐ Site Plan

☐ Landscape Change Approval

☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 7 Brew Drive Thru Coffee

Project Description: 7 Brew Drive Thru Coffee

Project Address: 7121 W. 159th Street Property Index No. (PIN): 28-19-100-012-0000

Zoning District: B-2 Lot Dimensions & Area: _____

Estimated Project Cost: \$ 1,400,000

OWNER OF RECORD INFORMATION

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

Name of Owner: ESSANESS OUTLOT PARTNERS, LLC, Company: MJK Real Estate Holding Company, LLC

Street Address: 1622 Willow Road Suite 201 City, State & Zip: Northfield, IL 60093

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Laura Pacino Company: Who Brew IL I, LLC

Relation To Project: Entitlement Coordinator

Street Address: 100 Powell Place #1230 City, State & Zip: Nashville, TN 37204

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize **Laura Pacino** (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)

Laura Pacino

Applicant's Name (Print):

Laura Pacino

Date:

5/18/2026

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☒ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☒ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☒ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

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

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

7 Brew would like to add a static menu board on the non-drive thru side of the building to provide a menu for walk up customers at the 7 Brew location. Not having a menu on this side of the building will not create a positive customer experience by customers not knowing what all the offerings are.

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

The sign was installed during construction and the method of attachment creates a situation where if removed the facade of the building is damaged and would need significant work to repair. In addition, the exterior facade of the building is thin brick so the bricks would need to be replaced and an exact match would be difficult with a different batch.

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

The menu is considered a sign by zoning code and not allowed. There is no indoor service for customers so adding the menu board creates a better customer experience. The menu was installed during construction of the stand and would take significant building repair to remove.

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

There is no indoor service at 7 Brew so walk up customers do not have the ability to see a menu inside the establishment. This is the opportunity for walk up customers to understand the menu to place an order.

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

The intent of the variance is to prevent significant repair of damage to the building by removing the menu board that was installed during construction.

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

The menu board will not be detrimental to public welfare but will instead create a better customer experience by providing customers with what options there are to order.

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

Granting the variance will not alter the character of the neighborhood. The subject property is located within a commercial district surrounded by commercial uses. The menu board will provide customers with the offerings of 7 Brew and fits within a commercial district.

H. Describe how the requested Variance will not:

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

The menu board surface mounted to the side of the building. It will not impact adequate supply light nor impact air to adjacent properties.

2. Substantially increase the congestion of the public streets.

The menu board is designed to provide customers with 7 Brew offerings so will allow for quicker speed of service.

3. Increase the danger of fire.

The menu board is non combustible and is plugged into a GFI outlet.

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

The menu board is surface mounted to the side of the building and will not impact drainage or water flow.

5. Endanger the public safety.

The menu boards are not dangerous and do not cause or create any public safety issues.

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

The menu board is consistent with typical commercial uses and with the subject property being located in a commercial district it will not impair adjacent property values.

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 Special Use will not endanger the public. Instead, the menu board will create a better customer experience by providing customers with what options there are to order, creating a better customer experience.

- 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 menu board will not be injurious to the use and enjoyment of the other properties in the immediate vicinity not diminish property values within the neighborhood. The subject property is located within a commercial district with commercial uses on all four sides. A menu board providing menu offerings for walk up customers, which is typical in a commercial district.

- 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 establishment of the Special Use to allow a menu board will not impede orderly development at the surrounding properties. The property is located within a commercial district and having a better customer experience by offering menu options to walk up customers will increase the guest experience leading them to want to return to the commercial district and shop at other adjacent commercial uses.

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

Not applicable, as the building and site plan was previously approved. This Special Use request is for the menu board sign only.

- 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.**

Adequate measures have been taken to provide ingress and egress under the previous approval of the site plan. By creating a better customer experience for walk up customers with a menu board providing offerings, it will encourage more walk up business cutting down on congestion on public streets.

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

The Special use shall conform to all applicable regulations of the district except for the menu board and the previously approved building and site plan.

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

The menu board will directly contribute to economic development within the community as a whole. By creating a better customer experience for walk up customers, this will encourage more customers to utilize this feature as opposed to using the drive-thru cutting down on congestion and promoting a walkable culture for what is typically a drive-thru concept.



7 Brew Drive-Thru Coffee Sign Variation Narrative

Who Brew IL I, LLC operating as 7 Brew Drive Thru Coffee is seeking a sign variation for a walk-up menu board located on the non drive-thru elevation of the building. The menu board is a 28.3" x 40.3" x 1.8" wall mounted backlit LED poster frame with 7 Brew menu insert on card stock inside. The menu board swings open to insert the menu and is lockable. The LED light is illuminated by a 6mm silk screen light guide panel that redirects edge-lit LED light into a uniform look across the entire viewing area. The media content on the menu board is the 7 Brew Drive-Thru menu offerings. The menu board was originally proposed to staff during the initial entitlement zoning submittal in 2024 before the sign was removed from the final approved zoning entitlement and permit drawings.

During construction of 7 Brew, the menu board sign was installed on the building by our sign vendor. If the sign were to be removed, it would cause significant damage to the façade of the building. The façade consists of smooth thin brick. The menu board is surface mounted to the thin brick with 8 attachment locations to the thin brick. If this were to be removed, the thin brick would be significantly damaged and most likely require replacement. An exact match of the thin brick would be difficult with a different batch of brick and would be noticeable to the public.

The purpose of the menu board is to provide walk-up customers our menu offerings. 7 Brew does not offer indoor dining or service, so a customer does not have the ability to see 7 Brew's menu inside the establishment. Having the menu on the exterior of the building creates a better customer experience for guests looking to place an order in a walk-up capacity and create quicker speed of service, instead of a team member having to explain menu offerings for walk up customers.

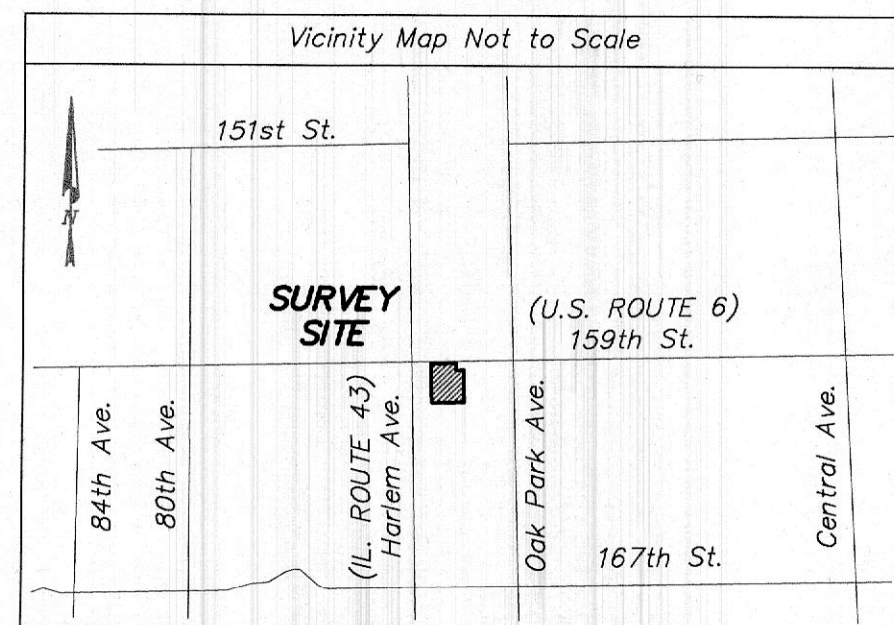
Key Details of Menu Board:

- Dimensions: 28.3" x 40.3" x 1.8"
- Weight: 35 lbs
- Media Size: 24" x 36"
- Viewable Dimension: 23" x 35"
- Material: Aluminum
- Mounting Type: Surface Mounted
- Color: Silver
- Light Type: LED

Please note the provided drawings in the variance request represent an approximate location. The actual installed height is slightly lower. Measurement from grade to the bottom of the menu board is 38 ¾" and measurement from grade to the top of the menu board is 79".

ALTA/NSPS LAND TITLE SURVEY

AREA = 25,184 SQ. FT. OR 0.578 ACRES



ACCESS NOTES - PER DOCUMENT NO. 2522611000

1. THERE SHALL BE AT MOST TWO (2) DIRECT VEHICULAR ACCESS POINTS TO US ROUTE 6 (159th STREET) SERVING LOT 3, AS DEPICTED HEREON.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO US ROUTE 6 (159th STREET) FROM LOT 1 NOR LOT 2.
3. ALL OTHER VEHICULAR ACCESS TO US ROUTE 6 (159th STREET) SHALL BE VIA INTERNAL CIRCULATION.

PERMANENT R.O.W.
EASEMENT 0013PE PER
PLAT OF HIGHWAYS PER
DOC. NO. 95506173 AND
ALSO DESCRIBED IN
CONDEMNATION CASE 93L
50936 AS PARCEL
OAX0013PE
EXCEPTION H

LOT 1
TINLEY PARK SHOPPING CENTER SUBDIVISION
PER DOC. NO. 2522611000
P.I.N. 28-19-100-012-0000

DENOTES
INGRESS-EGRESS EASEMENT LIMITS
(BASED ON SURVEYORS INTERPRETATION)
AS DEPICTED ON EXHIBIT C OF DOC. NO. 94984818

EXCEPTION 1
PARCEL 2

DENOTES
CROSS ACCESS EASEMENT
PER DOC. NO. 2522611000

LOT 3
TINLEY PARK SHOPPING CENTER SUBDIVISION
PER DOC. NO. 2522611000
P.I.N. 28-19-100-012-0000
JMW PROPERTIES LLC"

EXCEPTION BW & CP
PARCEL 3
PARKING EASEMENT
PER DOC. NO. 2517409024,
2522611004 & 2522611006

TABLE A ITEMS:

- ITEM 1.) 5/8" x 24" IRON REBARS WITH YELLOW CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ITEM 2.) PART OF 7061 W. 159TH ST. - TINLEY PARK, IL 60477
- ITEM 3.) ACCORDING TO A SCALED INTERPRETATION OF FLOOD INSURANCE RATE MAP, (FIRM) FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 706 OF 832, MAP NUMBER 17031C0706J, MAP HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008, THE ENTIRE SITE APPEARS TO BE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ITEM 4.) REFER TO SURVEY
- ITEM 6(a) INFORMATION NOT PROVIDED TO SURVEYOR
- ITEM 6(b) INFORMATION NOT PROVIDED TO SURVEYOR
- ITEM 7a., b. c.) THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY.
- ITEM 8.) REFER TO SURVEY
- ITEM 9.) THE PAINTED PARKING STRIPING ON THE SUBJECT PROPERTY IS FADED AWAY AND IS ALMOST NO LONGER VISIBLE.
- ITEM 10.) NO DIVISION OR PARTY WALLS OBSERVED AT THE TIME THE FIELD WORK WAS PERFORMED.
- ITEM 13.) SHOWN ON SURVEY.
- ITEM 14.) THE WEST LINE OF LOT 2 IS APPROXIMATELY 716 FT. EAST OF THE EAST RIGHT OF WAY LINE OF S. HARLEM AVENUE.
- ITEM 16.) THE SURVEYOR DID NOT OBSERVE ANY EARTHWORK MOVING WHILE PERFORMING THE ONSITE FIELD WORK.
- ITEM 17.) THE THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES TO THE RIGHT OF WAY LINES.

UTILITY STATEMENT

J.U.L.I.E. DIG NO. A250500772 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

0 10' 20' 40'

Scale 1" = 20'

BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE 1201 (NAD 83)

ABBREVIATIONS:

(100.00')	DENOTES RECORD DIMENSIONS
DOC.00'	DENOTES MEASURED DIMENSIONS
DOC.	DENOTES DOCUMENT
NO.	DENOTES NUMBER
P.I.N.	DENOTES PARCEL INDEX NUMBER
SEC.	DENOTES SECTION
SQ. FT.	DENOTES SQUARE FEET
ASPH.	DENOTES ASPHALT
CONC.	DENOTES CONCRETE
E/P	DENOTES EDGE OF PAVEMENT
B/C	DENOTES BACK OF CURB
N	DENOTES NORTH
S	DENOTES SOUTH
E	DENOTES EAST
W	DENOTES WEST
P.O.B.	DENOTES POINT OF BEGINNING
F.I.P.	DENOTES FOUND IRON PIPE
F.I.R.	DENOTES FOUND IRON ROD
R.O.W.	DENOTES RIGHT OF WAY
I.D.O.T.	DENOTES ILLINOIS DEPARTMENT OF TRANSPORTATION

SYMBOL LEGEND:

⊕	Fiber Optic Post		Asphalt Paved
⊕	Handhole		Concrete
⊕	Sign		
⊕	Light Pole		
⊕	Light Pole (Mast Arm)		
⊕	Power Pole		
⊕	Power Pole w/ Transformer		
⊕	Fence Corner/Post		
⊕	Bollard/Post		
⊕	Water Valve Vault		
⊕	Water Buffalo Box		
⊕	Sanitary Sewer Manhole		
⊕	Drainage Structure Square		
⊕	Traffic Signal		
⊕	Traffic Signal Cantilever		
⊕	Traffic Signal Box		
⊕	Traffic Signal Vault		
—O—O—O—	Overhead Electric Line		
—G—G—G—	Underground Gas Main		
—S—S—S—	Sanitary Sewer		
—T—T—T—	Storm Sewer		
—W—W—W—	Underground Telephone Line		
—W—W—W—	Underground Water Main		

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

TO:
WHO BREW IL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
LENDER: "BUSEY BANK, AN ILLINOIS BANKING CORPORATION, ITS SUCCESSORS
AND/OR ASSIGNS"
LANDLORD: ESSANESS OUTLOT PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY
COMPANY
TITLE: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 6(a), 6(b), 7(a),
7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 11TH, 2025.

DATED THIS 11TH DAY OF MARCH 2025.

Carl J. Cook
Illinois Professional Land Surveyor No. 35-003543
Jacob & Hefner Associates, Inc.
www.jacobandhefner.com
ccook@hainc.com
My License Expires November 30, 2026

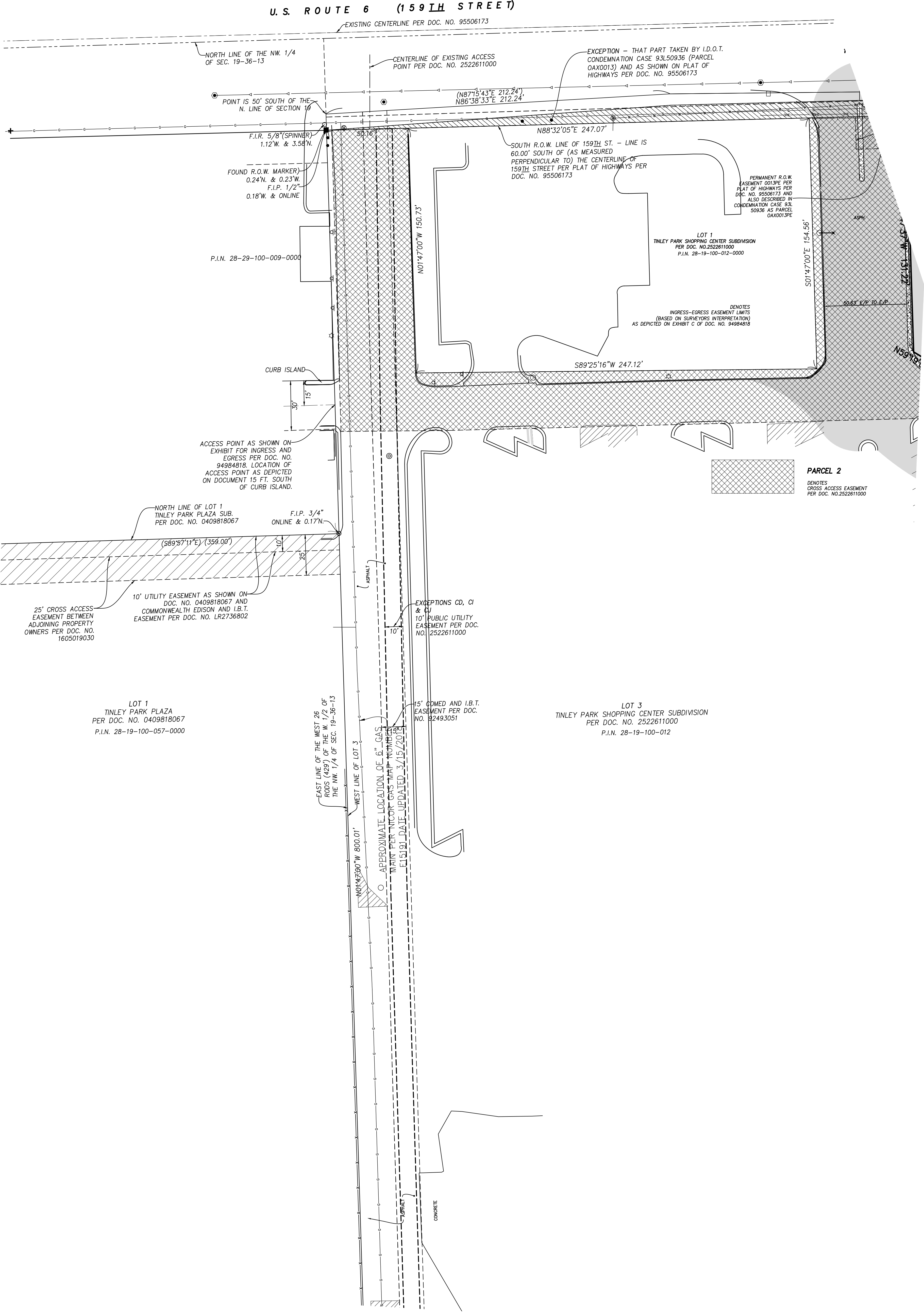
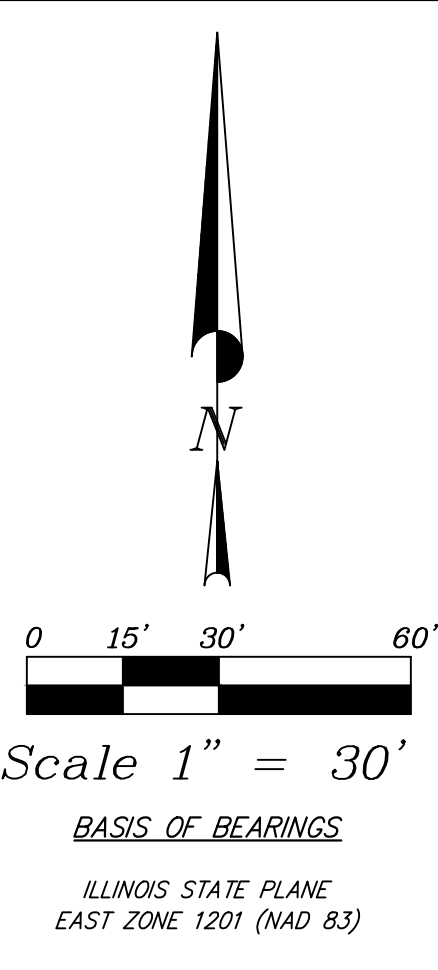
REVISED 08-15-2025
REVISED 08-13-2025

Survey No.:	F589e
Ordered By:	WHO BREW, LLC
Description:	ALTA/NSPS LAND TITLE SURVEY
Date Prepared:	MARCH 11, 2025
Scale:	1" = 20'
Field Work:	TM, MB
Prepared By:	SC, CC

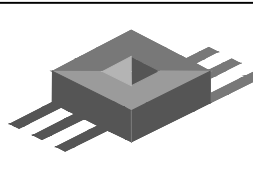


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www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

ALTA/NSPS LAND TITLE SURVEY

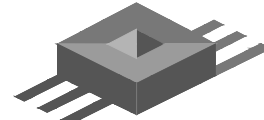
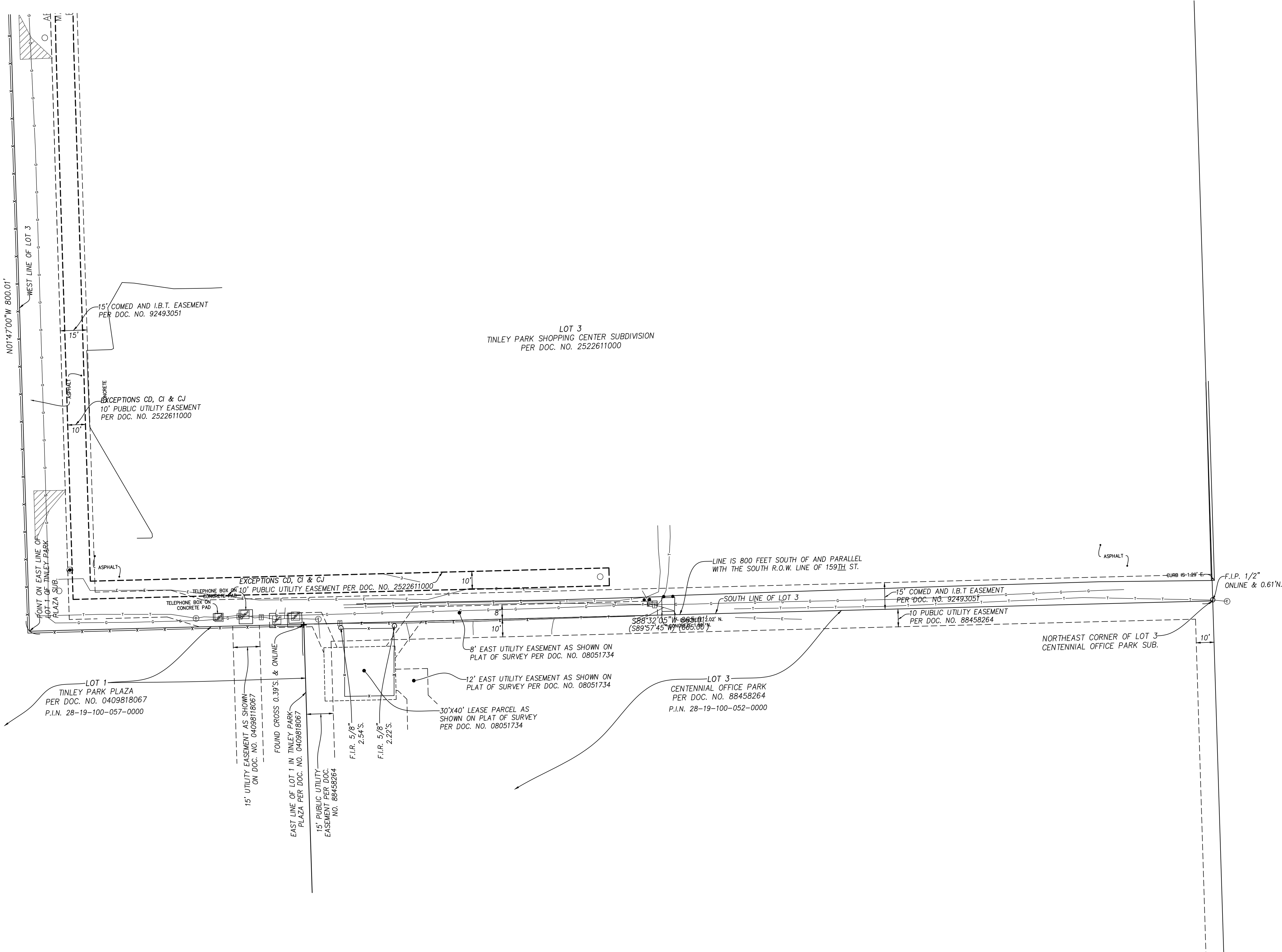
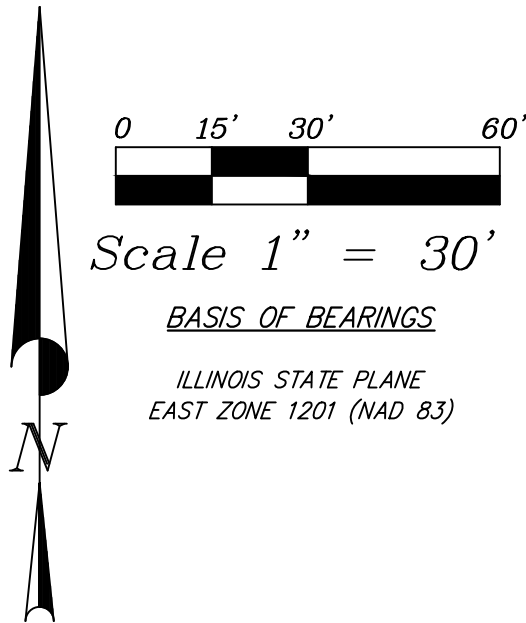


Survey No.:	F589E
Ordered By.:	WHO BREW LLC
Description:	ALTA/NSPS LAND TITLE SURVEY
Date Prepared:	MARCH 11, 2024
Scale:	1" = Scale'
Field Work:	TM,MB
Prepared By:	SC,CC



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ALTA/NSPS LAND TITLE SURVEY



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License No. 184-003073 Exp. 4/30/27

Survey No.:	F589e
Ordered By.:	WHO BREW, LLC
Description:	ALTA/NSPS LAND TITLE SURVEY
Date Prepared:	MARCH 11, 2025
Scale:	1" = 30'
Field Work:	TW/MB
Prepared By:	SC/CC

ALTA/NSPS LAND TITLE SURVEY F589e ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

THE ESTATE OF INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS:

THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT REFERRED TO AS THE GROUND LEASE, EXECUTED BY: ESSANESS OUTLOT PARTNERS, LLC, AS LESSOR, AND WHO BREW IL I, LLC, AS LESSEE, DATED FEBRUARY 22, 2024, AND ASSIGNED TO WHO BREW IL II, LLC THROUGH ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED DECEMBER 2024, WHICH MEMORANDUM OF LEASE WAS RECORDED ~ AS DOCUMENT NO. ~, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING FEBRUARY 22, 2024 AND ENDING 15 LEASE YEARS AND SIX MONTHS AFTER THE RENT COMMENCE DATE AS DEFINED IN THE GROUND LEASE AND TENANT HAS THE RIGHT ON CERTAIN CONDITIONS TO EXTEND THE TERM FOR SIX ADDITIONAL CONSECUTIVE PERIODS OF FIVE YEARS EACH.

PARCEL 1:

LOT 2 IN THE FINAL PLAT OF TINLEY PARK SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611000.

PARCEL 2:

NON EXCLUSIVE CROSS ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE PLAT OF SUBDIVISION RECORDED AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611000 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON EXCLUSIVE PARKING EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE PARKING EASEMENT AGREEMENT MADE BY AND BETWEEN THE CHICAGO TRUST COMPANY AS SUCCESSOR TRUSTEE TO BEVERLY BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 14, 1970 AND KNOWN AS TRUST 8-2120 AND ESSANESS OUTLOT PARTNERS, LLC DATED JUNE 6, 2025 AND RECORDED JUNE 23, 2025 AS DOCUMENT NUMBER 2517409024 AND AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611004 IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON EXCLUSIVE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN UTILITY FACILITIES EASEMENT AGREEMENT MADE BY AND BETWEEN THE CHICAGO TRUST COMPANY AS SUCCESSOR TRUSTEE TO BEVERLY BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 14, 1970 AND KNOWN AS TRUST 8-2120 AND ESSANESS OUTLOT PARTNERS, LLC DATED JUNE 6, 2025 AND RECORDED JUNE 23, 2025 AS DOCUMENT NUMBER 2517409025 AND AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611005 IN COOK COUNTY, ILLINOIS.

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF A OWNER'S POLICY NO. CCH2401730LD--PROFORMA BY CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART II - EXCEPTIONS

B. COVENANTS, CONDITIONS AND PROVISIONS ON THE REMAINDER OF THE SHOPPING CENTER SET FORTH THEREIN AND DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE TO FLOOR AND DECOR OUTLETS OF AMERICA, INC., A DELAWARE CORPORATION, RECORDED ON JUNE 14, 2021, AS DOCUMENT NO. 2116549006. (PARCEL 1 LEGAL DESCRIPTION OF THE RECORD DOCUMENT DOES NOT MAKE A CLOSED FIGURE. PARCEL 2 LEGAL DESCRIPTION IN THE RECORD DOCUMENT DOES NOT TOUCH PROPOSED LOT 2 IN TINLEY PARK SHOPPING CENTER).

C. COVENANTS, CONDITIONS AND PROVISIONS ON THE REMAINDER OF THE SHOPPING CENTER SET FORTH THEREIN AND DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE TO HOBBY LOBBY STORES, INC., AN OKLAHOMA CORPORATION, RECORDED ON SEPTEMBER 28, 2021 AS DOCUMENT NO. 2127147020. (AFFECTS PROPERTY, NOT PLOTTABLE)

H. A PERMANENT RIGHT OF WAY EASEMENT IN FAVOR OF THE STATE OF ILLINOIS, AS SET FORTH IN THE DECREE OF CONDEMNATION CASE NO. 93L50936. (AFFECTS PROPERTY, PLOTTED ON SURVEY)

I. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE ORDINANCE RECORDED AS DOCUMENT NO.24708240 , REGARDING WATERWORKS AND SEWERAGE SYSTEM. (NO LEGAL DESCRIPTION PROVIDED IN RECORD DOCUMENT)

M. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS SCHEDULE A PARCELS 2, 3, AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS IN SCHEDULE A PARCELS 2 AND 4.

NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENT DESCRIBED IN PARCELS 3 AND 4 OF SCHEDULE A

N. STORMWATER MANAGEMENT AND STORM SEWER EASEMENTS AND THE TERMS, PROVISIONS AND CONDITIONS AND GRANTEES THEREOF AS DESCRIBED IN THE FINAL PLAT OF TINLEY PARK SHOPPING CENTER RECORDED AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611000 WHICH CREATED SAID EASEMENTS. (AFFECTS PROPERTY, PLOTTED ON SURVEY)

BW. PARKING EASEMENT AGREEMENT DATED JUNE 6TH, 2025 AND RECORDED JUNE 23, 2025 AS DOCUMENT NO.2517409024 AND AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611004, MADE BY AND BETWEEN THE CHICAGO TRUST COMPANY AS SUCCESSOR TRUSTEE TO BEVERLY BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY14, 1970 AND KNOWN AS TRUST 8-2120 AND ESSANESS OUTLOT PARTNERS, LLC. (AFFECTS PROPERTY, PLOTTED ON SURVEY)

BX. UTILITY FACILITIES EASEMENT AGREEMENT DATED JUNE 6TH, 2025 AND RECORDED JUNE 23, 2025 AS DOCUMENT NO.2517409025, AND AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611005 MADE BY AND BETWEEN THE CHICAGOTRUST COMPANY AS SUCCESSOR TRUSTEE TO BEVERLY BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY14, 1970 AND KNOWN AS TRUST 8-2120 AND ESSANESS OUTLOT PARTNERS, LLC. (AFFECTS PROPERTY, NOT PLOTTABLE)

CA. SIDEWALK EASEMENT AND THE TERMS, PROVISIONS AND CONDITIONS THEREOF AS DESCRIBED IN THE FINAL PLAT OF TINLEY PARK SHOPPING CENTER RECORDED AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611000. (AFFECTS PROPERTY, PLOTTED ON SURVEY)

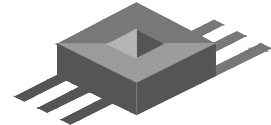
CD. COMCAST PROVISIONS EASEMENT AND THE TERMS, PROVISIONS AND CONDITIONS THEREOF AS DESCRIBED IN THE FINAL PLAT OF TINLEY PARK SHOPPING PLAZA RECORDED AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611000. (AFFECTS PROPERTY, PLOTTED ON SURVEY)

CL. COMED, AT&T CORPORATION, AND VERIZON COMMUNICATIONS, INC. EASEMENT AND THE TERMS, PROVISIONS AND CONDITIONS THEREOF AS DESCRIBED IN THE FINAL PLAT OF TINLEY PARK SHOPPING PLAZA RECORDED AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611000. (AFFECTS PROPERTY, PLOTTED ON SURVEY)

CJ. NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS EASEMENT AND THE TERMS, PROVISIONS AND CONDITIONS THEREOF AS DESCRIBED IN THE FINAL PLAT OF TINLEY PARK SHOPPING PLAZA RECORDED AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611000. (AFFECTS PROPERTY, PLOTTED ON SURVEY)

CM. EXCLUSIVE USE AND USE RESTRICTIONS AS SHOWN ON EXHIBIT A TO THE DEED FROM WINTRUST PRIVATE TRUSTCOMPANY, N.A., FORMERLY KNOWN AS THE CHICAGO TRUST COMPANY, N.A., AS SUCCESSOR TRUSTEE TO BEVERLYBANKUNDER A CERTAIN TRUST AGREEMENT DATED JANUARY 14, 1970 TO ESSANESS OUTLOT PARTNERS, LLC RECORDEDAUGUST 14, 2025 AS DOCUMENT NUMBER 2522611003. (AFFECTS PROPERTY, NOT PLOTTABLE)

CP. PARKING EASEMENT FEE AGREEMENT AND THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED THEREIN, INCLUDING AN ANNUAL CHARGE, RECORDED AUGUST 14, 2025 AS DOCUMENT NUMBER 2522611006. (AFFECTS PROPERTY, PLOTTED ON SURVEY)



JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

Survey No.:	F589e		
Ordered By.:	WHO BREW, LLC		
Description:	ALTA/NSPS LAND TITLE SURVEY		
Date Prepared:	MARCH 11, 2025		
Scale:	1" = N.A.	Field Work:	TW/MB
		Prepared By:	SC/CC

ALTA/NSPS LAND TITLE SURVEY F589e ALTA/NSPS LAND TITLE SURVEY

[Home](#) / [SKU: LEDOD2436](#)

Wall Mounted Backlit LED Poster Frame, Swing Open, Lockable

★★★★☆ [3.78 out of 5 | \(9 Ratings\)](#)



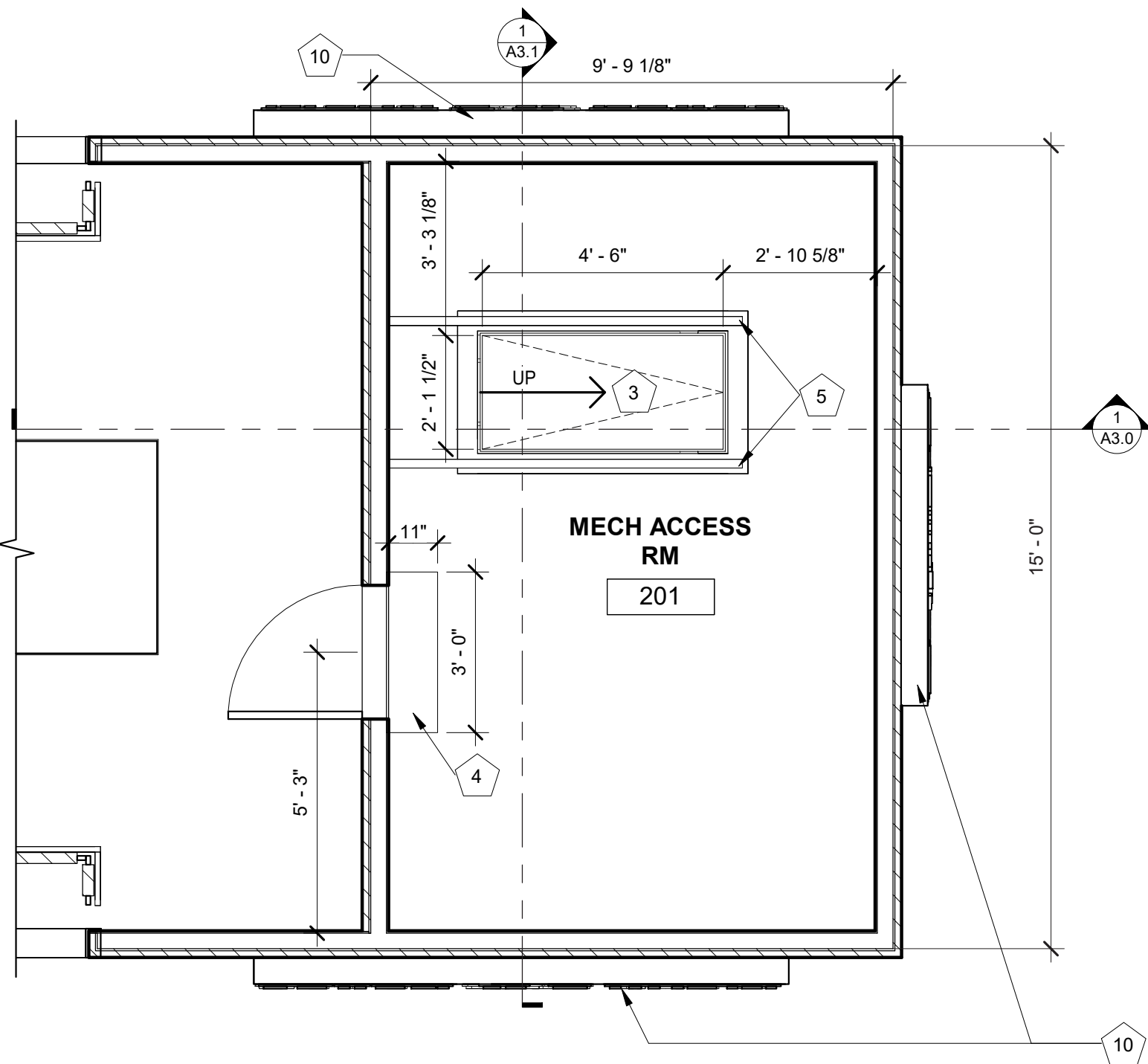
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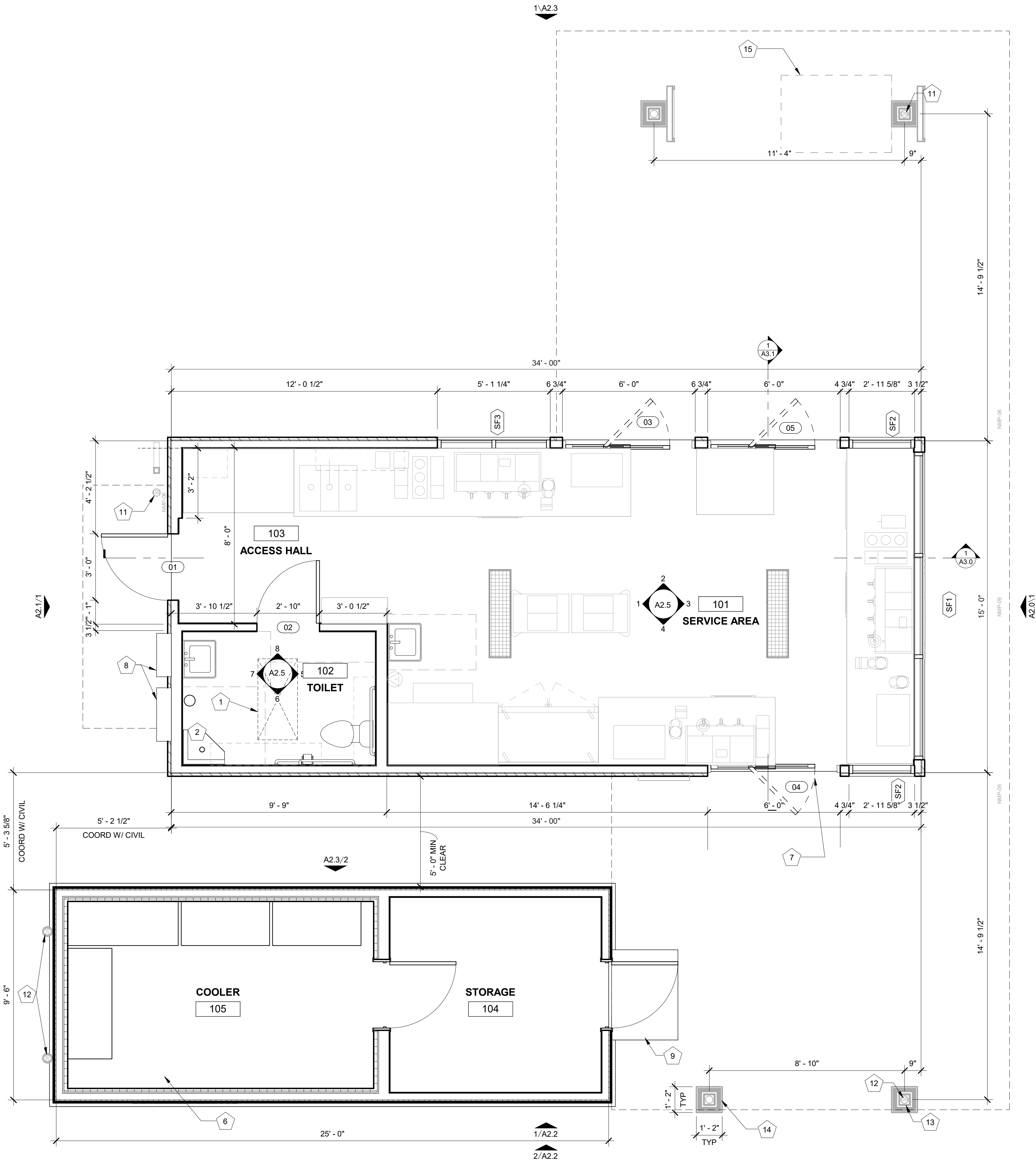
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Overall Width x Height x Depth	28.3" x 40.3" x 1.8"
Weight	35.5lbs
Finish	Anodized
Media Size	24" x 36"
Frame Loading Style	Swing-Open
Features	Outdoor, Illuminated, Ships Fully Assembled, Lockable
Power Cord Length	74.0"
Lens	Acrylic

GTIN	840844141718
Viewable Width x Height	23.0" x 35.0"
Material	Aluminum
Placement Type	Wall Mounted
Orientation	Portrait, Landscape
Light Type	LED
Color	Silver
Average LUX	4800LUX
Adapter Output	24V.1.5A

FLOOR PLAN KEYNOTES	
Note Number	Note Text
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK RE: PLUMBING DRAWINGS
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	MANUFACTURED COOLER BY NATIONAL MODULAR MANUFACTURING; COORDINATE LOCATION & SPECIFICATIONS WITH CIVIL AND STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL
9	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
10	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
11	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
12	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
13	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
14	BRK-1 WRAP; TYP (4) CANOPY COLUMNS
15	TEMPORARY, FUTURE WARMING HUT



2 MECH ACCESS RM
3/8" = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"



707 n. 6th street
kansas city, ks 66101
www.veritas-ad.com
913.308.1460
consulting engineer:

7 BREW DRIVE THRU - TINLEY PARK, IL, W 159TH

WHO BREW, LLC

7079 WEST 159TH STREET, TINLEY PARK, ILLINOIS 60477

REVISIONS		
No.	Description	Date

sheet issue date:
03/06/2024

project no.:
22.43.07

sheet contents:
FLOOR PLAN

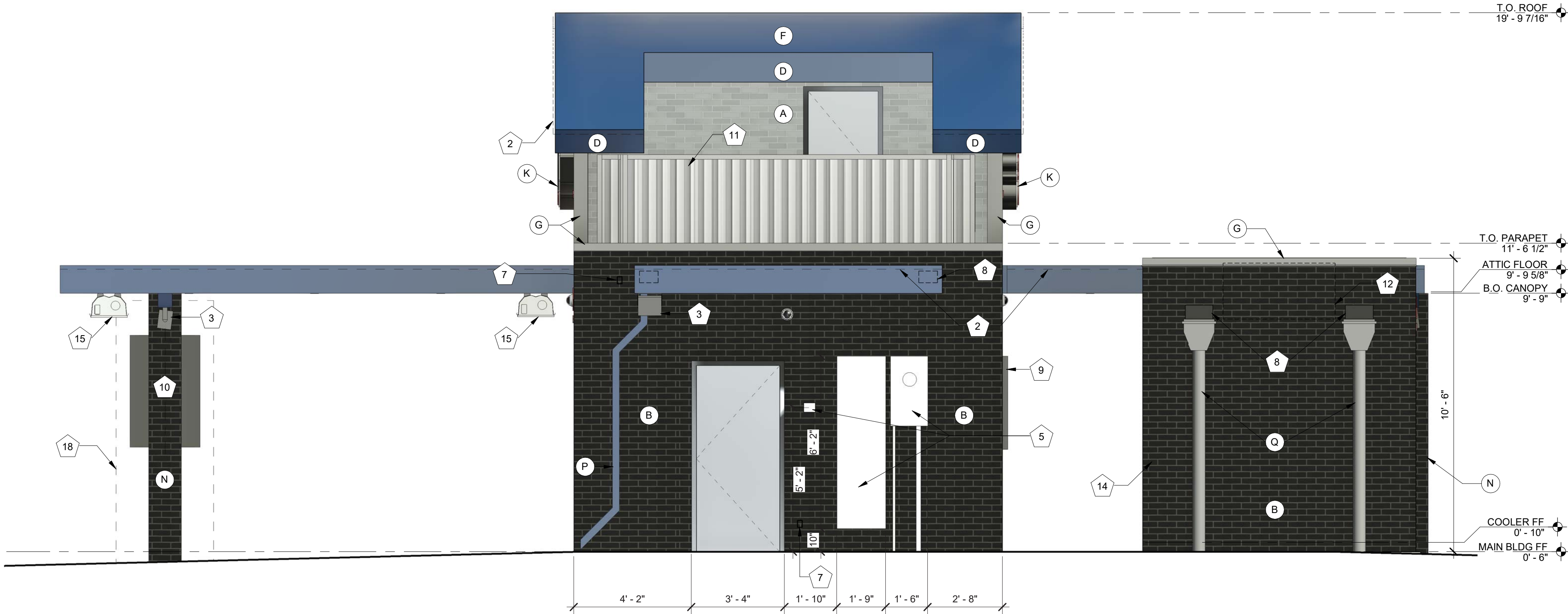
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A1.2



EXTERIOR ELEVATION MATERIALS LEGEND	
Note Number	Note Text
A	THIN BRICK SIDING (BRK-2)
B	THIN BRICK SIDING (BRK-1)
C	VERTICAL METAL SCREENING PANELS (MP-1)
D	BRAKE METAL FASCIA (MP-2)
E	SOFFIT PANELS (MP-2)
F	STANDING SEAM ROOF PANELS (MP-2)
G	METAL BRAKE CAP (MP-3)
H	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
J	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
K	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
L	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
M	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
N	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; REF CIVIL
P	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL
Q	ROOF DRAIN; DOWNSPOUT & CONDUCTOR HEADS TO BE GALVANIZED, PAINTED, STEEL; DRAIN TO GRADE; RE: CIVIL

A2.0



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED, SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TY: REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM, SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER DRAIN, TYP
9	SURFACE MOUNTED, LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS - INSTALLED IN FIELD BY IT PROVIDER, CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL BEYOND, 3' - 6" ABOVE ATTIC FLOOR, W/ MP-1 SCREENING PANELS ATTACHED
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
14	MANUFACTURED COOLER BY NATIONAL MODULAR MANUFACTURING; COORDINATE LOCATION & SPECIFICATIONS WITH CIVIL AND STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	TEMPORARY, FUTURE WARMING HUT

EXTERIOR ELEVATION MATERIALS LEGEND	
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H	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
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Q	ROOF DRAIN; DOWNSPOUT & CONDUCTOR HEADS TO BE GALVANIZED, PAINTED, STEEL; DRAIN TO GRADE; RE: CIVIL

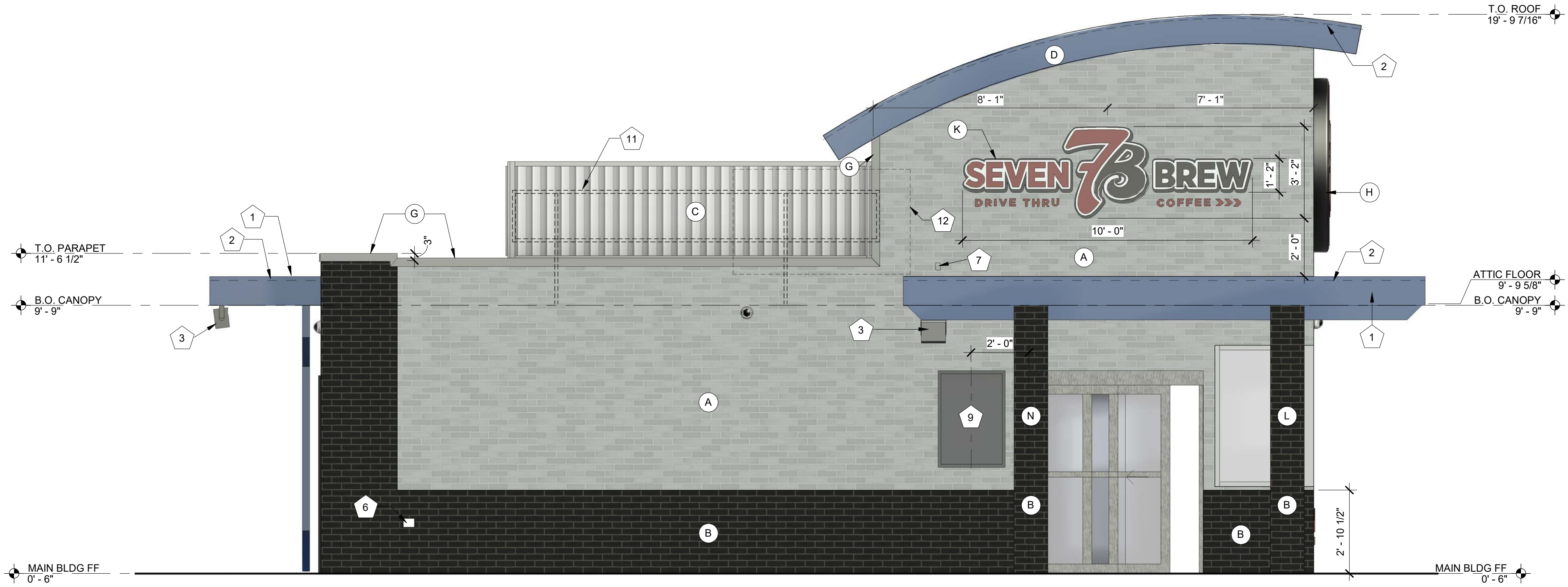
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No.	Description	Date

sheet issue date:
03/06/2024

project no.:
22.43.07

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:



2 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST W/ COOLER
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
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3	MOUNTED SPEAKER SYSTEM, SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
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15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	TEMPORARY, FUTURE WARMING HUT

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
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N	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; REF CIVIL
P	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL
Q	ROOF DRAIN; DOWNSPOUT & CONDUCTOR HEADS TO BE GALVANIZED, PAINTED, STEEL; DRAIN TO GRADE; RE: CIVIL

REVISIONS

No.	Description	Date
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sheet issue date:
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22.43.07

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:



22.43.07
7 BREW DRIVE THRU -
TINLEY PARK, IL. W
159TH
03/06/2024

RENDERINGS

7 Brew Additional Wall Sign Photos Provided by Petitioner
Indicates context and detail, day and night
Received by Village Planning Staff 5/29/26-6/1/26



7 Brew Additional Wall Sign Photos Provided by Petitioner
Indicates context and detail, day and night
Received by Village Planning Staff 5/29/26-6/1/26



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Indicates context and detail, day and night
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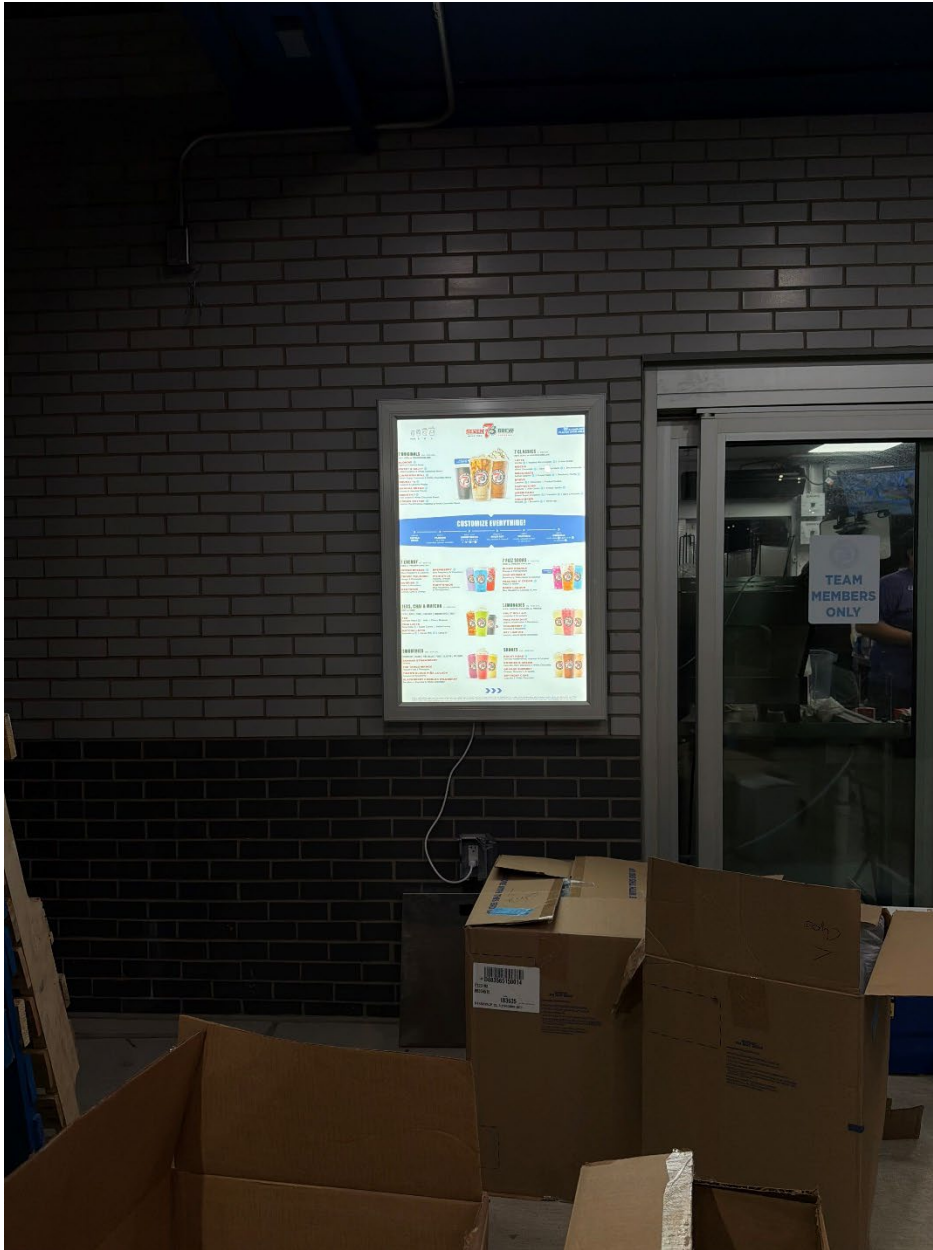
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Indicates context and detail, day and night
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7 Brew Additional Wall Sign Photos Provided by Petitioner
Indicates context and detail, day and night
Received by Village Planning Staff 5/29/26-6/1/26



PLAN COMMISSION STAFF REPORT

June 18, 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.

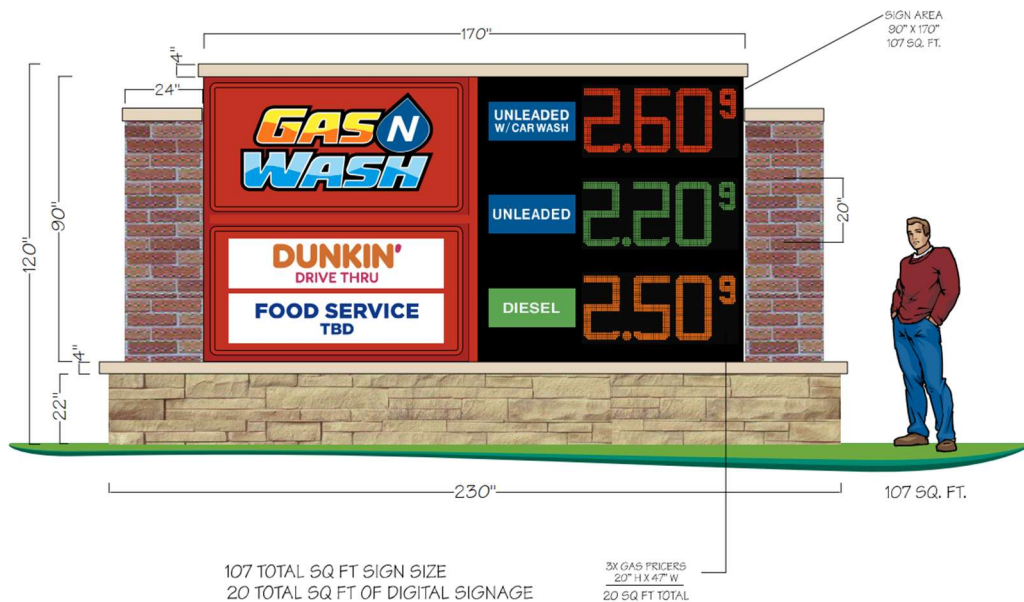
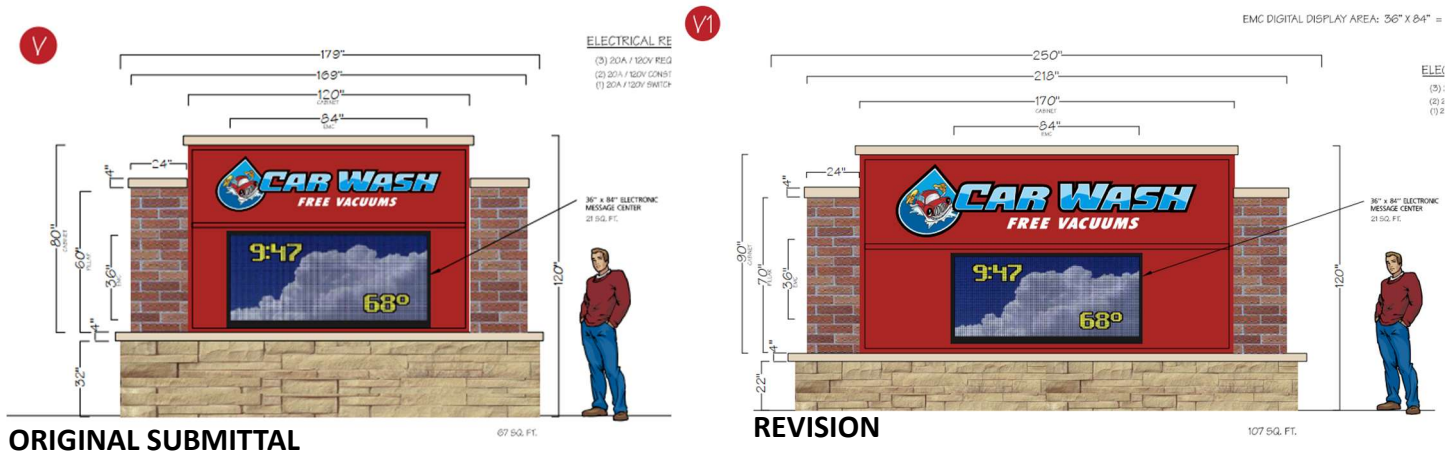
The Staff Report from the May 21, 2026 Public Hearing is attached to this report.

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.



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.



Revised gas station ground sign now meets the maximum allowable height.

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 June 18, 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.

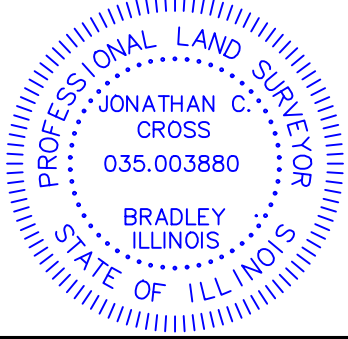
I DO FURTHER CERTIFY THAT:

- 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



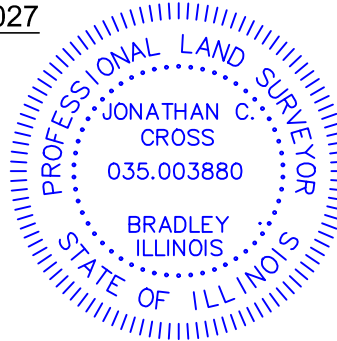
SURVEYOR PERMISSION CERTIFICATE

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.

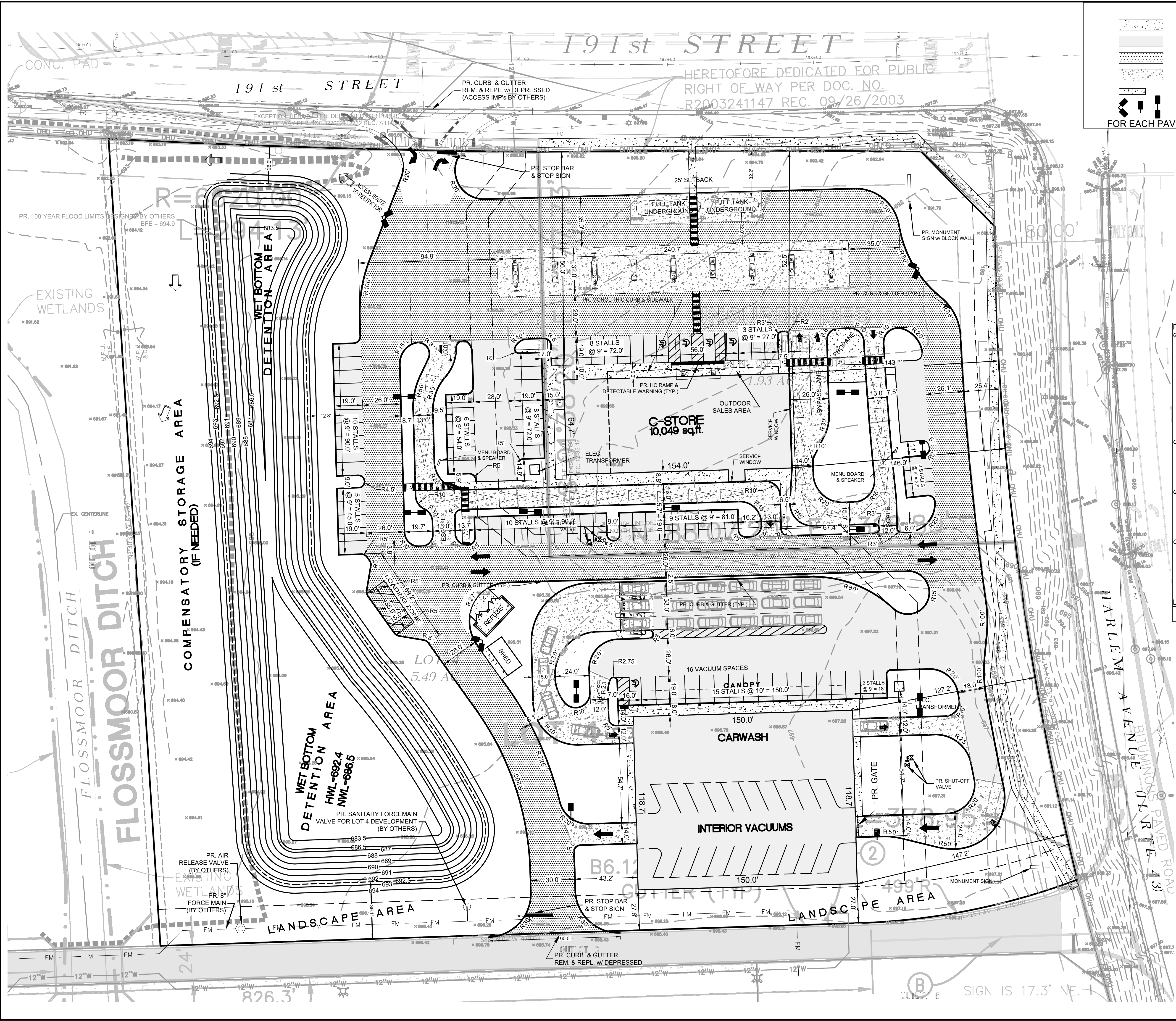
LEGEND

- 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	sq.ft.
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	BPH	FOR SUBMITTAL
5/4/2026	BPH	PER VALUATION REVIEW
5/12/2026	BPH	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: BPH

DESIGN: STAFF

DRAWING: JWP

CHECKED: ---

APPROVED: BPH

GAS N WASH

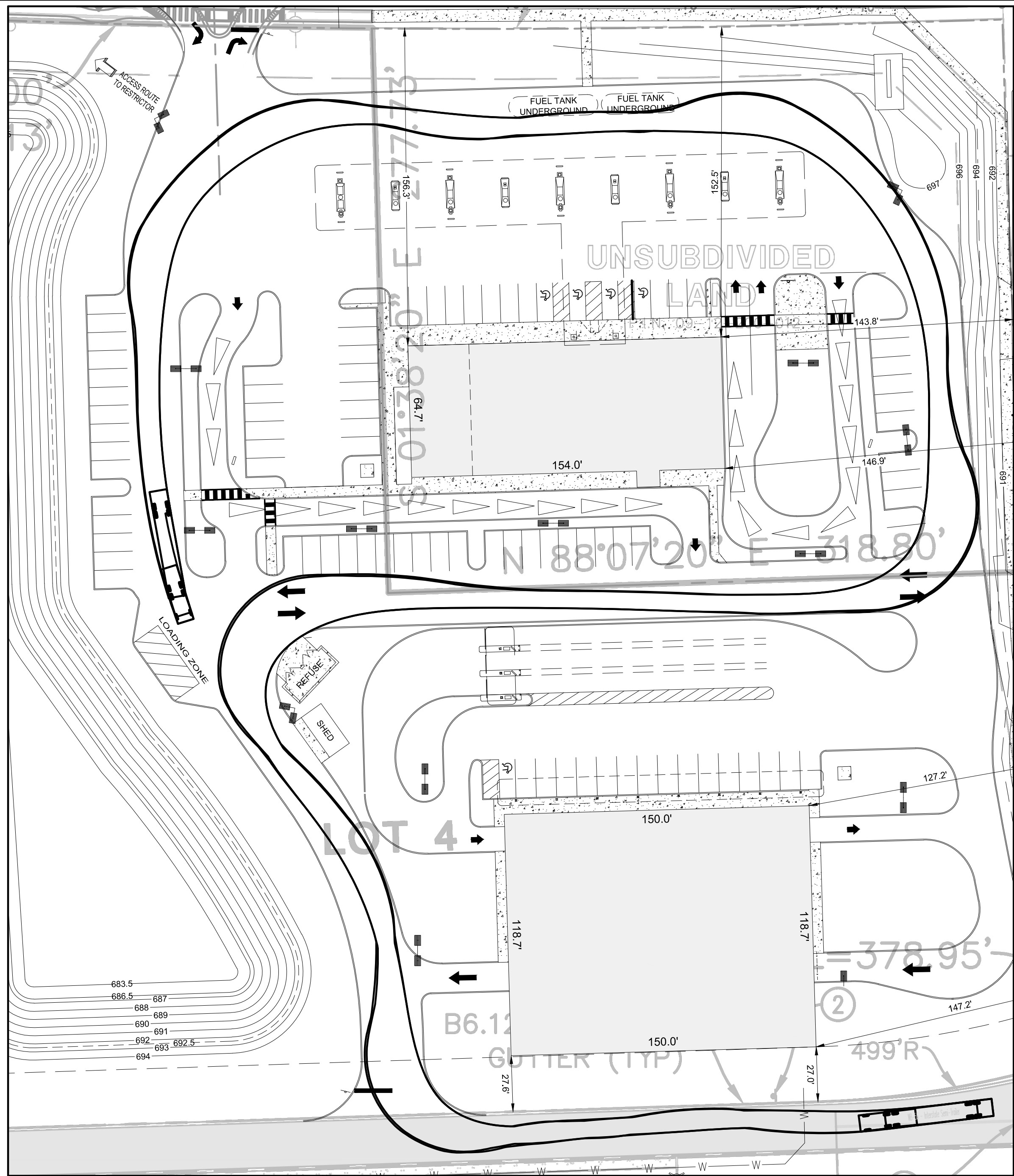
PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

PRELIMINARY SITE PAVING & GEOMETRY

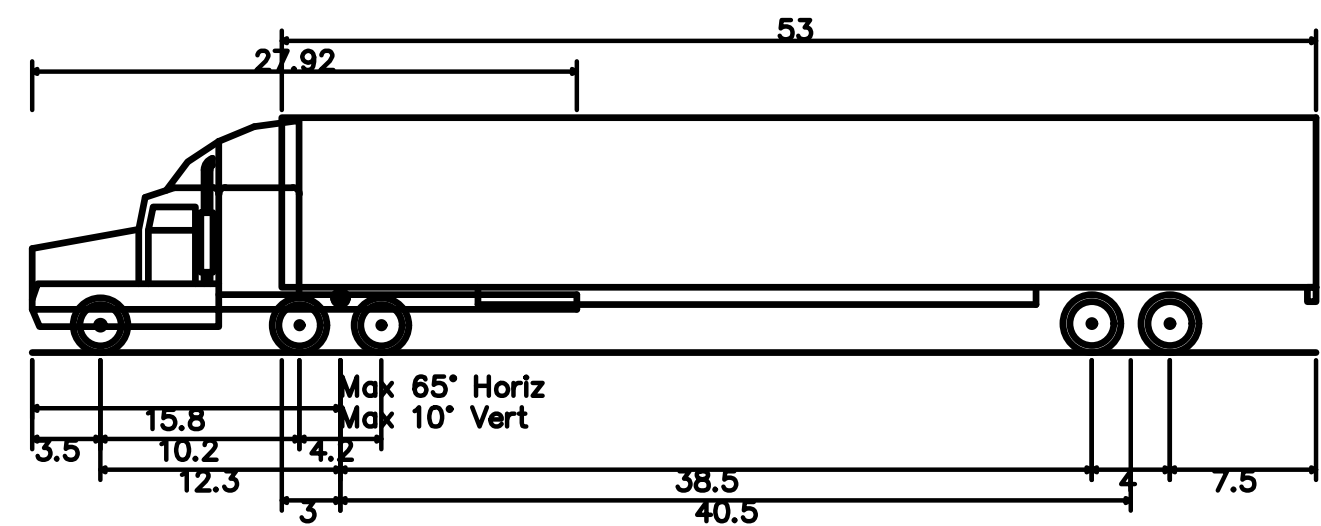
SHEET NO.
C3 OF C5

JOB NO. 24-037

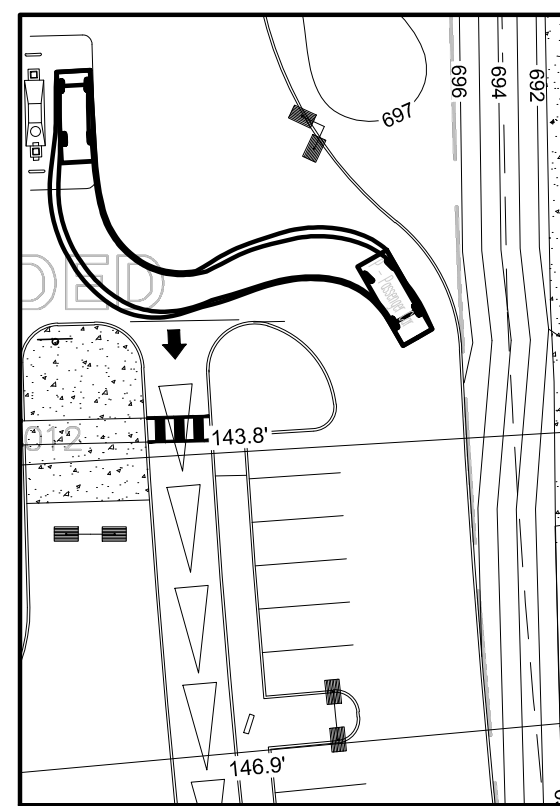
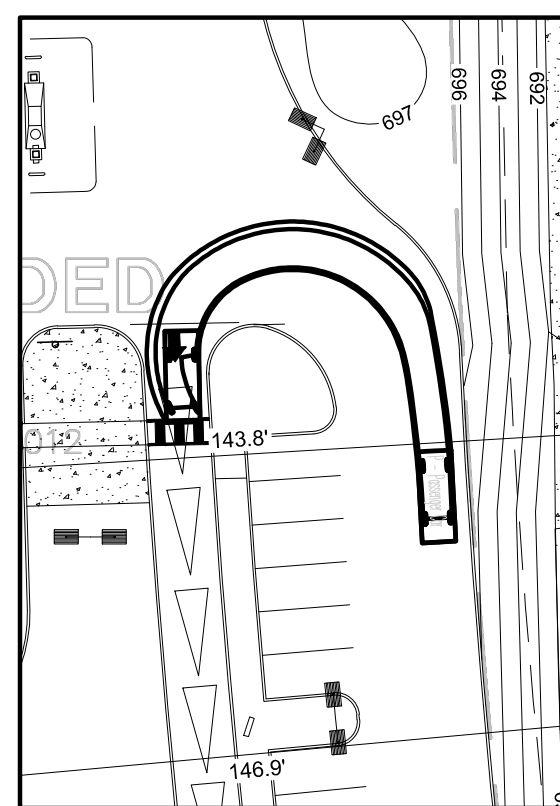
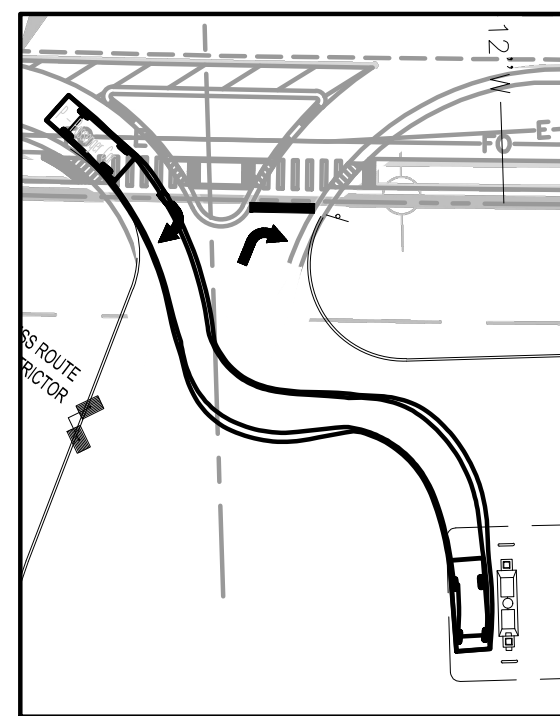
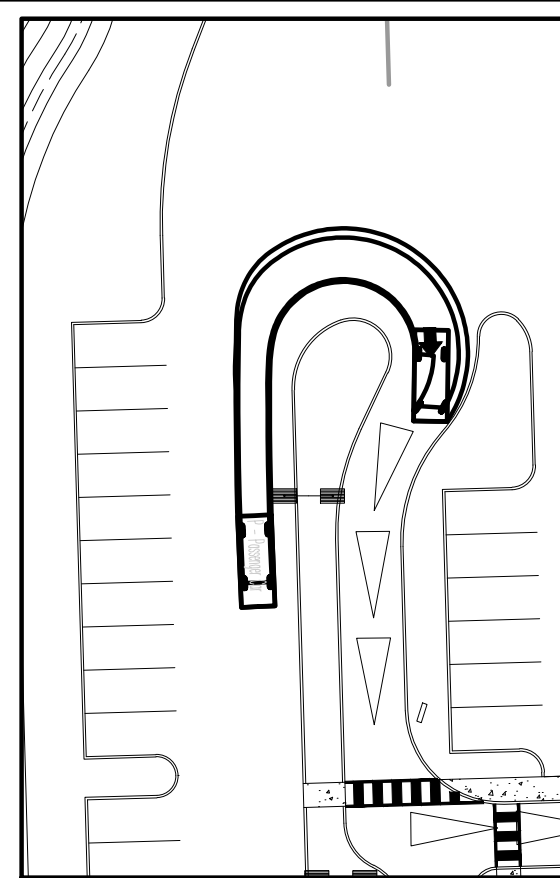
© 2024 M GINGERICH, GEREUX & ASSOCIATES



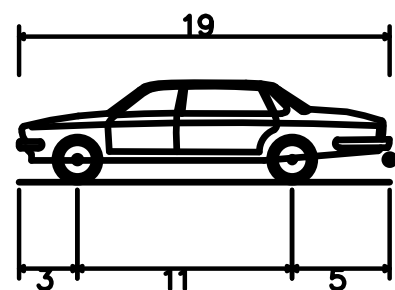
**TANKER DELIVERY TRUCK
TURNING EXHIBIT
(ENTERING FROM WEST AND
EXITING EAST ON SOUTH
ACCESS ROAD)**



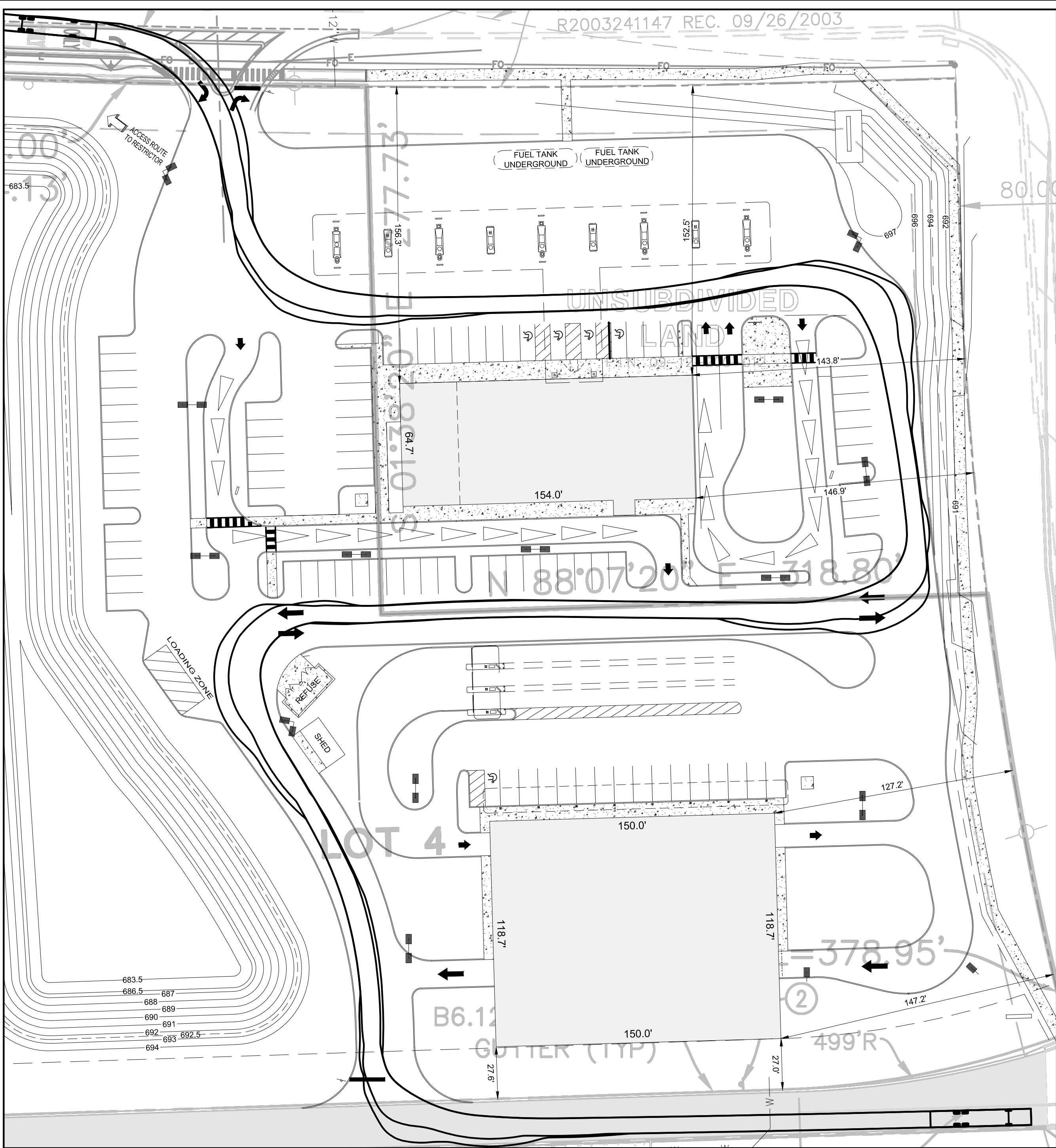
WB-55 - Interstate Semi-Trailer
Overall Length 65.800ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 45.000ft



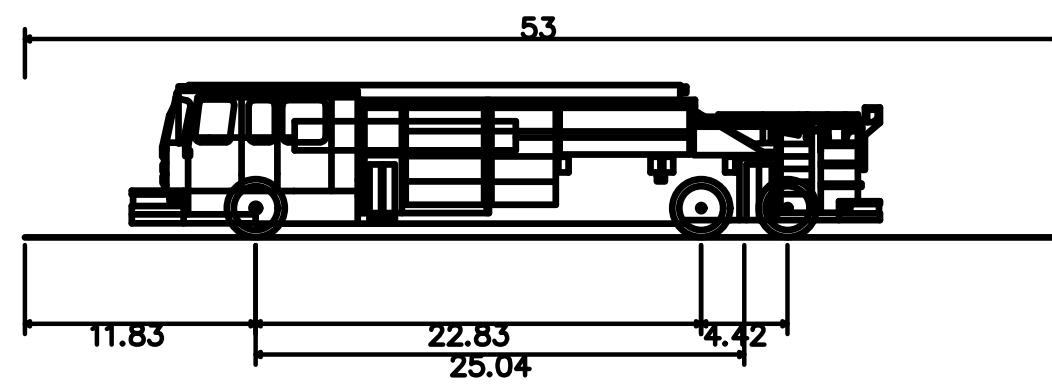
**CAR TO DRIVE THRU & FUELING AREA
(ENTERING FROM THE MOST
DIFFICULT TURNING DIRECTION)**



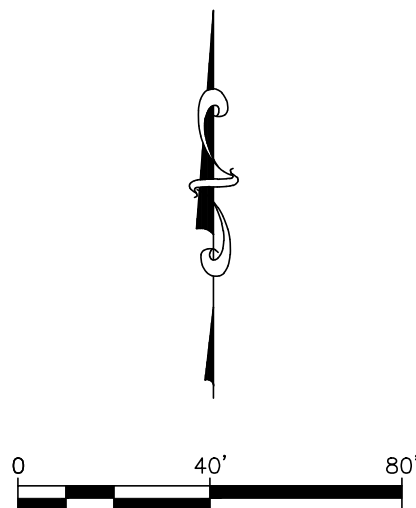
P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Body Height 5.101ft
Min Body Ground Clearance 1.116ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 24.000ft



**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

M GINGERICH GEREUX & ASSOCIATES
MC2A WEST
Professional Design Firm License # 184-005003
P. 815-478-9680 F. 815-478-9685
25620 S. GOUGAR RD. J. MANHATTAN, IL. 60442
www.mg2a.com

DESIGN:	BPH
DRAWING:	BPH
CHECKED:	---
APPROVED:	---

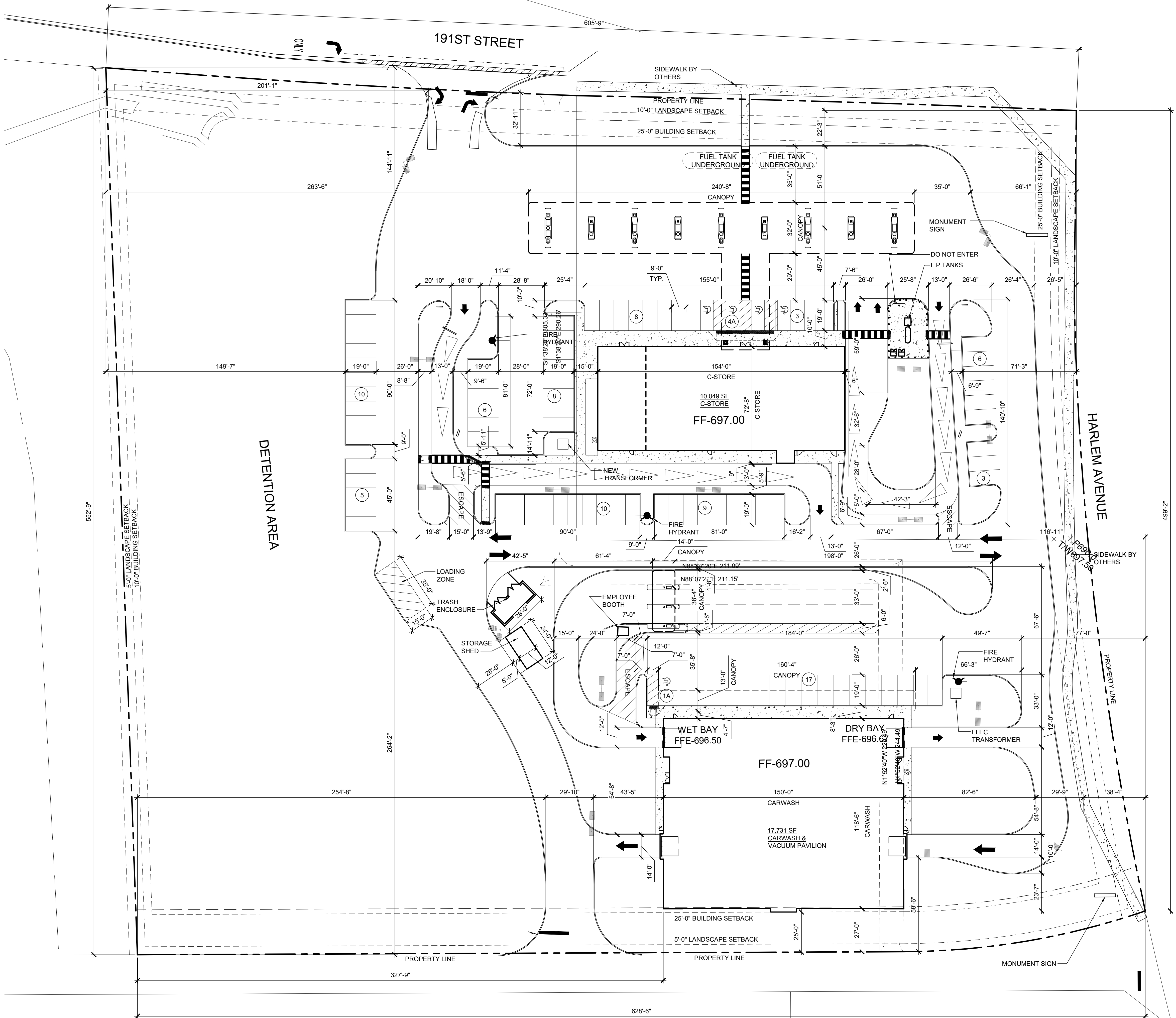
DESIGN:	BPH
DRAWING:	BPH
CHECKED:	---
APPROVED:	---

GAS N WASH
7455 191st STREET
TINLEY PARK, ILLINOIS

VEHICLE TURNING EXHIBIT

SHEET NO.	1	OF	1
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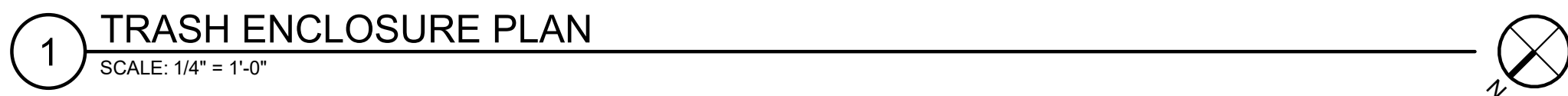
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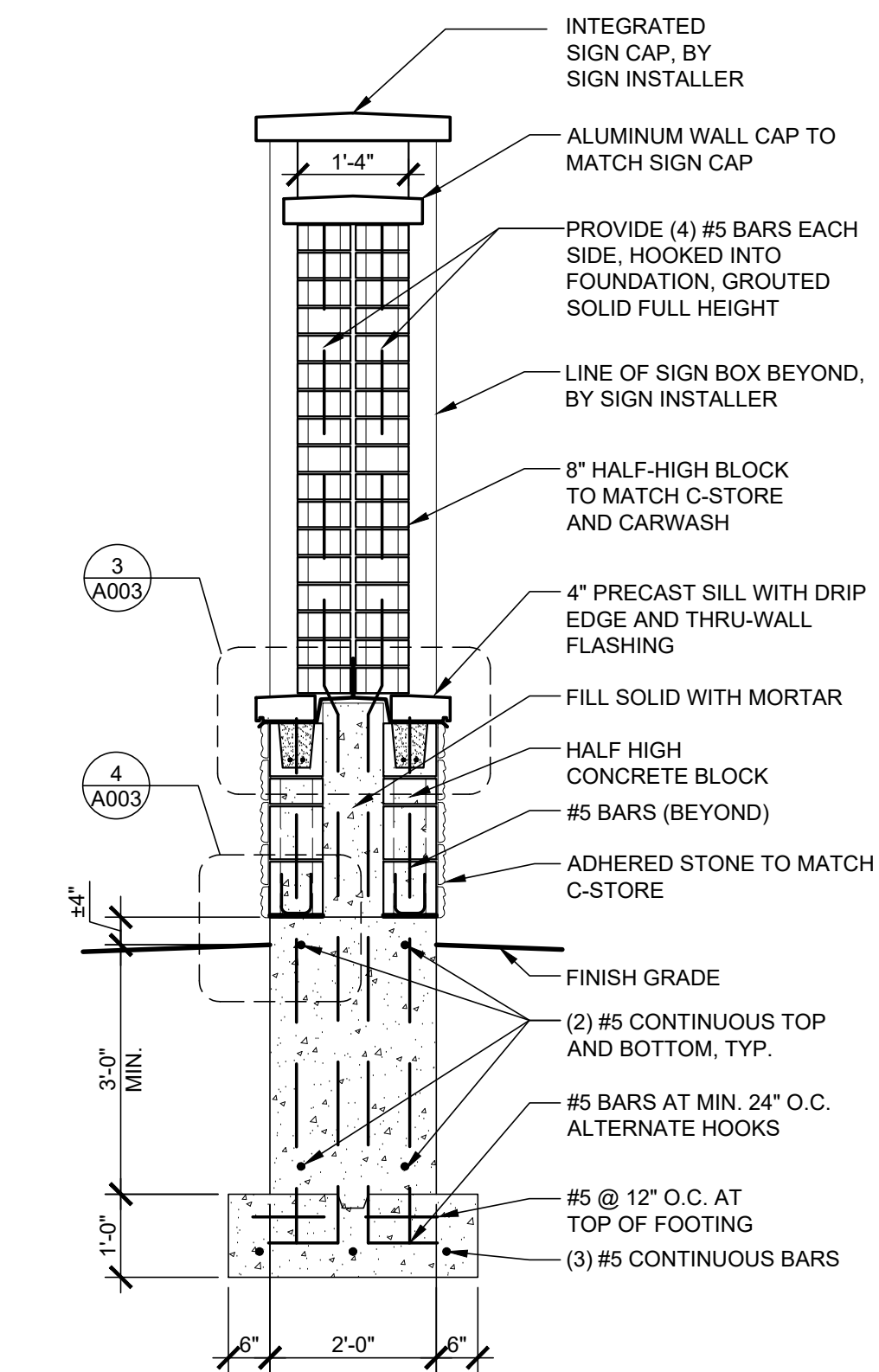


1 SITE PLAN
SCALE: 1" = 30'-0"

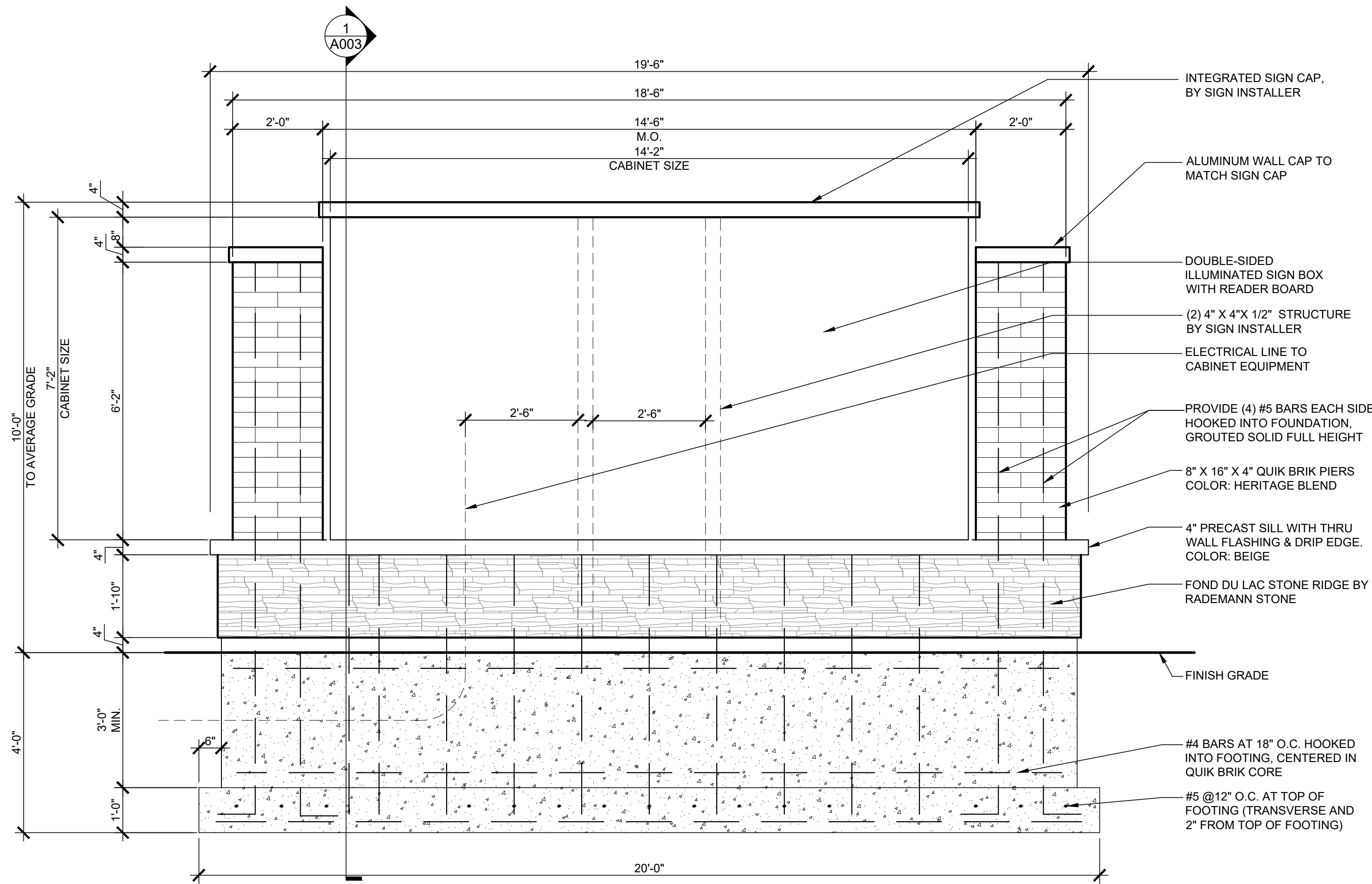
ZONING INFORMATION			
SITE ZONING SECTION V SCHEDULE I	ZONING: B-3 GENERAL BUSINESS AND COMMERCIAL SPECIAL USES: PLANNED UNIT DEVELOPMENT WITH SPECIAL USE FOR AUTOMOBILE SERVICE STATION PLANNED UNIT DEVELOPMENT WITH SPECIAL USE FOR AUTOMOBILE CAR WASH		
SITE AREA SECTION V SCHEDULE II	LOT AREA:	REQUIRED 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: 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.

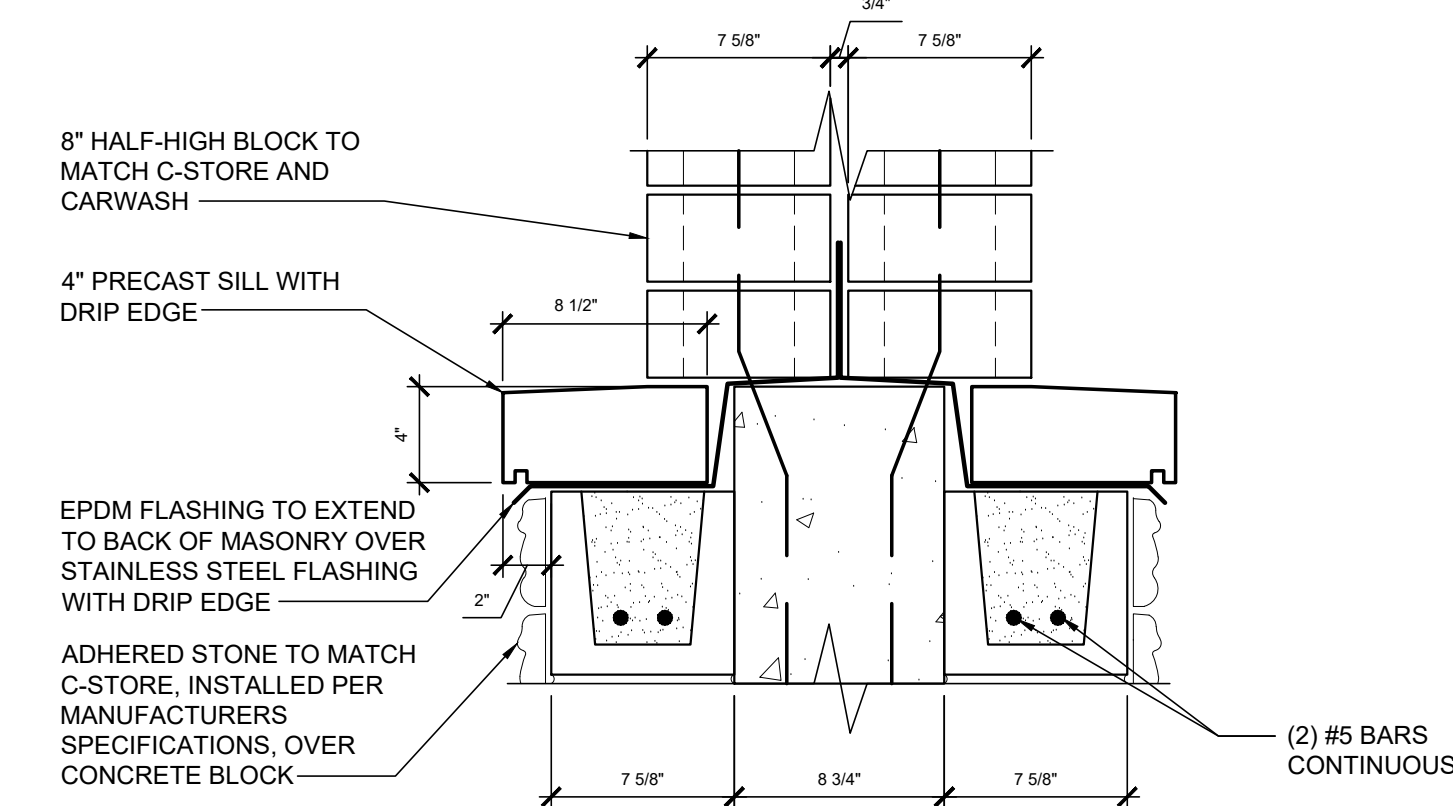




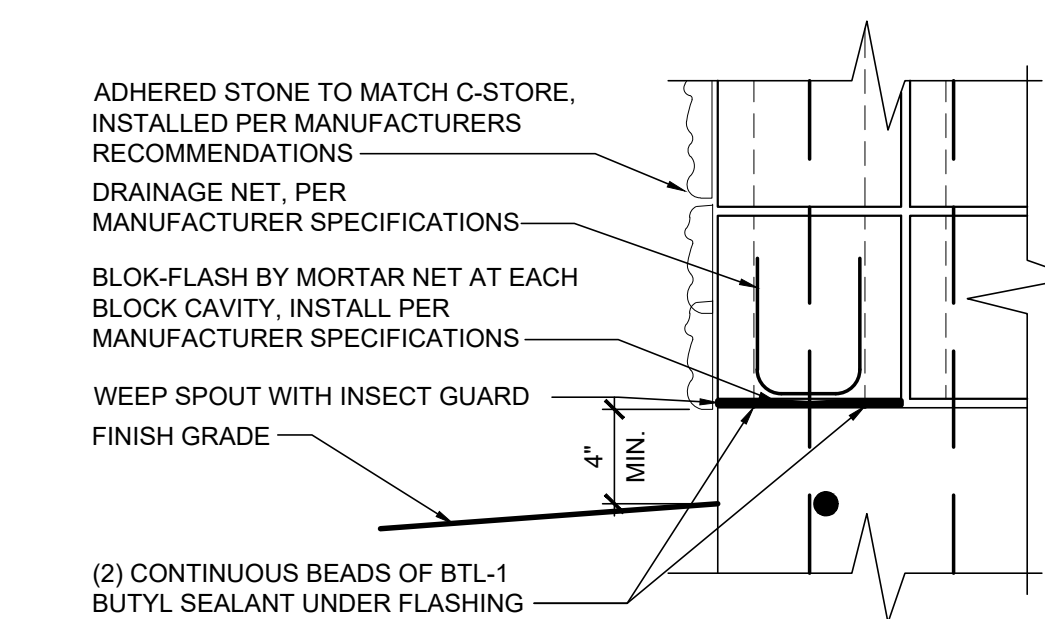
1 CARWASH MARQUEE SIGN, SECTION
SCALE: 1/2" = 1'-0"



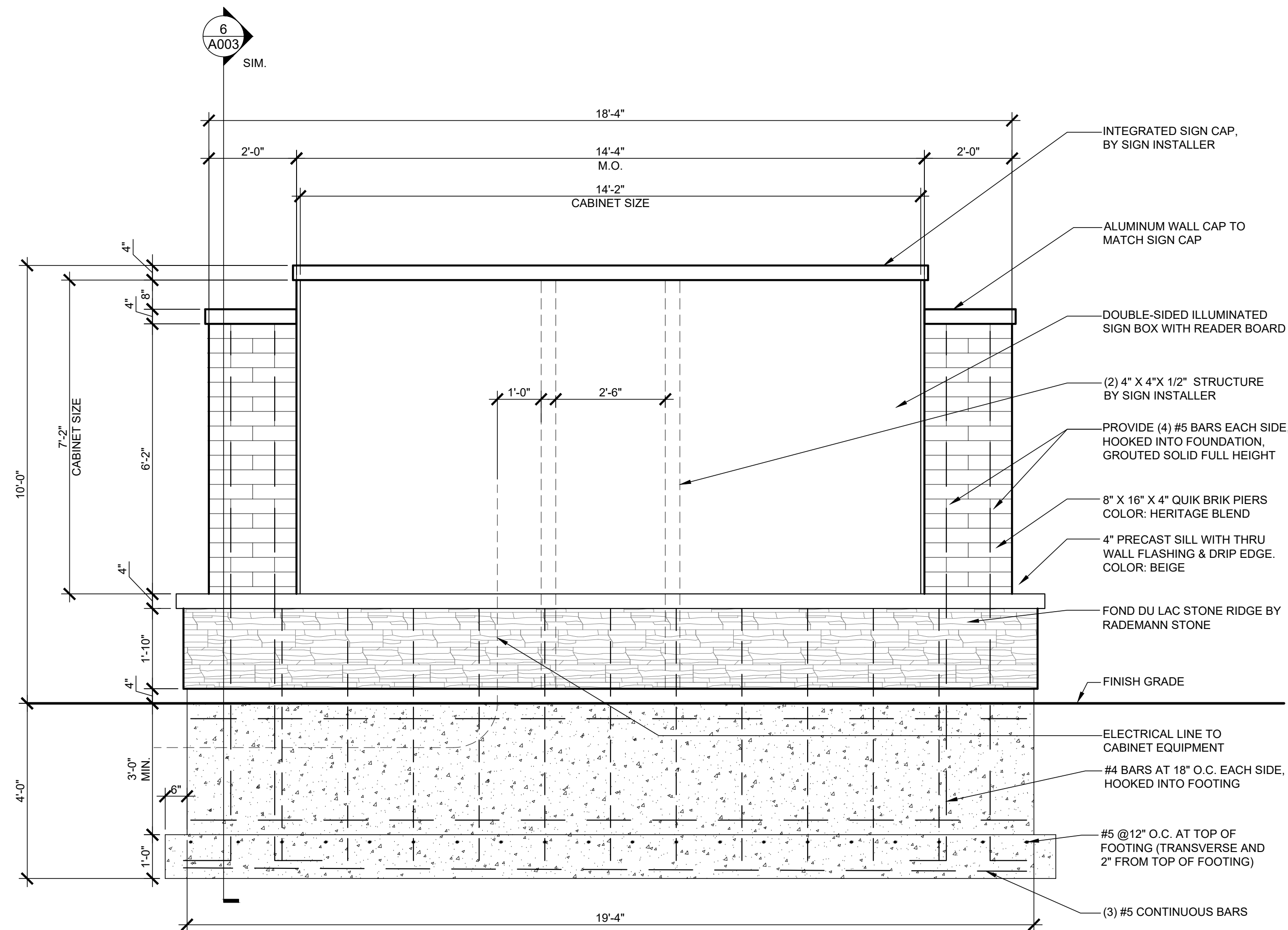
2 CARWASH MARQUEE PRICE SIGN, FRONT ELEVATION
SCALE: 1/2" = 1'-0"



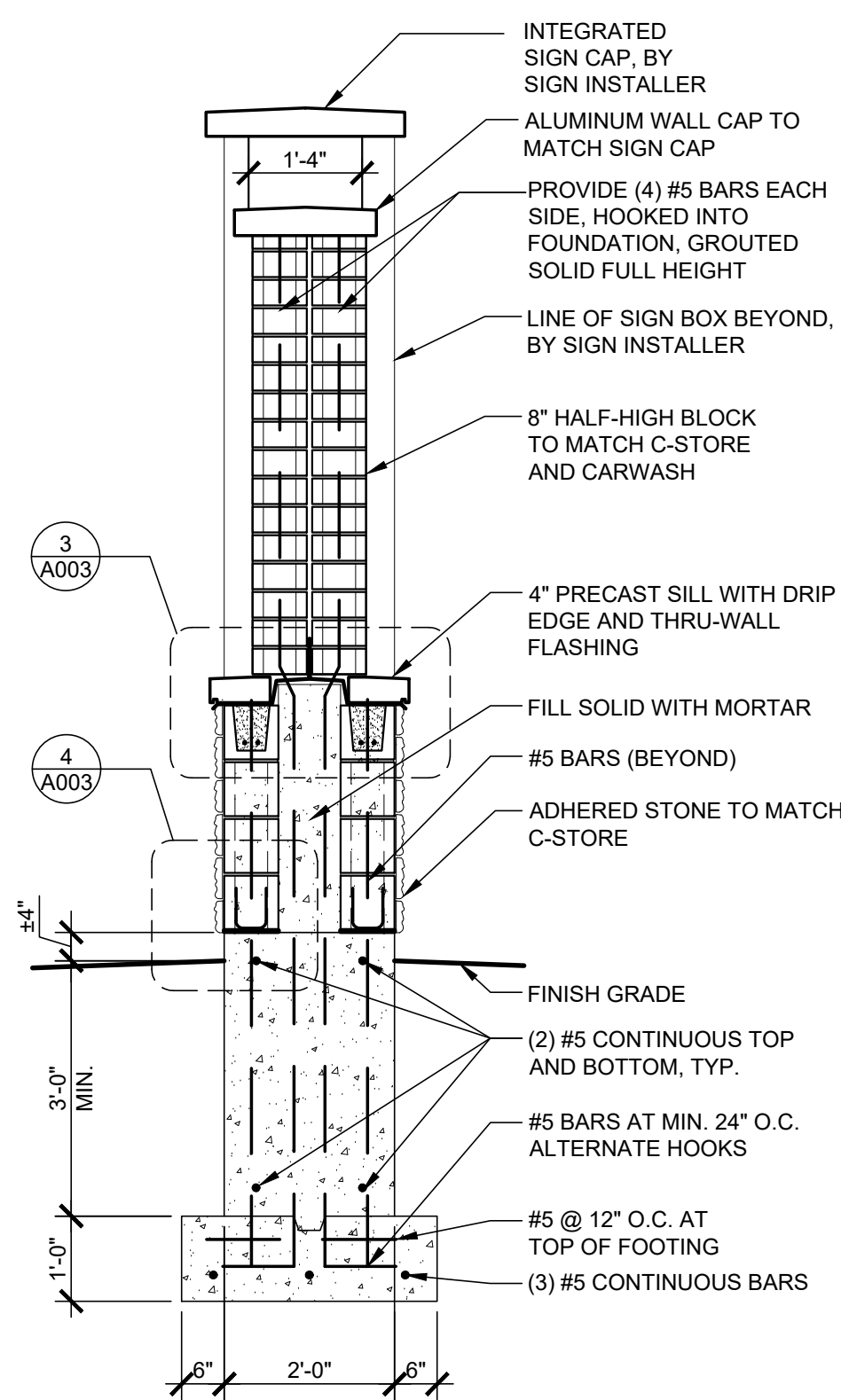
3 SILL FLASHING
SCALE: 1 1/2" = 1'-0"



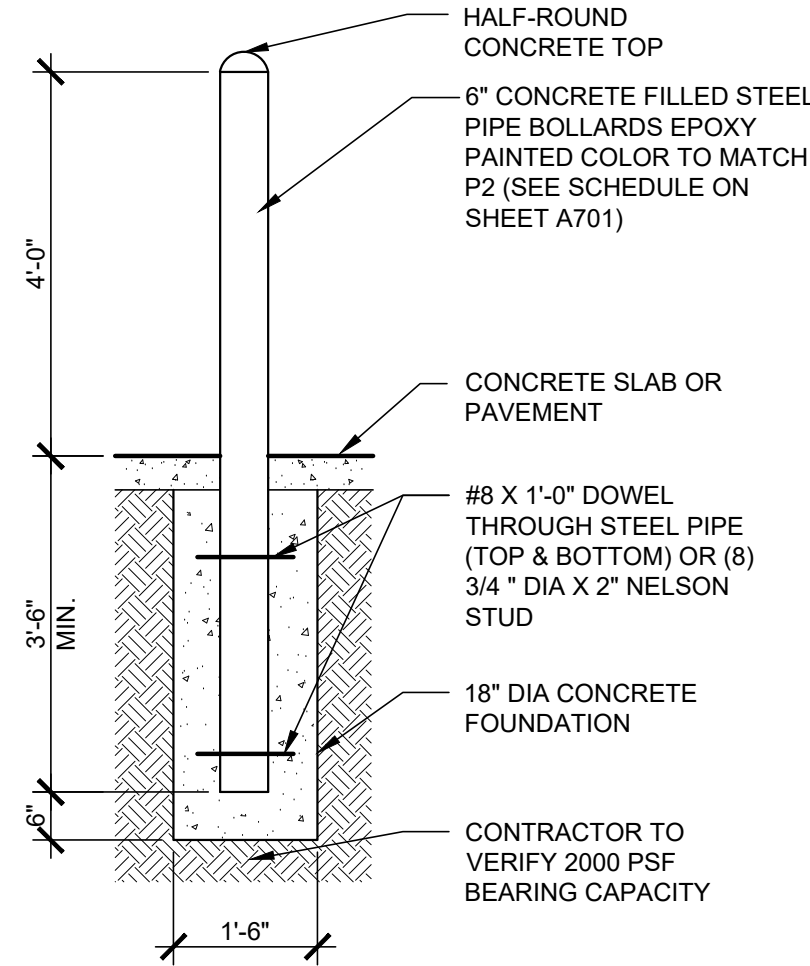
4 BASE FLASHING
SCALE: 1 1/2" = 1'-0"



5 C-STORE MARQUEE SIGN, FRONT ELEVATION
SCALE: 1/2" = 1'-0"



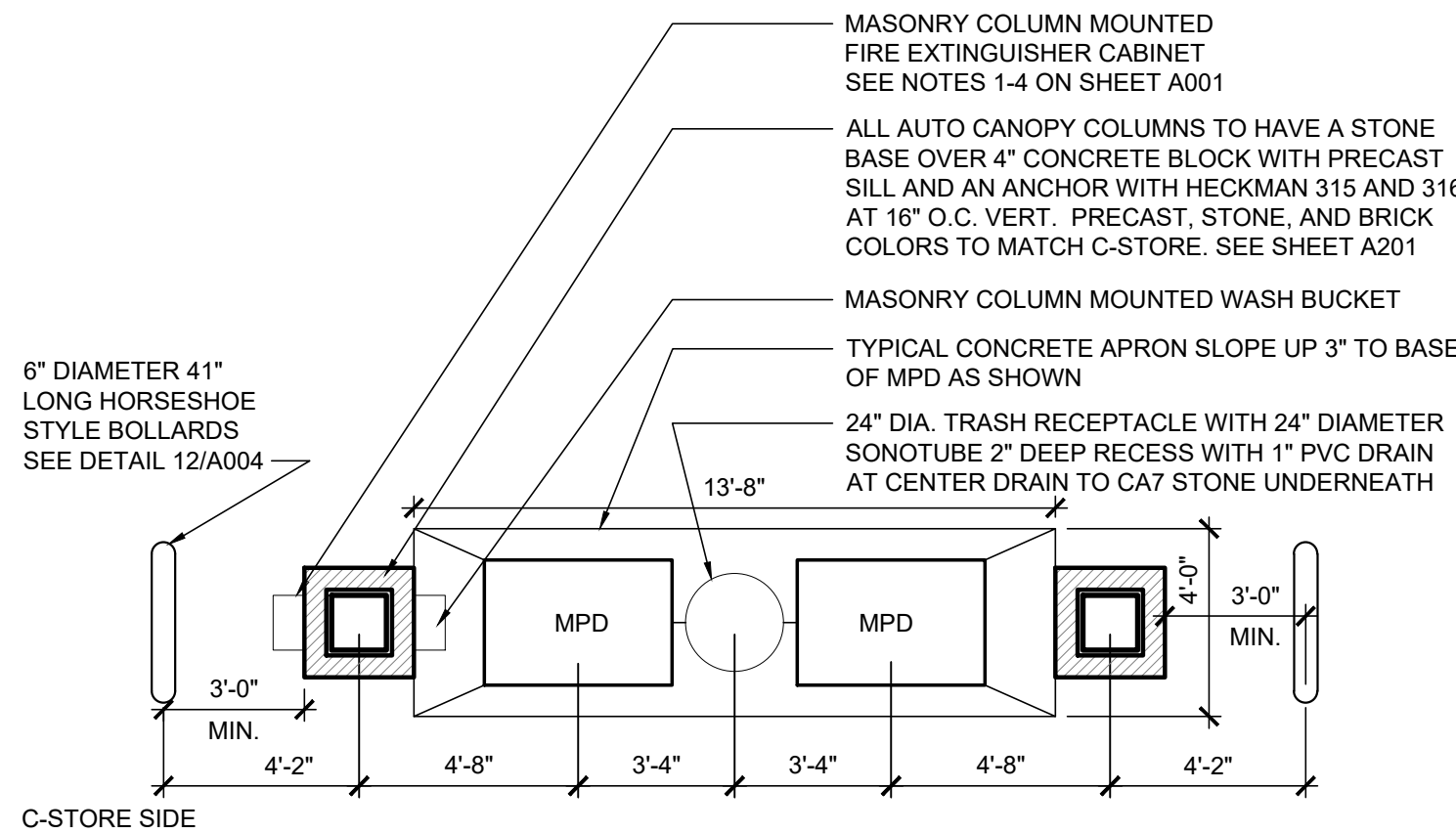
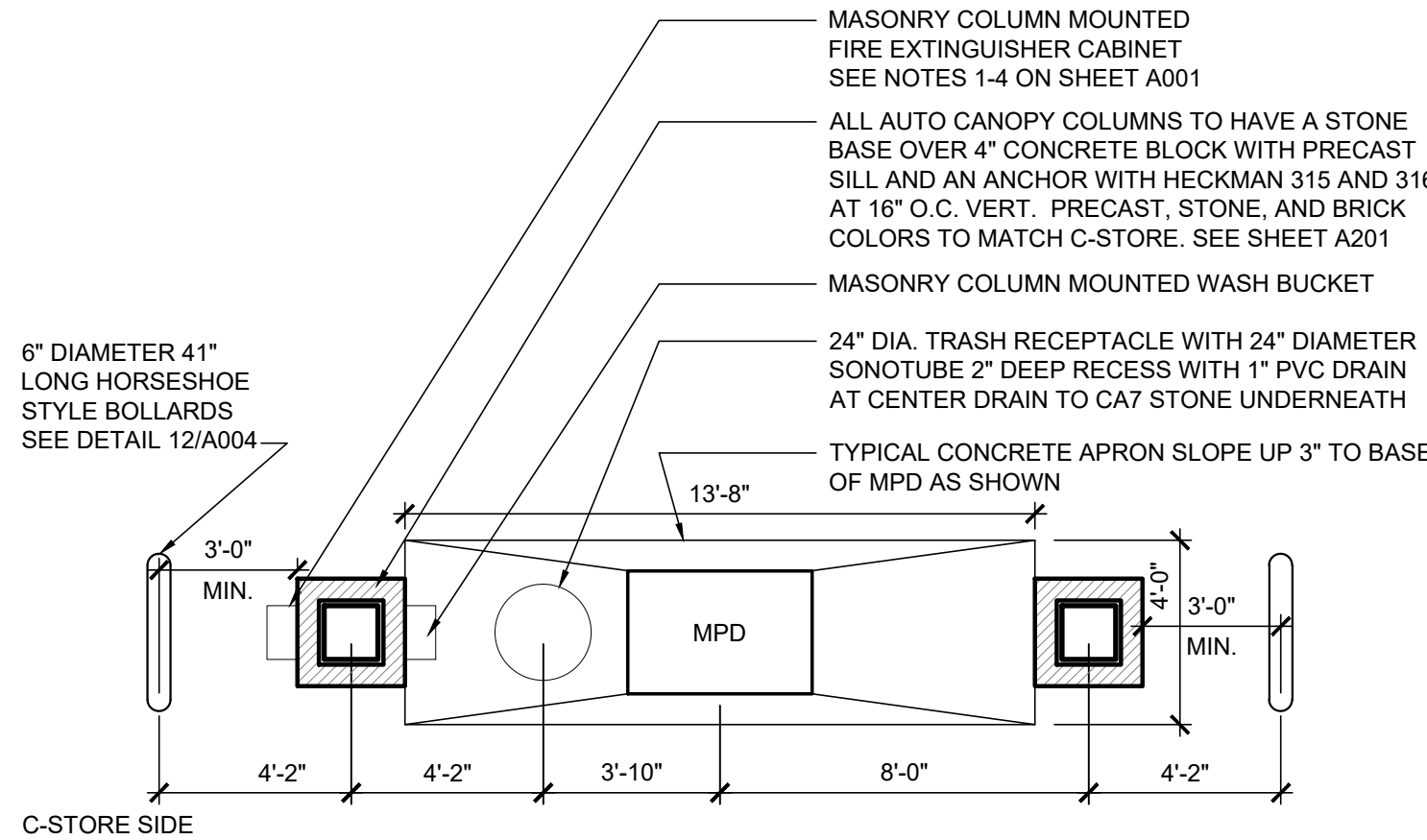
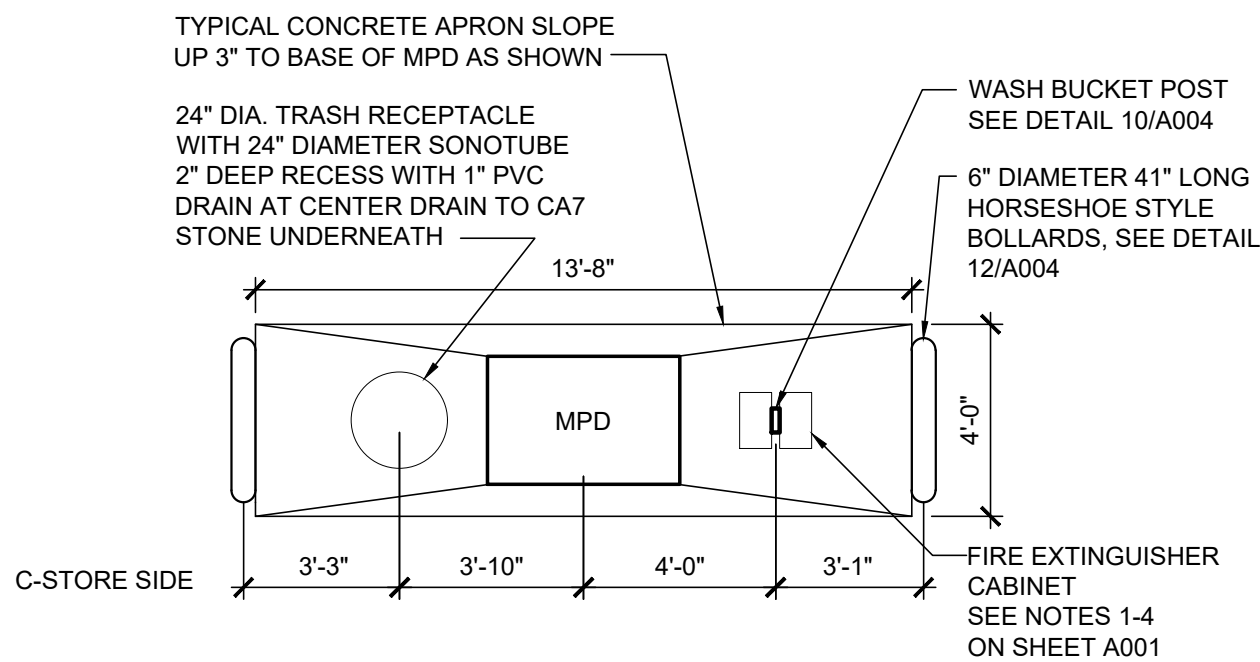
6 C-STORE MARQUEE SIGN, SECTION
SCALE: 1/2" = 1'-0"



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

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

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

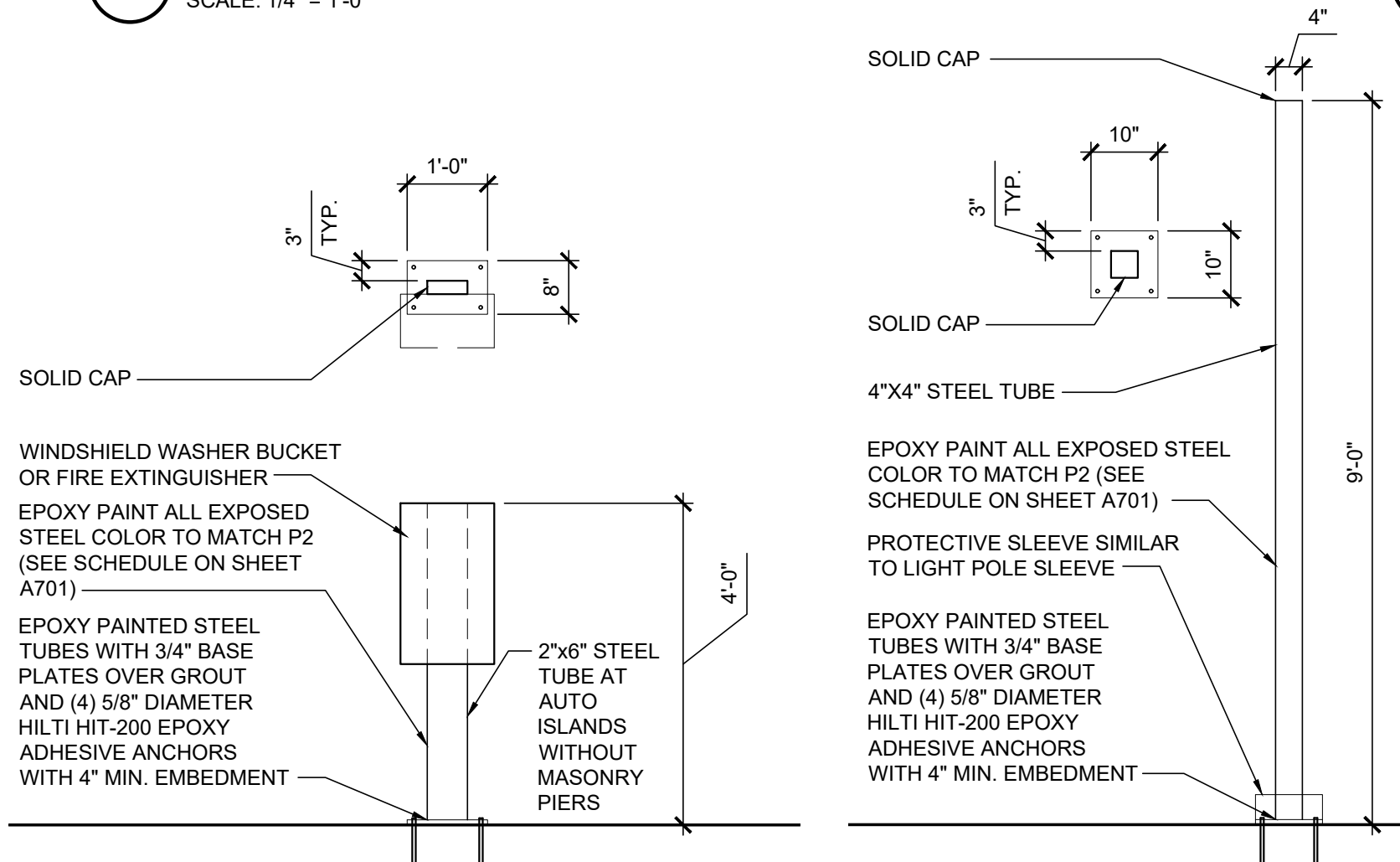


4 NOT USED
SCALE: 1/4" = 1'-0"

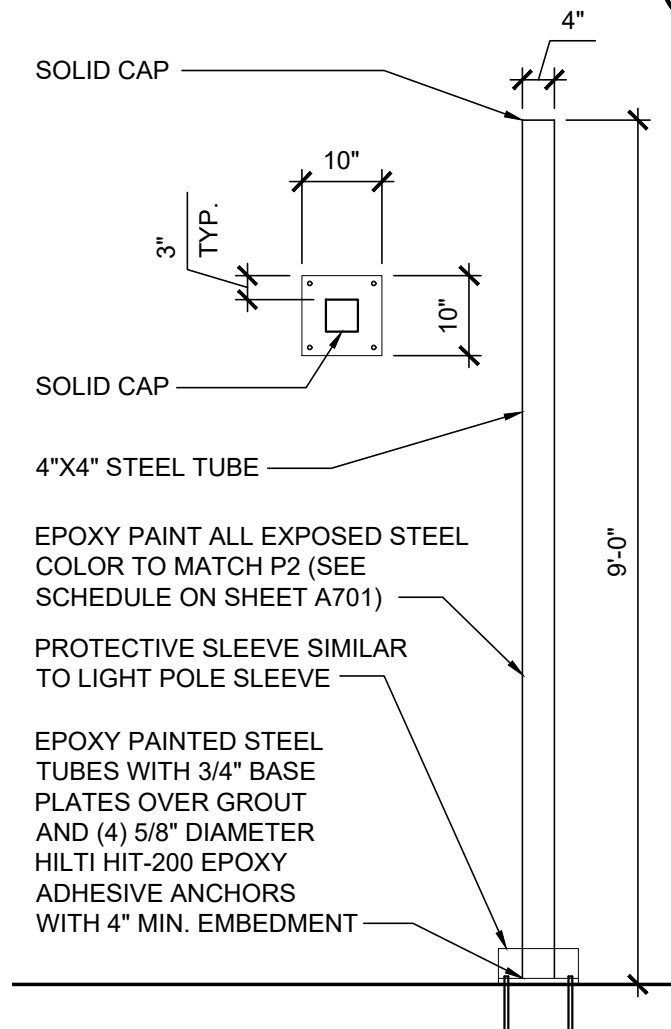
5 AUTO ISLAND WITHOUT COLUMNS
SCALE: 1/4" = 1'-0"

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

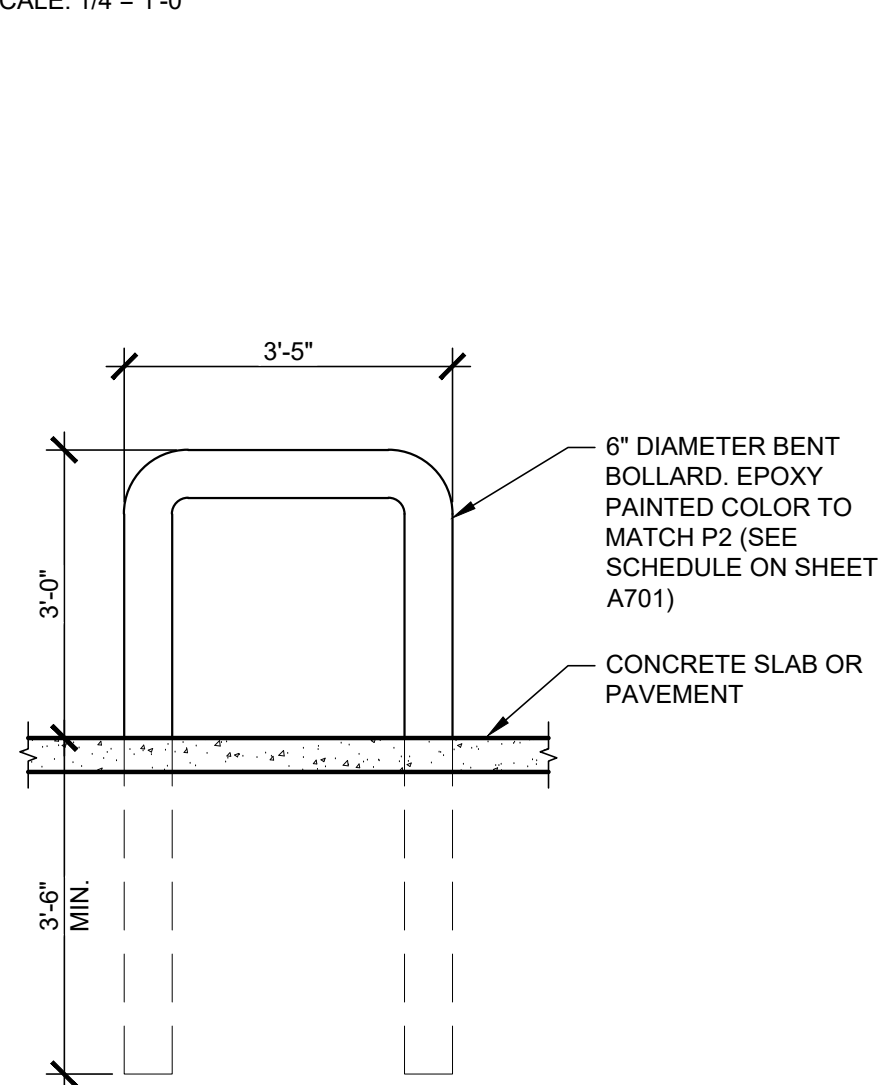
7 AUTO ISLAND WITH COLUMNS AT OUTER SIDES
SCALE: 1/4" = 1'-0"



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



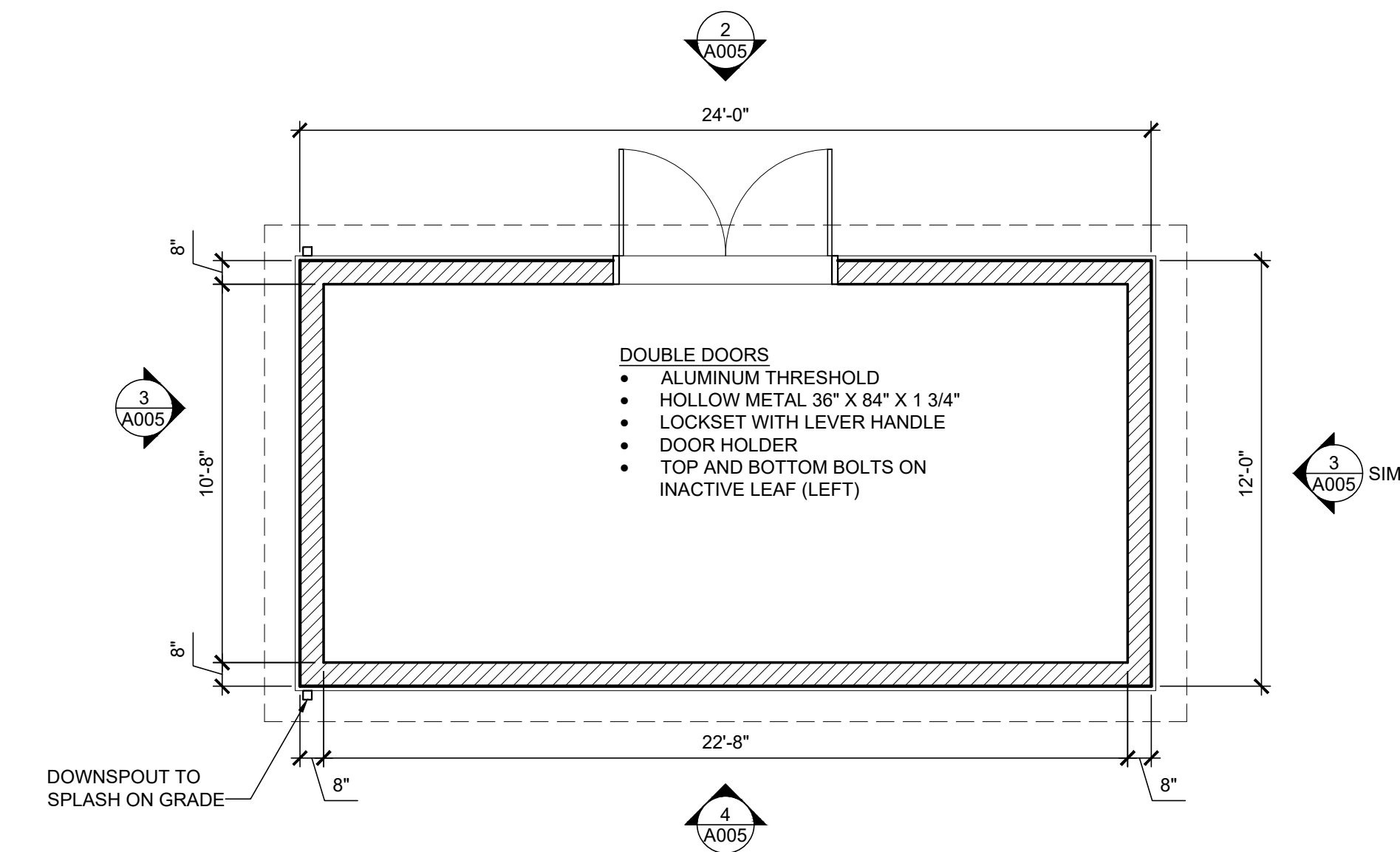
11 VACUUM POST
SCALE: 1/2" = 1'-0"



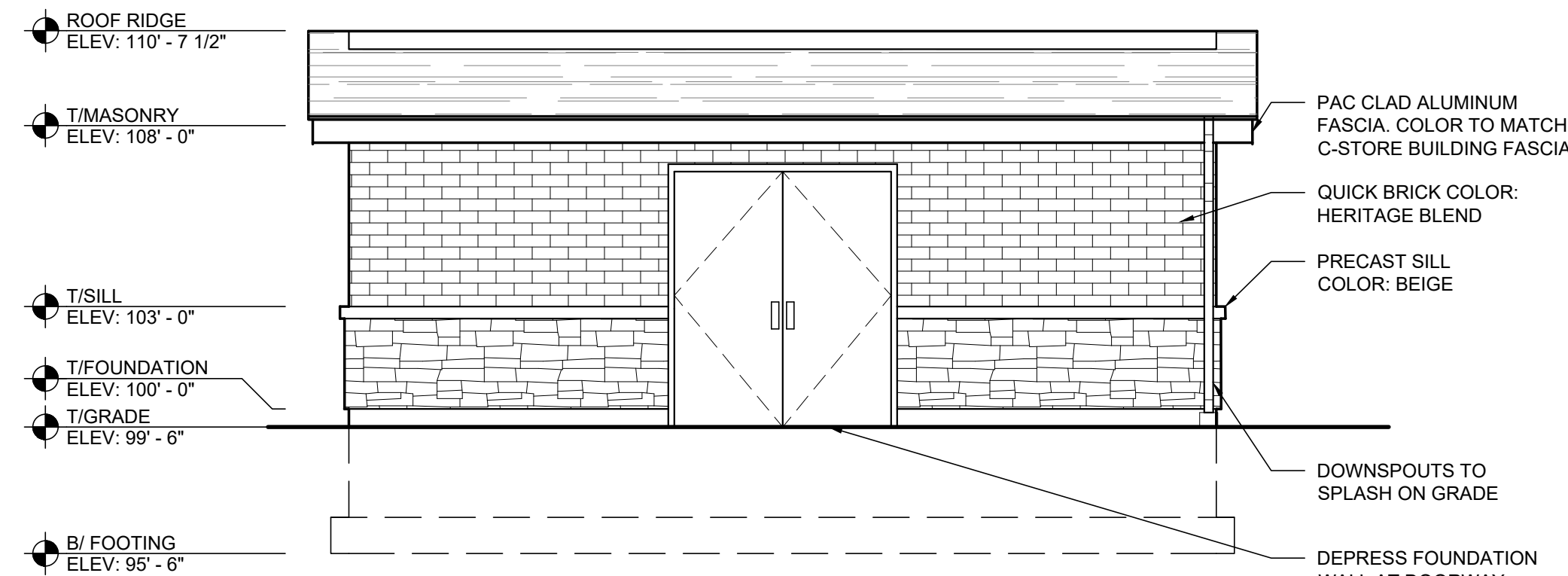
12 HORSESHOE BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

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

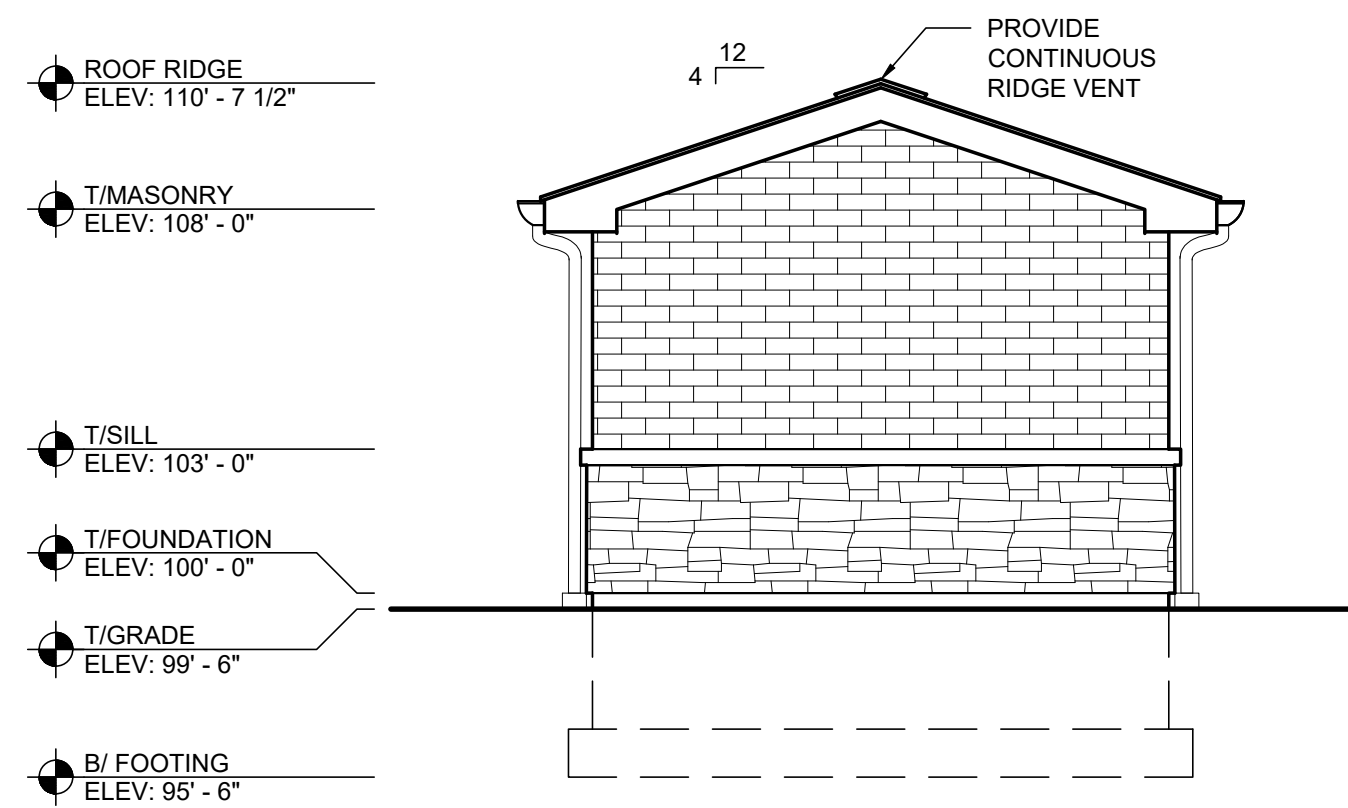
9 NOT USED
SCALE: 1/2" = 1'-0"



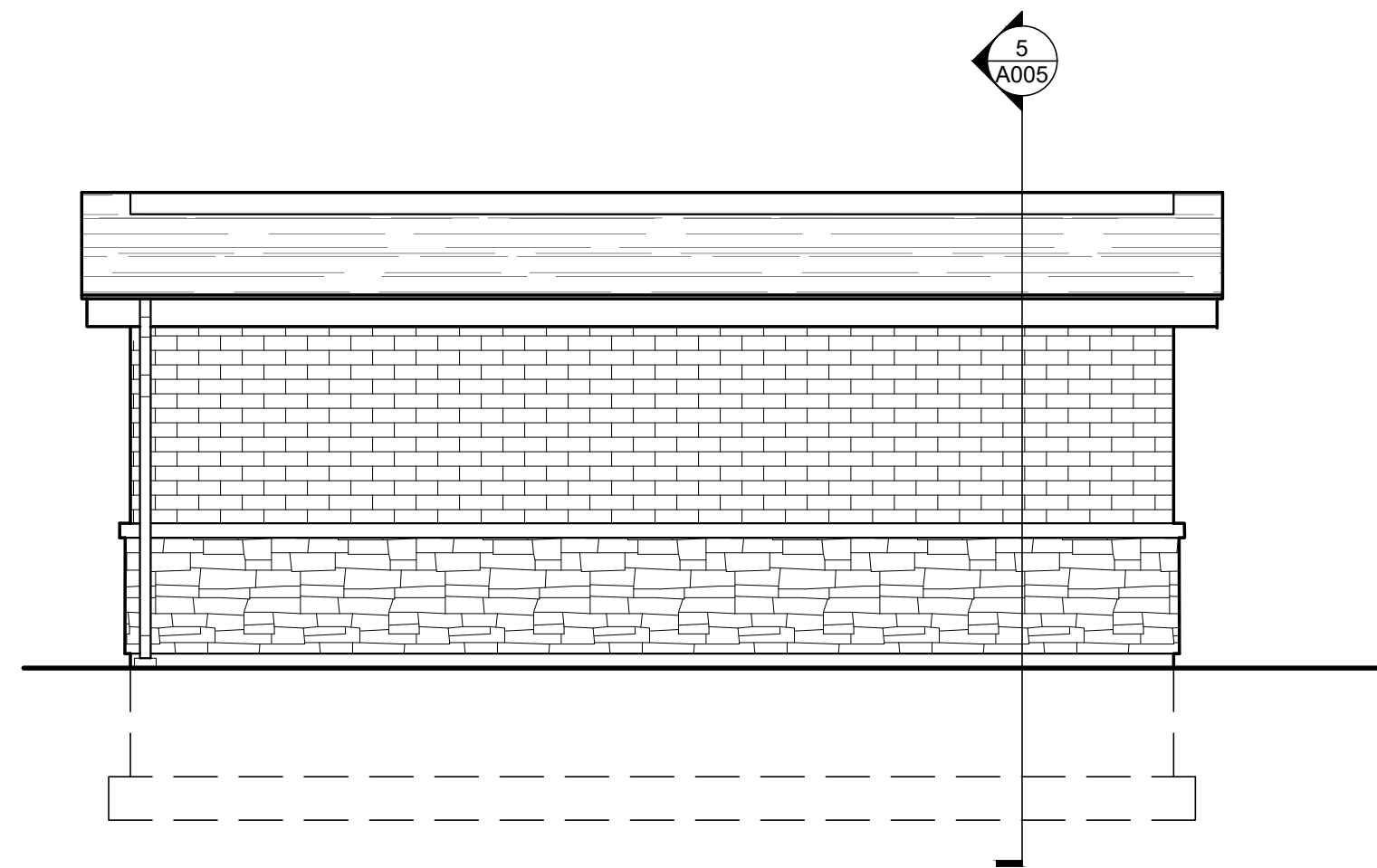
1 SHED BUILDING PLAN
SCALE: 1/4" = 1'-0"



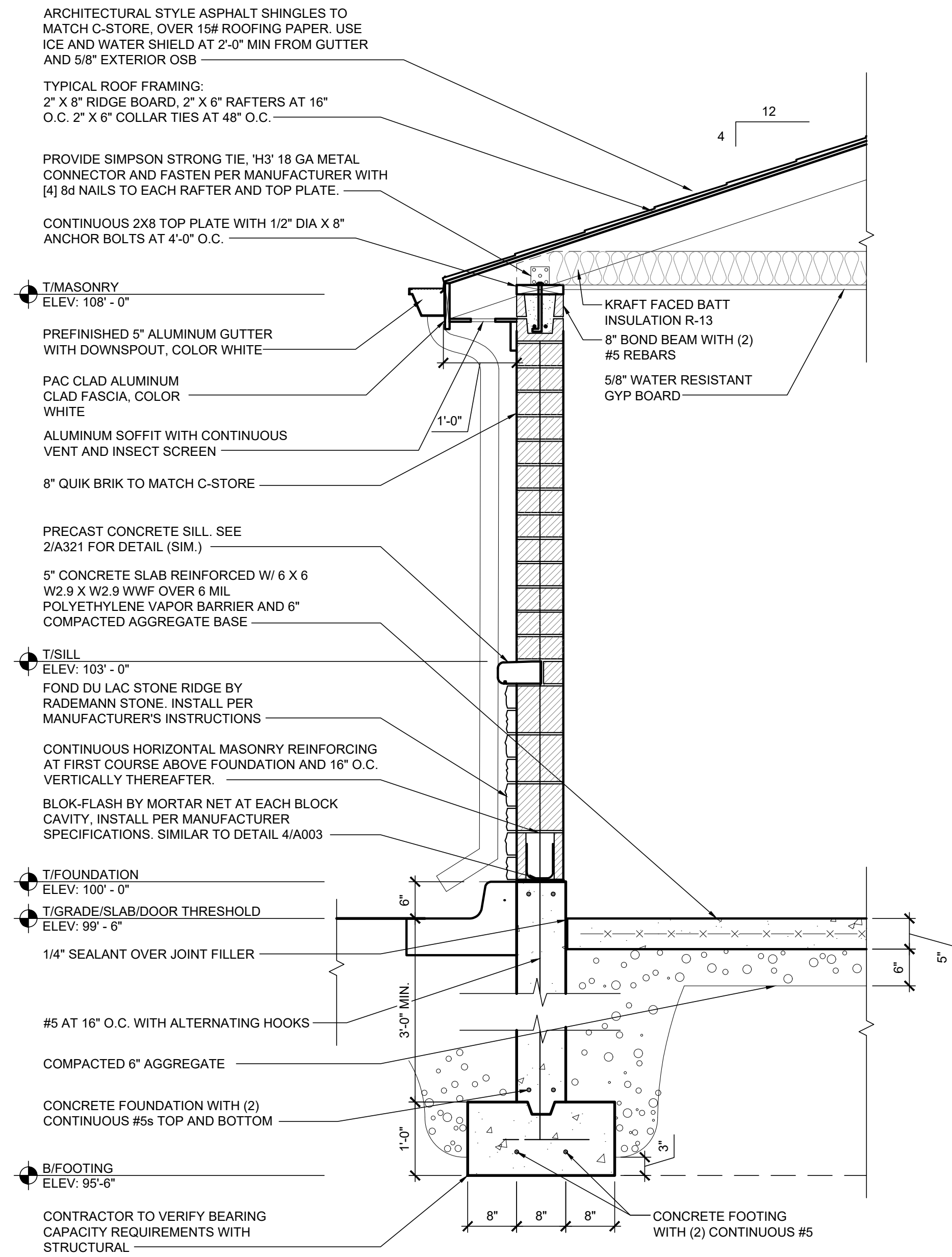
2 SHED BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



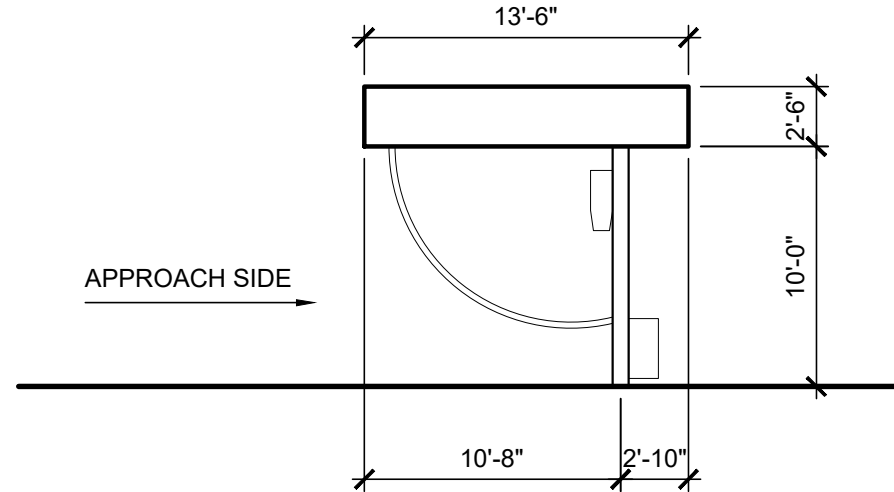
3 SHED BUILDING NORTH/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



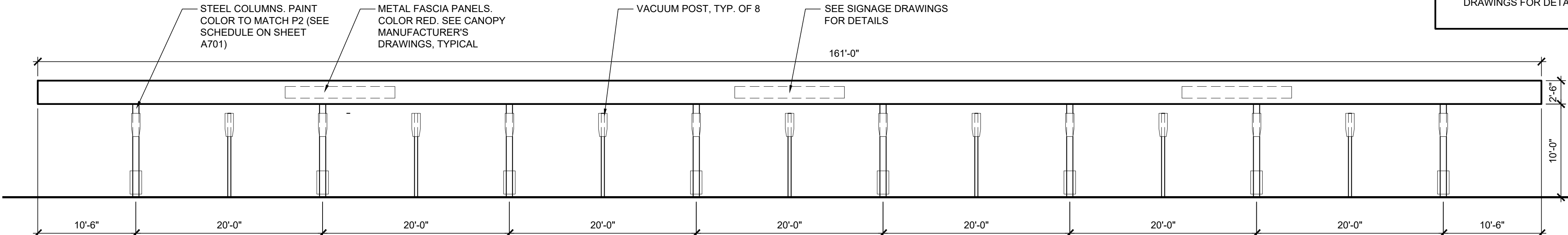
4 SHED BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



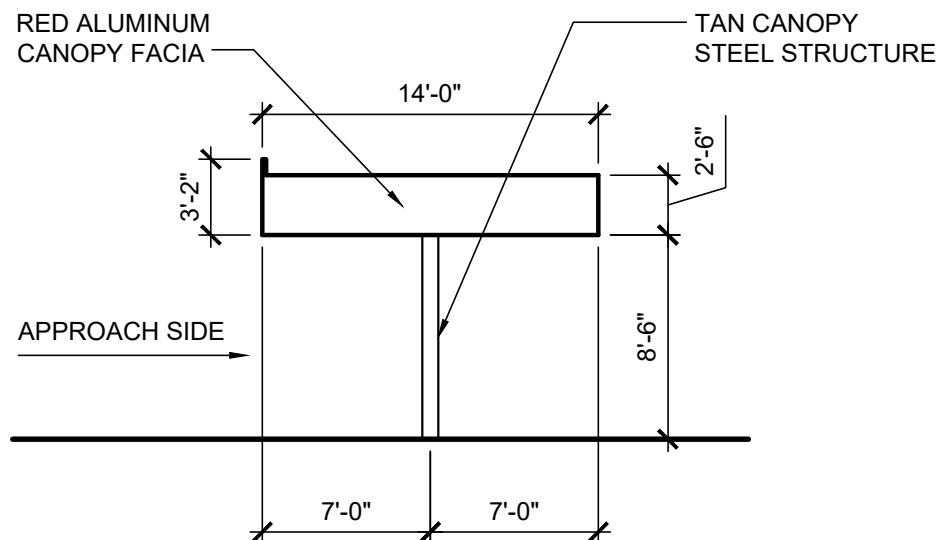
5 STORAGE BUILDING WALL SECTION
SCALE: 3/4" = 1'-0"



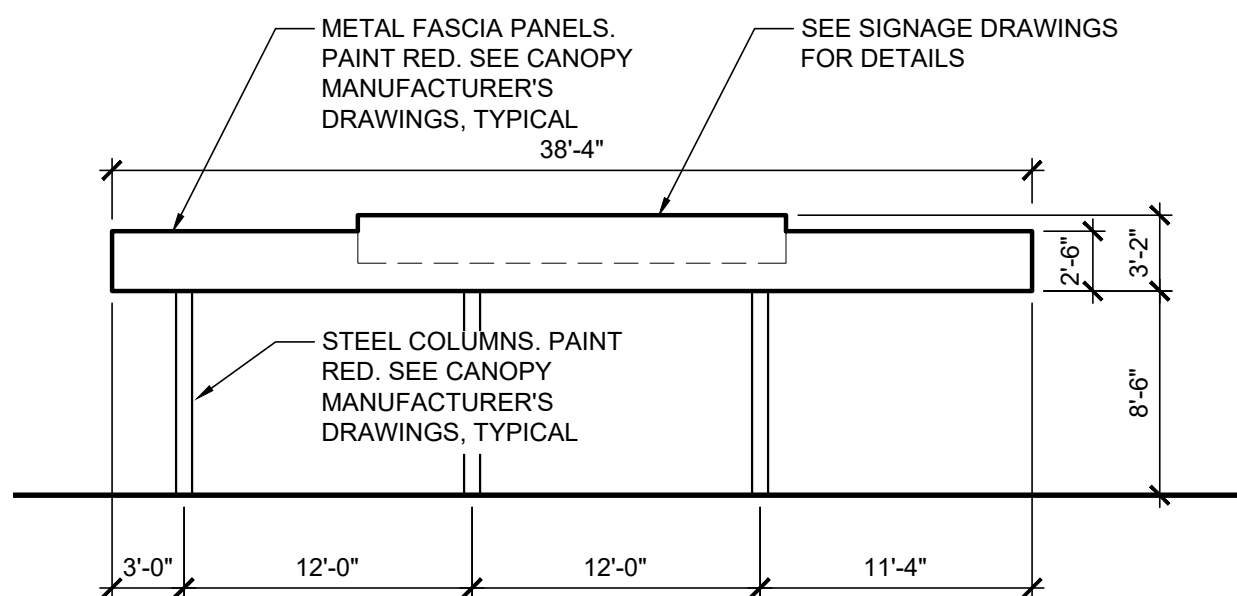
1 VACUUM CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



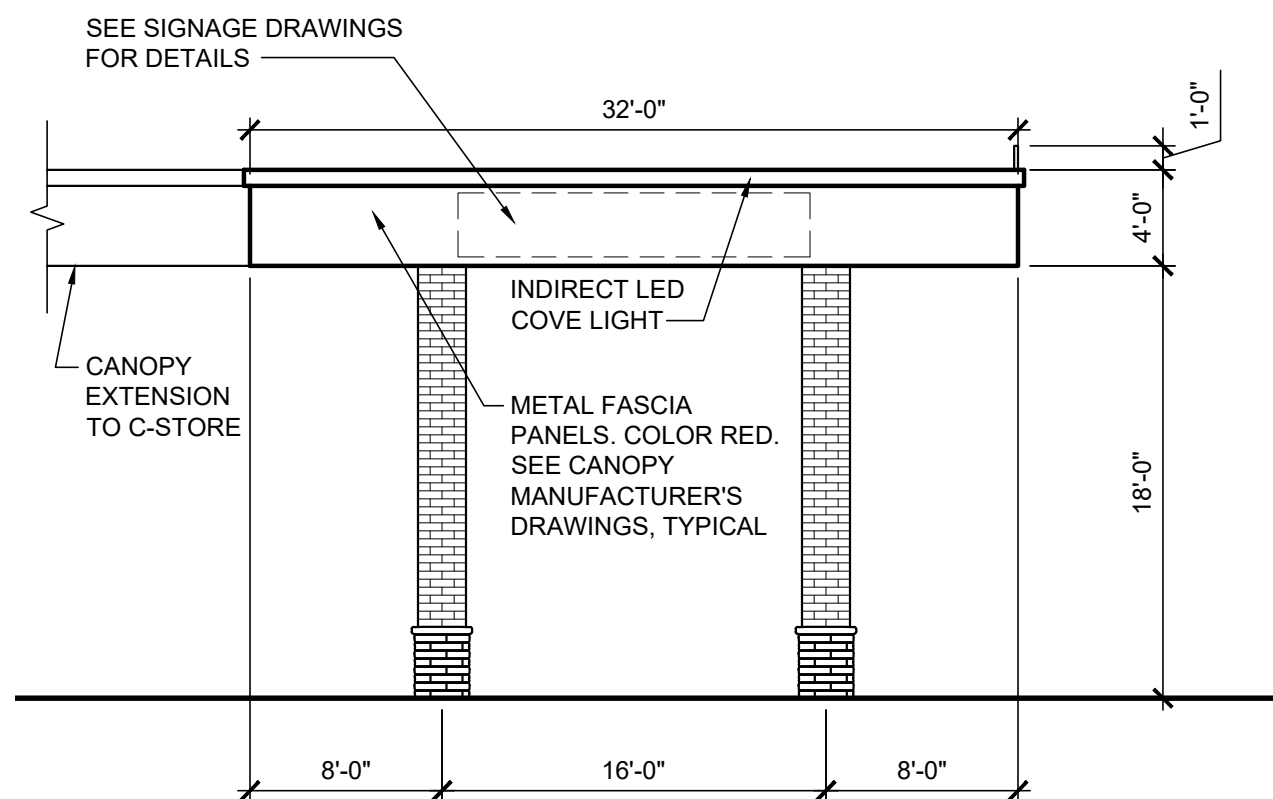
3 PAY STATION SIDE ELEVATION
SCALE: 1/8" = 1'-0"



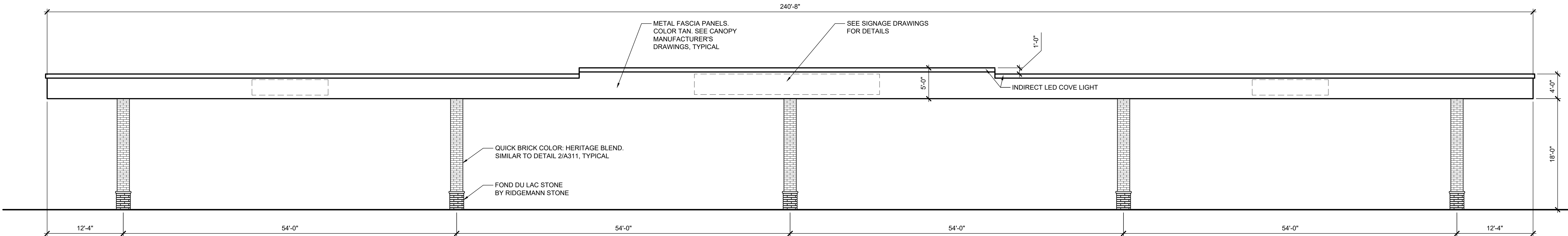
4 PAY CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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.

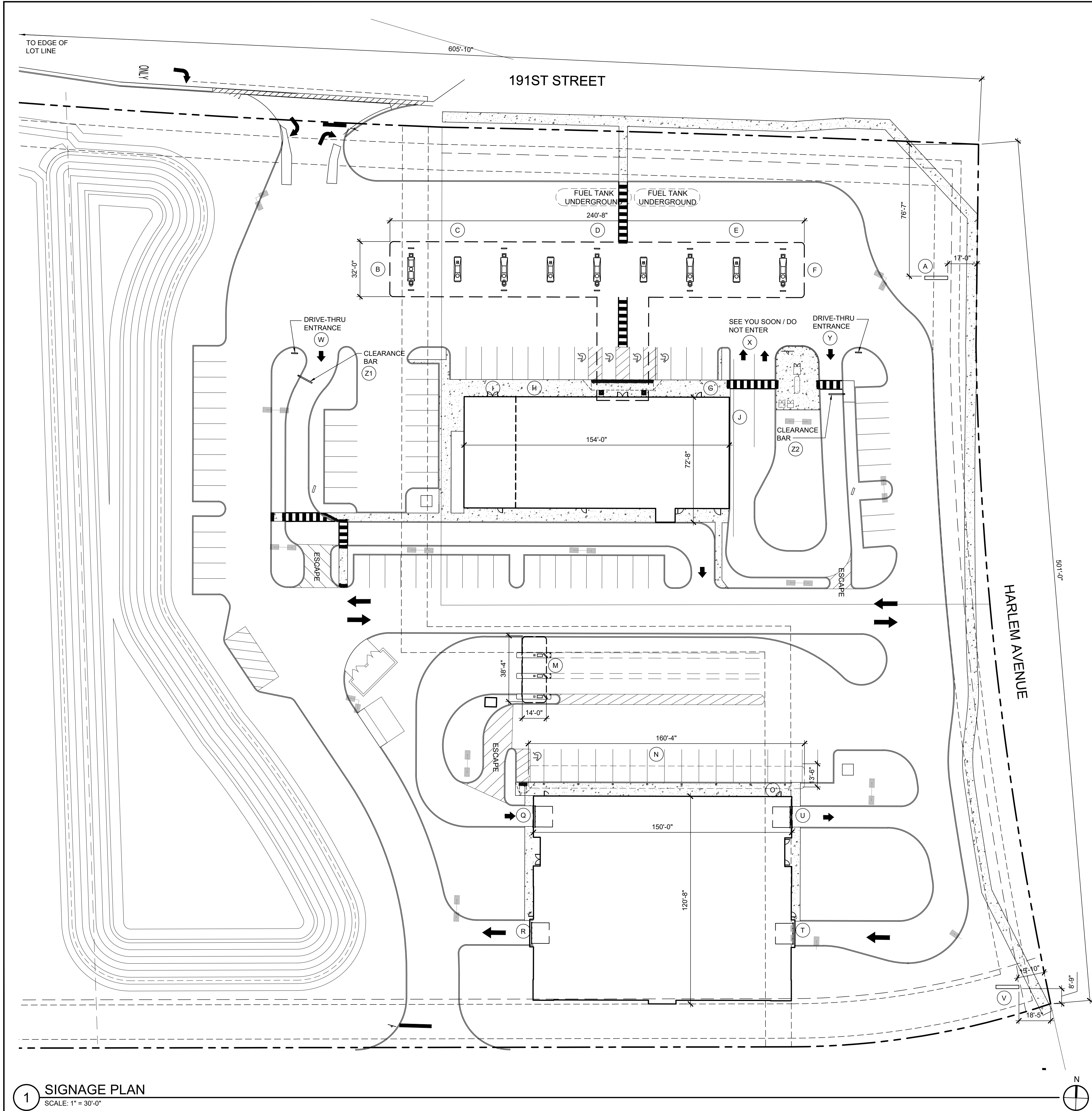


10 CARWASH PAY CANOPY EXAMPLE IMAGES
SCALE: N.T.S.



CANOPY GENERAL NOTES

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

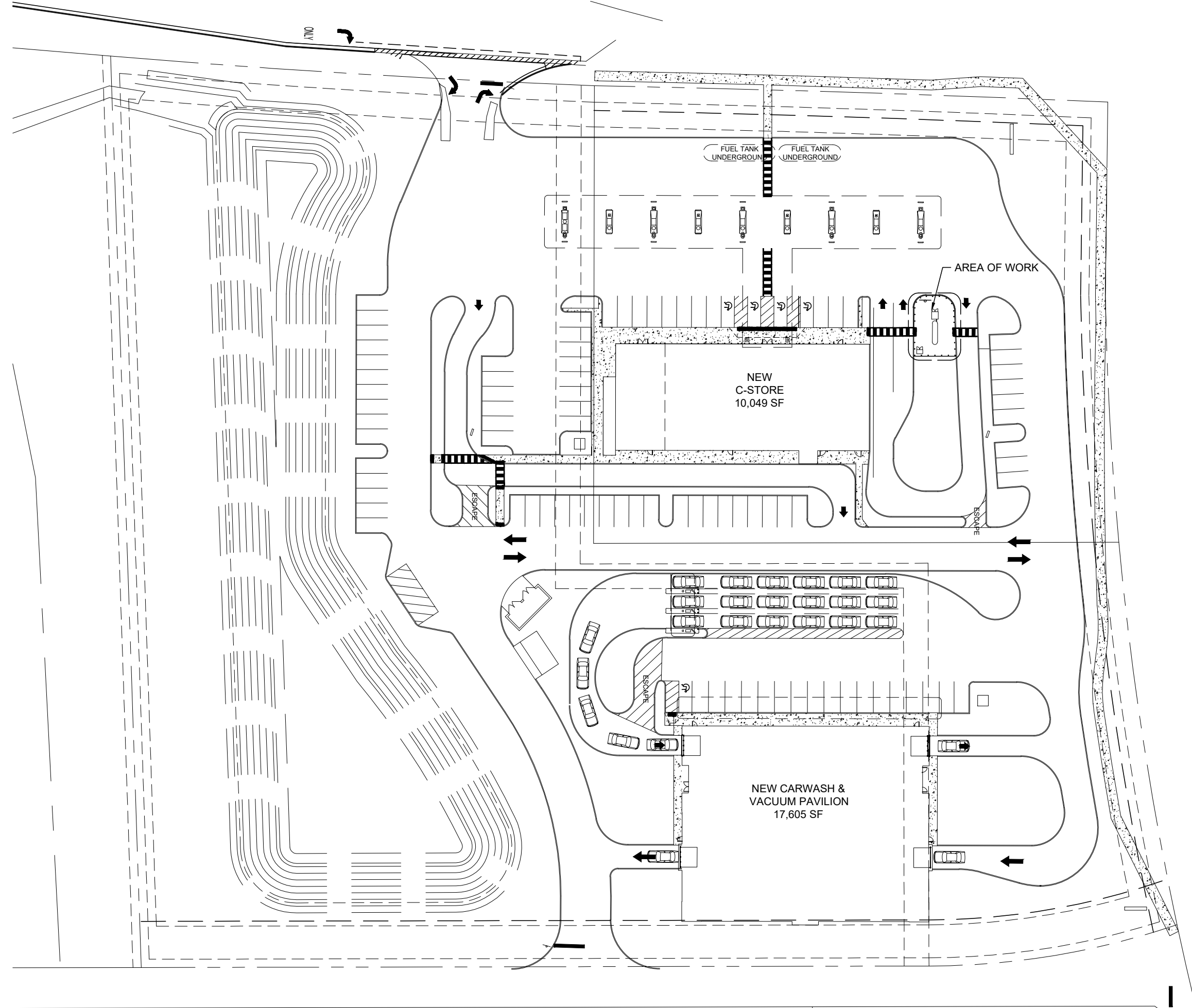


1 SIGNAGE PLAN
SCALE: 1" = 30'-0"

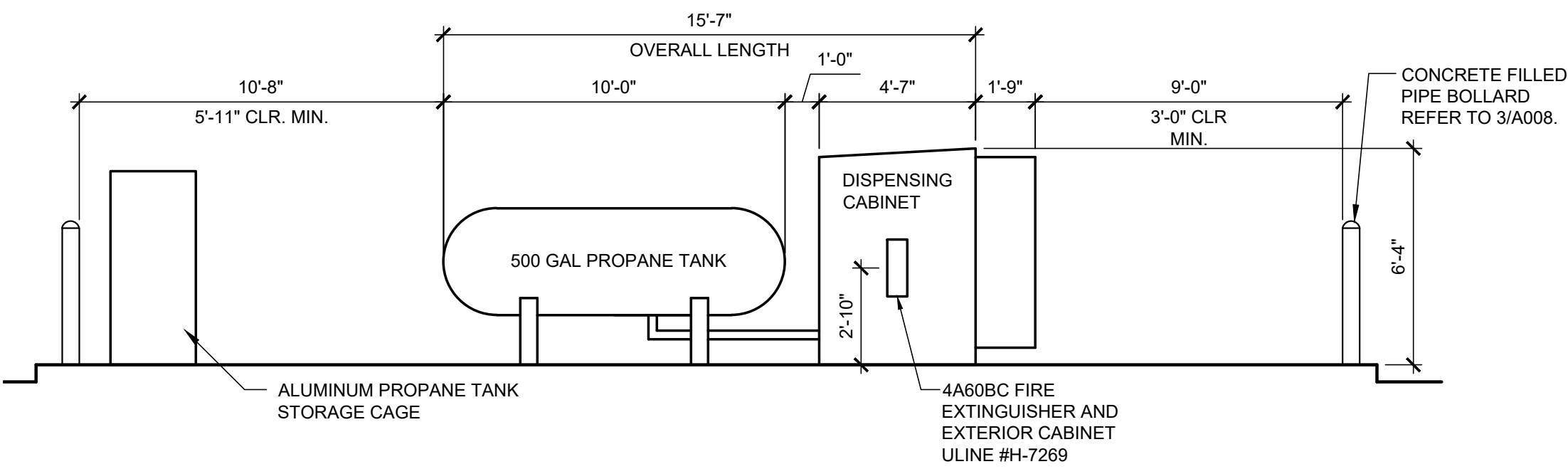
SIGNAGE KEY	
A	"GAS N WASH" GROUND SIGN: INTERNALLY ILLUMINATED SIGN WITH ELECTRONIC MESSAGE, MASONRY BASE, 53.5 SF SIGN AND 53.5 SF ELECTRONIC PRICER (107 SF TOTAL SIGNAGE), SEE VAN BRUGGEN SIGN DRAWING 24-146.2C
B	"GAS N WASH" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH BLACK CONTOUR OUTLINE BACKER, 28 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
C	"FOOD VENDOR" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH WHITE BACKER, 23 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
D	"GAS N WASH" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH BLACK CONTOUR OUTLINE BACKER, 57.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
E	"DUNKIN'" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH WHITE BACKER, 23 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
F	"GAS N WASH" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH BLACK CONTOUR OUTLINE BACKER, 28 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
G	"DUNKIN'" ILLUMINATED WALL SIGN: CHANNEL LETTERS WITH WHITE BACKER, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
H	"FOOD VENDOR" ILLUMINATED WALL SIGN: CHANNEL LETTERS WITH WHITE BACKER, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
I	"24 HOUR VIDEO GAMING" WALL SIGN: ILLUMINATED CHANNEL LETTERS WITH WHITE BACKER, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
J	"DUNKIN' DRIVE THRU" ILLUMINATED WALL SIGN: CHANNEL LETTERS WITH WHITE BACKER, 58.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
K	NOT USED
L	NOT USED
M	"CAR WASH ENTRANCE" CANOPY SIGN: ILLUMINATED, 35.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.9C
N	"FREE VACUUMS" CANOPY DECAL: CANOPY DECAL, 9.4 SF, 3 TOTAL (28.2 SF TOTAL) SEE VAN BRUGGEN SIGN DRAWING 24-146.10C
O	"CAR WASH" WALL SIGN (NORTH): ILLUMINATED CHANNEL LETTERS, 32.3 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.7C
P	NOT USED
Q	"CAR WASH" WALL SIGN (WEST): ILLUMINATED CHANNEL LETTERS, 32.3 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.9C
R	"WASH CLUB" WALL SIGN (WEST): ILLUMINATED CHANNEL LETTERS, 47.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.9C
S	NOT USED
T	"WASH CLUB" WALL SIGN (EAST): ILLUMINATED CHANNEL LETTERS, 47.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.8C
U	"CAR WASH" WALL SIGN (NORTH): ILLUMINATED CHANNEL LETTERS, 32.3 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.7C
V	"CARWASH" GROUND SIGN: INTERNALLY ILLUMINATED SIGN WITH ELECTRONIC MESSAGE, MASONRY BASE, 46 SF SIGN AND 21 SF ELECTRONIC MESSAGE BOARD (67 SF TOTAL SIGNAGE), SEE VAN BRUGGEN SIGN DRAWING 24-146.3C
W	"DRIVE-THRU" DIRECTIONAL SIGN: ILLUMINATED SIGN, 2.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2
X	"DRIVE-THRU" DIRECTIONAL SIGN: ILLUMINATED SIGN, 2.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2
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

SIGNAGE INFORMATION			
SIGN TYPE / QUANTITY SECTION IX, F, 2	FREESTANDING SIGNS:	2 PER DIRECTLY ADJACENT PUBLIC FOOTAGE MIN. 300' APART	2 PROPOSED
FREESTANDING SIGN SIZE SECTION IX, F, 2 + SECTION IX, J, 4	SIGN AREA:	ALLOWED	PROPOSED
	C-STORE:	120 SF MAX	107 SF
	CAR WASH:	120 SF MAX	67 SF
	SIGN HEIGHT:	10'-0" MAX	10'-0"
	CAR WASH: ELECTRONIC MSG C-STORE:	10'-0" MAX	10'-0"
TOTAL:	CAR WASH:	20% TOTAL SIGN	N/A
		20% TOTAL SIGN = 24 SF	19.7% OF SIGN 21 SF
		1,049 LF / 2.5 = 420 SF	360 SF * 177 SF
* TOTAL FREESTANDING SIGN CAN NOT EXCEED 120 SF PER SIGN			
FREESTANDING SIGN SETBACK SECTION IX, F, 2	SETBACK:	REQUIRED N/A	PROPOSED VERIFY ON SITE PLAN N/A
	VISION TRIANGLE:	N/A	
ACCESSORY SIGN SECTION IX, L, 2	GASOLINE SALES SIGN:	20 SF MAX.	20 SF
	GAS CANOPY SIGNS:	1 SF PER 2 LF	
WALL SIGNS SECTION IX, F, 1	NUMBER ALLOWED: 1 PER TENANT FRONTAGE	ALLOWED 5	PROPOSED 9
	SIGNAGE FACING NORTH:	ALLOWED	PROPOSED
		- C-STORE:	154 SF MAX 93 SF
		- AUTO CANOPY:	120.3 SF MAX 103.5 SF
		- CAR WASH:	150 SF MAX 32.3 SF
		- CW PAY CANOPY:	NONE N/A
		- CW VAC CANOPY:	NONE 28.2 SF
	TOTAL:	424.3 SF	257 SF
	SIGNAGE FACING EAST:	ALLOWED	PROPOSED
		- C-STORE:	72.7 SF MAX 58.5 SF
		- AUTO CANOPY:	16 SF MAX 28 SF
		- CAR WASH:	118.7 SF MAX 79.8 SF
		- CW PAY CANOPY:	NONE 35.7 SF
		- CW VAC CANOPY:	NONE N/A
	TOTAL:	207.4 SF	202 SF
	SIGNAGE FACING SOUTH:	ALLOWED	PROPOSED
		- C-STORE:	154 SF MAX N/A
		- AUTO CANOPY:	N/A N/A
		- CAR WASH:	150 SF MAX 47.5 SF
		- CARWASH PAY CANOPY: NONE	N/A
		- CARWASH VAC CANOPY: NONE	N/A
	TOTAL:	304 SF	47.5 SF
	SIGNAGE FACING WEST:	ALLOWED	PROPOSED
		- C-STORE:	72.7 SF MAX N/A
		- AUTO CANOPY:	16 SF MAX 28 SF
		- CAR WASH:	118.7 SF MAX 79.8 SF
		- CARWASH PAY CANOPY: NONE	N/A
		- CARWASH VAC CANOPY: NONE	N/A
	TOTAL:	207.4 SF	107.8 SF
	OVERALL TOTAL:	1,143.1 SF	614.3 SF

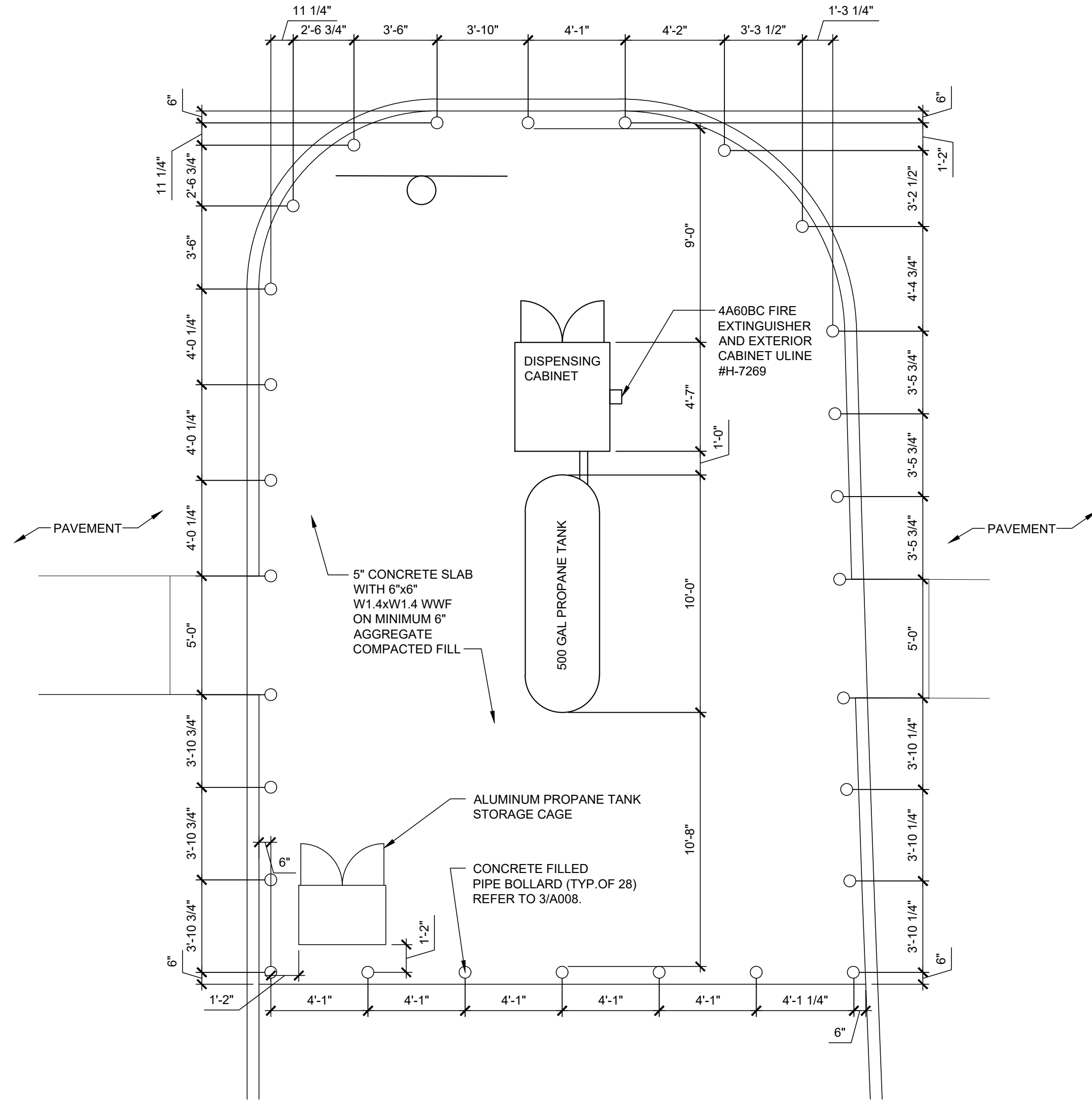
VARIANCE REQUEST	
1.	REQUESTING A VARIANCE OF 4 WALL SIGNS FROM THE ALLOWED 5. C-STORE WILL HAVE 4, AND THE CARWASH WILL HAVE 5.
2.	REQUESTING A VARIANCE OF 12 SF ON THE EAST AND WEST AUTO CANOPY SIGN FROM THE 16 SF MAX.
3.	REQUESTING A VARIANCE TO ALLOW SIGNAGE ON THE CARWASH PAY AND VAC CANOPY. 28.2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



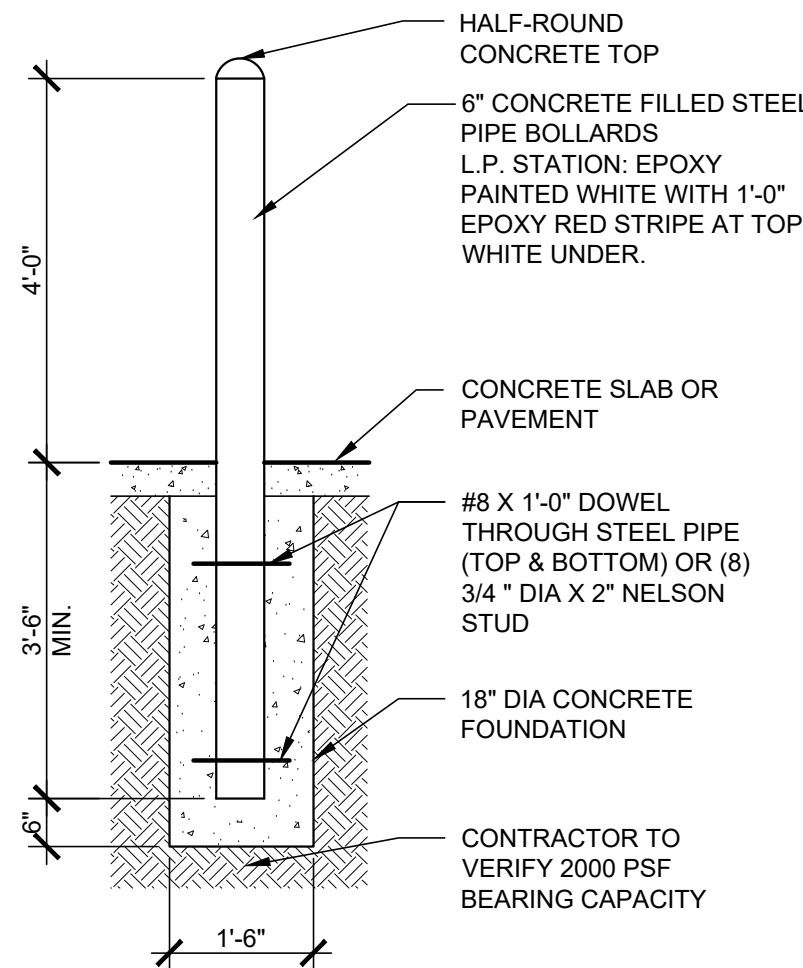
KEY MAP
SCALE: 1" = 60'-0"



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



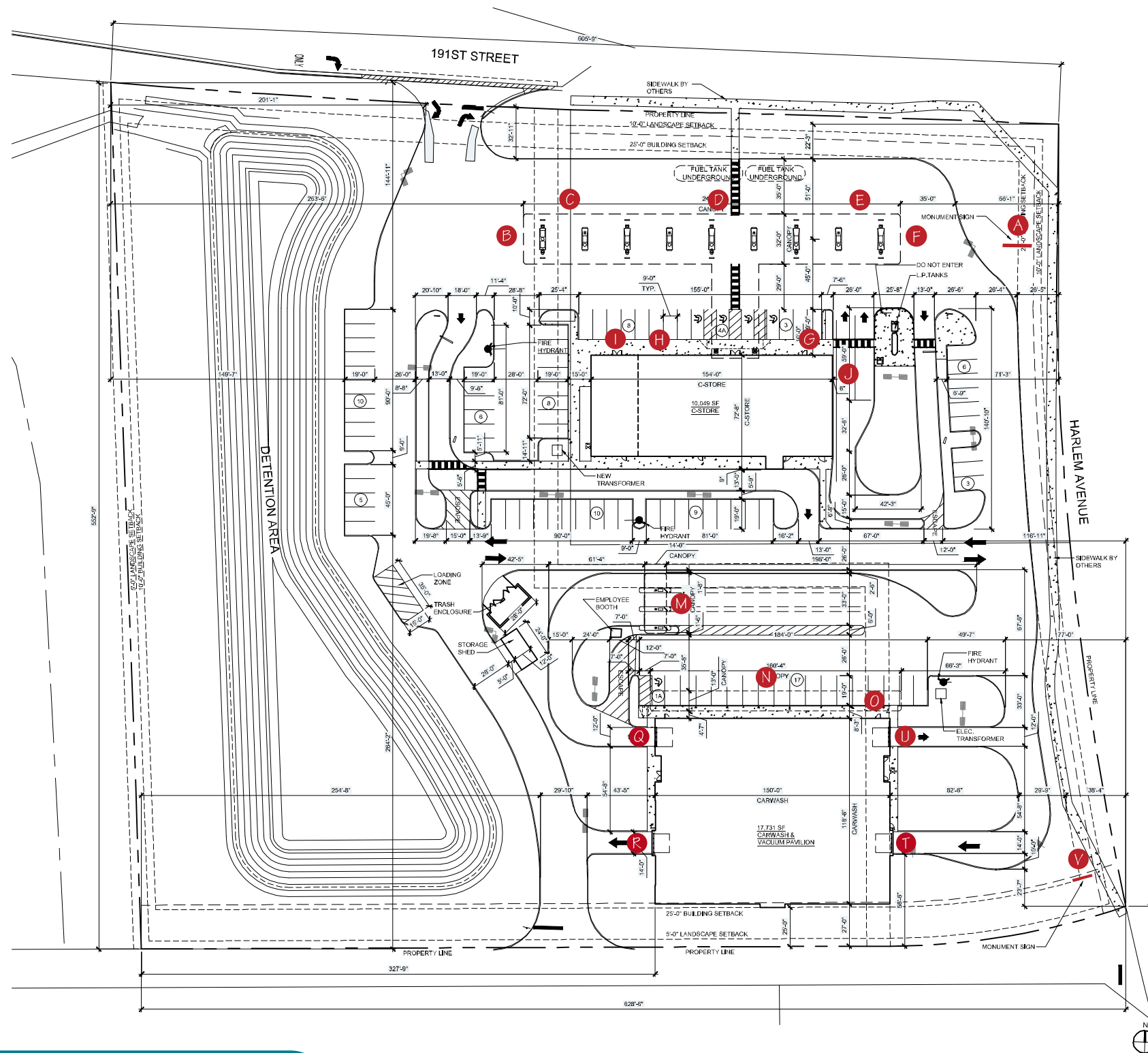
LIQUID PROPANE FUEL STATION
SCALE: 1/4" = 1'-0"



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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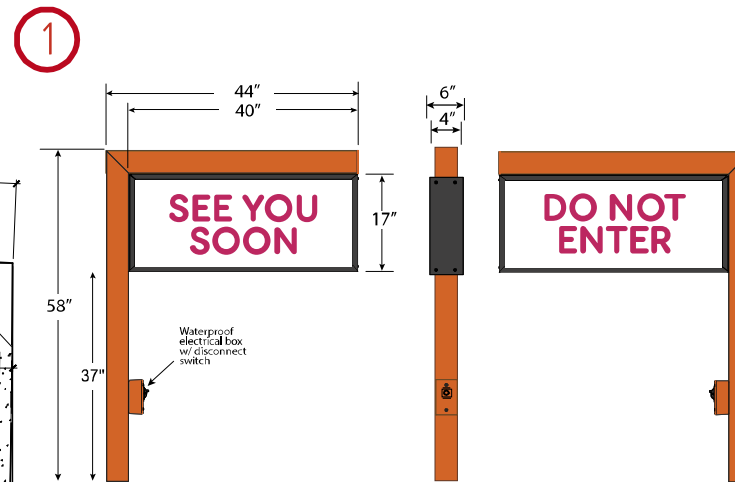
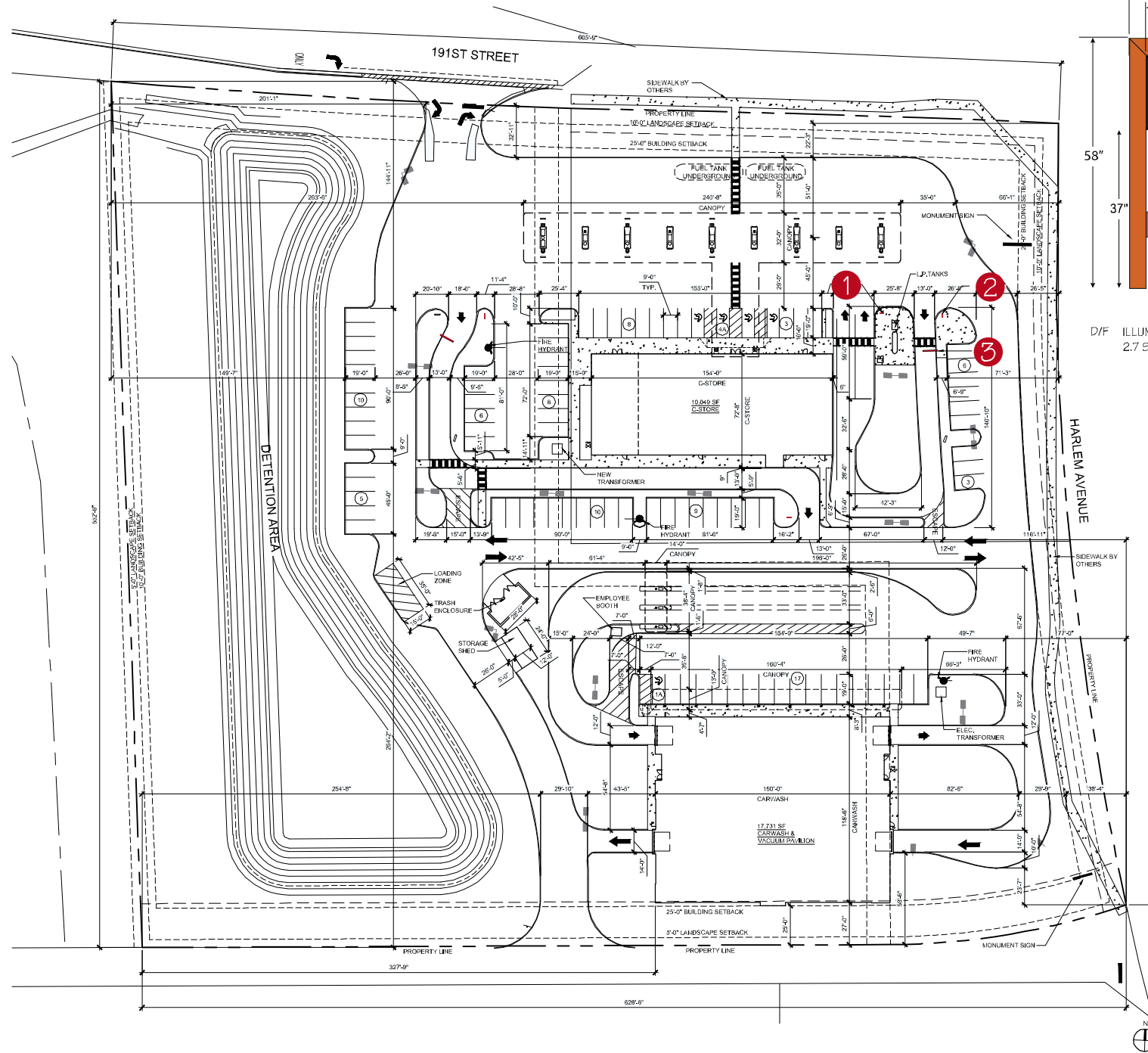
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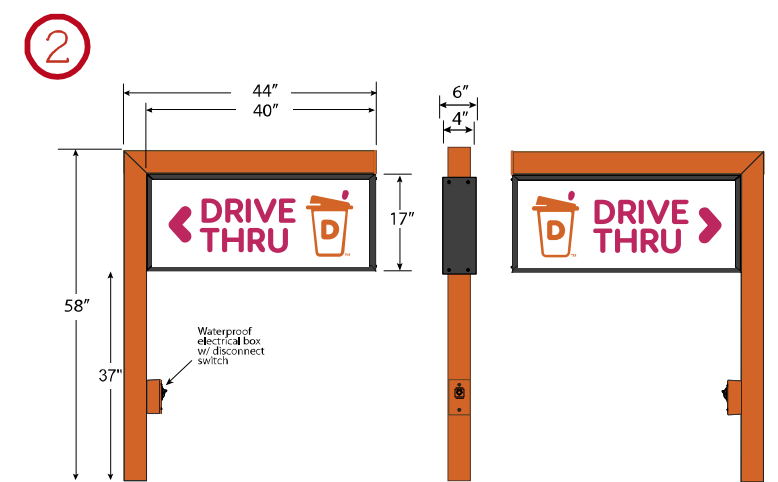
Approved

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	Drawing No.	24-146.1C
		Date	10-17-24	8-11-25	2-5-26	5-13-26		

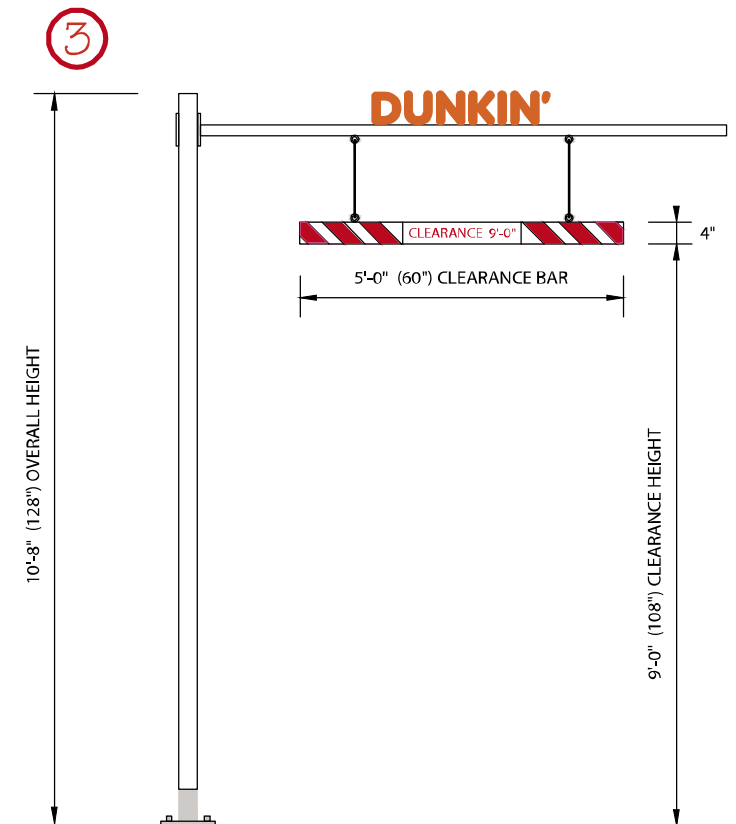


D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.



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



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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

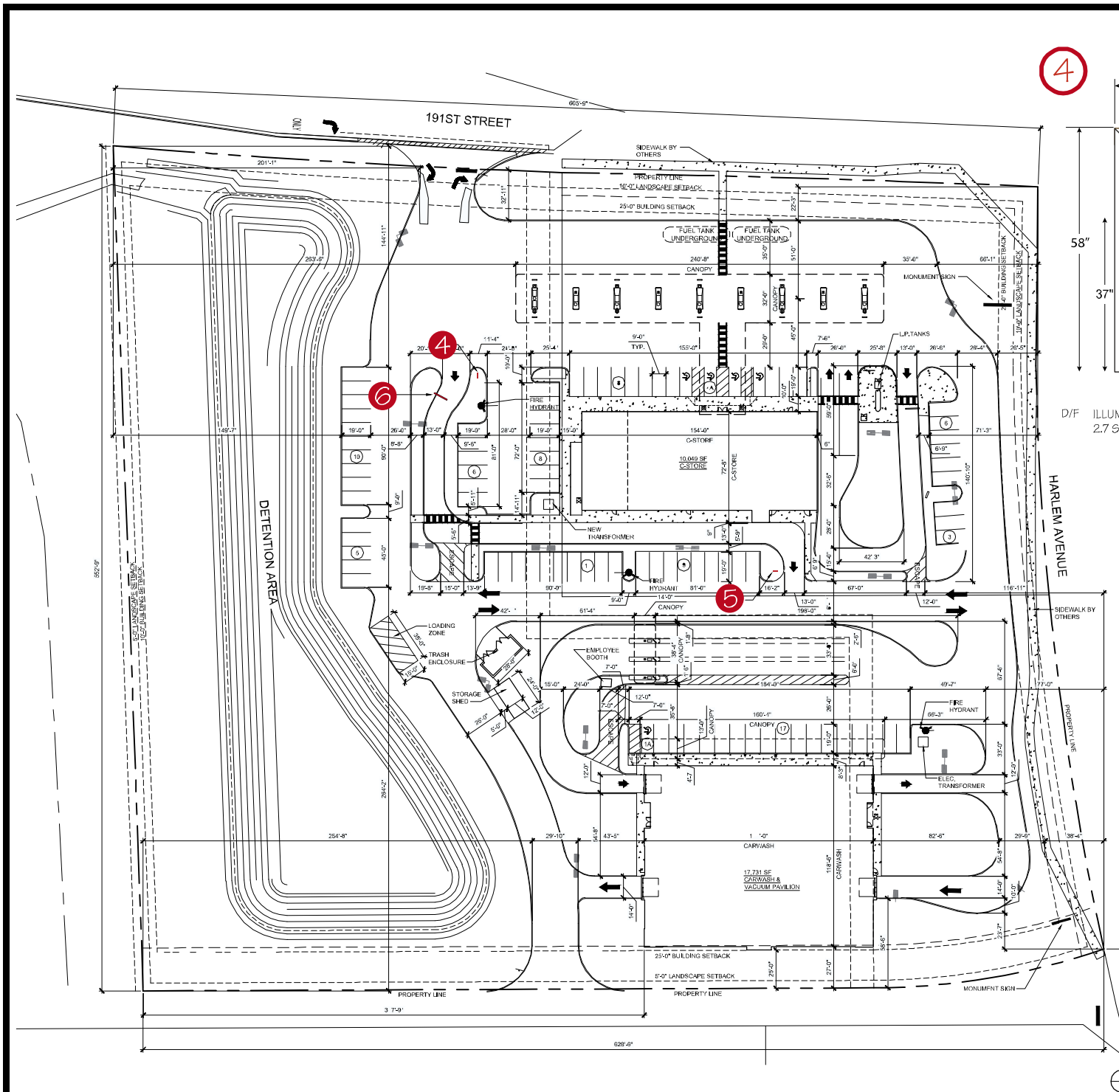
ED

ED

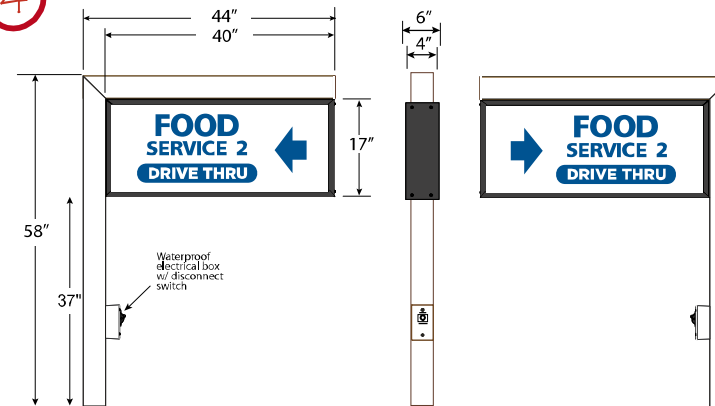
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Drawing No.

24-146.1C2

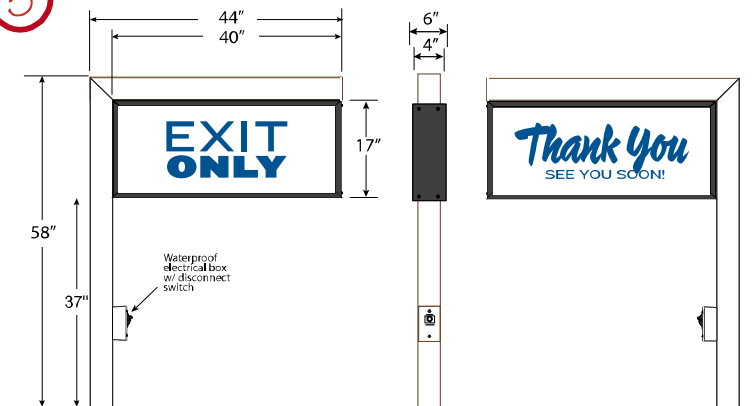


4



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

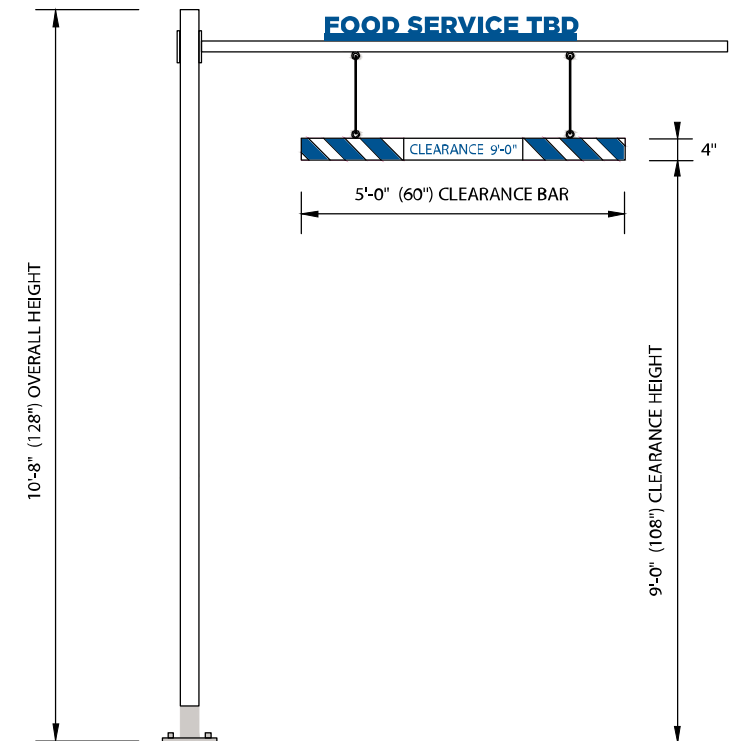
5



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

6



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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.
		Date	8-11-25	2-5-26	5-13-26	24-146.1C3

"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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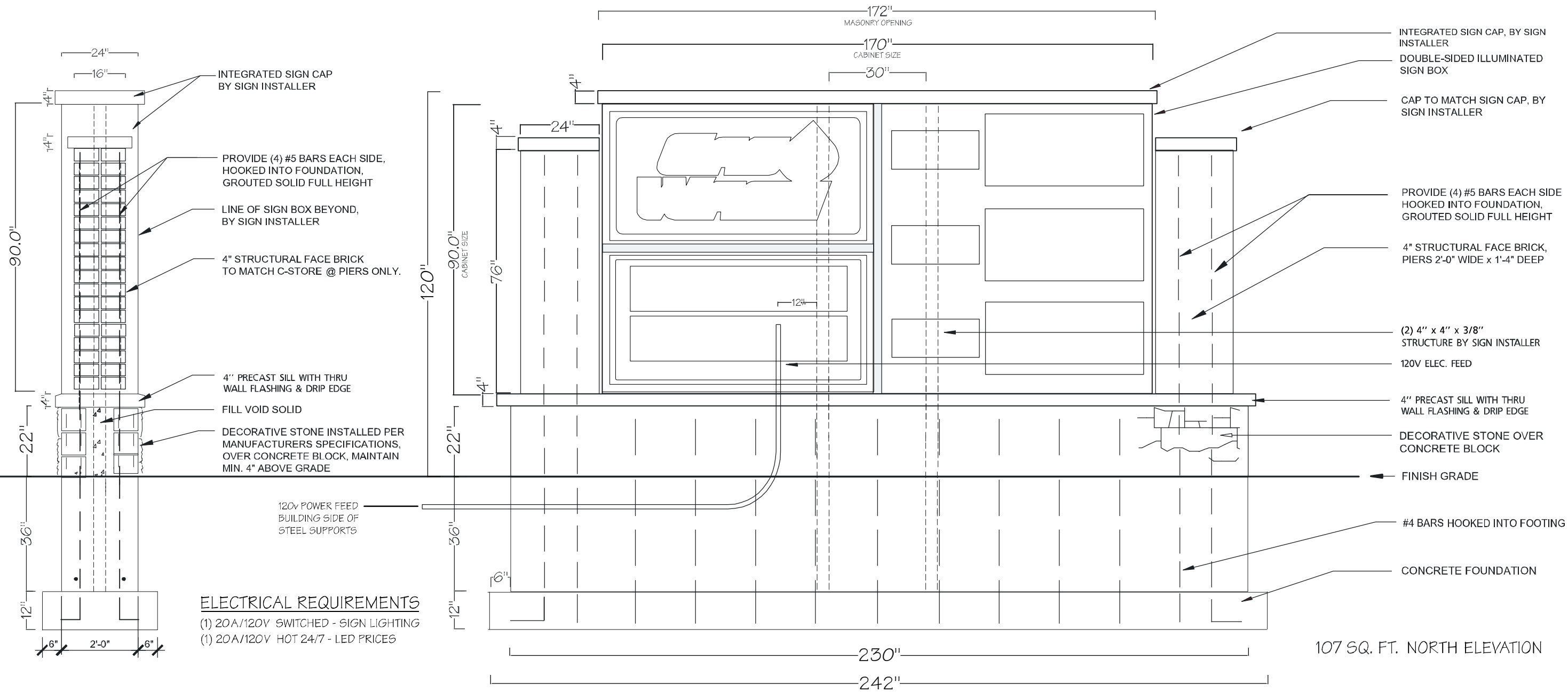
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Date

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



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Approved
Date

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

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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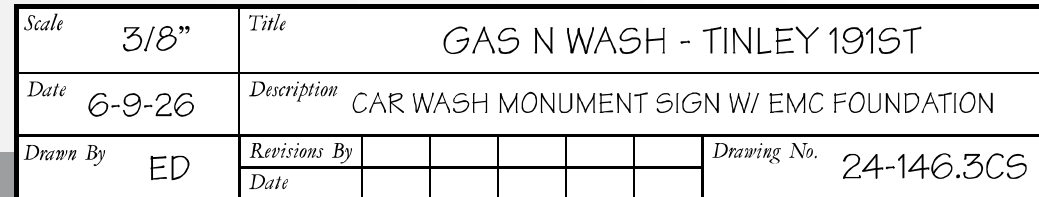
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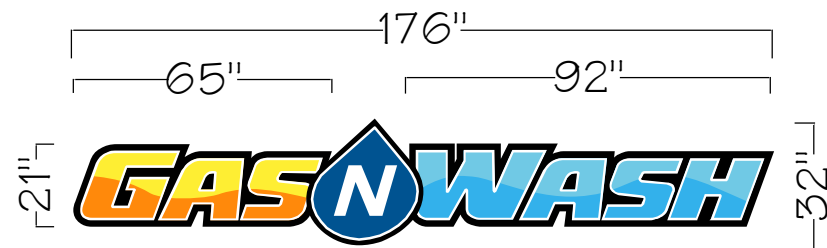
Approved
Date

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. 24-146.3CA
		Date					

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

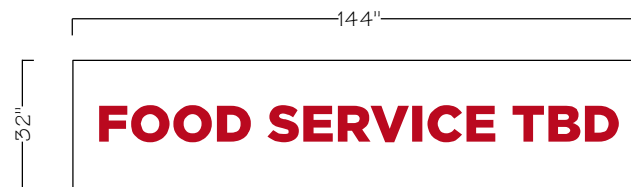


B

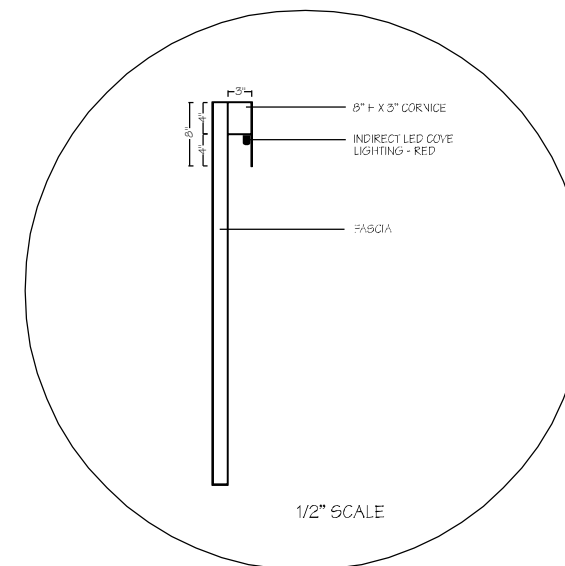


1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 28 SQ. FT.

C



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

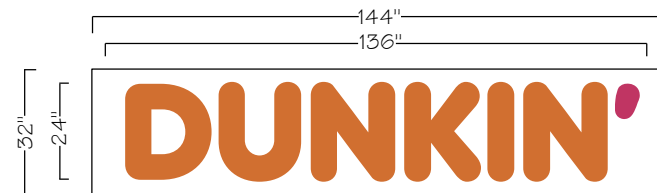


D



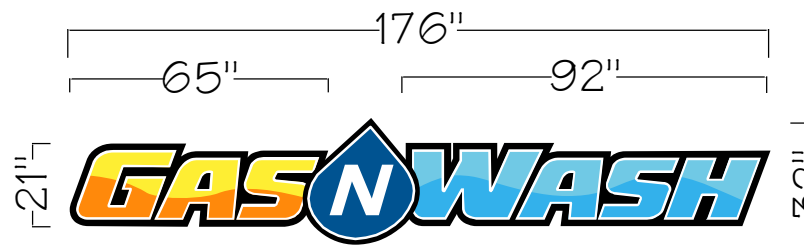
1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 57.5 SQ. FT.

E

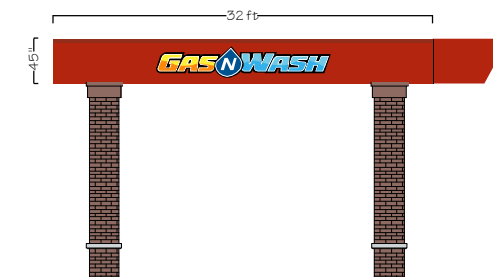


1/4" SCALE ILLUMINATED CHANNEL LETTER WITH WHITE BACKER 23 SQ. FT.

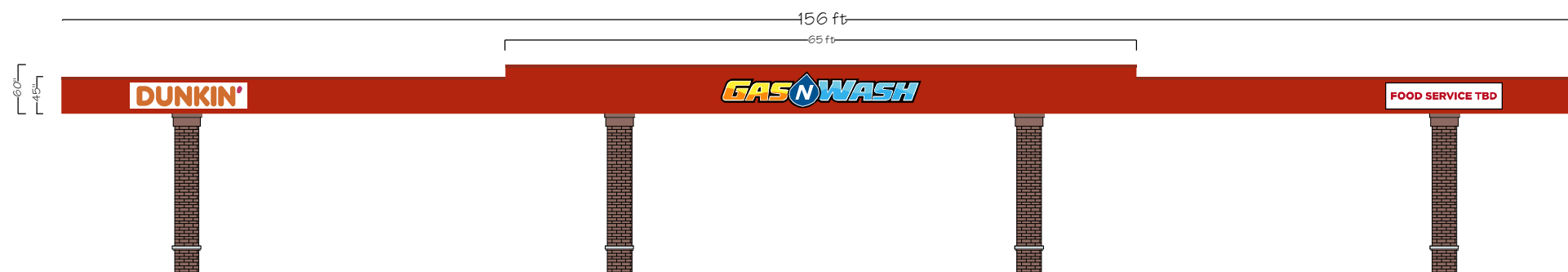
F



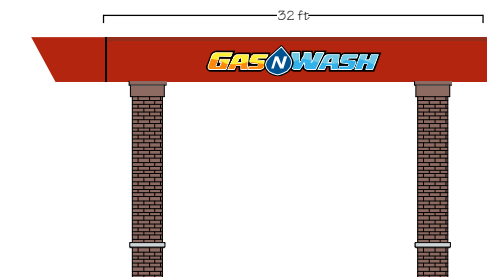
1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 28 SQ. FT.



WEST ELEVATION 1/16" SCALE



NORTH ELEVATION 1/16" SCALE



EAST ELEVATION 1/16" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since
1925

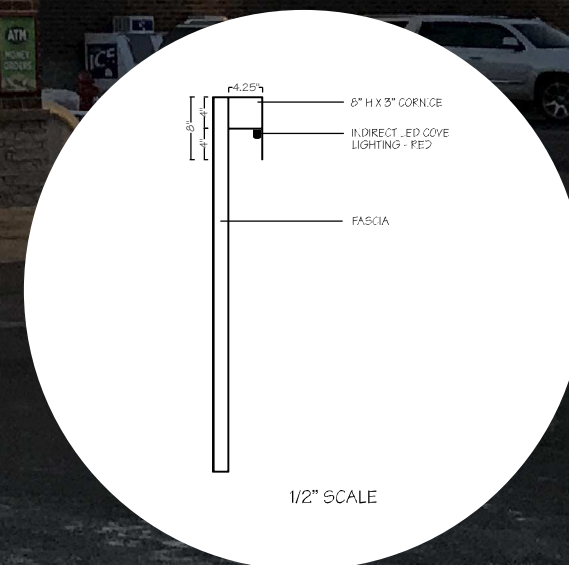
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Approved
Date

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



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

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G

140"

129.27"

30"

25"

DUNKIN'

ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

31 SQ. FT.
3/16" SCALE

H

140"

30"

FUTURE SECONDARY
FOOD VENDOR

ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

31 SQ. FT.
3/16" SCALE

I

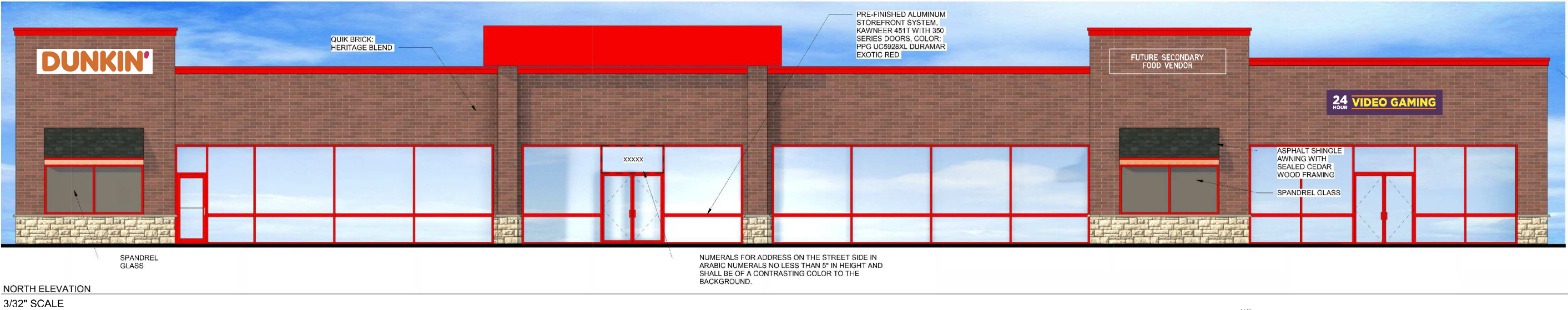
140"

30"

24 HOUR VIDEO GAMING

ILLUMINATED CHANNEL LETTERS
WITH PURPLE BACKER

31 SQ. FT.
3/16" SCALE



J

11"

76"

ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

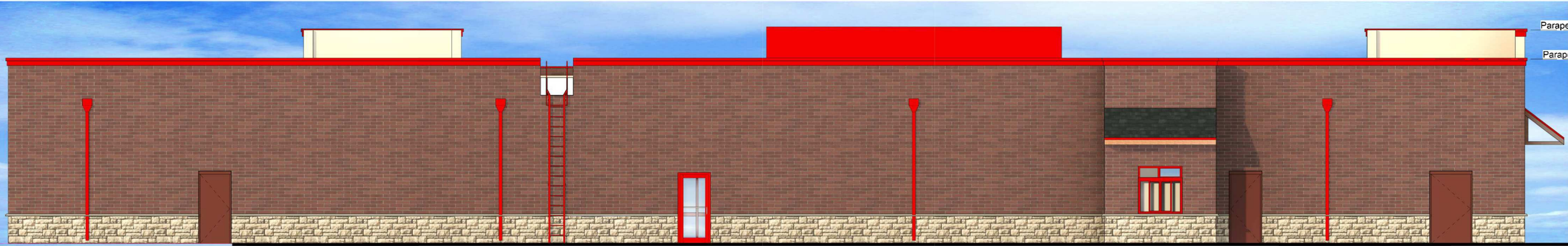
58.5 SQ. FT.
3/16" SCALE

K

SIGN DELETED

Approved
Date

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. 24-146.5C
		Date	10-21-24	8-18-25	2-5-26	6-3-26	

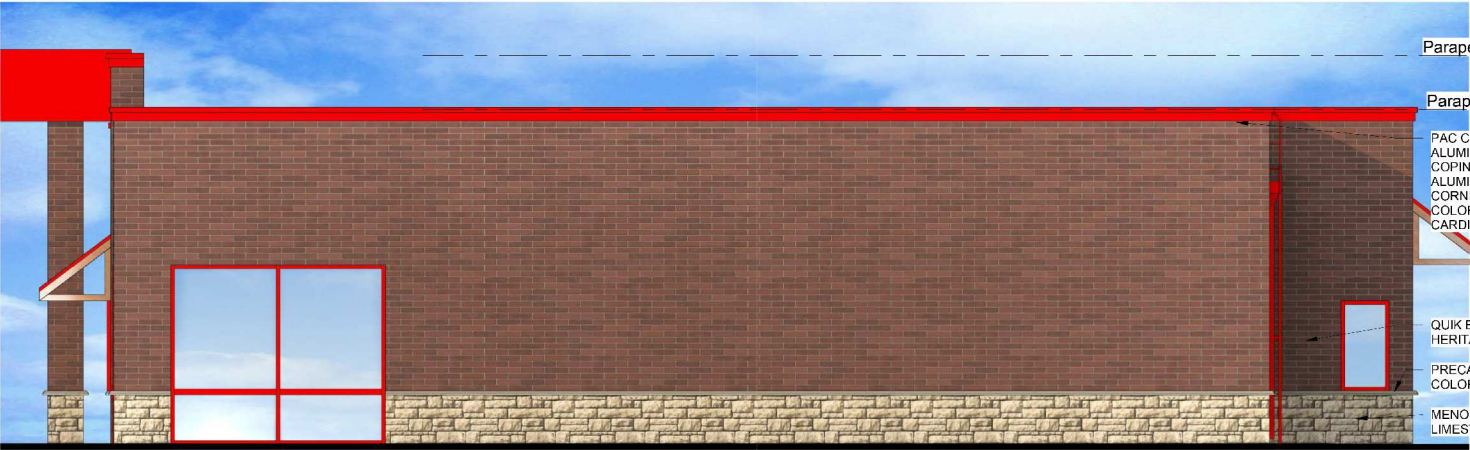


Parapet Tower
21' - 8"
Parapet Sides
18' - 8"

SOUTH ELEVATION
3/32" SCALE

L

SIGN DELETED



Parapet Tower
21' - 8"
Parapet Sides
18' - 8"

PAC CLAD
ALUMINUM
COPING AND
ALUMINUM CLAD
CORNICE,
COLOR:
CARDINAL RED

QUICK BRICK:
HERITAGE BLEND

PRECAST SILL,
COLOR: BEIGE

MENO STONE:
LIMESTONE

WEST ELEVATION
3/32" SCALE



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Approved 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

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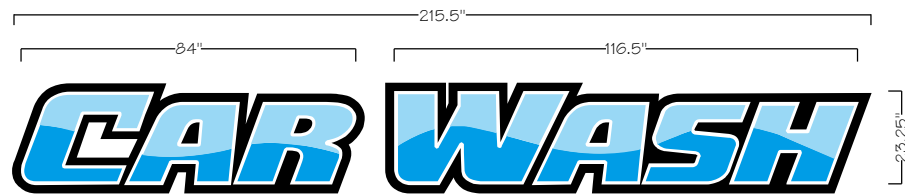
Approved
Date

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	Drawing No. 24-146.6C
		Date	10-17-24	6-19-25	2-5-26	5-27-26	



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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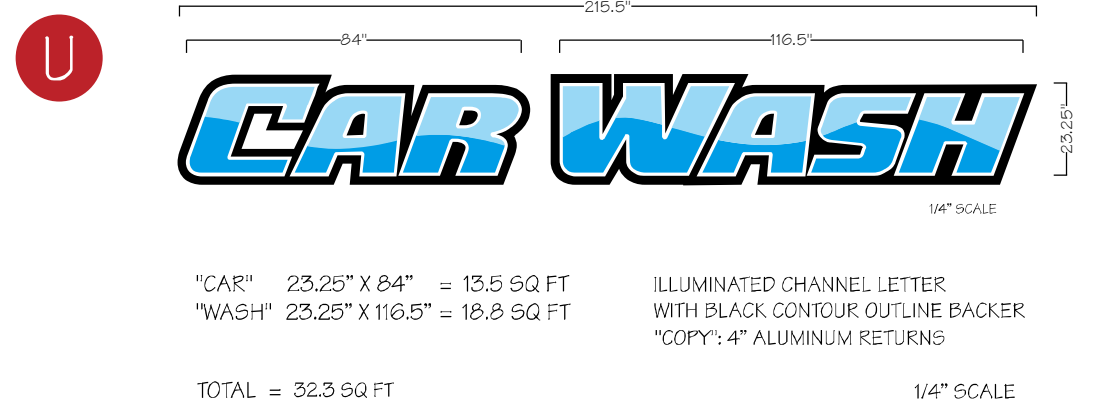
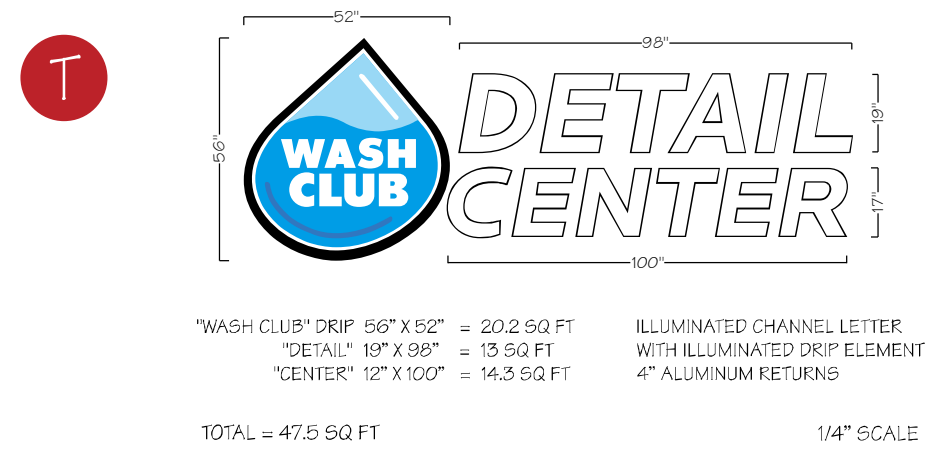
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Approved
Date

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



Van Bruggen SIGNS

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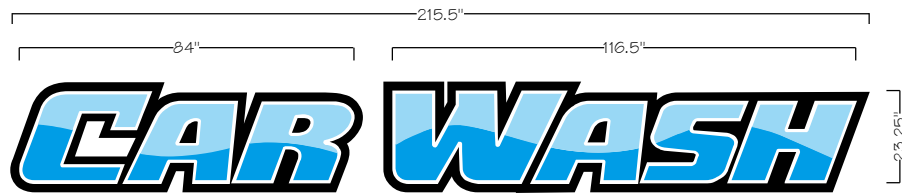
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Approved Date	Scale NOTED		Title GAS N WASH - TINLEY 191ST							
	Date 7-31-24		Description CAR WASH / DETAIL BUILDING EAST							
	Drawn By ED		Revisions By					Drawing No.		24-146.8C
		Date	10-17-24	8-18-25	2-5-26	5-27-26				



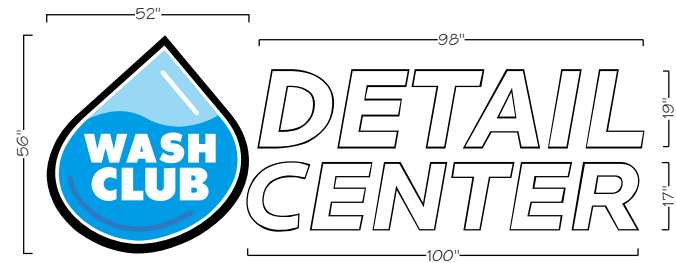
WEST ELEVATION
3/32" SCALE

Q



"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT
TOTAL = 32.3 SQ FT
ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER
"COPY": 4" ALUMINUM RETURNS
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
TOTAL = 47.5 SQ FT
ILLUMINATED CHANNEL LETTER
WITH ILLUMINATED DRIP ELEMENT
4" ALUMINUM RETURNS
1/4" SCALE



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ORLAND PARK, ILLINOIS

Since
1925

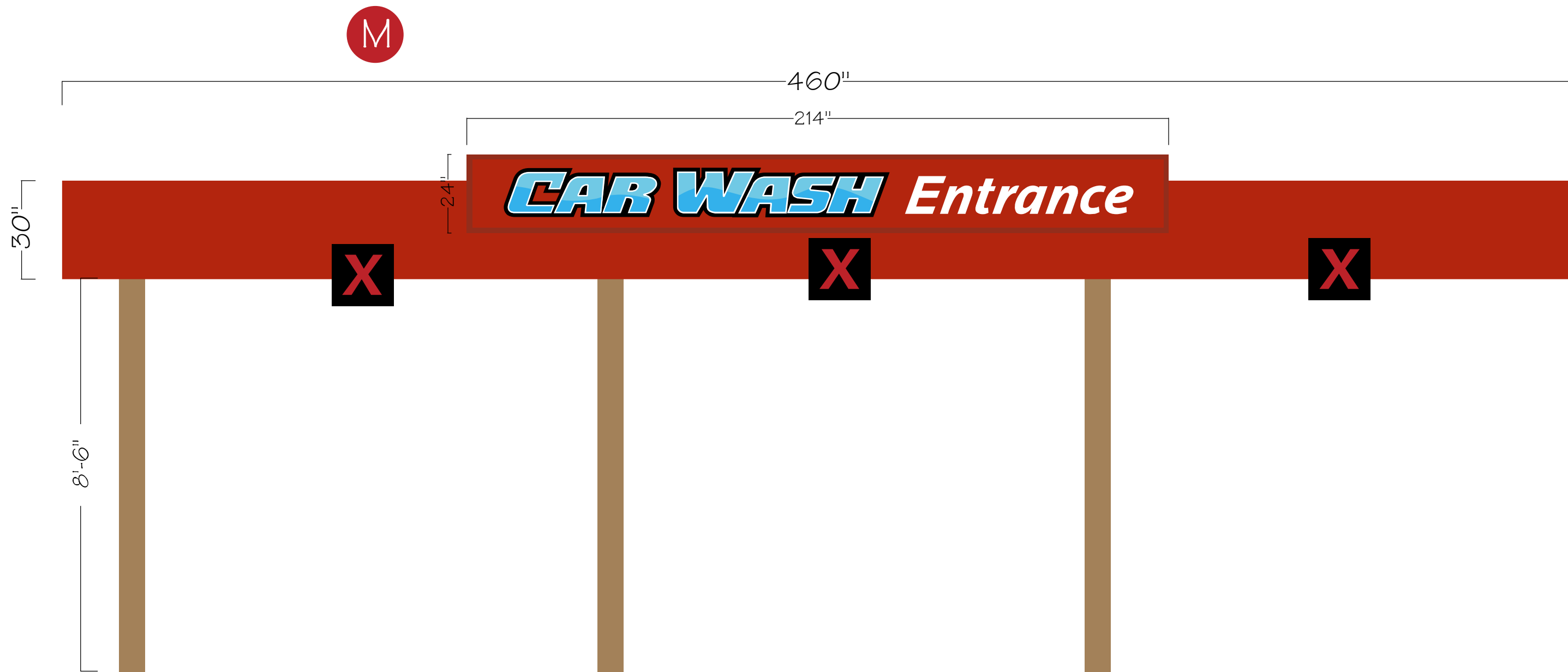
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Date

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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ORLAND PARK, ILLINOIS

Since
1925

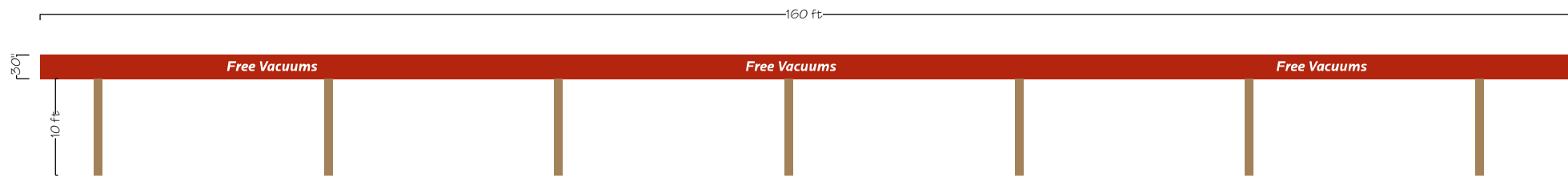
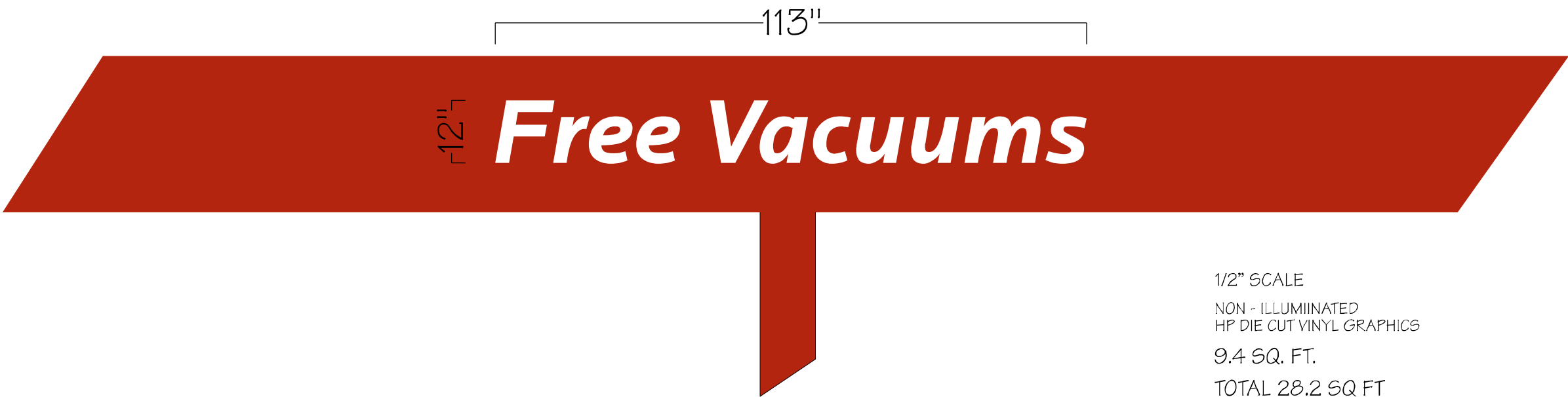
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Date

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.	24-146.9C
		Date	2-5-26						



VACUUM CANOPY - WEST ELEVATION 1/16" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since
1925

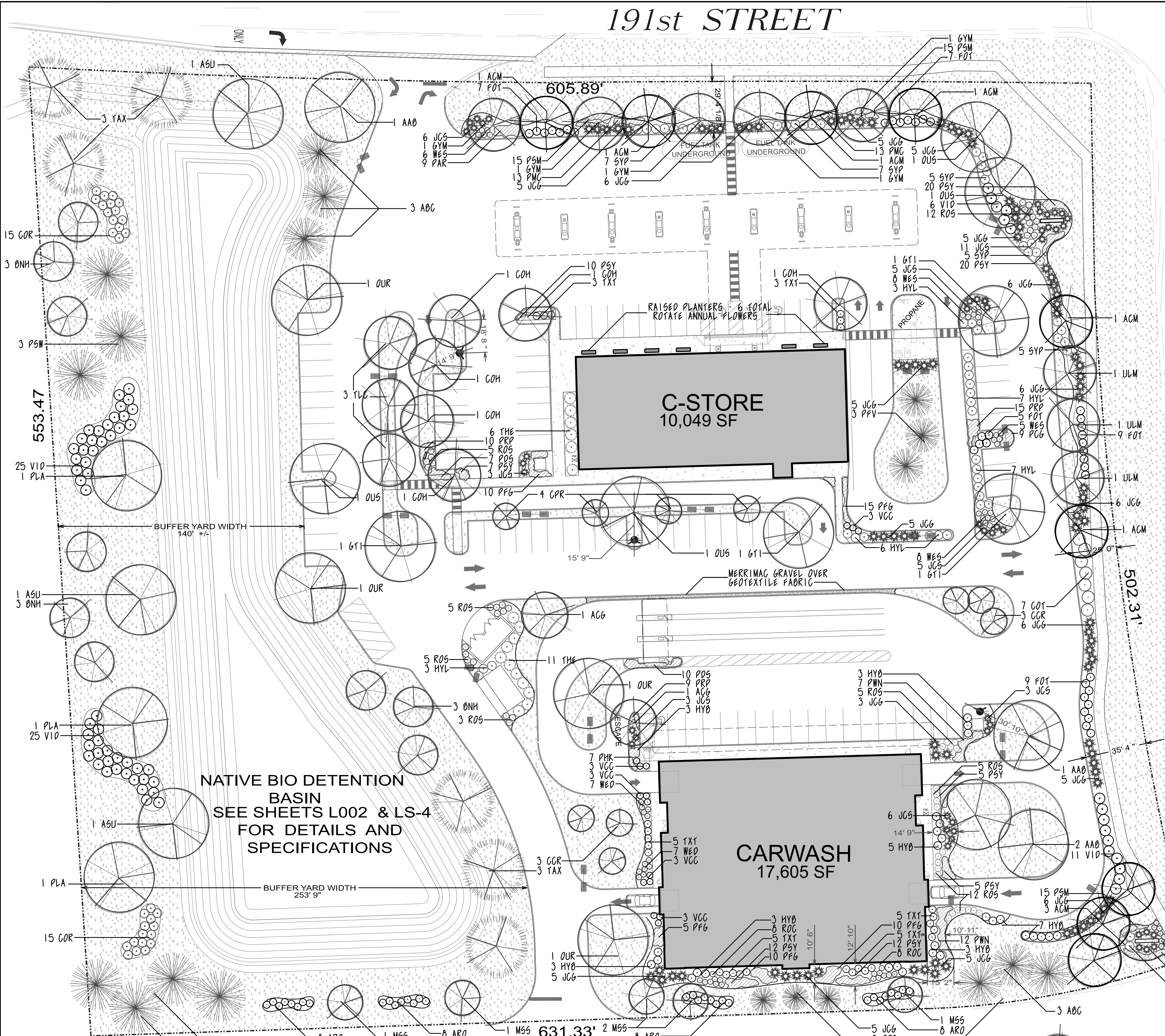
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Approved
Date

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 L5-1, L5-2, L5-3, L5-4 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.

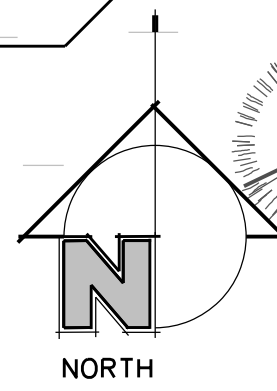
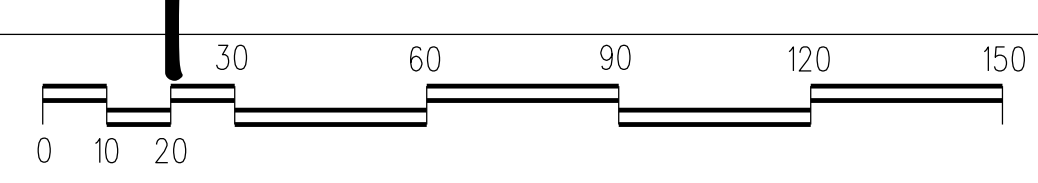
SITE DATA		REQUIRED	PROPOSED
SITE AREA	LOT AREA:	7,500	324,390 SF
SECTION V	FAR (FLOOR AREA RATIO):	1.0	0.085
SCHEDULE II			
BUILDING	FRONT YARD: (191ST)	REQUIRED 25'-0"	PROPOSED 140'-0" MIN.
SETBACK	EAST YARD (HARLEM):	25'-0"	140'-0" MIN.
SECTION V	WEST SIDE YARD:	10'-0"	300'-0" MIN.
SCHEDULE II	SOUTH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

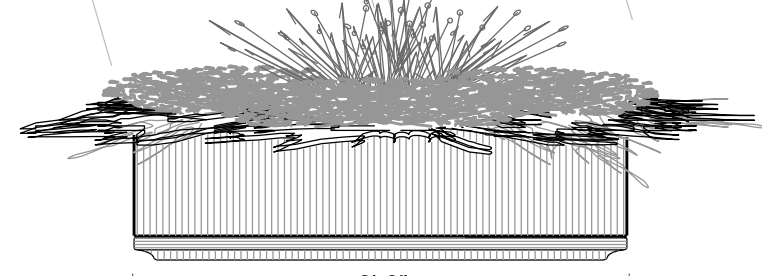
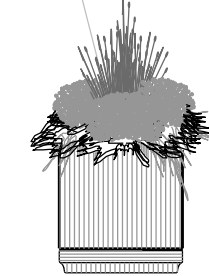
QTY	CODE	PLANT NAME	SIZE
4	GTI	GLEDITSIA TRIACANTHOS	SKYLINE HONEYLOCUST 2.5' GAL
4	ASU	AGER FREEMANI	AUTUMN BLAZE MAPLE 2.5' GAL
3	ASU	AGER SACCHARUM	SUGAR MAPLE 2.5' GAL
3	ACM	AGER MIYABEI MORTON	STATE STREET MAPLE 2.5' GAL
2	ACG	AGER GRISEUM	PAPERBARK MAPLE 2.5' GAL
4	CRP	CARPINUS BETULUS	EUROPEAN HORNOBEAM 2.5' GAL
3	PLA	PLATANUS ACERIFOLIA	MORTON LONDON PLANETREE 2.5' GAL
3	OUR	QUERCUS RUPEA	RED OAK 2.5' GAL
4	QUS	QUERCUS BICOLOR	SWAMP WHITE OAK 2.5' GAL
3	ULM	ULMUS SPECIES	FRONTIER HYBRID ELM 2.5' GAL
6	TAX	TAXODIUM DISTICHUM	DALE CYPRESS 2.5' GAL
3	GYM	GYMNOCLADUS SPECIES	KENTUCKY COFFEE TREE 2.5' GAL
6	COH	CELTIS OCCIDENTALIS	HACKBERRY 2.5' GAL
3	TLC	TILIA CORDATA	LITTLE LEAF LINDEN 2.5' GAL
7	PSW	PINUS STROBUS	WHITE PINE 8' HT
3	PFV	PINUS FLEXILIS	VANDERWOLF LIMBER PINE 8' HT
3	ABC	ABIES CONCOLOR	CONCOLOR FIR 8' HT
3	PPB	PICEA PUNGENS BABY BLUE	BABY BLUE SPRUCE 8' HT
6	CCR	CERSIS CANADENSIS	EASTERN REDBUD 8'-9' HT
9	BNH	BETULA NIGRA	HERITAGE RIVER BIRCH 8'-9' HT
5	MSS	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE 2.5' GAL
17	THE	THUJA OCCIDENTALIS	EMERALD GREEN ARBOVITAE 5' HT
26	TXT	TAXUS TAUTONI	TAUTON YEW 24"
48	JCS	JUNIPERUS CHINENSIS	DAUBS FROSTED JUNIPER 18-24"
89	JCS	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER 18-24"
15	VCC	VIBURNUM CARLESI	SPICE BABY VIBURNUM 24"
67	VIO	VIBURNUM OBTATUM	ARROWWOOD VIBURNUM 36"
7	COT	COTINUS COGGYGRIA	WINEGRAPE BLK. SMOKEBUSH 30"
30	SYR	SYRINGA PALMIRIANA	DWARF KOREAN LILAC 30"
30	COR	CORNUS SERICEA	ARCTIC FIRE RED DOGWOOD 30"
27	WES	WEIGELA SPECIES	SPILLED WINE WEIGELA 18"
22	WED	WEIGELA SPECIES	DARK HORSE WEIGELA 18"
49	ROS	ROSA SPECIES	KNOCKOUT SHRUB ROSE 18"
16	ROG	ROSA SPECIES	CORAL CARPET ROSE 18"
32	ARO	ARONIA MELANOCARPA MORTON	TRIQUIDIS BEAUTY ARONIA 24"
37	FOT	FOTHERGILLA GARDENII	BLUE SHADOW FOTHERGILLA 30"
27	HYD	HYDRANGEA MACROPHYLLA	BLOOMSTRUCK HYDRANGEA 30"
17	PDS	SPOROBOLUS SPECIES	LIMELIGHT PRIME HYDRANGEA 30"
26	PMC	COREOPSIS VERTICILLATA	ZAGREB COREOPSIS 1 GAL
111	PSY	HEMEROCALLIS SPECIES	GOING BANANAS DAYLILY 1 GAL
34	PRP	HEUCHERA MICRANTHA	GEORGIA PEACH CORAL-BELL 1 GAL
45	PSW	SALVIA NEMOROSA	ROSENWEIN SALVIA 1 GAL
19	PWN	NEPETA RACEMOSA	WALKERS LOW CATMINT 1 GAL
9	PCC	GERANIUM SPECIES	MAX FREI GERANIUM 1 GAL
7	PHK	HAKONECHLOA MACRA	JAPANESE FOREST GRASS 1 GAL
9	PAR	PANTICUM VIRGATUM	CHEYENNE SKY SWITCH GRASS 1 GAL
50	PPG	PENNISTETUM SPECIES	FOUNTAIN GRASS 1 GAL
17	PDS	SPOROBOLUS SPECIES	PRAIRIE DROPSSEED 1 GAL

Landscape Plan

Scale 1"=30'-0"



- 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 L5-3



Landscape Plans Prepared By:

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

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

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

INTERIOR TREES
8 EVERGREEN OR CANOPY TREES
5 UNDERSTORY TREES
32 SHRUBS

INTERIOR TREES
33 INTERIOR TREES REQUIRED
33 INTERIOR TREES PROVIDED

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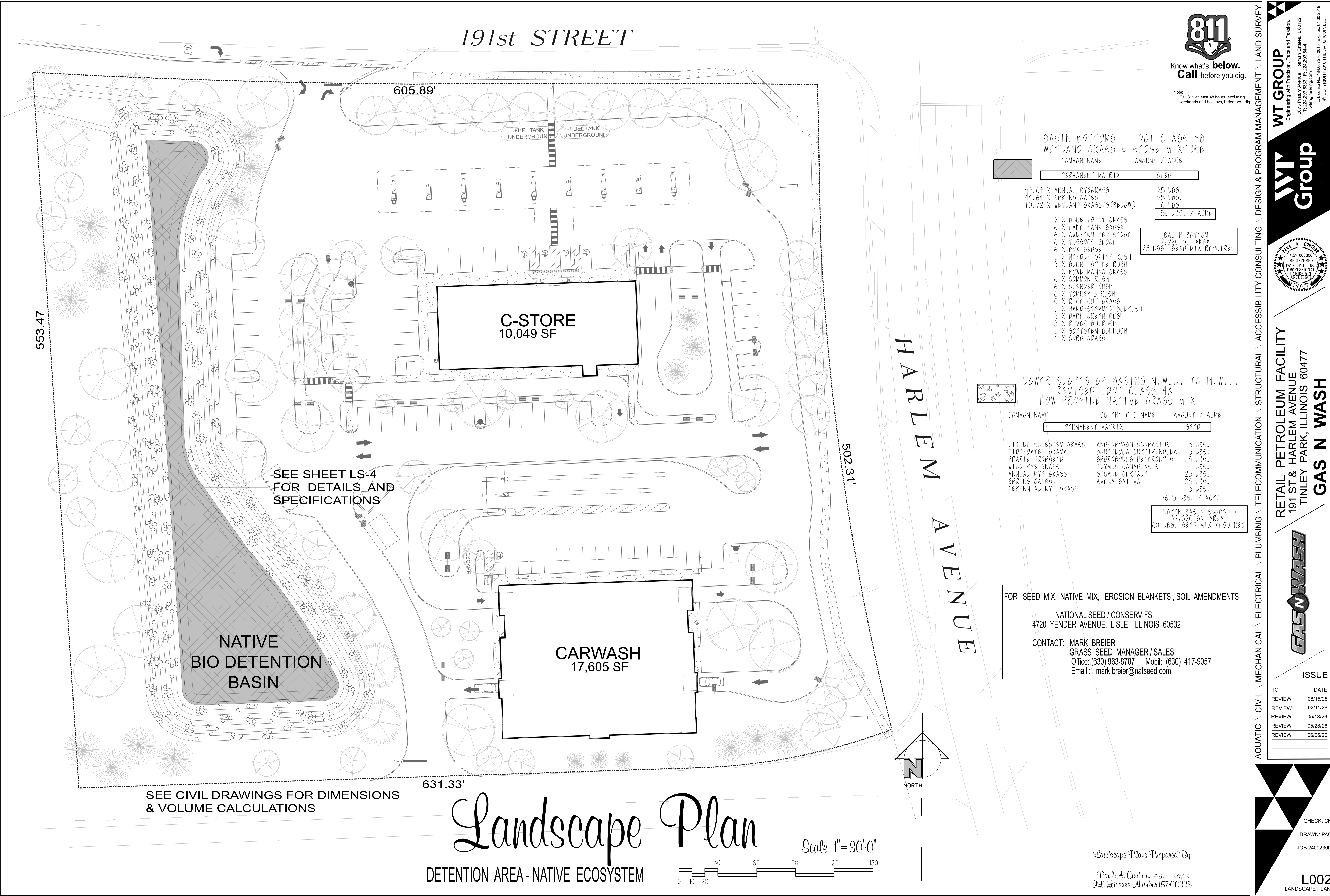
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BASIN BOTTOMS - 100T CLASS 40 WETLAND GRASS & SEDGE MIXTURE		
COMMON NAME	AMOUNT / ACRE	
PERMANENT MATRIX		SEED
44.64 % ANNUAL RYEGRASS	25 LBS.	
44.64 % SPRING OATES	25 LBS.	
10.72 % WETLAND GRASSES (BELOW)	6 LBS.	
	56 LBS. / ACRE	
12 % BLUE JOINT GRASS		
6 % LAKE-BANK SEDGE		
6 % AML-FRUITED SEDGE		
6 % TUGSLOCK SEDGE		
6 % FOX SEDGE		
3 % NEEDLE SPIKE RUSH		
3 % OLUNT SPIKE RUSH		
14 % FOWL MANNA GRASS		
6 % COMMON RUSH		
6 % SLENDER RUSH		
6 % TORREY'S RUSH		
10 % RICE CUT GRASS		
3 % HARD-STEMMED BULRUSH		
3 % DARK GREEN RUSH		
3 % RIVER BULRUSH		
3 % SOFTSTEM BULRUSH		
4 % GORD GRASS		
BASIN BOTTOM = 19,260 SQ' AREA 25 LBS. SEED MIX REQUIRED		

LOWER SLOPES OF BASINS N.W.L. TO H.W.L. REVISED 100T CLASS 4A LOW PROFILE NATIVE GRASS MIX		
COMMON NAME	SCIENTIFIC NAME	AMOUNT / ACRE
PERMANENT MATRIX		SEED
LITTLE BLUESTEM GRASS	ANDROPOGON SCOPARIUS	5 LBS.
SIDE-OATES GRAMA	BOUTELOUA CURTIPENDULA	5 LBS.
PRARIE DROPSOED	SPOROBOLUS HETEROLPIS	.5 LBS.
WILD RYE GRASS	ELYMUS CANADENSIS	1 LBS.
ANNUAL RYE GRASS	SECALE CEREALE	25 LBS.
SPRING OATES	AVENA SATIVA	25 LBS.
PERENNIAL RYE GRASS		15 LBS.
		76.5 LBS. / ACRE
NORTH BASIN SLOPES = 32,320 SQ' AREA 60 LBS. SEED MIX REQUIRED		

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

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TINLEY PARK, ILLINOIS 60477
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: 2400230D

L002
LANDSCAPE PLAN

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 B111. 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 DURLAP 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; WEEB AND SEED FREE GRANULATED RAW PEAT OR BAILED 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, WEEB 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.
 - WEEB 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 DURLAP 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.

- 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 .

3.04 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 TO 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.

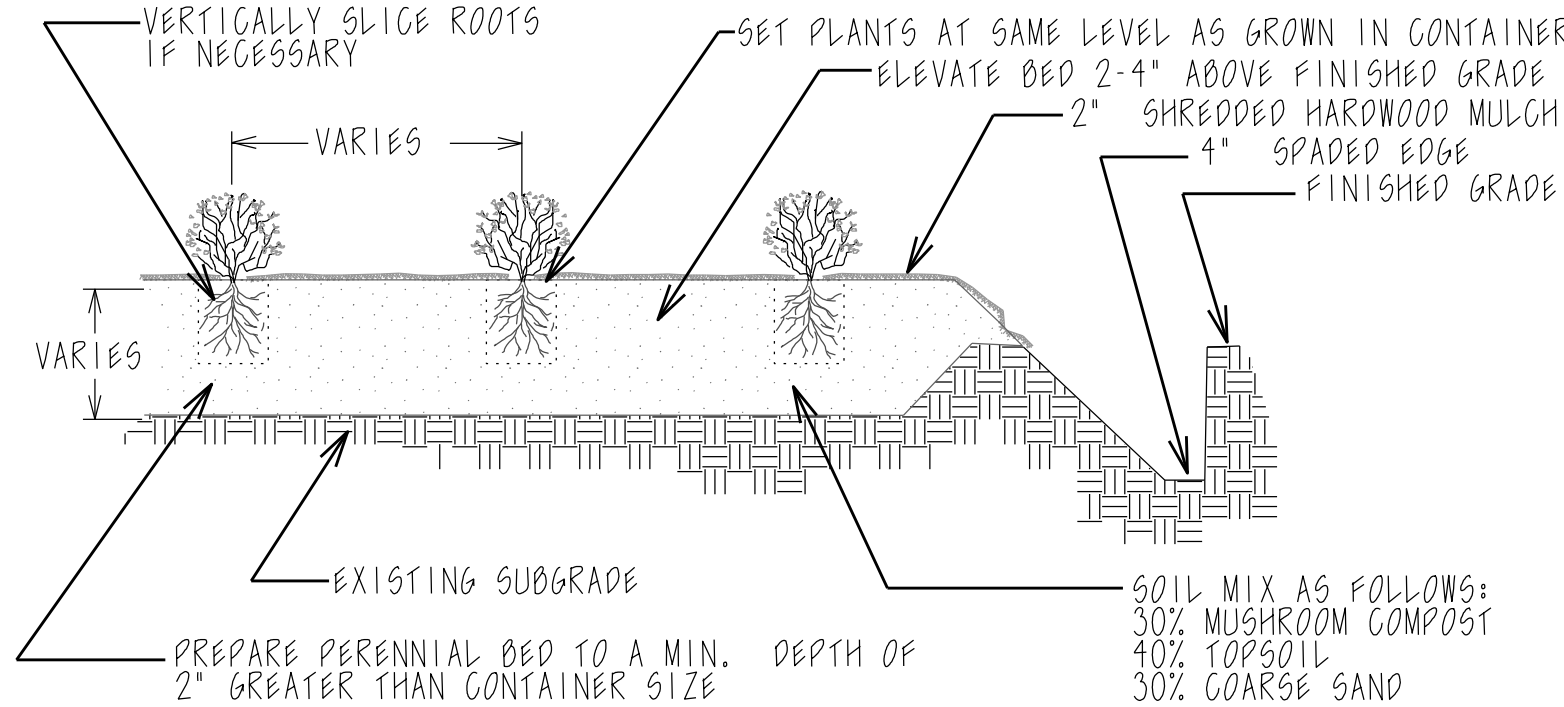
3.02 MAINTENANCE

- 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

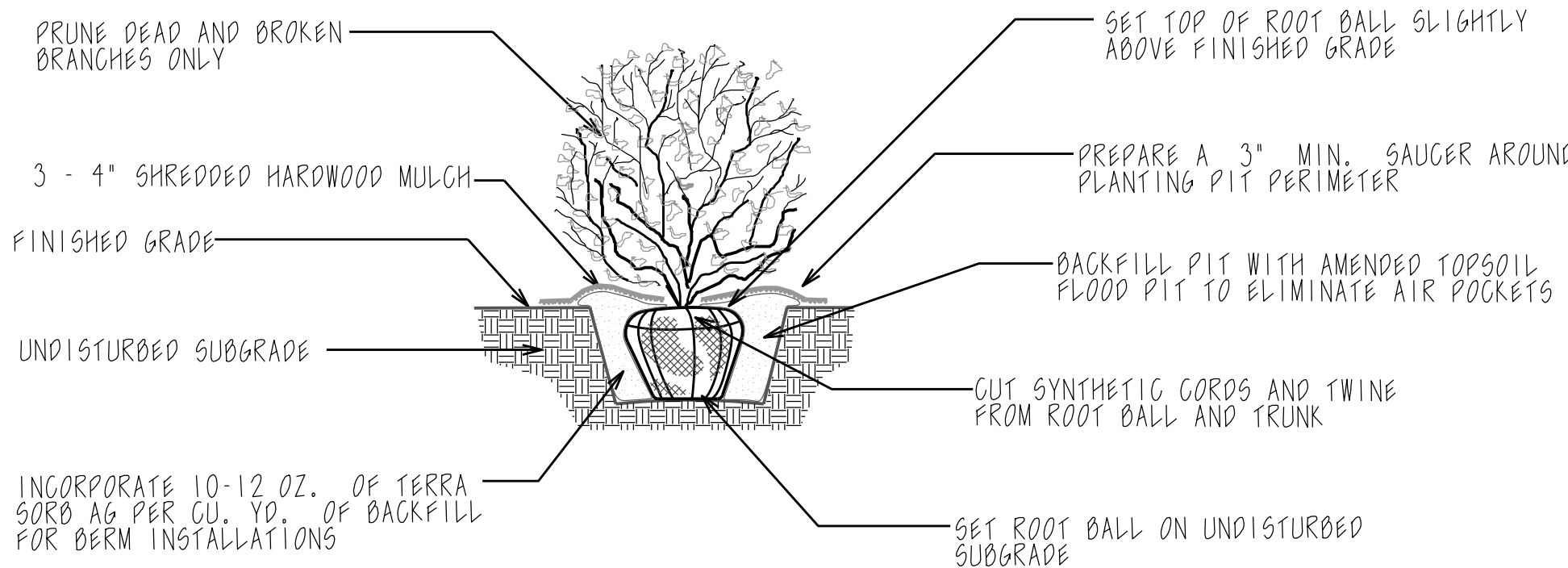
ALL PLANTS WILL BE GUARANTEED TO BE TRUE TO NAME AS LABELED AND FREE FROM INSECTS, DISEASES, AND MECHANICAL DAMAGES WHEN DELIVERED TO THE SITE. ALL PLANTS WILL BE GUARANTEED TO RESUME ACTIVE GROWTH IN THE APPROPRIATE SEASON AND TO SURVIVE FOR A MINIMUM OF ONE YEAR AFTER ACCEPTANCE BY THE CLIENT, PROVIDED 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



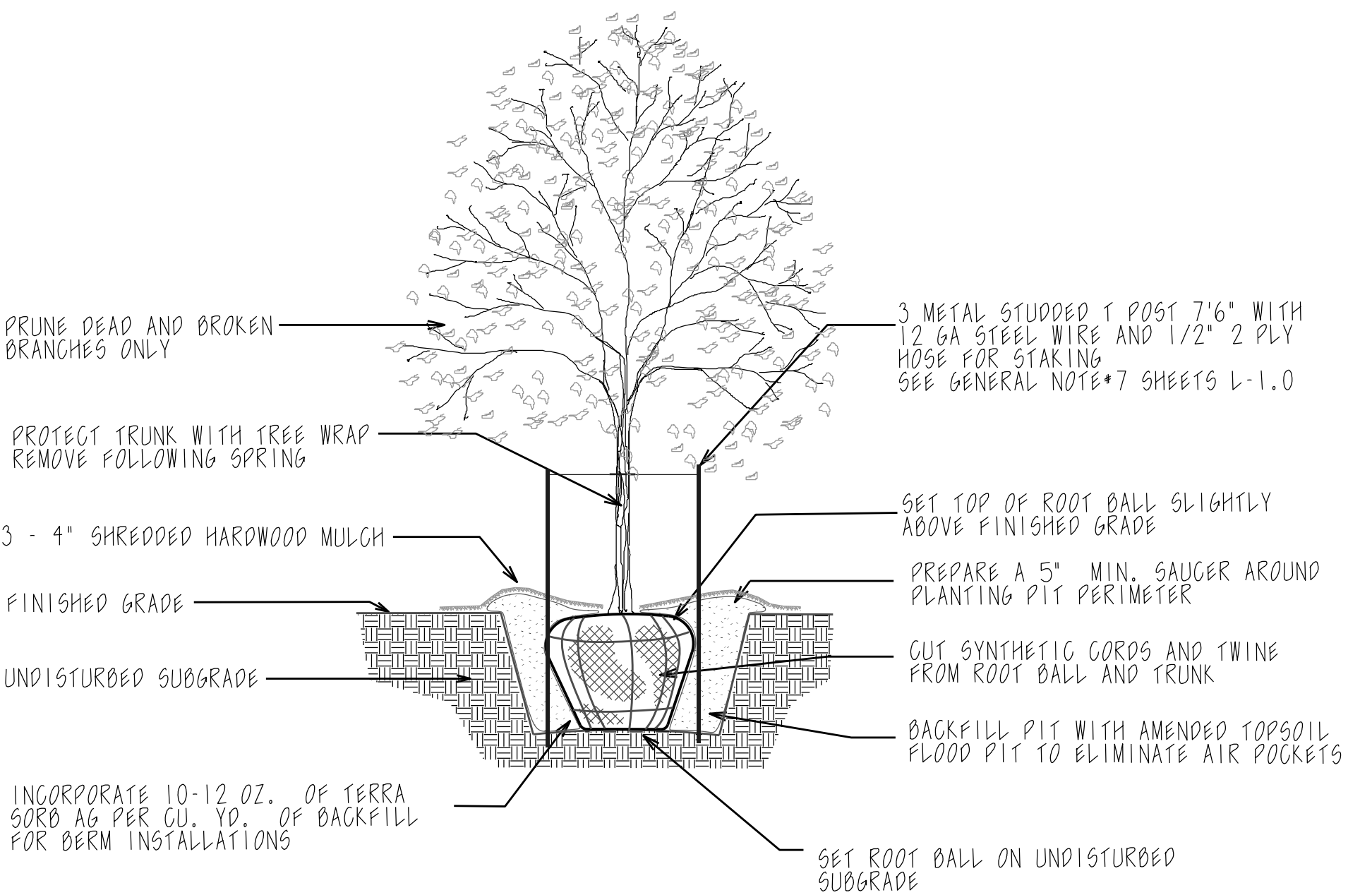
PERENNIAL PLANTING DETAIL

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

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REVIEW	06/05/26

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DRAWN: PAC

JOB: 2400230D

LS-2
SPECIFICATIONS

SECTION 00004

SEEDING

PART 1 GENERAL

1.01 DESCRIPTION

- A. PROVIDE SEEDED LAWN 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 BAILING, 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 S6150, CURLX, 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

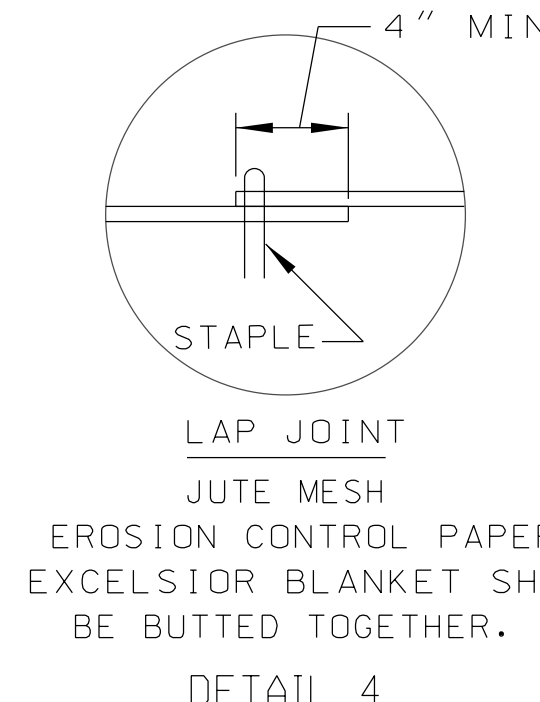
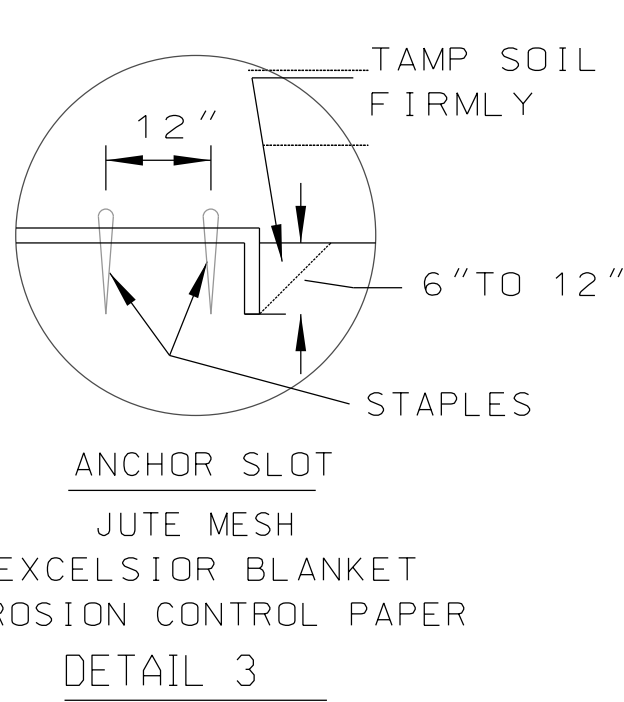
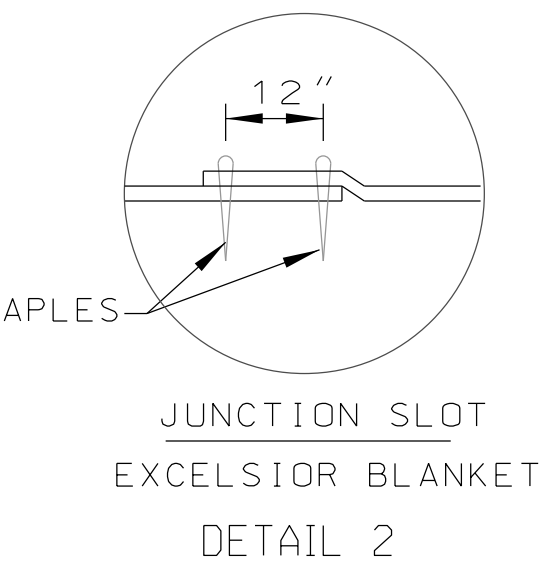
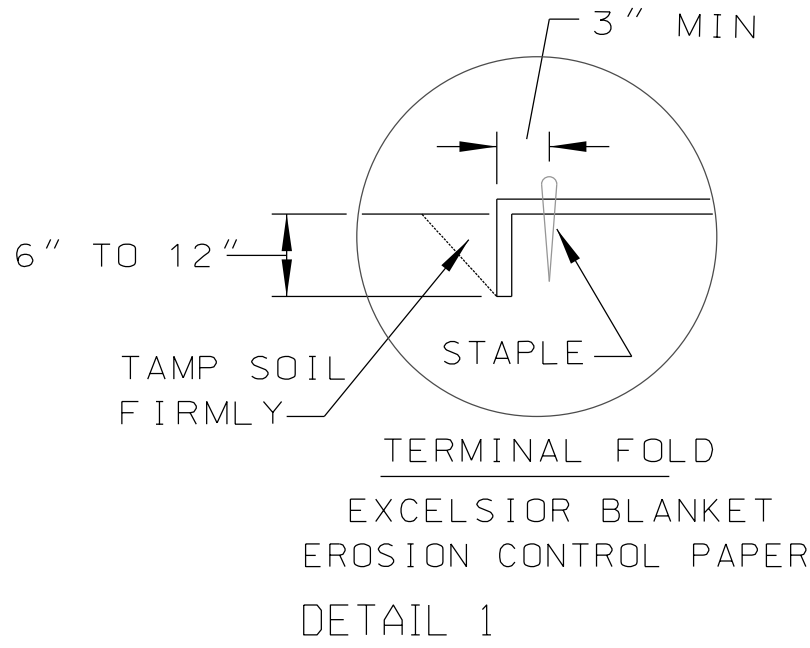
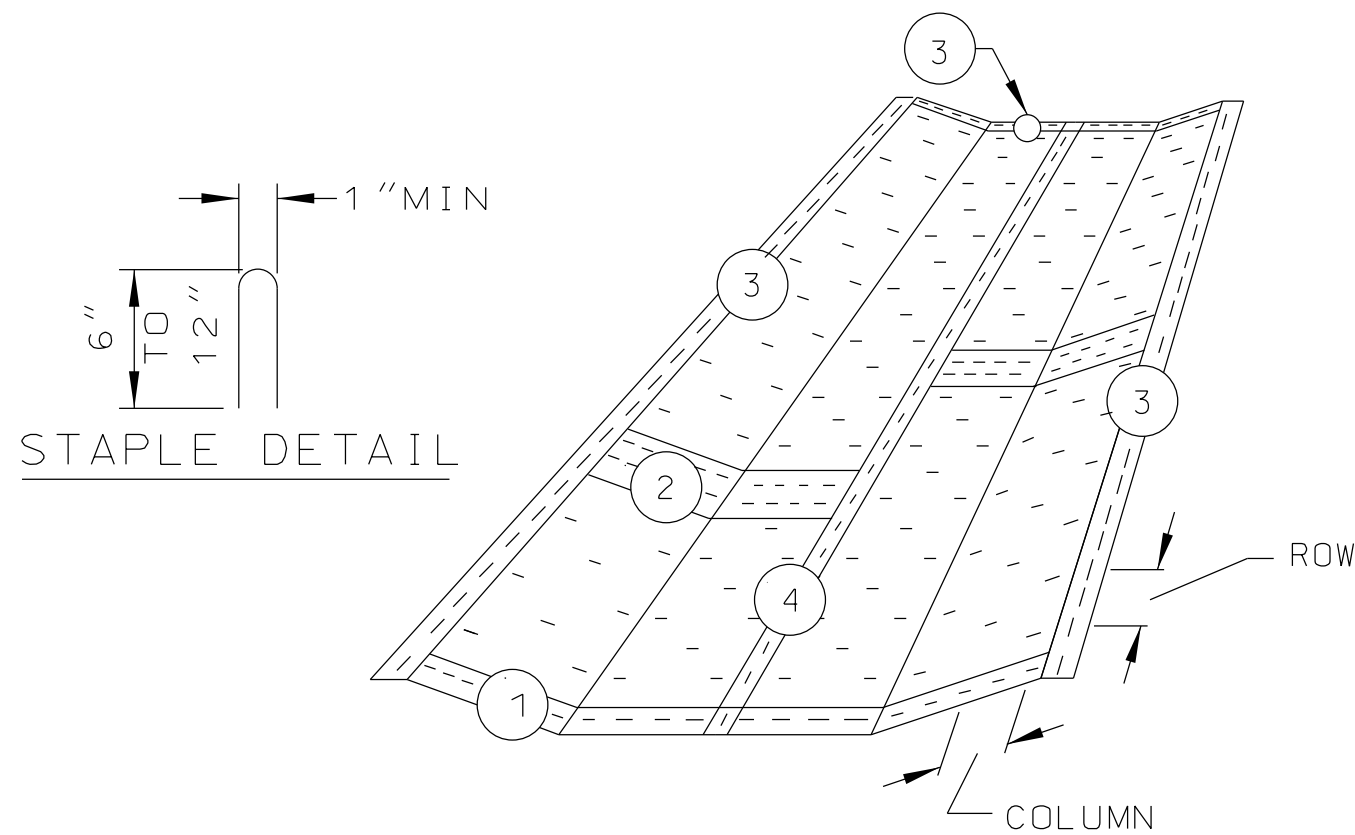
- A. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
- B. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
- C. UPON ACCEPTANCE, THE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

- 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.
- 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.

3.05 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.
- 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.

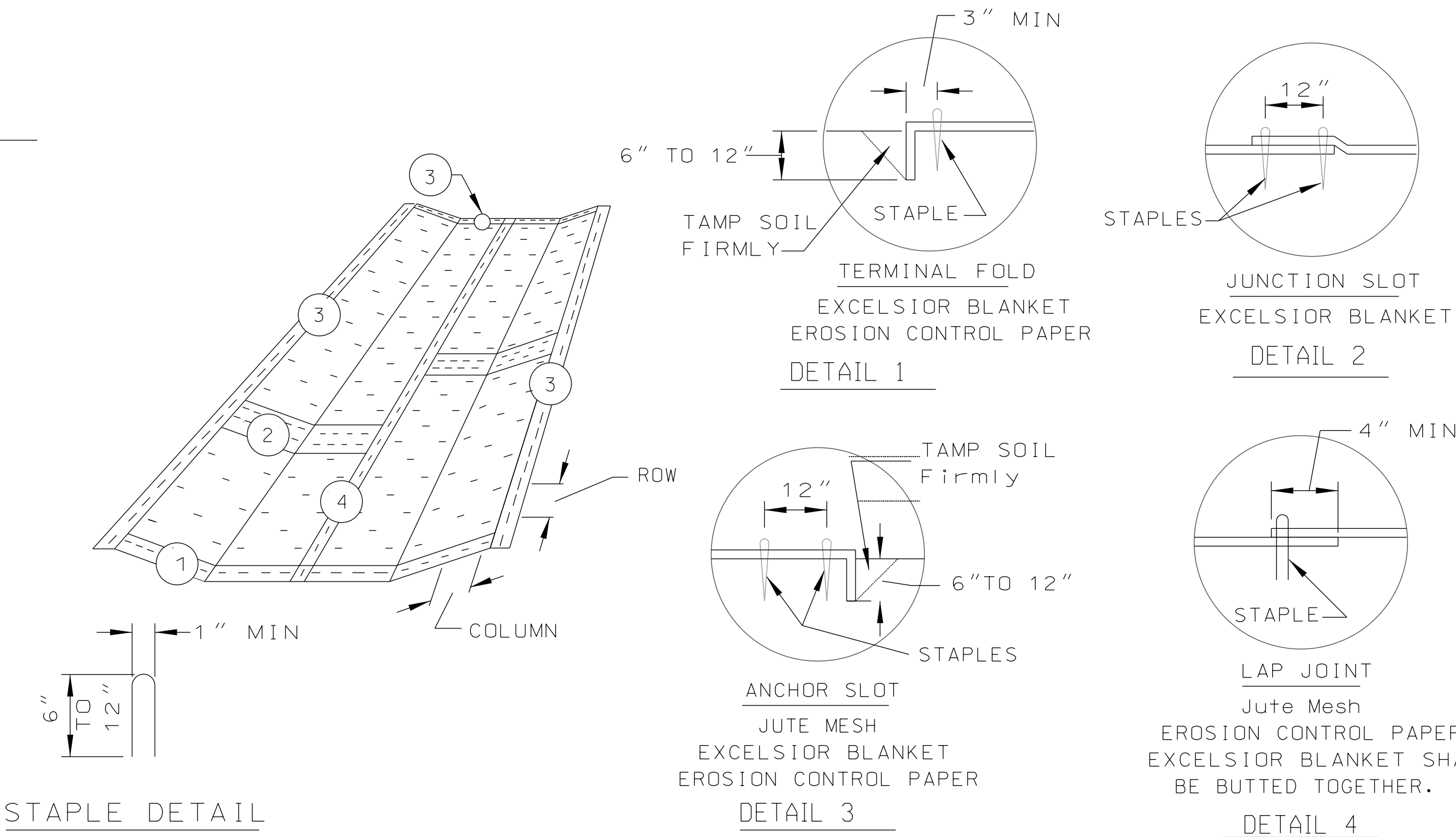
EROSION BLANKET TYPE 11 •SPECIAL• SHALL BE NAG 5G-150 BLANKET IN DESIGNATED BIOFILTRATION SWAIL INDICATED ON PLAN. MANUFACTURED BY NORTH AMERICAN GREEN OR AN APPROVED EQUAL.

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

BASIN BOTTOMS - 100T CLASS 40 WETLAND GRASS & SEDGE MIXTURE

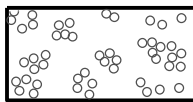
COMMON NAME	AMOUNT / ACRE
PERMANENT MATRIX	SEED

44.64 % ANNUAL RYEGRASS 25 LBS.
44.64 % SPRING OATES 25 LBS.
10.72 % WETLAND GRASSES (BELOW) 6 LBS.

56 LBS. / ACRE

12 % BLUE JOINT GRASS
6 % LAKE-BANK SEDGE
6 % AUL-FRUITED SEDGE
6 % TUSSOCK SEDGE
6 % FOX SEDGE
3 % NEEDLE SPIKE RUSH
3 % BLUNT SPIKE RUSH
14 % FOWL MANNA GRASS
6 % COMMON RUSH
6 % SLENDER RUSH
6 % TORREY'S RUSH
10 % RICE CUT GRASS
3 % HARD-STEMMED BULRUSH
3 % DARK GREEN RUSH
3 % RIVER BULRUSH
3 % SOFTSTEM BULRUSH
4 % CORD GRASS

BASIN BOTTOM =
19,260 50' AREA
25 LBS. SEED MIX REQUIRED



LOWER SLOPES OF BASINS N.W.L. TO H.W.L. REVISED 100T CLASS 4A LOW PROFILE NATIVE GRASS MIX

COMMON NAME	SCIENTIFIC NAME	AMOUNT / ACRE
PERMANENT MATRIX	SEED	

LITTLE BLUESTEM GRASS ANDROPOGON SCOPARIUS 5 LBS.
SIDE-OATES GRAMA BOULFLOUA GURTIPENDULA 5 LBS.
PRARIE DROPSEED SPOROBOLUS HETEROPHIS .5 LBS.
WILD RYE GRASS ELYMUS CANADENSIS 1 LBS.
ANNUAL RYE GRASS SECALAE CEREALE 25 LBS.
SPRING OATES AVENA SATIVA 25 LBS.
PERENNIAL RYE GRASS 15 LBS.

76.5 LBS. / ACRE

NORTH BASIN SLOPES =
32,320 50' AREA
60 LBS. SEED MIX REQUIRED

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REGISTERED
STATE OF ILLINOIS
PROFESSIONAL
ARCHITECT
2021

RETAIL PETROLEUM FACILITY
191 ST & HARLEM AVENUE
TINLEY PARK, ILLINOIS 60477
GAS N WASH

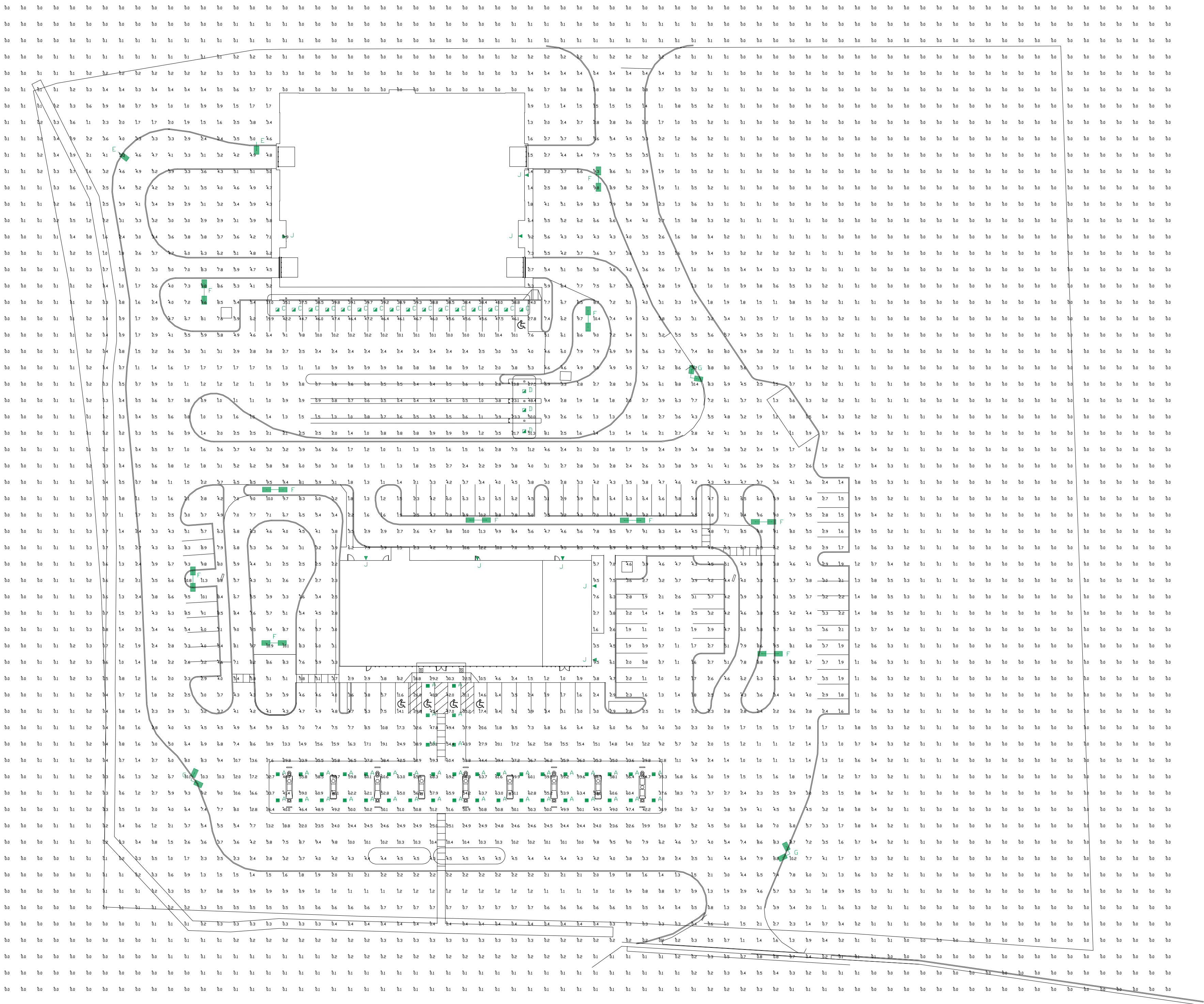
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

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

LS-4
SPECIFICATIONS



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.

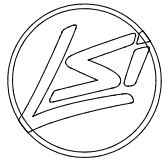
The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "00" most closely matches the old Full Cutoff rating.

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

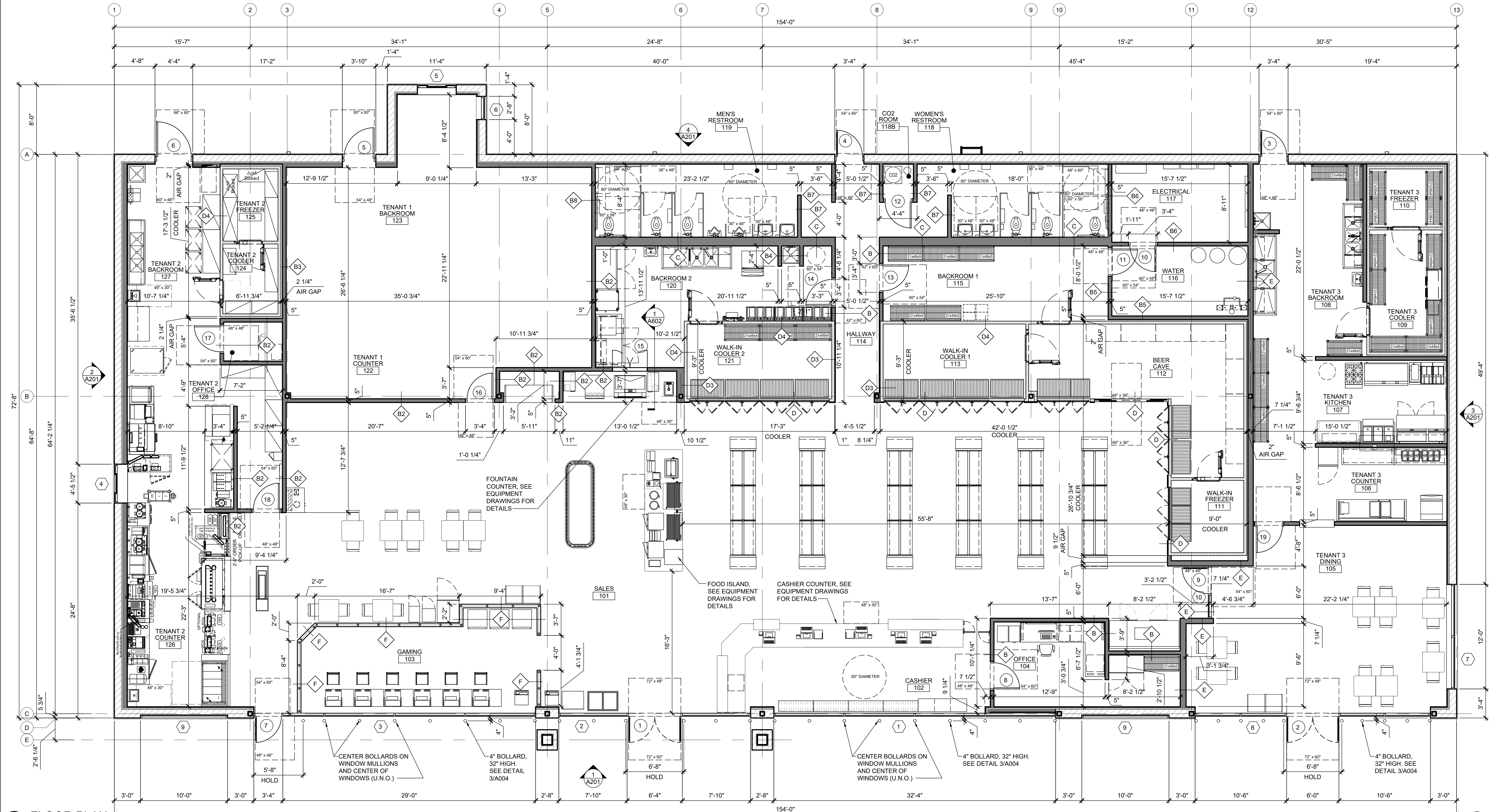
- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS.
- WATER RESISTANT GYPSUM BOARD OR CEMENT BOARD SHALL BE USED AT ALL WALLS IN TOILET ROOM, BEHIND ALL PLUMBING FIXTURES, AND ANY WET LOCATIONS - SEE PARTITION SCHEDULE FOR MORE INFORMATION.
- PROVIDE 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.

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 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, 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, FRP OVER 5/8" PLYWOOD BOTH SIDES 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.
- 3 5/8" STUD WALL, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON OPPOSITE SIDE TO 6" ABOVE CEILING, 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" MOISTURE RESISTANT GYPSUM BOARD EACH SIDE, TO 6" ABOVE CEILING, 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.
- (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.
- 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.
- 3 5/8" STUD WALL WITH 5/8" GYPSUM BOARD ON HALL SIDE TO 6" ABOVE CEILING INFILL TO WALKIN COOLER WALL, 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 TO 6" ABOVE CEILING WITH FRP OVER 5/8" PLYWOOD ON BACKROOM SIDE, SEE SHEET A601.
- 3-5/8" STUD WALL WITH FIBERGLASS INSULATION, 1/2" RESILIENT CHANNEL, 5/8" FIRE-RESISTANT GYPSUM BOTH SIDES TO 6" ABOVE CEILING, SEE SHEET A601.
- PARTIAL HEIGHT 3 5/8" 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.



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

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RETAIL PETROLEUM FACILITY
SWC CORNER OF 191ST & HARLEM AVE.
TINLEY PARK, IL 60487

GAS N WASH

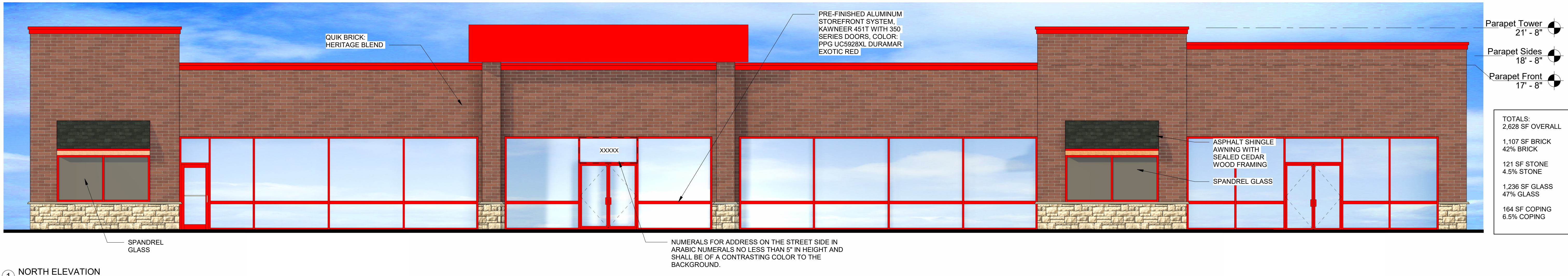
ISSUE

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

CHECK/CP
DRAWN/KV/AN
JOB:D2600095

A101
FLOOR PLAN

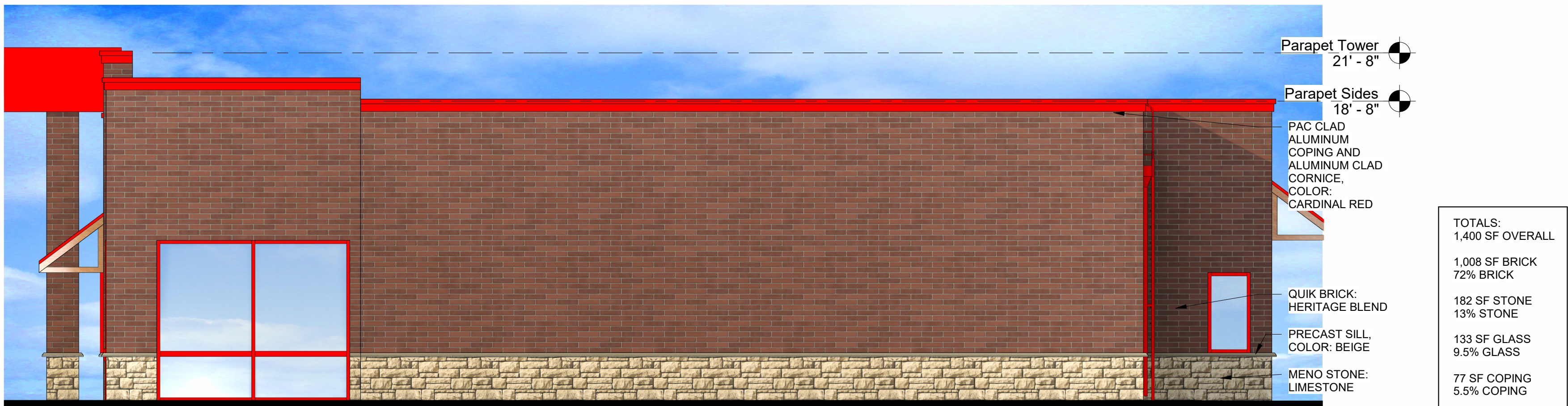
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING



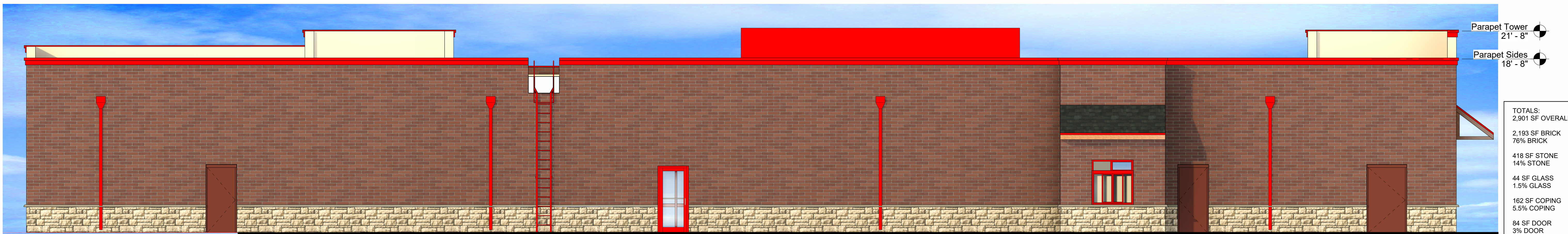
1 NORTH ELEVATION
3/16" = 1'-0"



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



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



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



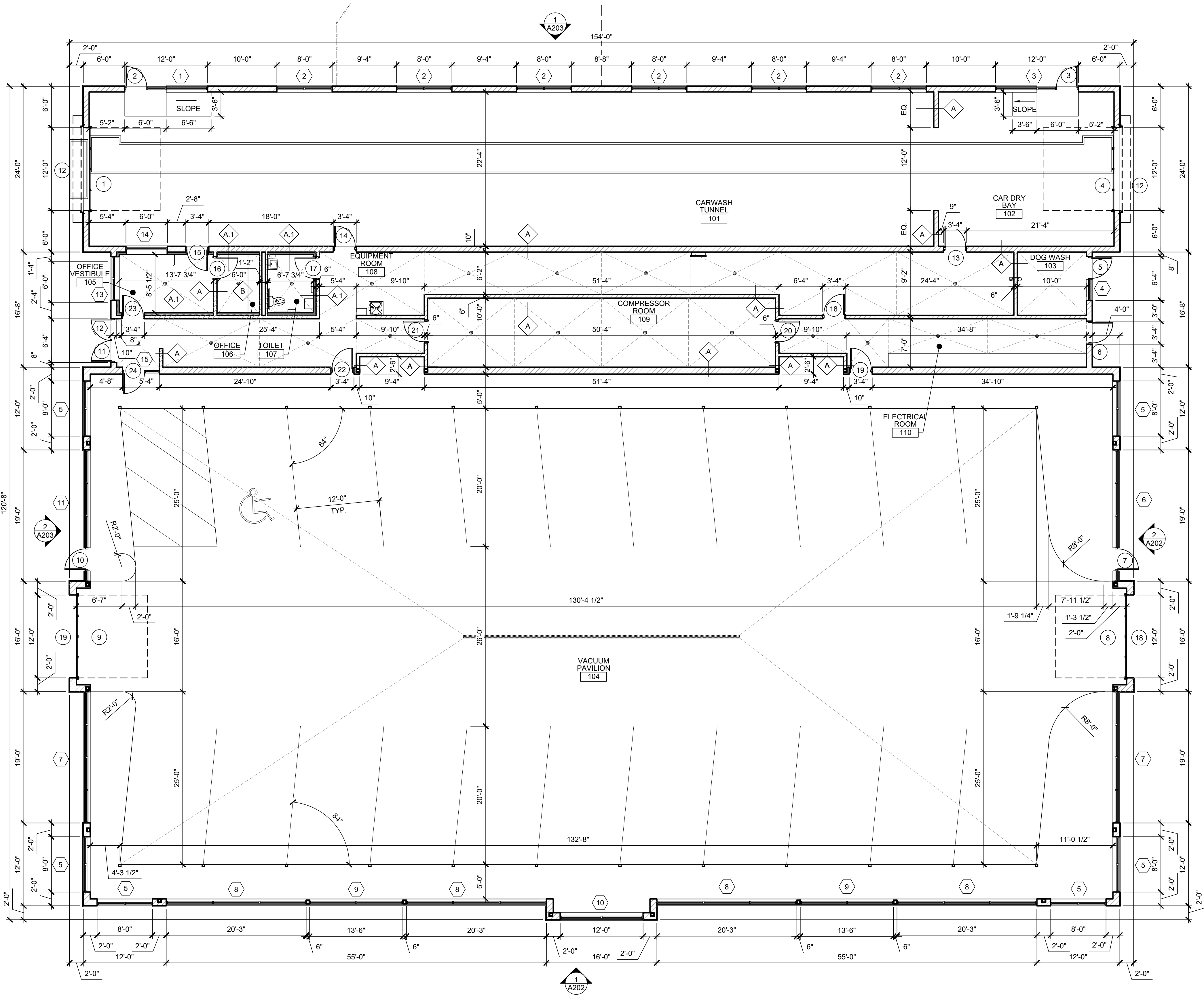
5 BRICK SAMPLE
N.T.S.



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.

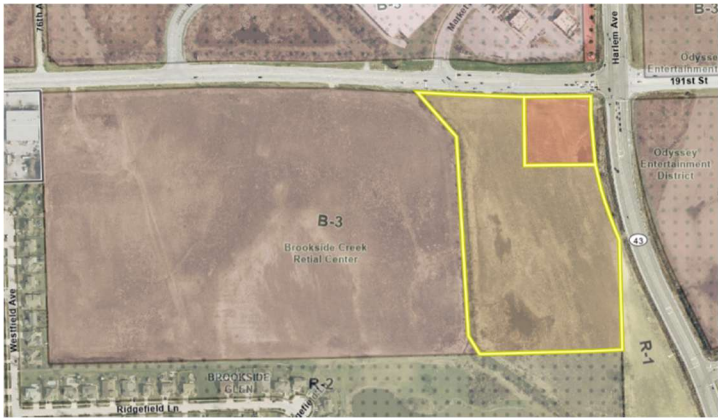
This would be the fourth Gas N Wash location in the Village, with locations at 183rd Street & 76th Avenue, 183rd Street & La Grange Road, and 194th Street & Harlem Avenue. The existing location on Harlem is approximately ½ mile south from the proposed location.

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.

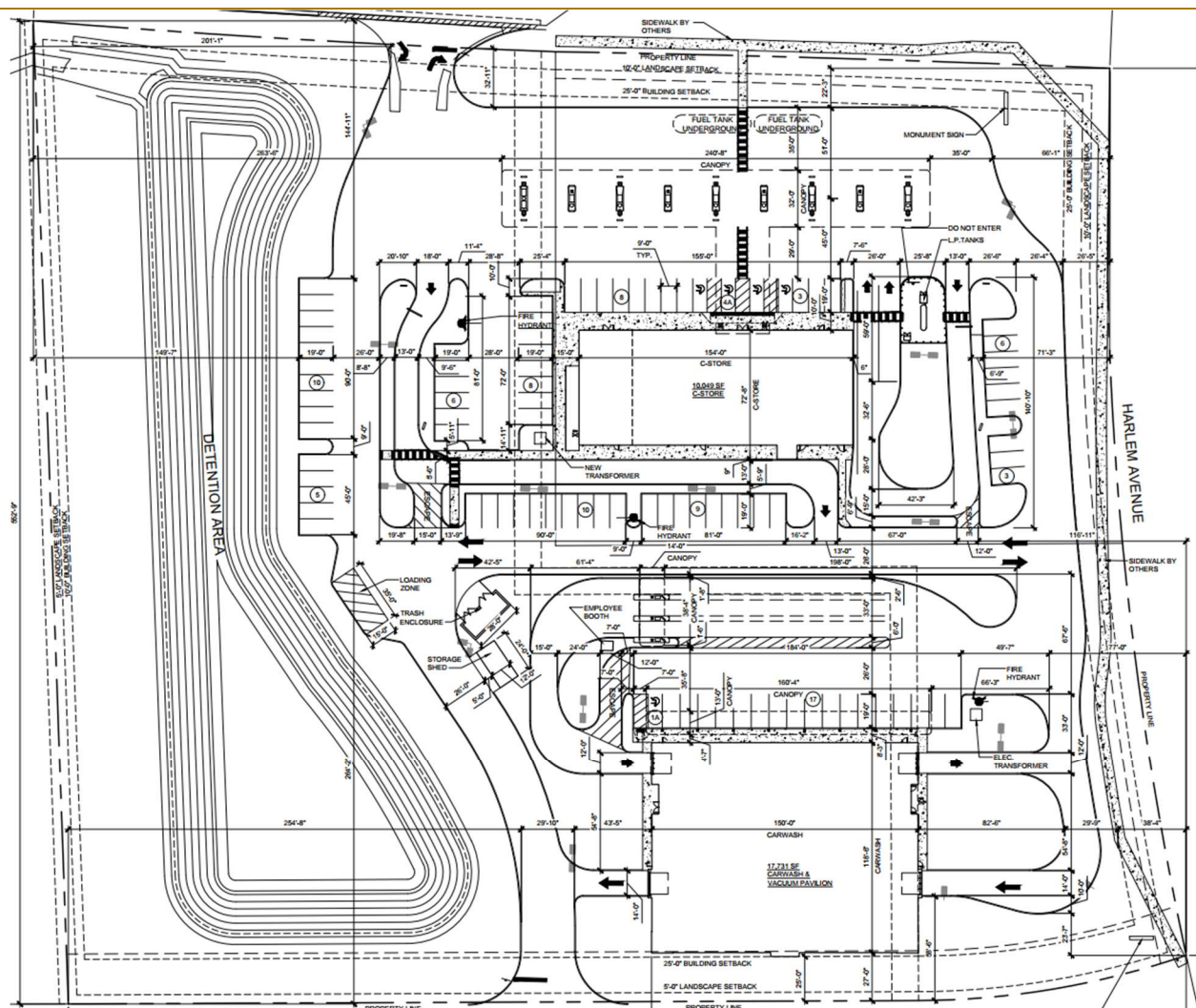
PROPOSED USES

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

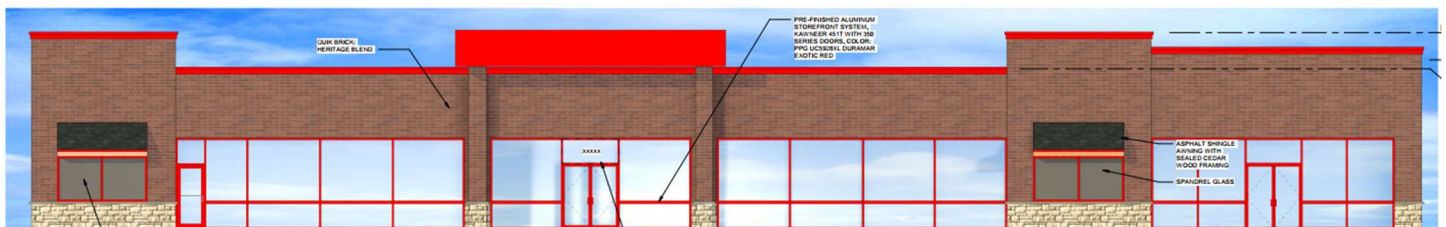
The site is accessed via two driveways: one right-in-right-out driveway from 191st Street and a full access onto the access drive of the master development, which connects Harlem Avenue to other lots in the PUD. As a result of the traffic study submitted with the plans for the master development, modifications 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

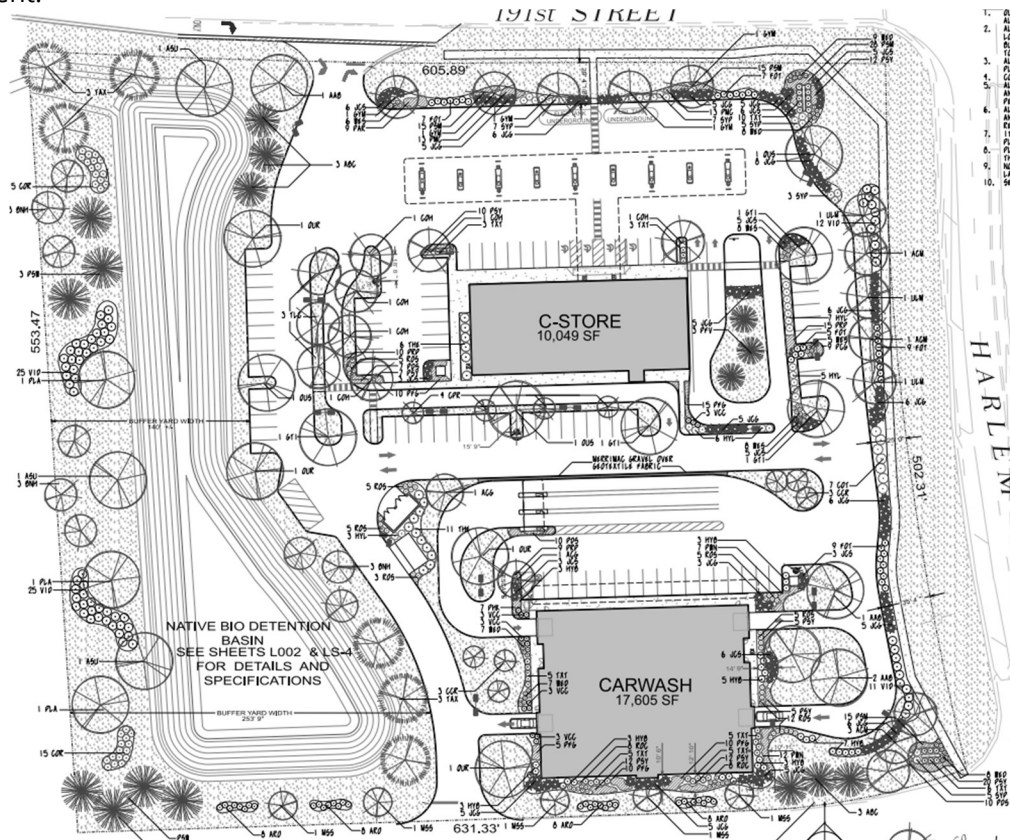
Explicit façade composition percentages were not provided; however, each façade far exceeds the minimum masonry percentage required by the Zoning Ordinance.

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.