AGENDA

PLAN COMMISSION

Plan Commission: April 16, 2025 at 7:00 PM

Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

A. Call to Order

B. Approval of Minutes

1. November 18, 2024

C. Public Comment

D. Considerations

1. Public Hearing PC 2025-01 – Lyons Township High School (LTHS) District 204 – 4900 Willow Springs Road

    a. Petition - Amendment to Conditional Use Permit

    b. Plan Commission Recommendation - Recommendation regarding the petition noted above

2. Public Hearing PC 2025-02 – R&M General Contractors, LLC – 5129 Wolf Road

    a. Petition - Vacation of Public Right-of-Way and Plat of Resubdivision for a Five-Lot Single Family Residence Subdivision

    b. Plan Commission Recommendation - Recommendation regarding the petition noted above

E. New Business

F. Other Business

G. Adjournment

Individuals with disabilities who plan to attend / participate in this meeting and who require accommodations to allow them to observe and participate, or who have questions regarding accessibility of the meeting or facilities, are requested to contact Jill Izzo at 708-246-1800, extension 127.

VILLAGE OF WESTERN SPRINGS, ILLINOIS

PLAN COMMISSION

November 18, 2024 - 7:00 P.M.

REPORT OF MEETING taken at the Western Springs Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois, reported by Stephanie A. Battaglia, Illinois CSR License No. 084-003337.

BOARD MEMBERS PRESENT:

CHAIRPERSON PETER GLIMCO
COMMISSIONER MICHELE JOHANN
COMMISSIONER PATRICK TURNER
COMMISSIONER PETER HANSON

ALSO PRESENT:

MICHAEL JURUSIK, Village Attorney
HEIDI RUDOLPH, Village President
HEATHER VALONE,
Director of Community Development
JEFFREY KOZA, Village Engineer
KELSEY FAWELL, Senior Planner
RORY FANCLER-SPLITT,
Kimley-Horn Engineering Planning and Design Consultants
ELLEN BAER, Village Manager

ON BEHALF OF THE APPLICANT:

JOHN BARRY, McNaughton Development
SEAN DUDAK, DesignTek Engineering

COMMUNITY MEMBERS WHOM SPOKE:

CHAIRPERSON GLIMCO: We are going to get started.

Thank you, everyone, for coming out tonight to the Plan Commission.

On our agenda tonight we are going to call to order, I have to call to order, probably should do that, calling the meeting to order.

Do you want to take a rollcall? Let's do that.

Heather?

DIRECTOR VALONE: Commissioner DeProsperis? Absent.

Commissioner Hanson?

COMMISSIONER HANSON: Here.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Here.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Here.

DIRECTOR VALONE: Commissioner Winegar is absent.

Chairman Glimco?

CHAIRPERSON GLIMCO: Here.

DIRECTOR VALONE: You have a quorum.

CHAIRPERSON GLIMCO: The agenda tonight

includes the approval of the minutes from the last meeting, September 24, 2024.

We are going to have a period of public comment for matters not related to the issue at hand tonight.

We are going to have one matter for consideration, we are reopening the public hearing on the continued PC-2024-02, Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision, 5600 Wolf Road, McNaughton Development.

We have one item after that, we will consider approval or denial of the recommendation perhaps with conditions, we will move on to a general update for future meetings, new business, other business, and then we will adjourn.

With that I would move on to the minutes from the September 24, 2024 meeting.

Is there a motion?

COMMISSIONER TURNER: Motion.

COMMISSIONER HANSON: Second.

CHAIRPERSON GLIMCO: All those in favor of approval of the minutes?

(Chorus of ayes.)

CHAIRPERSON GLIMCO: I am moving on to the public comment section of the meeting. This is public comment on anything other than the McNaughton Development.

Hearing none, I would move on to the matter under consideration tonight.

Is there a motion to reopen the public hearing on the McNaughton Development?

COMMISSIONER JOHANN: Motion to reopen.

COMMISSIONER TURNER: Second.

CHAIRPERSON GLIMCO: All in favor?

(Chorus of ayes.)

DIRECTOR VALONE: Before we get started if I can remind everyone the mics are on and please lean to them so we can have the court reporter hear.

Additionally, both screens are up, but if any of the commissioners' screens are not currently live on the iPad, please let me know.

CHAIRPERSON GLIMCO: We are going start with swearing in the witnesses.

If anyone plans to address the Commission tonight, even if you think you might, if you could rise at this time and the court reporter will swear you in.

(Certain members of the audience were sworn.)

CHAIRPERSON GLIMCO: Heather, does the Village have anything to present tonight before we get started?

DIRECTOR VALONE: There are three items on the dais and also over on the white table that are from the packet that was posted on Friday.

We received two public comments since the posting of the packet, both are on the counter, the counter over here and up on your dais.

Additionally, the recommendation that was included in Friday's packet referenced that the conditions from the staff report were also applicable in the draft recommendation.

On the table over here and on your dais there is a document that just combines them all in one for ease of having to go between the two.

CHAIRPERSON GLIMCO: That's it?

DIRECTOR VALONE: Those are the only new documents since the publishing of the packet on Friday.

CHAIRPERSON GLIMCO: At this time should we hear from the developer?

DIRECTOR VALONE: Staff was going to give a brief presentation on the revised -- on the revised site plan.

CHAIRPERSON GLIMCO: That is what I was looking for.

ASSISTANT FAWELL: Thank you, Chair.

You will notice on the screen is a comparison of the original site plan that was proposed at the August Plan Commission compared to the revised current proposal for this November Plan Commission. I will be discussing those differences a little more in depth later in my presentation.

McNaughton Development has submitted an application requesting a comprehensive plan amendment, map amendment, conditional use permit for a planned development, variations, and subdivision.

The Village's Zoning Code referred to as the Development Control Ordinance, I will be referring to that as the DCO through this presentation.

So once a completed application is submitted to the Village, a public hearing and review by the Plan Commission is then scheduled. The Plan Commission will hear public comments, review the application, and the standards related to the type of

requests to make a recommendation on the application to the Village Board.

This is where we are currently at in the process.

That recommendation from the Plan Commission can be for or against an application with or without conditions.

Once the Plan Commission has provided a recommendation, then the application and recommendation is forwarded on to the Planning and Zoning Committee for review.

The Planning and Zoning Committee is comprised of two trustees and Village President is an ex-officio member.

The Planning and Zoning Committee reviews the application and recommendation and then recommends to forward the application on to the Village Board for discussion.

The Village Board reviews the application and previous recommendations and discusses the application of the workshop meeting. At a subsequent Village Board meeting the Village Board would take action on the application.

So some background on this application.

This was first heard by the Plan Commission on August 13, 2024. At that meeting it was continued to September 24, 2024, and ultimately continued to tonight, November 18, 2024.

So a little bit about this site.

The site is roughly 2.42 acres located at 5600 Wolf Road at the northwest corner of Park Place and Wolf Road. It is bounded by townhomes on the north, which we will refer throughout the presentation as Heritage Springs, Park Place on the south, Wolf Road on the east, and single-family houses on the west. The subject property is currently developed with a multi-tenant office building and associated parking facilities. Access to the site is currently provided via Wolf Road. An existing detention basin abuts the northwest corner of the subject property. It is located within the Village's right of way. It is about .34 acres.

That basin I am talking about is right here.

So the existing zoning of the site is O - limited office. The applicant is requesting it to be rezoned to R4 multiple family.

The Comprehensive Land Use Plan

designates this property long range use as office as well.

This is the site design. The applicant is proposing a development comprised of only townhomes. There are a total of nine buildings proposed, two of which are four-unit buildings, which we will talk about in a bit.

This is the site design, the road is -- there is a proposed road through the development is to continue Heritage Court to the north and then access out to Wolf Road.

The connection between Heritage Springs and Heritage Crossing proposed is separated via a gate, which both residents of each residential site will have access to, and there will be an Opticom sensor for emergency services.

There is also guest parking proposed throughout the site. There are two parallel parking spaces proposed where you can see my pointers and then seven proposed along the southwest corner of the site.

Now, these highlighted in red are the three-unit buildings, there are seven of them proposed. And highlighted in blue are the two four-unit buildings that are proposed.

The applicant is also proposing residential cedar style fencing on the southwest and southeast sides of the property, along with a 30-inch tall retaining wall.

Now, I want to go over a little bit what has changed from the August site plan that was first proposed, the biggest difference being the access has shifted. Original access was proposed off of Park Place to the south, it has now shifted to Wolf Road to the east.

There is the additional guest parking spaces. Originally there were only six proposed and they were only proposed in a corner kind of collected together. Now there are two parallel spots proposed.

The detention basin along the Lawn Avenue road has enlarged just a little bit between these two-unit townhomes. And you can see that there is now more space in between the buildings and the north property line. There is also a vehicle turnaround area that is there as well.

This redesign was done due to potential flooding in the streets, which we will discuss later on in our presentation with our village engineer.

And then here along that southwest

property line is where that retaining wall is going to be located. It is 30 inches behind the six-foot cedar fence.

The applicant is proposing exterior materials that are generally considered higher quality. The materials board indicate brick veneers, fiber cement board, asphalt shingles for the majority of the building elevations. There are Juliet balconies which will be proposed, standing seam metal roofs.

The applicant is also proposing, which you can see kind of in the bottom right-hand corner, the materials throughout the development will be shifted on each home to add some variety as well as each front door will -- not each front door, each front door on one building will be a different color from the other.

The applicant is requesting a variation from the maximum height standard, the maximum being the 35 feet. The applicant is requesting a variation for a proposed height of 36'4". All of the buildings are to be the same height, there is no difference between the three-unit building and the four-unit building.

The proposed grade of the site plays into the height of the proposed buildings. So this is looking at the south end of the property. The foundation of the buildings you can see are of an elevation of 663 and 661. If you are standing in the middle of the street the elevation is 666 feet, and then if you are standing at the top of the driveway of those southern properties it is 669 feet. So you are looking at about an eight-foot difference in height, whereas the proposed townhomes would be eight feet lower than the height of where these driveways are.

And then looking at the southwest corner, similar conditions, not as stark. The foundation of the buildings from 21 to 23 are at 659 feet, which is two feet above the property to the west. However, it must be noted that the site grade is changing and it will be lower than what it is today. And then if you are looking at the property a little bit to the southwest there an elevation of 666 feet so they are about seven feet higher than these homes, than these townhomes.

And similar to, we are going to take a look at the northeast portion of the site where the elevation is 659 feet. We tried to get it as close to

that building back there as possible that the elevation listed, and then looking at the proposed townhomes at an elevation of 658 and 661, so you are looking at about a two-foot difference taller on this side and then a one-foot difference shorter on this side of the property.

Now I will pass the presentation off to Jeff Koza who is our village engineer to talk more about the stormwater conditions.

VILLAGE ENGINEER KOZA: Thank you, Kelsey. I am Jeff Koza, village engineer for the Village of Western Springs.

A brief overview of some of the stormwater concerns or existing conditions. This was an inundation map provided by the engineer based on modeling that concluded within the last two months.

These are existing conditions, the gray area outlined by the purple line, it is what we considered the worst-case scenario for current site flooding. As you will note, most of the existing parking lot is inundated with some water and then the existing street to the north for Heritage Springs also is inundated with water.

The developer since the last Plan

Commission meeting has adjusted the grading plan for the site. Essentially they have raised the proposed ground by the units themselves.

The prior proposed conditions modeling showed some of this worst-case flooding scenario of stormwater encroaching upon some of the lower end units impacting the driveway access. They have since elevated the site, shifted the units to build green space, but elevated the sites to keep stormwater away from the units, so these folks will have access to the street and to Wolf Road.

Generally speaking, the site where it leaves at Wolf Road is much higher than the bottom of the north end of the site, it is a pretty substantial grade difference, but this proposed design would also not impact the development to the north because they are already lower. There is some street flooding still shown, but that is inherent to the existing conditions.

To maintain that street connection would be to the benefit of both developments, they'd have to bring the road back down to existing elevation, so it is unavoidable to not have this, but this is what we consider a worst-case scenario for the flooding

conditions.

And they also have added to the capacity of this existing Lawn Avenue detention basin, they added since the last submittal additional stormwater in between Units 20 and 21, but this basin here is being dug out deeper to store additional stormwater.

There was an analysis done to compare the existing conditions, existing worst-case conditions versus the proposed worst-case conditions as far as net storage, and we are, I believe, .88 acre feet more storage than the current existing conditions, and that is mostly due to the deepening of the basin here and extension here.

There was a little bit of loss of overflow in the parking lot of the far slide, but the detention basin far outweighs that.

Overall the stormwater to the site is not the condition, it is the offsite flow that comes on to the site that must be handled properly. There is a significant over 180 acres of drainage area that heads towards the site to a culvert on Wolf Road, and they have proposing to essentially direct that water via two culverts, the rear yard here buried underground and out here to this detention basin mimicking the

existing conditions. Currently there is a low-flow pipe, but heavy rain events it will flow over from Wolf Road along to the detention basin.

This is the proposed grading plan. Again, I say the biggest change here is the shift itself and elevating here so that the new development would not be inundated with water in the worst-case storm event while at the same time maintaining the overflow valve to not impact the existing development.

As mentioned there is a --

MS. REPORTER: Can you speak up?

VILLAGE ENGINEER KOZA: As mentioned previously, there is a storage volume gain to work in the detention basin that expands capacity.

I will pass it back.

ASSISTANT FAWELL: Thank you.

Okay, so on to the zoning relief further requested for the development. These are from the DCO as it relates to setbacks, building height, and minimum development size.

You can compare the proposed setbacks to what was originally proposed back in August as well as to the requirement.

I do want to note that this is not a

typical single-family home development with typical setbacks. This is a multifamily development consisting of townhomes, so not all of the proposed buildings have the same setbacks, some more than others. This table is meant to provide you with the greatest possible relief/encroachment needed.

So kind of looking as an example that I want to call to your attention the proposed 6.67 foot minimum interior side yard, which is a deviation from 30, so that is actually -- that setback is proposed right here from the wall of this building to the detention, the proposed detention basin, whereas all of the setbacks between the actual buildings from each other are 12 feet.

And I do want to point out this is -- the 30-foot is a considerable difference from the single family properties within Ridgewood that have a requirement for 10 feet or 10%. So the proposed setbacks are a little bit more inline with what is within the surrounding area.

And then looking at the Park Place, I just want to point out that these two buildings have shifted five feet to the north so they are -- actually, sorry, forgive me. Let me correct myself.

These two townhome buildings are five feet north of where the existing building on the property is today, so they are a little bit more set back than what is existing.

And then I am more than happy to go through setbacks and which buildings if the Plan Commission wants to request later along this west property line, that's where you get the minimum rear yard of 12 feet.

Yeah, so I just wanted to point out that these kind of front setbacks are going to the street, the side setbacks are both including from the buildings as well as the other structures, so there is a lot of variations -- poor choice of words. There is a lot of differences between the buildings and the setbacks that they need.

The applicant is also seeking relief from other sections of the DCO as it relates to street design, stormwater and sidewalk installation. The proposed street width is substandard, but it is connecting to the existing street, Heritage Court, and is proposed to match that existing street in width. The proposed street is also substandard in horizontal curve radius and vertical curves.

And then, as Jeff previously mentioned in his stormwater presentation, that the development is requesting a variation as it relates to standing water in the street.

Finally, the developer is requesting a variation to deviate from the Village's sidewalk installation policy that requires new development provide sidewalks within right-of-ways upfront on public streets. The applicant is not proposing a sidewalk on Park Place, although original plans did show that.

Village staff, as you have read in the staff report, is not recommending approval of this variation for sidewalks, and is, however, recommending that the applicant do install a sidewalk along Park Place.

Public comment, so we have received at least public comment from at least 32 members of the public and have about nine pages of total public comment. All of the public comment that's been received throughout this package or throughout this process was attached and included in the development's recommendation.

There were a couple public comments that

we received since the packet has been posted, which we did put up on the counter and passed out on the dais.

ATTORNEY JURUSIK: Those will also be included in the recommendation.

ASSISTANT FAWELL: Yes. All comments we receive, whether before tonight's meeting or after we publish the package, they will all be included in the recommendation for this case.

Now, the Plan Commission, and ultimately the Board, the Plan Commission will be reviewing the planned development proposal to standards and guidelines within the DCO and it relates to all of the requests that the applicant is making.

So the Plan Commission has a number of options in recommending approval or denial of the application I have listed in the staff report, which I did want to touch upon.

The staff report mentioned some suggestions or some staff-recommended suggestions for conditions, as Heather mentioned in the beginning. These are very technical in nature, whereas some of the -- we are not going to list all, I think it is upwards of 70 or --

CHAIRPERSON GLIMCO: 84.

ASSISTANT FAWELL: 84. We are not going to list all of those.

However, there are some big ones that we did just want to point out, such as the removal of those two parallel parking spaces on the site plan due to poor visibility as well as --

DIRECTOR VALONE: The proposed sidewalk on Park Place and then additionally some recommendations related to the connection, the Heritage Springs.

The connection to Heritage Springs, as Jeff mentioned, because they have to lower the road to meet the existing condition does have some water that is proposed to pool in it. The developer is proposing to essentially use a bit of I am going to use -- a depressional area in between the two to make sure the water does not then flow back on to Heritage Springs, it flows into the detention basin. That is proposed to be shifted south on to Heritage Crossings property as it is more directly a representation of where it would maintain.

Additionally, there are two inlets that are also proposed, stormwater inlets, that will help channel the water from that area into the detention

facility. Those are proposed also to be moved south as the staff's condition again to represent more geographically who will maintain them and what property they should be on.

Those are the main three we wanted to call out that are more impactful and some of the more technical conditions.

Again, as I mentioned earlier in the meeting, on the dais and also on the counter the recommendation included a number of suggested conditions. It also referenced the staff report, that document that was placed on the dais and also on the counter is just one document that lists all of them together so you don't have to look between the two documents.

We can take any questions that you have at this time or we can bring the developer up to make their presentation.

CHAIRPERSON GLIMCO: Commissioners, any questions at this time?

COMMISSIONER HANSON: No.

ATTORNEY JURUSIK: Just real quick, in terms of the conditions, as the chair indicated, there are 84 at this time, those can be either added to or

reduced. Staff's recommendation is those conditions be incorporated into this recommendation.

If the recommendation ultimately approved those would be part and parcel to conditions of approval and also ongoing conditions for this development if it ultimately gets approved by the board.

The draft recommendation, just for the public's benefit that's being talked about and for our members here, it's the typical recommendation that you have seen each time we have these types of public hearings.

We draft a recommendation because staff and the attorney does the legwork, the background work to help in our boards and commissions with their duties. We take the information from an application, we take information from staff, any comments that are received from both staff, the public, and the applicant and we incorporate that into a draft document.

It does not make any assumptions as to how the board is ultimately going to rule. Everything is phrased as an approval or denial. And ultimately that draft document is worked through by this board to

reach a final decision.

With respect to the 84 conditions, we will --

DIRECTOR VALONE: I apologize for interrupting. Can you lean into the mic? We are having trouble hearing.

ATTORNEY JURUSIK: We will work through the recommendation, each of the standards, in summary later tonight, and then we will also touch upon -- we won't hit all 84 conditions, but we will deal with them generally, hit the groupings of them to give everybody an idea or an understanding of the type of things they cover.

Many of the conditions are very similar to the same type of conditions that applied to LT, Timber Trails, 17 West Ogden, townhome development, we are not reinventing the wheel. All those types of conditional use, planned development-type approvals that needed exceptions or variations, we reuse those conditions because they are typically uniform, universal to these types of developments.

CHAIRPERSON GLIMCO: Thank you.

Hearing no commissioner questions, I say we move on and hear from the developer.

DIRECTOR VALONE: If we can have one minute to switch to the developer's presentation.

CHAIRPERSON GLIMCO: As a reminder, anyone stepping up to the mic tonight, if you can state your name and spell your last name for the court reporter, keep a clear record, that would be very helpful.

JOHN BARRY: Thank you again for having us, we appreciate your time and consideration again. The.

CHAIRPERSON GLIMCO: Your name?

JOHN BARRY: John Barry, McNaughton Development.

I appreciate the staff report, quite honestly hit a lot of the things that I had to say, so I am going to try to be very brief here.

Obviously the big changes in the site plan, probably the biggest is Wolf Road access. The second is the rearranging of the units to accommodate the stormwater.

We are proposing to increase the parking spaces to eight spaces. We proposed turnaround at the very north end for vehicle traffic. We have eliminated the five- and six-unit building proposals

and limited to three and fours.

The proposed building on the south side of our entry road has been moved five feet north from previously approved also proposed.

There is also noted in the staff report that the grading differences are buildings along that south area are approximately six to up to ten feet lower than the existing foundations along Park Place.

As far as the engineering plan, since our last presentation to your board we have submitted the appropriate traffic study and site distance analysis along with the engineering plan to the Cook County Highway Department. That review is ongoing. We anticipate that review going for just a bit longer and we would -- we accept the condition that if there is a recommendation by the Plan Commission and approval by the Board prior to the County's ultimate approval that that approval condition is on the County permit.

As it was noted again in the staff report, the engineering plan does accommodate the request to get the water off the north driveways in front of those units.

Again, also noted, we have doubled the volume in the detention pond and we have done that at

an expense of approximately $500,000. That pond will also be turned over to our association for its perpetual maintenance.

We submitted all the necessary plats for the Village review. We have also shared a draft set of covenants which have been through one review by the Village attorney, we have responded. I assume we will kind of finish those up as we move forward in the process.

The same with the construction schedule and exhibit to go along with the development plan, and we anticipate working on the development agreement at some point in the near future also.

The architecture was touched on briefly, we provided the Village with a full binder of renderings, elevations, floor plans, and a master board of materials will be used to construct it.

As it was noted, we have seven of the nine buildings will be tri-plexes and just two will be floor-wide units.

We think we have made a lot of progress on these elevations with the main objective of the Village requesting us to make each individual unit have its own identity, and we believe we have

accomplished that.

I guess just in conclusion, we believe that these plans, both architecturally and engineering, address the concerns that have been raised in the previous meetings with obviously the biggest being the access and stormwater.

We feel that the use fits the trend of development that's occurred here at this portion of the village. The zoning request actually reverts the property back to its original residential use as it was foreseen in the past.

The plan is a creative design to accommodate a market-demand product.

The development is an aesthetic upgrade from the current use. It will have a positive impact on the taxing districts and we are completing better infrastructure connectivity at this corner of the village, and with the additional green space and enhanced landscaping it will all be a very positive for this neighborhood. The plan will be a very -- it will be positive for Western Springs as a whole.

Again, we appreciate your time, your consideration, and we would ask for your positive recommendation tonight. Thank you.

CHAIRPERSON GLIMCO: Thank you.

Before you go, Commissioners, questions?

I have one.

Are you guys willing to install the sidewalk then on Park Boulevard?

JOHN BARRY: We will install the sidewalk on Park, yes.

CHAIRPERSON GLIMCO: I appreciate that.

That requires a sign relocation as well, is that correct?

JOHN BARRY: You know --

CHAIRPERSON GLIMCO: Maybe to touch on that a little bit.

JOHN BARRY: I think we can probably get the sidewalk in at the location the Village prefers along the right-of-way line maybe with a little tweak of the sidewalk at the corner we can probably avoid that sign and just maybe we can keep the sign where it is and maybe not risk damaging the sign, the limestone sign itself, relocating the electricity that is in the sign. I would say that we could probably get 95% of that sidewalk in the location that the Village prefers, but with just a little curve there around the intersection.

CHAIRPERSON GLIMCO: Did you guys want to address that? I am not familiar with the site enough. I know you wanted a compliant sidewalk installed.

VILLAGE ENGINEER KOZA: I am not necessarily prepared to talk specifics on that right now, we can work through it.

Ultimately we want the sidewalk to go in the same time as -- not looping around the circle, it would make sense.

JOHN BARRY: That's fine.

CHAIRPERSON GLIMCO: Any other questions?

Mike, you have a question?

ATTORNEY JURUSIK: Director Valone, can you put up the original slide that we started with, the side-by-side site plan slides --

DIRECTOR VALONE: Give us a moment.

ATTORNEY JURUSIK: -- for the public's benefit.

And so the developer -- I would like the developer to kind of clarify, just emphasize the stormwater drainage improvements.

Part of this development involves the potential vacation of the Lawn Avenue right-of-way. That is shown where the arrow is on the west side,

that west side green space. That will be vacated by the Village Board, title will go to the developer assuming they approve that.

Our right-of-way policy does require payment, cash payment, for rights-of-way, vacations, it's priced at $27 a square foot, there is no encumbrances, that is what this one is valued at.

There is the ability to grant exception of payment of dollars for the vacations of rights of way when you are dealing with plan unit developments and residential developments of this nature. The staff is recommending and the board has had some preliminary conversation about this that if this development were to move forward that the payment would not be cash from the developer to the village, that the payment would be in kind stormwater drainage improvements, and you will see that in the draft recommendation.

So as we heard the developer indicate that the stormwater drainage improvements are estimated to be over $500,000, that's over $100,000 beyond the value of the right-of-way under the policy, and so there is a condition in there that addresses the vacation of the right-of-way in exchange for the

developer making at least $500,000 of like kind stormwater drainage improvements.

John, if you could just highlight, you have removed units to the north of the property, you have relocated those to the south, and you have actually created where those two green lots are that are on the border of Heritage Springs and Heritage Crossing, you have created additional stormwater drainage in those areas as well, correct?

JOHN BARRY: Yes, that's correct.

ATTORNEY JURUSIK: So, you know, you can see there is additional stormwater drainage on the north two lots that border the Heritage Court. There is a deeper stormwater basin in the Lawn Avenue basin that currently exists, and then they have added additional depth or capacity in that little basin that they have created to the south of the Lawn Avenue. All of that was something that was discussed with the developer in exchange for vacating the right-of-way and making sure that the Village and the community got like value, like kind value for its vacation in exchange for -- instead of taking the cash value that the dollar value would be put into the stormwater improvements on site.

And there is no objection to that, that arrangement?

JOHN BARRY: That is correct, yes.

ATTORNEY JURUSIK: That's all.

COMMISSIONER JOHANN: Is that improvement done during the building process, the additional --

DIRECTOR VALONE: I apologize, can you move in?

COMMISSIONER JOHANN: Sure.

The adjustments to the stormwater, is that done during the building process or is it done after?

ATTORNEY JURUSIK: That will be done during the building process.

If this project receives a favorable recommendation here and by the board, the development plans that are really in progress will be refined to match the conditions. And, as the developer indicated and I think our village engineer indicated, the drainage capacity is being increased two times to a level that's twice as much as currently being provided.

Is that correct, Jeff?

VILLAGE ENGINEER KOZA: Yes. The catch

basin itself is essentially being doubled in size.

ATTORNEY JURUSIK: Plus they are adding the other two basins, correct?

VILLAGE ENGINEER KOZA: That is in that.

ATTORNEY JURUSIK: With that extra drainage capacity that's going to be reflected on engineering building plans, that will be implemented when they do their site development work here.

VILLAGE ENGINEER KOZA: To answer the question, that would be essentially done at the start of the project and they will have the considerations for ensuring the system as it currently stands can function in case a rain event occurs, but typically that type of work is done and then they will file suit with the building of the actual buildings.

ATTORNEY JURUSIK: There is actually a number of conditions that address sequencing of construction, making sure that the stormwater drainage that exists there today continues to function and isn't reduced in any way during the construction process. All of that will be managed by the developer and oversaw by -- overseen by the village staff to make sure that everything functions as is during the construction process and that the drainage

enhancements are completed and those enhancements will be part of the as-built plans, so they will be reflected and confirm that they actually were built and installed as part of this project.

CHAIRPERSON GLIMCO: I am just looking at some of the conditions. There is a $100,000 bond required to make sure that is maintained throughout.

ATTORNEY JURUSIK: Correct.

And not to get too deep in the weeds, let's just talk about there is a condition that has the Village creating what is called a dormant special service area, and we do have special service areas throughout the community. They are a special funding district created from time to time to help with improvements of infrastructure. We have done those probably four or five of them over the years to help residents in certain areas with flooding issues.

This particular project, similar to Timber Trails, is going to have a special service area created, assuming the board approves it, and that special drainage district will sit as kind of an overlay district and will give the Village Board special taxing authority to levy a tax against this particular property and those particular property

owners if the homeowner's association fails to maintain the improvements, the public improvements, and the stormwater drainage improvements onsite.

The Village will have the ability to send a notice to the owners/homeowner's association if they are somehow not maintaining the development and the stormwater facilities consistent with the plan development ordinance and the approved engineering plans.

The Village will be able to if the homeowner's association doesn't make the necessary repairs maintenance in a timely manner then the Village will have the authority to go on and under an easement authority make whatever improvements are required and then basically back-charge the homeowner's association and the residents of this development for the costs of those improvements.

The rest of the community will not be impacted by the ongoing maintenance of this system and this development.

And the developer has no objection to that, it's a very typical --

JOHN BARRY: It is a typical arrangement, we have no objection.

ATTORNEY JURUSIK: All right.

CHAIRPERSON GLIMCO: Hearing no questions from the commissioners, at this time I would move on.

Did you have anything else?

ATTORNEY JURUSIK: No.

COMMISSIONER JOHANN: One more.

The material that is used for the street, would there be any benefits or is it a possibility that it would be a permeable surface such as pavers so it would help with any of the drain?

JOHN BARRY: The permeable paver would not help with the overall retention in critical duration storms.

DIRECTOR VALONE: Sean, can come up to the mic and speak?

SEAN DUDAK: Sean Dudak, D-U-D-A-K, DesignTek Engineering.

There really is no benefit to using the impermeable pavers in the street. That's usually for like a smaller storm, it is to filter out the contaminants and stuff in the stormwater. It doesn't really give you any capacity or slow down the flow of water through the system.

Anything else?

COMMISSIONER JOHANN: No.

CHAIRPERSON GLIMCO: If there is anyone in the audience that would like a ask a question, now would be the time to come up to the podium, state your name, grab the mic?

No? There were a lot of y'all sworn in.

Okay, I think maybe we can move on to some of the considerations, Mike.

ATTORNEY JURUSIK: Yes, sir.

CHAIRPERSON GLIMCO: Before we do that I guess I would just like to thank both the members of the public and the developer for working so cohesively together.

I think this is our third meeting and I think a lot has changed in the developer's plan, you have been willing to bend to a lot of the wishes of the neighbors, and I think that's really helped the process quite a bit. So thank you.

JOHN BARRY: Thank you.

CHAIRPERSON GLIMCO: We have to consider a lot of things with all the variations being requested tonight.

We have the approval or the denial of the map amendment to rezone the property from O limited

office to R4 multifamily residence district.

Does the Commission have any thoughts on that?

We don't have to move for each of these, do we?

ATTORNEY JURUSIK: Tonight it would be good to address each of them.

If you want to take the way that they are listed in order and just after you read the approval/denial say do we feel that there is adequate evidence submitted to meet each of the standards set forth in the recommendation, you could get through it in an efficient manner that way, if you could just take a look at the first --

CHAIRPERSON GLIMCO: There are standards --

ATTORNEY JURUSIK: There are standards set forth for the map amendments for rezoning.

CHAIRPERSON GLIMCO: Can you draft attention to the rezoning?

DIRECTOR VALONE: Would you like to use the recommendation or the staff report?

ATTORNEY JURUSIK: Everybody has got the recommendations so let's just roll through.

If you go Page 9 of the recommendation.

COMMISSIONER HANSON: We start on 21.

DIRECTOR VALONE: It might be helpful as a number of the audience members have the staff report.

CHAIRPERSON GLIMCO: We can go through the staff report.

So if you are holding the staff report, we are going to Page 4 of 26, which where we start with the standards for the map amendment to the long-range land use map, the comprehensive plan map.

ATTORNEY JURUSIK: Can you pull that up on the screen?

DIRECTOR VALONE: Yes.

CHAIRPERSON GLIMCO: Heather, since the commission is somewhat familiar with these standards at this time, I wasn't going to go through each one. I was going to ask them to review them, ask if we want to touch on any in particular.

Do you have the staff recommendation?

COMMISSIONER TURNER: I have one I believe we can get by.

CHAIRPERSON GLIMCO: Can we get another copy? Do you have the staff recommendation in front

of you?

COMMISSIONER HANSON: We have conditions.

DIRECTOR VALONE: We may have some staff reports left over here.

While everyone is getting situated again it will be Page 4 of the staff report which starts listing the conditions for the long-range map amendment.

ATTORNEY JURUSIK: Let's do this, we will work through each approval or denial, I will take you through each of them, and then you can turn your attention to the relevant standards that are in the staff report.

So the first zoning consideration is approval or denial of the map amendment to rezone the below described property from O limited office zoning district to the R4 multiple family district to construct a townhome development referred to as Heritage Crossing.

You see the standards that are in the staff report, Page 4, carry over to Page 5.

CHAIRPERSON GLIMCO: Are you going to bring those up, Heather, as well?

ATTORNEY JURUSIK: These are standards

that I know the Commission is very familiar with.

Do you feel that out of these standards A through O that there was adequate evidence submitted/produced during this public hearing from the developer and staff and the public that each of those standards have been met to the satisfaction of the Commission in order to approve the requested map amendment?

CHAIRPERSON GLIMCO: I would just like to pause at this point and ask the commissioners if there is any particular standard A through O that you had a question on or would like to discuss.

Hearing none, Mike, I would suggest we --

ATTORNEY JURUSIK: Move to the next? Or do you want to take a vote on that right now?

CHAIRPERSON GLIMCO: I say we knock it out right now.

ATTORNEY JURUSIK: Go ahead. Make a motion.

CHAIRPERSON GLIMCO: Is there a motion to approve or deny a map amendment to rezone the property at issue from O limited office zoning district to the R4 multifamily residence district to construct a townhome development referred to as Heritage Crossing?

COMMISSIONER HANSON: I move that we rezone from office to multifamily residential.

COMMISSIONER TURNER: Second.

CHAIRPERSON GLIMCO: Do you want to do a -- would you like me to conduct the vote or do you want to poll the commission, Heather?

DIRECTOR VALONE: I can poll.

So Commissioner Hanson.

COMMISSIONER HANSON: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: And Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: That is four.

CHAIRPERSON GLIMCO: The next approval or denial is for a conditional use permit for a planned development with exceptions from district regulations applicable only to the development in accordance with Chapter 8 plan developments of the DCO to construct the development.

Mike, where in Heather's --

DIRECTOR VALONE: I want to back up.

Where we started on the staff report was the long-range map amendment, I believe you started with the zoning map. Can we back up to the long-range map amendment? The long-range map amendment has office, they are requesting to rezone as multifamily.

ATTORNEY JURUSIK: This is a change to the comprehensive plan, I would take a motion on this, it is consistent with the motion you just took.

CHAIRPERSON GLIMCO: So there is a comprehensive plan for the village, we are also changing the comprehensive plan.

Is there a motion to do that?

COMMISSIONER HANSON: We amend the comprehensive plan as well.

COMMISSIONER TURNER: Second.

CHAIRPERSON GLIMCO: All those in favor?

(Chorus of ayes.)

DIRECTOR VALONE: Now we would be on to the conditional use.

CHAIRPERSON GLIMCO: Now we are on to the approval or denial of the conditional use permit for the plan development as previously discussed.

Those conditions, Mike, are found in the plan staff recommendation --

ATTORNEY JURUSIK: At Page 8 and they carry over to Page 11, 8 to 11.

CHAIRPERSON GLIMCO: Commissioners, if you would focus your attention, I know Heather has this on the screen as well, on the 11 typical standards that we considered at these meetings and I am going to give you a minute and if we can discuss any of those that you would prefer to at this time that would be great.

General welfare, not injurious to the enjoyment or impairing --

Any discussion on those seven standards for conditional use permit?

COMMISSIONER HANSON: No.

COMMISSIONER TURNER: No discussion.

CHAIRPERSON GLIMCO: I would entertain a motion to approve or deny the conditional use permit for the plan development with exceptions from district regulations in accordance with Chapter 8.

COMMISSIONER TURNER: So moved.

COMMISSIONER HANSON: Second.

DIRECTOR VALONE: Commissioner Hanson?

COMMISSIONER HANSON: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: That is four ayes.

CHAIRPERSON GLIMCO: The next item for the consideration are the approval or denial of variations from district regulations applicable to the development.

There are several, they are listed in your recommendation, we have gone through most of them tonight.

DIRECTOR VALONE: To clarify, the sidewalk on Park Place is listed as a deviation. If you are not recommending that they be released from having to put the sidewalk on Park Place the motion would need to exclude that variation.

CHAIRPERSON GLIMCO: Where is that one, Heather?

DIRECTOR VALONE: That is listed as. No. 8.

CHAIRPERSON GLIMCO: I would like the sidewalk, I would not like to approve that exception.

DIRECTOR VALONE: We are --

COMMISSIONER TURNER: Agree.

COMMISSIONER HANSON: Agree.

DIRECTOR VALONE: We are on page -- we are looking at Page 16 of the staff memorandum. That would need to be excluded in the motion, and I will let Attorney Jurusik call for comment on this motion would be to recommend granting of the variations except for the variation related to the sidewalk on Park Place.

ATTORNEY JURUSIK: That covers it.

And I will refine the recommendation to write it in a way that the developer has a positive obligation to put the sidewalk in.

COMMISSIONER TURNER: Motion to approve the variations with the exception of the sidewalk.

COMMISSIONER JOHANN: Second.

DIRECTOR VALONE: Commissioner Hanson?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: Four ayes.

CHAIRPERSON GLIMCO: I am moving down, the next we have to consider is the approval or denial of a combined preliminary plan, final plan for the development subject to compliance with the plan review requirements of Section 10-8-5C, final plan of the DCO.

DIRECTOR VALONE: This would be putting the subdivision under a plan development, that would mean all of the conditions, all of the architecture, all of the site plans, all of those things are a package that overlays with the conditional use on the property.

CHAIRPERSON GLIMCO: The standards you are going to direct our attention to?

ATTORNEY JURUSIK: It is without standards, it is an approval or denial.

CHAIRPERSON GLIMCO: With that I would entertain a motion as I have described for approval or denial of combined preliminary plan final plan for the development subject to compliance with plan review requirements of the DCO.

COMMISSIONER JOHANN: Motion to approve.

COMMISSIONER TURNER: Second.

DIRECTOR VALONE: Commissioner Hanson?

COMMISSIONER HANSON: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: Four ayes.

CHAIRPERSON GLIMCO: Next we consider the approval or denial of final plat of subdivision to construct a 29-unit townhouse development referred to as the final plat of Heritage Crossing as part of the Village conditional use permit for a planned development in accordance with Chapter 8 of the Village's DCO of a combined preliminary plan, final plan of the development subject to compliance with plan review requirement of Section 10-8-5C of the DCO. Are the conditions --

ATTORNEY JURUSIK: There are some conditions that address this issue that the developer is going to submit a refined final plat of subdivision that addresses these variations and make sure it meets

all the engineer and the village attorney comments. There will be a plat of abrogation, an easement that bisects the property, that will be also provided. There will also be a plat of vacation to deal with the Lawn Avenue.

So this approval will be subject to the 84 conditions that are at the end of the document.

CHAIRPERSON GLIMCO: Definitely conditions associated with this approval.

ATTORNEY JURUSIK: Correct.

CHAIRPERSON GLIMCO: Is there a motion?

COMMISSIONER TURNER: I would like to say so moved, but there is a lot going on there, is that sufficient?

DIRECTOR VALONE: Commissioner Turner, can I have you pull your mic closer?

CHAIRPERSON GLIMCO: We will go through some of the conditions. This one just has some follow-on requirements that the developer has to comply with for this to go through for us tonight. We have the conditions already addressed in our recommendation.

COMMISSIONER TURNER: Motion to approve?

CHAIRPERSON GLIMCO: Subject to

conditions.

COMMISSIONER TURNER: Subject to conditions.

COMMISSIONER JOHANN: Second.

DIRECTOR VALONE: Commissioner Hanson?

COMMISSIONER HANSON: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: Four ayes.

CHAIRPERSON GLIMCO: The next is approval/denial of a waiver of the five-acre minimum land area requirement under Section 10-8-3 of the DCO and the reduction of certain plan development submission materials under Section 10-10-8 of the DCO.

ATTORNEY JURUSIK: There are no conditions, these are just guidelines as part of the plan unit, the planned development ordinance. And the first one, the waiver of the five-acre minimum land requirement is a typical one that this board usually always actually waives because other than the Timber

Trails development we really don't have five acres of vacant land sitting around for PUD development, so this is -- that one is typically just an easy waiver.

And then the other one is the submission materials and the developer instead of doing a market study provided essentially a market study using actual financial data and market analysis on townhome and condo developments within the village to support its submittal.

And there was -- there was one other item.

DIRECTOR VALONE: There were -- correct.

And I want to go back to the waiver of the five acres to clarify density, but, yes, in the submission materials they are looking for a waiver from the market study, and they are also looking for a waiver of the site lighting. They will have to provide a lighting plan as part of site development, but as part of the plan development they are not seeking -- not requesting any deviations from it.

The market study, also they did not submit a traditional market study, but they did in fat provide information on other townhome products that are current in the Village and how those have been

sold. So they submitted a document in lieu of a formal market study, but they did submit a physical impact analysis and analysis of the impact fees required to pay to schools and recreation and parks.

I want to go back to the five-acre to clarify, under the plan development, any plan development in the village, technically this is one of the guidelines that is in place. As Attorney Jurusik mentioned, we have waived for several, several developments, one most recent one being the townhomes on Ogden or Harvey, the former auto repair site.

Initially, how our code measures density is not by the five acres, it is actually by a requirement within the R4 district per unit required to have so much land area, so it is called the per-dwelling unit area. They do meet that.

The five-acre waiver they do not meet, which, again, is just a general guideline for all plan developments. It is not specific to the R4 district of which they are meeting the minimum lot dwelling unit per acre.

CHAIRPERSON GLIMCO: Can you clarify, just in my mind, they are just under 2-1/2 acres, does that go up after they vacate the Lawn Avenue, or does

that include that?

DIRECTOR VALONE: With Lawn Avenue they have two and three-fourths of an acre, without Lawn they have -- correct, it does go up. That is helping them. However, in calculating without Lawn Avenue they still do meet that density requirement.

CHAIRPERSON GLIMCO: Yes.

ATTORNEY JURUSIK: This is just a simple approval.

CHAIRPERSON GLIMCO: I would entertain a motion for approval or denial of a waiver of the five-acre minimum land area requirement.

COMMISSIONER TURNER: So moved.

COMMISSIONER JOHANN: Second.

DIRECTOR VALONE: Commissioner Hanson?

COMMISSIONER HANSON: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: That is four ayes.

CHAIRPERSON GLIMCO: The next we are

going to move on to the approval or denial --

Go ahead, Mike.

ATTORNEY JURUSIK: It is the Lawn Avenue.

CHAIRPERSON GLIMCO: -- of vacation of a portion of the dedicated Lawn Avenue right-of-way generally described as the approximate 225-foot north-to-south by 66-foot east-to-west parcel and located west of and adjacent to the south 25 feet of Lot 4 and Lots 5 and 6 of max dense subdivision with an assigned PIN number for purposes of incorporation into the plan development.

There is no conditions to consider here other than the comments Mr. Jurusik made earlier about the compensation to the Village and to the benefit of the neighborhood in exchange for the vacation of this right-of-way.

With that I would entertain a motion to approve or deny the vacation.

COMMISSIONER JOHANN: Motion to approve.

COMMISSIONER HANSON: Second.

DIRECTOR VALONE: Commissioner Hanson?

COMMISSIONER HANSON: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: That is four ayes.

CHAIRPERSON GLIMCO: With that I would like to move on to the conditions for our recommendation. Some of these apply to the things we have discussed already, there are 84 of them, and this will tie to the approval or denial of the applicant's request for the issuance of a conditional use permit. It will be subject to 84 conditions, many of which we have discussed.

Mike, I don't know how to summarize 84 conditions. A lot of these are based on engineer's review of plans to date and things that simply haven't been completed yet, getting agreements in place with their neighbors, for example, on the use of the gate, but maybe someone more capable than I can help out here.

ATTORNEY JURUSIK: Why don't I just take a quick crack at touching upon and highlighting the more impactful ones.

CHAIRPERSON GLIMCO: That would be great.

ATTORNEY JURUSIK: Page 1, developer is going to have to comply with all applicable regulations, laws, conditions for the plan.

Developer has to revise the declaration of covenants, restrictive conditions, and restrictions.

They are going to recreate a capital fund, capital reserve fund, it is going to be pre-funded at every closing to make sure they have adequate reserves to deal with maintenance issues in this development.

As we talked about earlier there will be a construction schedule, routing, staging, restoration plan for all phases of the development.

They will maintain the current Wolf Road access as the primary ingress and egress and they will make whatever necessary Cook County-required improvements to this project without the Village having to get involved in terms of those improvements and costs or --

CHAIRPERSON GLIMCO: To get a permit.

ATTORNEY JURUSIK: They have to get the permit and do the work.

As I indicated, there is going to be a

special service area to deal with the infrastructure and the landscaping and stormwater drainage improvements on the property. This would not be a village or other resident or other subdivision obligation, it will be a self-contained obligation of the folks that live in this development to maintain their own infrastructure, maintain their own stormwater system.

There will be a two-year maintenance bond for the improvements and the landscape improvements.

They will have the option to enter into a private tow company contract or to enter into a private parking and private street and enforcement agreement with the Village to make sure that the parking onsite is maintained and used for its intended purposes for the folks who live in this subdivision.

There will be connectivity, there will be a connectivity agreement with the subdivision to the north, the Heritage Springs subdivision, to deal with the connection of Heritage Court in this subdivision and the existing subdivision.

There will also be a maintenance-type provision in that connectivity agreement that deals with the operation of the swing gate that is going to

have an Opticom system which is similar to what we have in town when emergency vehicles run through town and they have got to get through a red light quickly. Our EMS and our police have this Opticom system that allows the lights to change to clear intersections. The gate will be operated in a similar fashion, EMS vehicles, the gate will operate and automatically open for them.

Residents in both communities will also have the ability to buy a clicker to operate the gate so there will be the ability to move through the subdivision for both sets of residents in each of the adjacent subdivisions.

The stormwater conditions and regulations, there will be a maintenance agreement that deals with those facilities that will be subject to the village attorney and village engineer and village board approval.

Individual dwelling units, individual lots will not be able to petition for site-specific variations. This is a plan unit development so it is a buyer beware, you are buying into this development with those conditions subject to it.

If there are changes to the overall PUD

that aren't individual-specific but development-specific, those it is very clear have to come back through a zoning process and public hearing process and there has to be transparency. So any of those type of changes that are more global to the development or the buildings will come back through this board and then be approved by the Village Board.

The site plan will be updated with any of the variations we talked about tonight. There will be an architect, a landscaping plan, property maintenance and landscaping plan.

CHAIRPERSON GLIMCO: You are only on 9.

ATTORNEY JURUSIK: We have got to get moving. I am just trying to be complete.

As I indicated, we have a plat of subdivision, plat of abrogation to get rid of an easement and to get rid of existing utilities, those will all be re-platted and new plat of subdivision.

There is new water main and fire hydrant service, they will be connecting to the Heritage Springs subdivision to the waterline bringing it south, they will be responsible for making those connections and bringing the water system to this development.

They will be obligated to pay for any damage to any public or private improvements.

They have to post adequate security for constructing the improvements, they have got to pay all necessary impacts fees and reimbursable costs of the Village for the time that staff and consultants work on the project.

There is a stormwater maintenance bond of 100,000 that will need to be posted.

There is the monument sign, we touched upon that a little bit. If the monument sign stays where it is the developer will take care of making sure that it is either in an easement that gives the HOA the -- the monument sign is part of Cook County right-of-way/part on private property. The developer will have to make sure if it stays in its current location whether it stays in Cook County right-of-way or not, whether it stays on private property or not, they have to deal with the legality of where it sits, whose property it sits on, and if there is maintenance obligations for it long-term that whatever necessary easement or maintenance agreement will have to be entered into.

DIRECTOR VALONE: Just to clarify, that

is related to the Ridgewood subdivision, they are also proposing a subdivision sign of their own which is within private property.

ATTORNEY JURUSIK: Private property. This is the Ridgewood sign.

You are going to use commercially reasonable efforts to underground all electrical services to enhance aesthetics.

We are in the 40s, getting closer.

They are going to install the Park Place sidewalk.

They have a number of obligations with respect to the infrastructure and the stormwater drainage that comes with the improvement to the Wolf Road access point.

Is the updated traffic study to reflect 29 -- 28 units.

DIRECTOR VALONE: To clarify, what Attorney Jurusik is currently on, roughly about mid-30s on our more technical conditions that are also included in the staff report. Those are items that need to be clarified through the plan.

So, for example, the plans show a bit of inconsistency in guest parking, they will update it.

Additionally, there is technical items needed for the village engineer to fully approve a permit to be able to go under DRD, and then there are also some requirements to update the traffic impact analysis to memorialize the current site plan. The traffic impact analysis, they have done two essentially now, they just need to memorialize a few items related to this current site plan.

Generally, the rest of the conditions are more technical in nature and are related to refining their plans as currently set.

ATTORNEY JURUSIK: Just a couple final comments.

The developer did show a materials board. We do have that incorporated in here that they have got to comply with luxury-type building materials, Hardie board, brick, brick veneer, architectural block, so that is, again, a condition as is the monotony provision, you don't want to have the same building, the same architectural lines throughout all of these buildings, so they are going to deviate the buildings somewhat to have an aesthetic and an architectural variation throughout these units.

We are summarizing 84 conditions kind of

in a nutshell there we have, as I said earlier, covered kind of A-to-Z your typical plan development, conditional use, residential construction conditions for this type of a development. So they are very familiar to both you and the Village Board.

DIRECTOR VALONE: To clarify, the original recommendation was more of the standards that we see for plan developments and recent plan developments.

The items that were included in the staff report were more technical in nature and related to refining the plans, related to a recommendation.

CHAIRPERSON GLIMCO: Thank you.

Commissioners, any questions on any of those conditions or discussion?

COMMISSIONER TURNER: Again, we don't have to call out the sidewalk situation, right?

ATTORNEY JURUSIK: It is already listed as a condition.

COMMISSIONER TURNER: Got it.

ATTORNEY JURUSIK: Then if you are okay I would make a motion to either approve or deny those conditions.

CHAIRPERSON GLIMCO: I would entertain a

recommendation to approve or deny the applicant's request for the issuance of the conditional use permit being conditioned upon and subject to those 84 conditions that we just reviewed.

COMMISSIONER HANSON: I move to approve based on approval of all 85 conditions.

CHAIRPERSON GLIMCO: 84.

COMMISSIONER HANSON: 84, sorry.

COMMISSIONER TURNER: Second.

DIRECTOR VALONE: Commissioner Hanson?

COMMISSIONER HANSON: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: The only other motion that we would need then is to modify the recommendation based on tonight's discussions and then provided for the chairman's signature.

COMMISSIONER TURNER: So moved.

ATTORNEY JURUSIK: Before we get to that motion, I would also like to make sure we incorporate

all of the exhibits, all of the public comment, and there are a number of people that submitted both letters and e-mails either in support or against the development, all of those will be incorporated in this document as reflected.

CHAIRPERSON GLIMCO: From all three meetings?

ATTORNEY JURUSIK: From all three meetings, yes.

COMMISSIONER TURNER: So moved with the additional comments from village counsel?

DIRECTOR VALONE: It can be a single motion to update the recommendation with all public comment, all current exhibits, and based on tonight's discussion.

COMMISSIONER TURNER: So moved.

DIRECTOR VALONE: Can I have a second?

COMMISSIONER HANSON: Second.

DIRECTOR VALONE: Commissioner Hanson?

COMMISSIONER HANSON: Aye.

DIRECTOR VALONE: Commissioner Johann?

COMMISSIONER JOHANN: Aye.

DIRECTOR VALONE: Commissioner Turner?

COMMISSIONER TURNER: Aye.

DIRECTOR VALONE: Chairman Glimco?

CHAIRPERSON GLIMCO: Aye.

DIRECTOR VALONE: That is four ayes.

CHAIRPERSON GLIMCO: Are there any general updates or -- before we move on to that, I would entertain a motion to close the public hearing portion of tonight's meeting.

COMMISSIONER HANSON: So moved.

ATTORNEY JURUSIK: We have one more question.

DEBORAH DAVID: Is it okay if I say something?

DIRECTOR VALONE: Please come up to the dais.

CHAIRPERSON GLIMCO: Come up and state your name.

DEBORAH DAVID: I am Deborah David, I live at 903 Park Place.

I am super upset about this. You are jamming this complex into a small piece of property.

I also want to make a comment about how we are going to have to contend right there on Park Place with the construction for, what, two years, 18 months to two years?

I am not happy and I guess maybe I should have spoken up earlier tonight, but I am not the only one, we are all still here and really, really concerned about this.

I have been there 20 years and it's right across the street from a beautiful residential area.

CHAIRPERSON GLIMCO: Just keep in mind we are just making a recommendation to the Village Board and there will be other opportunities to voice your opinion.

DEBORAH DAVID: Okay.

CHAIRPERSON GLIMCO: With that I would entertain a motion to close the public hearing portion of tonight's meeting.

COMMISSIONER HANSON: So moved.

COMMISSIONER TURNER: Second.

CHAIRPERSON GLIMCO: All in favor?

(Chorus of ayes.)

CHAIRPERSON GLIMCO: Are there any general updates of future meetings, Heather, that you would like to talk about tonight?

DIRECTOR VALONE: As a reminder, December 10th is our next meeting, we have one item on the agenda, a rezoning of a property.

CHAIRPERSON GLIMCO: Great.

Moving on to new business.

Hearing none I move on to other business, and hearing none I would entertain a motion to adjourn.

COMMISSIONER HANSON: Motion to adjourn.

COMMISSIONER TURNER: Second.

CHAIRPERSON GLIMCO: All in favor?

(Chorus of ayes.)

CHAIRPERSON GLIMCO: Thank you very much.

(WHICH WERE ALL OF THE PROCEEDINGS HAD OR TAKEN PLACE IN THE ABOVE-ENTITLED MATTER.)

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, STEPHANIE A. BATTAGLIA, do hereby certify that I reported in shorthand the proceedings had at the meeting aforesaid, and that the foregoing is a true, complete, and accurate transcript of the proceedings at said meeting as appears from my stenographic notes so taken and transcribed under my personal direction, this 2nd day of December, 2024.



Certified Shorthand Reporter

CSR No. 084-003337 - Expires May 31, 2025

AGENDA ITEM SUMMARY

PLAN COMMISSSION

Plan Commission: April 16, 2025

AGENDA ITEM D.1.

To: Planning and Zoning Committee

From: Kelsey Fawell, Senior Planner, Heather Valone, Director of Community Development,

CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Michael Jurusik, Jeff Koza, Village Engineer, Village Attorney, Anne Skrodzki, Village Attorney

RE: PC-2025-01 – Amendment to Conditional Use Permit for Relocation of Existing Softball Field and Green Field with Accessory Hardscape and Structures, and a new Video Display Board at Lyons Township High School South Campus – 4900 Willow Springs Road

Application Description

Lyons Township High School (LTHS) District 204 (the "Applicant") has submitted an application requesting an amendment to their existing conditional use permit (CUP) to relocate their existing softball field with accessory structures (bleachers, dugout, lighting, hardscape, etc.), as well as for the addition of a new video scoreboard for the field at their south campus located at 4900 Willow Springs Road (Figure 1). No changes are proposed to any of the existing buildings. The property is zoned R-2 Single-Family Residence District. Schools are permitted as a conditional use per Section 10-6-3-B of the Development Control Ordinance (DCO).



Figure 1: The Subject Property is located south of the intersection of Wolf Rd. and 47th St.

Subject Property History

LTHS has an existing CUP that has been previously amended numerous times. In 2022, the CUP was granted an amendment in accordance with Ordinance No. 22-3069 (Attachment 2) to allow the construction of a video display board for the football stadium. This scoreboard is approximately 17' high by 25' wide, mounted 10' off the ground, for an overall height of 27'. The Applicant's current request includes a video display board for a relocated softball field. Most recently, the CUP was amended in 2024 in accordance with Ordinance No. 24-3192 to allow for the following site improvements: cafeteria addition, hardscape modifications to accommodate the addition, underground stormwater facility, new loading dock, building renovations, two new ticket booths for the football stadium, and an addition cooling tower.

Existing Conditions, Zoning and Comprehensive Land Use Plan (CLUP)

The roughly 57-acre school campus (LTHS South Campus) is located at 4900 and 4940 Willow Springs Rd. and is bounded by the 47th St. on the north, single family houses (Rugeley Rd.) on the south, Willow Springs Rd. on the east, and single family houses (Johnson Ave.) on the west. LTHS South Campus contains the principal school building, the Corral, a football stadium, baseball fields, tennis courts, driver's education range, soccer fields, and various parking lots. The majority of the property is zoned R-2 Single-Family Residence District (R-2). The Corral is zoned R3 Two-Family Residence District. The properties to the north are zoned R-2 and C-2 Community Shopping District (Garden Market Shopping Center 4700 Gilbert Avenue). The properties to the south are zoned R-2. The properties to the west are primarily zoned R-2. A small portion of the properties to the west are zoned A Single Family Residence District. The properties to the east are located within La Grange and zoned Open Space and Single Family Residential. LTHS South is identified as Educational and Institutional per the Village's 2003 CLUP. This long range land use designation is characterized as areas consisting of community facilities or public buildings, such as schools, places of worship, or cultural facilities.

CUP Amendment Request

The current request by the Applicant to amend their existing CUP includes the following site improvements (Attachment 1):

a) A new softball field located just south of the existing tennis courts. The site of the proposed field is currently an open grass field used by various school district groups and community groups, and physical education classes. The existing softball field will be converted into an open grass field to allow for similar use.

b) Bleachers able to accommodate 206 seats with 5 wheelchair spots.

c) Masonry dugouts

d) Press box.

e) Field lighting.

f) LED video scoreboard w/ truss 20.19' high by 25' wide, mounted at 7' for an overall height of 27.19'.

g) Accessory hardscape (e.g., walking paths).

Parking

The Applicant is not proposing any new facilities but is proposing the relocation of the existing softball field to an existing grass field. The Subject Property currently provides 421 parking spaces with an additional 13 ADA stalls, for a total of 434 parking spaces. Table 4-2 of the DCO requires high schools to provide 1 space per employee plus 1 space per 8 students. Per the Applicant, LTHS has a total of 231 staff members and 1,749 students. Thus, the DCO requires 450 parking spaces be provided at the property. The existing site is deficient in parking, however the proposed softball field does not increase the number of staff members or students. Additionally, the proposed softball field replaces existing field thereby not expanding the use.

Lighting

Site lighting plans have also been provided and prepared for both the field lighting and the video scoreboard. These plans identify that the proposed lighting measurements will comply with the requirements of the DCO.

Engineering

Please see the memorandum prepared by the Village Engineer (Attachment 2) for a detailed discussion of the Applicant's stormwater management proposal and other engineering related improvements.

Nearby Schools Research

Staff compiled research on nearby and similar high schools in regards to video scoreboards within LT's conference (West Suburban Conference). Schools surveyed include Downers Grove North and South High Schools, Glenbard West High School, Hinsdale Central and South High Schools, Oak Park and River Forest High School, and York Community High School. Of the seven schools surveyed, five have video scoreboards. Each school only has one video scoreboard. The largest scoreboards are at Downers Grove North and South High Schools, with each school having a 22' high by 35' wide scoreboard (mounted at 8'10" with a 4' truss, for an overall height of just under 35'). York Community High School, in Elmhurst, has a 13' high by 25' scoreboard, and Hinsdale South High School has a 13-6.5' high by 24-11' scoreboard. The location of more than one video scoreboard is less common within the conference. Additionally, the size is larger than comparable schools.

Approval Standards

The requests that comprise the Application are required to comply with standards with the Village's DCO. Each type of request and its accompanying standards are detailed below.

A. Conditional Use Permit Standards The Plan Commission has considered each of the seven standards set forth in Title 10 (DCO); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (G) (Conditional Uses: Standards) of the

Village Code and finds as follows: Under the R4 District, the Development is classified as a permitted conditional use for a planned development.

1. **That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

   The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The existing school use is not to be changed by this amendment request, nor is it anticipated to increase the current number of staff and students. As no new facilities and only relocation of existing facilities is proposed, the proposed improvements are not anticipated to increase traffic generated from the side nor parking needs and demands.

2. **That the conditional use will not be injurious to the uses and enjoyment in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.**

   LTHS is an existing school with an existing CUP. This existing use is not proposed to change, nor is the number of staff and students. No new facilities are being proposed, only the relocation of existing facilities. The scoreboard is facing south, and not directly facing the residential neighborhood to the southwest. Site lighting plans have also been provided and prepared for both the field lighting and the video scoreboard. These plans identify that the proposed lighting measurements will comply with the requirements of the DCO. Staff is recommending conditions that the scoreboard and affiliated A/V system comply with Section 5-2 of the DCO, which regulates noise through the adoption of the state of Illinois Noise Pollution Control regulations, Chapter 8. Staff is also recommending the scoreboard only be utilized for softball games Further recommendations include landscape screening along the southwest corner adjacent to the field, a time restriction at 9:00pm, and tilting the scoreboard east towards the school building to minimize impacts on nearby residences to the southwest. As mentioned above, the existing video scoreboard at the football stadium, approved in 2022, is 17’ high by 25’ wide. As such, staff is recommending the proposed scoreboard for the softball field be the same dimensions, reducing the size of the proposed scoreboard.

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

   LTHS is an existing school with an existing CUP. This existing use is not proposed to change, nor is the number of staff and students. No new facilities are being proposed; only the relocation of existing facilities. The other adjacent properties are fully

developed and those that are occupied are being used for permitted uses within their respective zoning districts. The adjacent uses are primarily all single-family residential, with the exception of Garden Market to the north, zoned commercial.

4. **That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

   LTHS has provided the requisite civil engineering plans to acknowledge and confirm that the necessary, public utilities, drainage, and stormwater management plan will be provided with the improvements. A review letter from Jeff Koza, Village Engineer has also been provided and discusses stormwater management (Attachment 2). Although the Village Engineer has reviewed the plans there are outstanding technical items that require correction. Staff is recommending that the civil engineering plans lighting/photometrics, geometry, storm water management, and utilities be reviewed and approved by the Village Engineer prior to the release of any Village permit.

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

   No changes to parking facilities are proposed. Further, the number of staff and students is not anticipated to increase with the proposed improvements. The improvements include the relocation of additional facilities; no new facilities are proposed.

6. **That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.**

   The Village's future land use map designates this property as Educational and Institutional. The proposed improvements do not alter the use of the property and do not have anticipated impacts on the number of staff or students at the property. The proposed improvements comply with the future land use category as defined by the Comprehensive Plan. In fact, the Project improvements align with the current Comprehensive Plan for the Village, specifically Section F (Community Facilities and Services), Goal 1 (Municipal, education, library and other public service facilities should reflect the high quality of the Village overall), Objective 1 (Maintain and enhance the Village's existing community facilities).

7. **That the conditional 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 pursuant to the recommendations of the Plan Commission and approved by the Village Board.**

   The proposed improvements comply with the zoning requirements for the R-2 district related to required yards, building coverage, lot coverage, height, and FAR.

Public Comment
As of writing this memo, staff has not received any public comment.

Conclusion
The Applicant is not proposing any new facilities but is proposing the relocation of the existing softball field to an existing grass field, as such, this is not an expansion of an existing use. The Applicant is proposing a new video scoreboard for the softball field, which complies with the DCO's site lighting requirements.

The Plan Commission has a number of options in recommending approval or denial of the requested amendment to a conditional use permit:

1. Approval as presented for substantial conformity with the provisions of the DCO.

2. Approval as above with modifications to be accepted by the Applicant.

3. Denial of the plans as presented for failure to be in substantial conformity with the DCO.

Staff is recommending approval of the application with conditions. Upon review of the application, should the Plan Commission determine that the standards for conditional use permits have been met, then staff suggests that the Plan Commission recommend the application to the Village Board with the following conditions:

1. The scoreboard shall be tilted east towards the school building to minimize impacts on residences to the southwest;

2. The scoreboard shall be a maximum of 17' high by 25' wide;

3. The scoreboard and A/V system shall only be utilized for softball games;

4. The scoreboard and A/V system shall comply the Section 5-2 of the Village Code;

5. The scoreboard and sound system shall be in used only for games and no later than 9:00 pm;

6. No advertising or other messaging on the scoreboard display is allowed, except for when the scoreboard is being utilized for a softball game;

7. Landscape screening consisting of trees be planted along the southwest corner of the property, adjacent to the residential homes along Courtland Circle and the existing softball field with a minimum mature plant height of eight feet;

8. The civil engineering plans lighting/photometrics, geometry, storm water management, and utilities be reviewed and approved by the Village Engineer prior to the release of any Village permit;

9. The basin overflow weir be relocated to the north edge of the basin which borders 48th Street, in accordance with Attachment 3; and

10. The Applicant must submit revisions or clarify how the proposed design volume control systems interacts with the turf field's underdrain system, per Attachment 3, which must be reviewed and approved by the Village Engineer prior to the release of any Village permit.

Attachment 4 contains a draft recommendation to facilitate the discussion.

Attachments

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1. Applicant submittal package

2. Ordinance No. 22-3069 – An Ordinance Approving an Amendment to the Conditional Use Permit for the Construction and Operation of a Video Display Board at the 4900 Willow Springs Road Property (LTHS South Campus – Bennett Field)

3. Memorandum prepared by Jeff Koza RE: PC-2025-01 LTHS CUP Amendment – New Turf Softball Field, dated 4/1/25

4. Draft: Plan Commission Recommendation PC-2025-01: Application for an Amendment to the Conditional Use Permit for the Construction, Operation, and Maintenance of an Outdoor Video Scoreboard at the 4900 Willow Springs Road Property (Lyons Township High School District 204)

APPLICATION FOR DEVELOPMENT APPROVAL AND ZONING RELIEF;

AMENDMENT TO A CONDITIONAL USE PERMIT FOR HIGH SCHOOL

To: Heather Valone
Director of Community Development
Village of Western Springs
4353 Wolf Road
Western Springs, IL 60558

By: Jim Glascott
Principal in Charge-Civil Engineering
WT Group
2675 Pratum Ave
Hoffman Estates, IL 60192

Summary: Construction of a new synthetic turf softball field with masonry dugouts, new bleachers, a new scoreboard, and new athletic field lighting adjacent to the existing tennis court complex on the Lyons Township South High School site. Once the new softball field is completed, the existing softball field at the south end of the site will be removed and converted to turf grass.
Applicant: Lyons Township High School District 204

Subject Property Address: 4900 South Willow Springs Road – Western Springs, IL 60558

Legal Description: PARCEL 1: LOTS 73 THROUGH 96 INCLUSIVE TOGETHER WITH THE VACATED STREET EAST AND ADJACENT TO SAID LOTS 73 THROUGH 96 AND THE 33 FOOT VACATED STREET SOUTH AND ADJACENT TO SAID LOT 73 AND SQUARED OUT, IN BLOCK 2 IN R.W. SWEET'S ADDITION TO FAIRVIEW, A SUBDIVISION OF PART IN THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2: THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ (EXCEPT THE 33 FEET OF THE WEST 33 FEET AND EXCEPT THE NORTH 18 FEET OF THE EAST 460.50 FEET OF THE WEST 493.50 FEET) OF SECTION 8 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH ½ OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OR THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 33 FEET OF THE EAST 840.61 FEET FOR 48TH STREET AND EXCEPT THE EAST 33 FEET FOR WILLOW SPRINGS ROAD) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 5: THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ (EXCEPT 47TH STREET AND EXCEPT THE EAST 890.61 FEET THEREOF) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 6: THE NORTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINICIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 7: THE NORTH 1/3 OF THE SOUTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 8: THE NORTH ¼ OF THE SOUTH 2/3 (EXCEPT THE EAST 460.52 FEET OF THE SOUTH ½) OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 9: THE EAST 460 FEET OF THE NORTH 1/7 OF THE SOUTH 7/12 OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.s: 18-08-102-030, 18-08-103-010, 18-08-103-009, 18-08-104-003, 18-08-104-004, 18-08-106-002, 18-08-106-004, 18-08-106-006, 18-08-106-007

Lot Size: 57.1775 acres

Current Zoning District: R2 CU

Zoning Relief Requested: The existing site is operating under a conditional use approval, requiring approval of any changes to the site. Therefore, no particular physical or topographical condition would prohibit the construction of the proposed improvements, only the conditions of the previously approved conditional use.

PROJECT NARRATIVE DESCRIPTION

I. PETITION FOR REQUESTED ZONING RELIEF

(1) Conditional Use Permit

Requirements vs Requested relief:

	Zoning Relief Requested: The existing site is operating under a conditional use approval, requiring approval of any changes to the site. Therefore, no particular physical or topographical condition would prohibit the construction of the proposed improvements, only the conditions of the previously approved conditional use.	
	Required:	Requested:
	Required:	Requested:
	Required	Requested:
	Required:	Requested:

II. CONDITIONAL USE PERMIT STANDARDS

Pursuant to Section 10-3-14(G) of the DCO, the following Standards need to be satisfied in order for the Village Board to approve the Conditional Use Permit establishing the Daycare Use.

1. **That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

2. **That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.**

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

4. **That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

5. **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.**
6. **That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Western Springs.**

7. **That the conditional 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 pursuant to the recommendations of the plan commission and approved by the village board.**

III. ADDITIONAL SUBMITTAL REQUIREMENTS

Applicant Name and Contact Information

VII. CONCLUSION

By: Brian Stark

Date: January 16, 2025.

EXHIBITS TO APPLICATION

Exhibit "A" –

Exhibit "B" –

Exhibit "C" –

Exhibit "D" –

Exhibit "E" –

Exhibit "F" –

GENERAL INFORMATION APPLICATION
For Land Use and
Development in the Village

Applicant(s)

Name Lyons Township High School District 204

Address 4900 South Willow Springs Road
Western Springs, IL 60558

Telephone (708) 579 - 6500

Telephone (_____) _____ - _____

Fax (___) _____ - _____

E-mail _____

Property Owner(s)

Name Lyons Township High School District 204

Address 4900 South Willow Springs Road
Western Springs, IL 60558

Telephone (708) 579 - 6500

Telephone (_____) _____ - _____

Fax (_____) _____ - _____

E-mail _____

Agent/Attorney

Name _____

Address _____

Telephone (_____) _____ - _____

Telephone (_____) _____ - _____

Fax (_____) _____ - _____

Engineer

Name WT Group -- Jim Glascott PE

Address 2675 Pratum Ave
Hoffman Estates, IL 60192

Telephone (224) 293 - 6333

Telephone (_____) _____ - _____

Fax (224) 293 - 6444

If the property is in a trust, provide name, address and number of trust. Also provide name, address and percentage ownership of trust beneficiaries.

I hereby make application for the following (check as appropriate).

Annexation		Map Amendment	
Subdivision		Resubdivision	
Planned Development		Conditional Use	x
Variation(s)		Outdoor dining	
Other (Temporary Use, etc.)		Appeal	

Briefly describe your request (or attach a cover letter/narrative):
Construction of a new synthetic turf softball field with masonry dugouts, new bleachers, a new scoreboard, and new athletic field lighting adjacent to the existing tennis court complex on the Lyons Township South High School site. Once the new softball field is completed, the existing softball field at the south end of the site will be removed and converted to turf grass.

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property:
4900 S. Willow Springs Road – Western Springs, IL 60558 / 4940 Willow Springs Road – Western Springs, IL 60558

2. Legal Description (Attach additional sheet if necessary):
See attached

3. Permanent Index Number: 18-08-102-030, 18-08-103-010, 18-08-103-009, 18-08-104-003, 18-08-104-004, 18-08-106-002, 18-08-106-004, 18-08-106-006, 18-08-106-007,

4. Parcel Size (sq. ft. or acres): 57.1775 acres

5. Applicant is (check one):
_x__ Property Owner __ Attorney ___ Contract Purchaser * ___ Agent ____ Other (specify)

* Provide one copy of the executed sales contract or written permission from the current owner to petition the Village

6. What are the current land uses and zoning on and around the site?

	Current Zoning	Land Uses
On Site	R2 CU	School
North of Site	C2/R2	Residences / Shopping Center
South of Site	R2	Residences
East of Site	NA - Lagrange	Park
West of Site	A/R2	Residences

7. Describe any existing structures and the site
The site operates as an existing high school with a main classroom building with various smaller accessory buildings throughout the site including storage buildings, concession buildings, and dugouts. The site also includes several large parking lots, athletic facilities, stormwater drainage and detention facilities, and all necessary utilities for the existing improvements. The site is primarily accessed from Willow Springs Road via four (4) driveways on the east side of the site, with an interconnecting driveway to the shopping center to the north and a small pedestrian / service access driveway to 47th Street at the northwest corner of the site.

I hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge.

Date 10/16/24 Signature _____
(Applicant or Contract Purchaser)

Date 10/16/24 Signature _____
(Property Owner)

FINDINGS OF FACT

FINDINGS OF FACT. Based upon the Petition and the testimony and evidence presented at the Public Hearing, the Board of Zoning Appeals considered the seven (7) criteria for approving a variation contained in Subsection 10-3-11(C)(4) (Criteria for Variations) of the DCO, and made the following Findings of Fact in regard to the requested variations for the Subject Property:

a. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

The existing site is operating under a conditional use approval, requiring approval of any changes to the site. Therefore, no particular physical or topographical condition would prohibit the construction of the proposed improvements, only the conditions of the previously approved conditional use.

b. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not applicable, generally, to other property within the same zoning classification.

The property for which approval is being sought is unique in that it is operating as a school facility within a residential zoning district. As such, any changes to the site require review and approval as a stipulation of the conditional use.

c. The purpose of the variation is not based primarily upon a desire to increase financial gain.

No financial gain will be provided by the proposed improvements. The proposed improvements will provide a safer and less maintenance intensive softball field for the student athletes.

d. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

The existing site is operating under a conditional use approval, requiring approval of any changes to the site. No hardship other than the requirements of the conditional use approval exist on the site at this time.

e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The proposed improvements will not have a detrimental effect on public welfare, or injure other property or improvements within the neighborhood. The proposed improvements will provide safer and less maintenance intensive softball field for the student athletes.

f. The granting of the variation will not alter the essential character of the neighborhood.

The proposed improvements will not alter the character of the neighborhood.

g. The proposed variation will not impair an adequate supply of light or air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The proposed improvements will not impair an adequate supply of light or air, increase congestion of the public streets, increase danger of fire, impair natural drainage, create drainage problems on adjacent properties, endanger the public safety, or diminish or impair property values within the neighborhood.

LYONS TOWNSHIP HIGH SCHOOL

DISTRICT 204 OFFICES 100 S. Brainard Ave., LaGrange, IL 60525-2101
· Tel: (708) 579-6462 · Fax: (708) 579-6454 · Email: bstachacz@lths.net · Website: www.lths.net

Brian Stachacz
Director of Business Services

January 29, 2025

Kelsey Fawell
Village of Western Springs
740 Hillgrove Ave.
Western Springs, IL 60558

Dear Kelsey,

We are submitting this packet of information in order to obtain the appropriate zoning for a new Varsity Softball Field to be located at the Lyons Township High School South Campus. The District received a generous donation of $2.0 million for the creation of this new facility and we believe it will be an excellent addition for school and community use.

Per your request, this field will be in use by the School District during the school day as weather permits for PE classes. Additionally, it will also be used by our girls' softball teams for both games and practices during the their annual spring season. We would anticipate that the general hours of operation would be from 7:00am until 7:00pm. The only change to those hours may occur if lights were installed, at which time I would not expect the hours of operation to go past 9:00pm. I have included a schedule of the upcoming softball season for reference on the number of games played on the field and the length of the season. The schedule does not include practices that will take place on the days when games are not played.

Additionally, the existing field will be converted to a grass area to be used by various School District groups and community groups.

Please let me know if you have any additional questions and I will be happy to answer them for you. Thank you in advance for your consideration.

The schedule of game use is included below for the upcoming season:

The softball team will begin practice on March 3 this year. Typically, we practice inside until about the last week of March. We typically go out as soon as possible (which the turf field will help), but it depends on the weather and the field coditions.

G SOFTBALL V

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Tue	03/18/2025	4:30 PM	Richards High School	Away	3:30 PM	Richards High School	-	-

LYONS TOWNSHIP HIGH SCHOOL

DISTRICT 204 OFFICES 100 S. Brainard Ave., LaGrange, IL 60525-2101
· Tel: (708) 579-6462 · Fax: (708) 579-6454 · Email: bstachacz@lths.net · Website: www.lths.net

Brian Stachacz
Director of Business Services

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Thu	03/20/2025	4:30 PM	Morton High School -	Away	3:30 PM	MORTON HIGH SCHOOL	-	-
Sat	03/22/2025	11:00 AM	Riverside-brookfield High School -	Away	9:30 AM	RIVERSIDE-BROOKFIELD HIGH SCHOOL	-	-
Wed	03/26/2025	4:30 PM	Downers Grove South High School -	Away	3:30 PM	DOWNERS GROVE SOUTH HIGH SCHOOL	-	-
Mon	04/07/2025	4:30 PM	Montini High School -	Away	3:30 PM	Montini High School	-	-
Tue	04/08/2025	4:30 PM	Leyden High School	Home	-	S C - Softball Fields	-	-
Wed	04/09/2025	4:30 PM	Willowbrook HS -	Away	3:30 PM	WILLOWBROOK HS	-	-
Thu	04/10/2025	4:30 PM	Sandburg High School	Away	3:30 PM	SANDBURG HIGH SCHOOL	-	-
Sat	04/12/2025	10:00 AM	Andrew High School -	Home	-	S C - Softball Fields	-	-
Tue	04/15/2025	4:45 PM	Aurora Central Catholic High School	Home	-	S C - Softball Fields	-	-
Wed	04/16/2025	4:30 PM	Stagg High School -	Away	3:30 PM	Stagg High School	-	-
Thu	04/17/2025	4:30 PM	Nazareth Academy	Home	-	S C - Softball Fields	-	-
Sat	04/19/2025	10:00 AM	Elk Grove High School	Home	-	S C - Softball Fields	-	-
Mon	04/21/2025	04:30 PM	DOWNERS GROVE NORTH -	Home	-	S C - SOFTBALL FIELDS	-	-
Wed	04/23/2025	04:30 PM	Hinsdale Central High School -	Away	3:30 PM	HINSDALE CENTRAL	-	-
Thu	04/24/2025	4:30 PM	Benet Academy	Away	3:30 PM	Benet- St. Scholastica Field	-	-
Fri	04/25/2025	04:30 PM	Proviso West High School -	Home	-	S C - SOFTBALL FIELDS	-	-
Sat	04/26/2025	10:00 AM	Oak Lawn High School	Away	8:30 AM	Oak Lawn High School	-	-
Mon	04/28/2025	04:30 PM	OAK PARK RIVER FOREST -	Away	3:30 PM	OAK PARK RIVER FOREST	-	-
Wed	04/30/2025	04:30 PM	York High School -	Home	-	S C - SOFTBALL FIELDS	-	-
Sat	05/03/2025	10:00 AM	Mother Mc Auley High School -	Away	8:30 AM	Mother Mc Auley High School	-	-
Mon	05/05/2025	04:30 PM	GLENBARD WEST -	Home	-	S C - SOFTBALL FIELDS	-	-
Wed	05/07/2025	04:30 PM	DOWNERS GROVE NORTH -	Away	3:30 PM	DOWNERS GROVE NORTH	-	-

LYONS TOWNSHIP HIGH SCHOOL

DISTRICT 204 OFFICES 100 S. Brainard Ave., LaGrange, IL 60525-2101
· Tel: (708) 579-6462 · Fax: (708) 579-6454 · Email: bstachacz@lths.net · Website: www.lths.net

Brian Stachacz
Director of Business Services

DAY	DATE	TIME	OPPONENT	H/A	BUS	LOCATION	RESULT	SCORE
Fri	05/09/2025	04:30 PM	Hinsdale Central High School -	Home	-	S C - SOFTBALL FIELDS	-	-
Sat	05/10/2025	10:00 AM	Shepard HS -	Home	-	S C - Softball Fields	-	-
Mon	05/12/2025	04:30 PM	Proviso West High School -	Away	3:30 PM	PROVISO WEST	-	-
Tue	05/13/2025	04:30 PM	GLENBARD WEST -	Away	3:30 PM	GLENBARD WEST	-	-
Wed	05/14/2025	04:30 PM	OAK PARK RIVER FOREST -	Home	-	S C - SOFTBALL FIELDS	-	-
Fri	05/16/2025	04:30 PM	York High School -	Away	3:30 PM	YORK	-	-
Sat	05/17/2025	12:30 PM	Hinsdale South High School Pink Out	Home	-	S C - Softball Fields	-	-
Tue	05/20/2025	4:30 PM	St Laurence HS -	Home	-	S C - Softball Fields	-	-
Tue	05/27/2025	TBA	IHSA REG. SEMI-FINALS	Away	-	IHSA	-	-
Sat	05/31/2025	11:00 AM	IHSA REGIONAL FINALS	Away	-	IHSA	-	-
Tue	06/03/2025	TBA	IHSA SECTIONAL SEMI-FINAL	Away	-	IHSA	-	-
Sat	06/07/2025	TBA	IHSA SECTIONAL FINALS	Away	-	IHSA	-	-
Mon	06/09/2025	TBA	IHSA SUPER SECTIONALS	Away	-	IHSA	-	-
Fri	06/13/2025	TBA	IHSA STATE FINALS	Away	-	Louisville Slugger Field--Peoria	-	-
Sat	06/14/2025	TBA	IHSA STATE FINALS	Away	-	Louisville Slugger Field--Peoria	-	

Sincerely,

Brian Stachacz
Director of Business Services/Treasurer
Lyons Township HS District 204
(708) 579-6462

LEGAL DESCRIPTION

PARCEL 1: LOTS 73 THROUGH 96 INCLUSIVE TOGETHER WITH THE VACATED STREET EAST AND ADJACENT TO SAID LOTS 73 THROUGH 96 AND THE 33 FOOT VACATED STREET SOUTH AND ADJACENT TO SAID LOT 73 AND SQUARED OUT, IN BLOCK 2 IN R.W. SWEET'S ADDITION TO FAIRVIEW, A SUBDIVISION OF PART IN THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2: THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ (EXCEPT THE 33 FEET OF THE WEST 33 FEET AND EXCEPT THE NORTH 18 FEET OF THE EAST 460.50 FEET OF THE WEST 493.50 FEET) OF SECTION 8 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH ½ OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OR THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 33 FEET OF THE EAST 840.61 FEET FOR 48TH STREET AND EXCEPT THE EAST 33 FEET FOR WILLOW SPRINGS ROAD) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 5: THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ (EXCEPT 47TH STREET AND EXCEPT THE EAST 890.61 FEET THEREOF) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 6: THE NORTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINICIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 7: THE NORTH 1/3 OF THE SOUTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 8: THE NORTH ¼ OF THE SOUTH 2/3 (EXCEPT THE EAST 460.52 FEET OF THE SOUTH ½) OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 9: THE EAST 460 FEET OF THE NORTH 1/7 OF THE SOUTH 7/12 OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

1-Exhibit

00449509

DOCUMENT WITH THIS EXHIBIT

RECEIVED IN BAD CONDITION

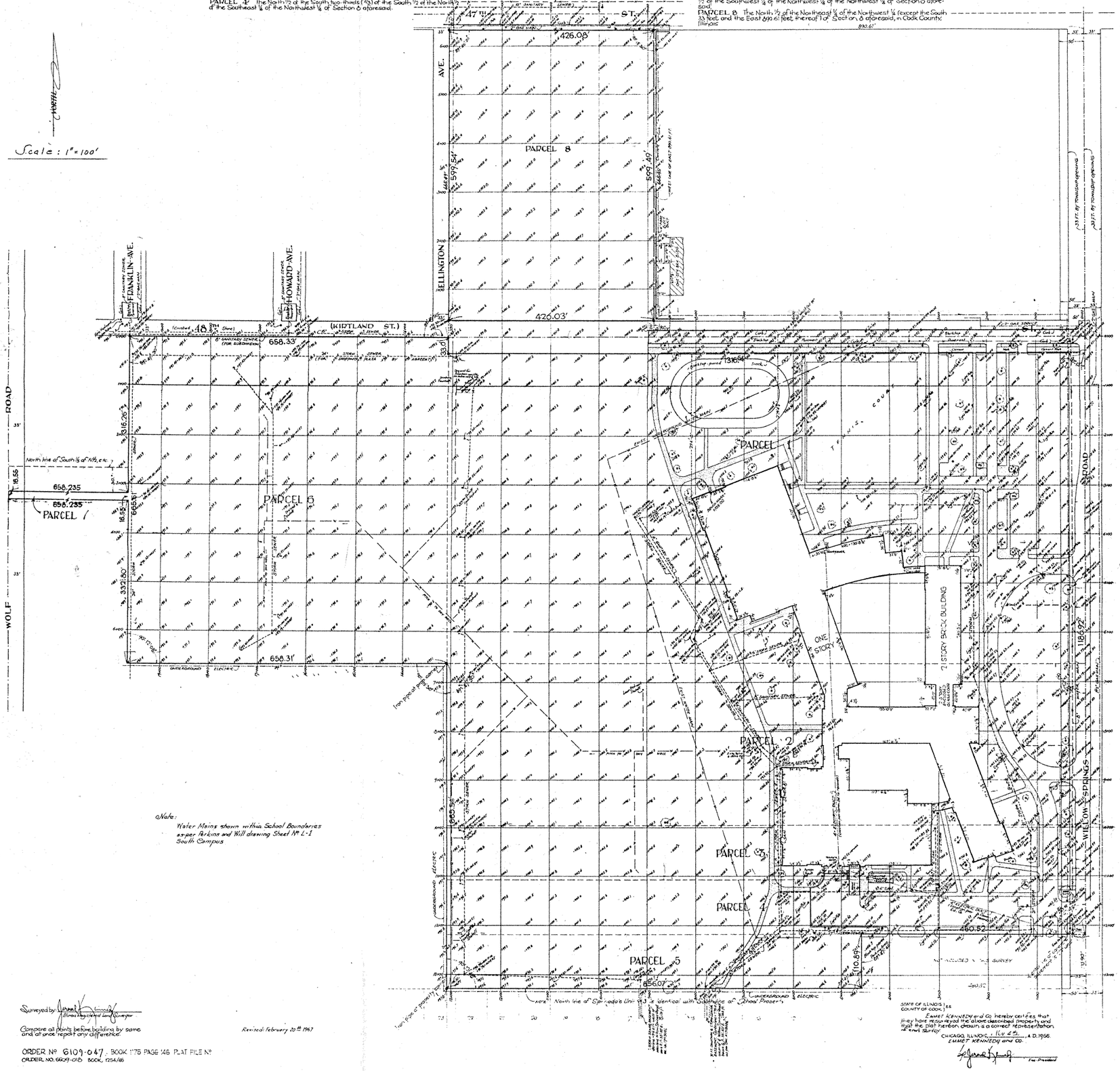
DONE AT CUSTOMER'S REQUEST

PLAT OF SURVEY

EMMET KENNEDY & CO.
30 N LASALLE ST., CHICAGO Engineers - Surveyors - Tel FR 2-2065

PARCEL 1 The South ½ of the Northeast ¼ of the Northwest ¼ of Section 6, Township 30 North, Range 12 East of the Third Principal Meridian.
PARCEL 2 The North quarter (¼) of the Southeast ¼ of the Northwest ¼ of Section 6 aforesaid.
PARCEL 3 The North one-third (⅓) of the following described real estate: South ½ of North ½ of the Southeast ¼ of the Northwest ¼ of Section 6 aforesaid.
PARCEL 4 The North ½ of the South two-thirds (⅔) of the South ½ of the North ½ of the Southeast ¼ of the Northwest ¼ of Section 6 aforesaid.
PARCEL 5 The South one-third (⅓) (except the East 460.62 feet measured on the South line) of the South ½ of the North ½ of the Southeast ¼ of the Northwest ¼ of Section 6 aforesaid.
PARCEL 6 The Southeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 6 aforesaid.
PARCEL 7 The South one-fifth (⅕) (except the North 50 feet thereof) of the North ½ of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 6 aforesaid.
PARCEL 8 The North ½ of the Northeast ¼ of the Northwest ¼ (except the South 33 feet, and the East 890.61 feet, thereof) of Section 6 aforesaid, in Cook County, Illinois.

Scale : 1" = 100'



Note:
Water Mains shown within School Boundaries as per Perkins and Will drawing Sheet No L-1 South Campus

Surveyed by _____
Registered Land Surveyor

Compare all points before building by same and at once report any difference.

Revised February 20th 1967

ORDER No 6109-047 . BOOK 1178 PAGE 146 PLAT FILE No
ORDER NO. 6609-015 BOOK 1254/66

STATE OF ILLINOIS } ss
COUNTY OF COOK }

Emmet Kennedy and Co. hereby certifies that they have resurveyed the above described property and that the plat hereon drawn is a correct representation of said Survey.

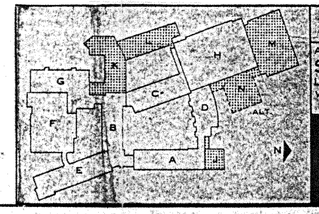
Dated at CHICAGO, ILLINOIS, this 16th day of A.D. 1966.
EMMET KENNEDY and CO.
By _____ Vice President

END-OF-RECORDED-EXHIBITS

PIN #'S
18-08-103-010
18-08-103-009
18-08-104-004
18-08-104-005
18-08-106-002
18-08-106-003
18-08-106-004
18-08-106-006
18-08-106-007

EXHIBIT A
99-254

EXHIBIT A



PLAT OF SURVEY
ADDITIONS AND ALTERATIONS TO
SOUTH CAMPUS
LYONS TOWNSHIP HIGH SCHOOL
WESTERN SPRINGS, ILLINOIS
SCHOOL DISTRICT 204
A-12

THE Perkins & Will PARTNERSHIP
ARCHITECTS
DATE: CHECKED BY:
PROJ. NO.: DEPT. HEAD:
DRAWN BY: PROJ. ARCHT.:

LYONS TOWNSHIP HIGH SCHOOL DISTRICT 204
LYON TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
ADDITION AND REMODELING PROJECT
4900 WILLOW SPRINGS ROAD,
WESTERN SPRINGS, IL 60558

CIVIL DRAWING INDEX		
SHEET	DESCRIPTION	DATE
T-1.0	TITLE SHEET	1-13-2024
C-1.0	SITE DEMOLITION PLAN	1-13-2024
C-2.0	SITE GEOMETRIC PLAN	1-13-2024
C-3.0	SITE DEVELOPMENT PLAN	1-13-2024
C-3.1	SITE DEVELOPMENT DETAILS	1-13-2024
C-4.0 - C-4.1	SITE GRADING PLAN	1-13-2024
C-5.0 - C-5.1	SITE UTILITY PLAN	1-13-2024
C-5.2	SITE UTILITY DETAILS	1-13-2024
C-6.0 - C-6.1	STORM WATER POLLUTION PREVENTION PLAN	1-13-2024
C-6.2	STORM WATER POLLUTION PREVENTION DETAILS	1-13-2024
C-7.0	PROJECT SPECIFICATIONS	1-13-2024
C-7.1	MWRD GENERAL NOTES	1-13-2024
EX-1.0	EXISTING CONDITIONS EXIHBIT	1-13-2024
EX-2.0	PROPOSED CONDITIONS EXHIBIT	1-13-2024
EX-MWRD	MWRD MAINTENANCE EXHIBIT	1-13-2024
SUR-1 - SUR-7	TOPOGRAPHIC SURVEY	9-19-2024

BENCHMARKS:

SITE BENCHMARK #1 - CROSS SET ON CONCRETE LIGHT POLE BASE IN ISLAND ON WEST SIDE OF PARKING LOT, 85' NE OF THE NE BUILDING CORNER AS SHOWN ON SHEET SUR-2.
ELEVATION = 678.00' (NAVD88)

SITE BENCHMARK #2 - CROSS CUT IN MANHOLE LID LIP OF EXISTING MANHOLE #151, 12' SW OF THE SW CORNER OF 6' CHAIN LINK FENCE AROUND AC UNIT ON THE WEST SIDE OF SOUTH PARKING AS SHOWN ON SHEET SUR-6.
ELEVATION = 678.27' (NAVD88)

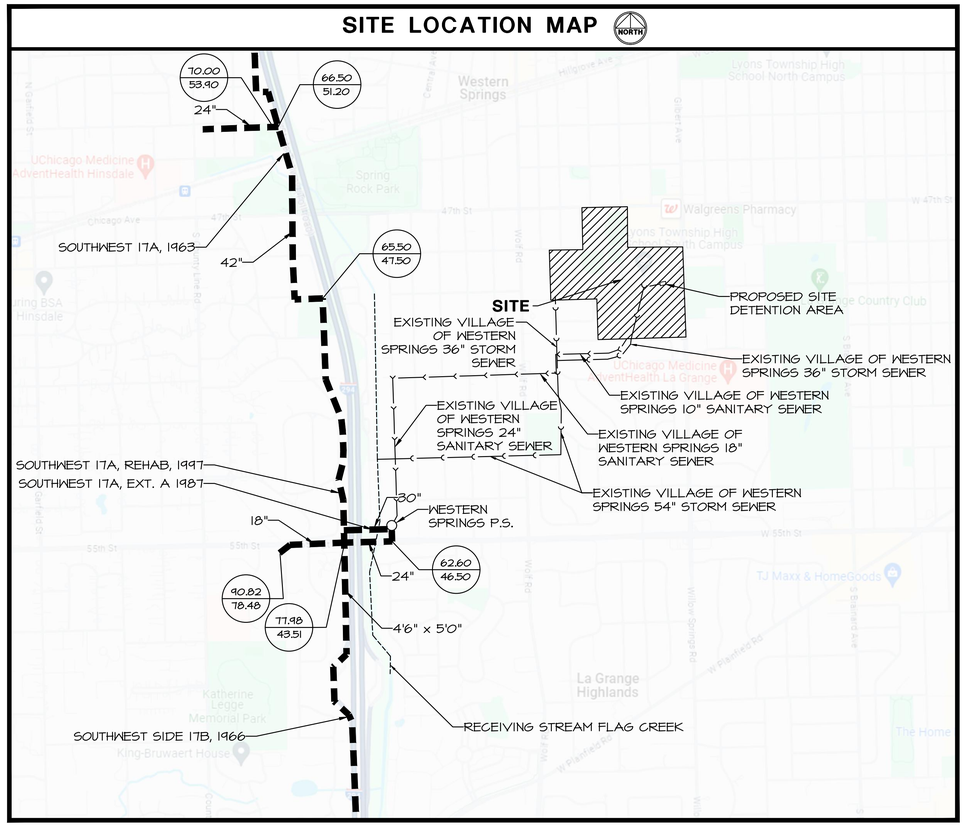
SITE BENCHMARK #3 - SQUARE CUT ON SE CORNER OF TRANSFORMER CONCRETE PAD ON NORTH SIDE OF SOUTH PARKING LOT AS SHOWN ON SHEET SUR-6.
ELEVATION = 679.06' (NAVD88).

BEING THAT THIS PROJECT IS PERMITTED UNDER THE NEW WATERSHED MANAGEMENT ORDINANCE (WMO), THE MWRD REQUIRES 48 HOURS OF ADVANCE NOTIFICATION PRIOR TO ANY GROUND DISTURBANCE. THE MWRD WILL BE INSPECTING FOR APPLICABLE EROSION CONTROL AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCING, INLET PROTECTION, CONCRETE WASH, ETC., FOLLOWED BY SANITARY SEWER AND VOLUME CONTROL INSTALLATION INSPECTIONS. PLEASE REFER TO THE APPROVED PERMIT/PLANS AND HAVE THESE MEASURES IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

SITE LOCATION MAP



SCALE 1"=1000'

MAP DATA © 2024 GOOGLE

SECTION 8
TOWNSHIP 38N
RANGE 12E

LEGEND
- STORM SEWER
- SANITARY SEWER
- M.W.R.D. SEWERS

CIVIL ENGINEERING STATEMENT AND SEAL

I, JAMES GLASCOTT, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DO HEREBY STATE THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25] AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

DATE: 1/13/2024

JAMES GLASCOTT - ILLINOIS P.E. # 062-063362
DATE OF EXPIRATION - NOVEMBER 30, 2025

NOTE: SIGNED AND SEALED FOR SHEETS T-1.0 THROUGH C-7.1

JAMES GLASCOTT 062-063362 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

DRAINAGE CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

DATED THIS 13TH DAY OF JANUARY, A.D. 2024

062-063362 EXP. DATE 11/30/25

DESIGN ENGINEER- JAMES GLASCOTTT P.E.

JAMES GLASCOTT 062-063362 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

CALL JULIE
SIMPLY 811 OR TOLL FREE 1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR



CALL 1(800)892-0123
48 HOURS BEFORE YOU DIG

CONTRACTOR MUST LOCATE PRIVATE UTILITIES IN AREA OF CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.

DLA ARCHITECTS
form follows learning
Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063 | www.dla-ltd.com

LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

#WeAreLT

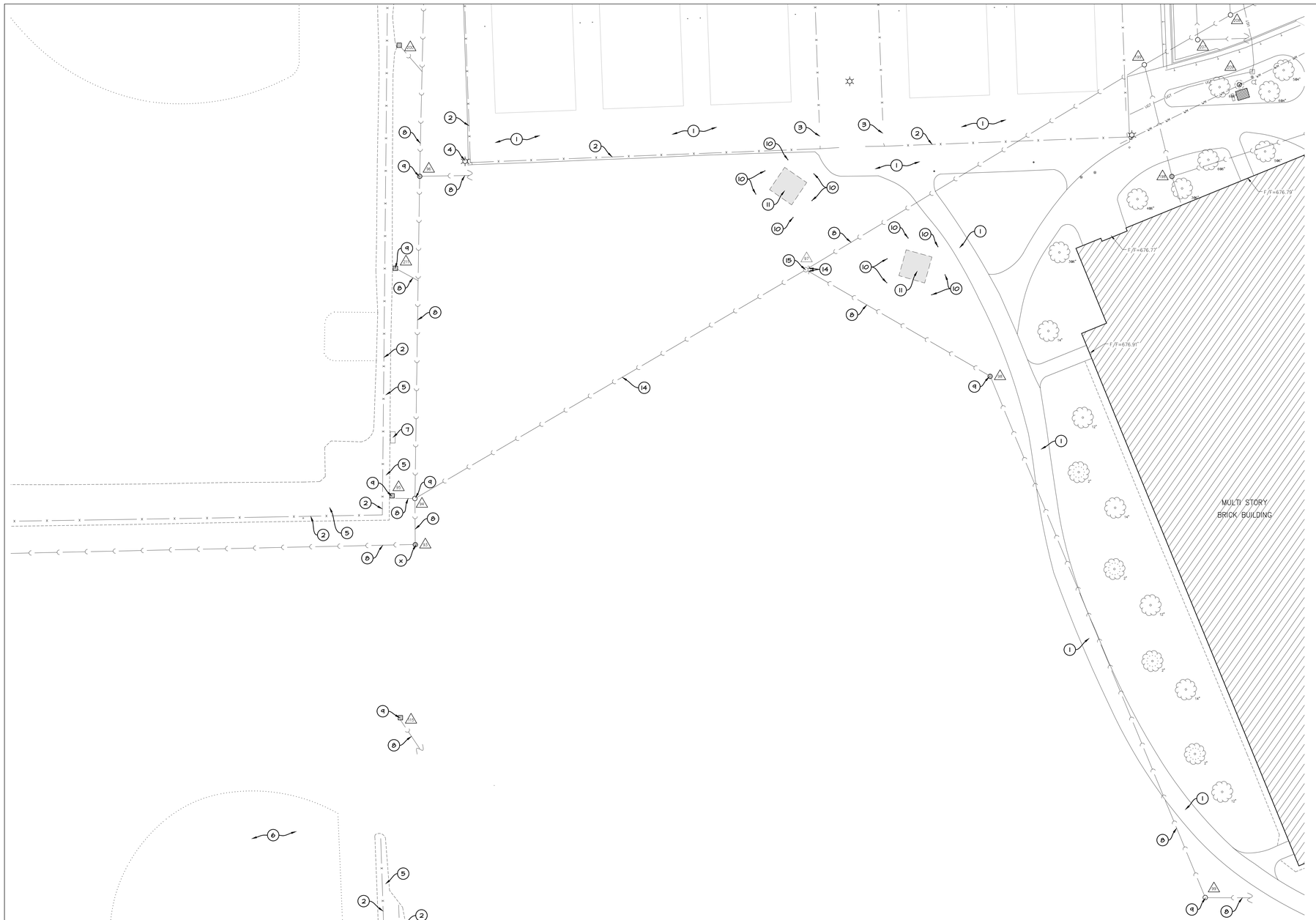
DATE:	DESCRIPTION:
01.13.2025	For Permit

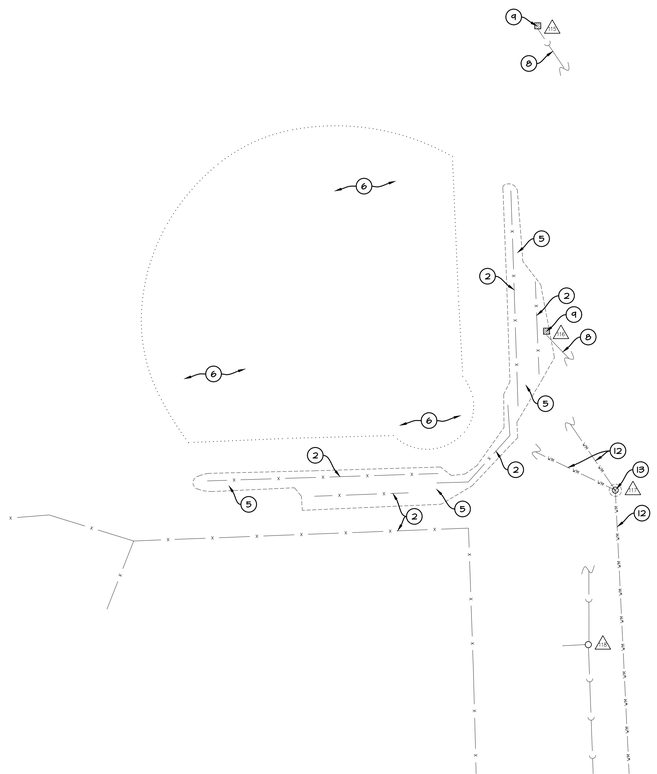
PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: TITLE SHEET
SHEET: T-1.0

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting
WT GROUP
Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication| Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
P: 224.293.6333 | F: 224.293.6444
wtengineering.com
IL License No: 184.007570-0015 | Exp: 04.30.2025

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SITE DEMOLITION NOTES:

A. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
B. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF SANITARY AND WATER UTILITIES AS NECESSARY AND TO PROVIDE STORM WATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED, AND PLACED IN OPERATION.
C. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A DAILY PROGRAM OF DUST CONTROL PROCEDURES PRIOR TO DEMOLITION OF ANY STRUCTURES. MODIFICATION OF DUST CONTROL PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY AND COMPLY WITH THE NPDES II REQUIREMENTS OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND THE INDIVIDUAL STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
D. ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION TO BE REMOVED OR DEMOLISHED SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
E. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
F. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, AND MISCELLANEOUS DEBRIS) INDICATED TO BE DEMOLISHED SHALL BE REMOVED OR DEMOLISHED AND REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR.
G. CONTACT GAS COMPANY PRIOR TO DEMOLITION. LOCATION OF EXISTING GAS SERVICES ARE UNKNOWN.
H. ALL EXISTING TREES SHALL REMAIN UNLESS OTHERWISE NOTED.
I. ALL EXISTING UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED.
J. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
K. CONTRACTOR SHALL PROVIDE REMOVAL AND REPLACEMENT AND SHORING AS NECESSARY TO MEET OSHA AND LOCAL CODE, AS WELL AS MANUFACTURER'S REQUIREMENTS.
L. ALL FOUNDATIONS FOR ALL FENCES, SIGNS, ETC. NOTED FOR REMOVAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFFSITE.
M. PROOF-ROLLING SHALL BE PERFORMED FOR ALL SUBGRADE PRIOR TO CONSTRUCTION OF NEW PAVEMENT. ALL SUBGRADE PROOF-ROLLING SHALL BE WITNESSED AND APPROVED BY A MATERIALS TESTING AGENCY TO BE HIRED BY THE OWNER. CONTRACTOR TO COORDINATE ALL PROOF-ROLLING WITH THE MATERIALS TESTING AGENCY. CONTACT THE ENGINEER AND MATERIAL TESTING AGENCY SO THAT THEY MAY WITNESS THE PROOF ROLL. PROOF ROLL SHALL BE PROVIDED FOR ALL PAVEMENT AREAS SPECIFIED FOR FULL DEPTH REMOVAL AND REPLACEMENT.
N. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 9-19-24, PREPARED BY WT-GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
O. SEE SHEET SUR1 - SUR-1 TOPOGRAPHIC SURVEY FOR ALL EXISTING LOCATED UTILITY DATA.
P. CLEAR SITE AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
Q. ALL ITEMS MARK "EXISTING OR EXISTING TO REMAIN" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
R. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT.
S. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

PROJECT NOTES:

1. EXISTING ASPHALT PAVEMENT TO REMAIN.
2. EXISTING FENCE TO REMAIN.
3. EXISTING GATE TO REMAIN.
4. EXISTING LIGHT TO REMAIN.
5. EXISTING GRAVEL TO REMAIN.
6. EXISTING BASEBALL FIELD TO REMAIN.
7. EXISTING CONCRETE PAD TO REMAIN.
8. EXISTING STORM SEWER TO REMAIN.
9. EXISTING STORM STRUCTURE TO REMAIN.
10. EXISTING POST TO BE REMOVED.
11. EXISTING CONCRETE PAVEMENT TO BE REMOVED FULL DEPTH TO MEET THE BOTTOM OF THE NEW PAVEMENT CROSS SECTIONS (NEW SUBGRADE ELEVATION). SEE THE SITE GRADING PLAN FOR NEW FINISHED ELEVATIONS AND DETAIL SHEETS FOR NEW PAVEMENT CROSS SECTIONS.
12. EXISTING WATER MAIN TO REMAIN.
13. EXISTING WATER VALVE VAULT TO REMAIN.
14. EXISTING STORM SEWER TO BE REMOVED.
15. EXISTING STORM STRUCTURE TO BE REMOVED.

DEMOLITION LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING UNDERGROUND TELCO LINE
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE VAULT
- EXISTING AREA LIGHT
- EXISTING CONCRETE PAVEMENT TO BE REMOVED FULL DEPTH

EXISTING UTILITY DATA

A1: RIM=670.46' (STORM)
48" CONCRETE STRUCTURE
INV=667.30' (12" CPP N/E)
INV=667.30' (12" PVC S)

A2: RIM=674.25' (STORM)
60" CONCRETE STRUCTURE
INV=667.70' (24" RCP NE/SW)
INV=668.82' (12" RCP SE)

A3: RIM=675.62' (STORM)
24" CONCRETE STRUCTURE
INV=670.12' (8" DIP E)
INV=670.12' (12" RCP S/NW)

A4: RIM=676.41' (STORM)
24" CONCRETE STRUCTURE
INV=671.28' (12" RCP N)
INV=671.41' (8" DIP E)

A11: RIM=669.95' (STORM)
36" CONCRETE STRUCTURE
INV=667.08' (8" CLAY SE)
116
RIM=669.71' (STORM)
36" CONCRETE STRUCTURE
INV=666.82' (8" CLAY SE)
117

A13: RIM=670.86' (WATER)
24" CONCRETE STRUCTURE
667.56' AT TOP OF 3" PVC S
668.03' AT TOP OF 3" PVC S
667.51' AT TOP OF 2" PVC NW
669.46' AT TOP OF 3" PVC NW

A15: RIM=670.02' (STORM)
36" CONCRETE STRUCTURE
INV=665.58' (15" RCP N)
INV=665.58' (18" RCP SW)
INV=667.15' (8" RCP W)

A5: RIM=675.69' (STORM)
48" CONCRETE STRUCTURE
INV=670.84' (12" RCP NE/NW)
INV=670.87' (6" METAL SE)

A6: RIM=676.34' (STORM)
60" CONCRETE STRUCTURE
INV=668.30' (24" RCP NE/SW)
INV=669.69' (12" RCP SE)

A7: RIM=670.54' (STORM)
36" CONCRETE STRUCTURE
668.24' AT TOP OF 8" METAL SE
WITH SNORKEL
667.78' AT BOTTOM OF SNORKEL
668.23' AT WATER LEVEL

A8: RIM=671.18' (STORM)
48" CONCRETE STRUCTURE
INV=667.55' (12" CPP N/S)

A9: RIM=673.63' (STORM)
24" PVC STRUCTURE
INV=670.45' (6" PVC E/S)

A10: RIM=675.06' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.00' (6" PVC N/W)

A12: RIM=674.71' (STORM)
24" CONCRETE STRUCTURE
INV=670.91' (6" PVC E/SW)
205
RIM=669.90' (SANITARY)

A14: 48" CONCRETE STRUCTURE
INV=665.05' (6" PVC E/W)

A16: RIM=674.55' (STORM)
48" CONCRETE STRUCTURE
INV=672.31' (8" PVC N)
INV=672.31' (15" RCP E)

A17: RIM=675.95' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.25' (8" CLAY N/S)

A18: RIM=675.82' (STORM)
48" CONCRETE STRUCTURE
INV=668.63' (18" RCP N)
INV=668.67' (12" RCP E)
INV=668.53' (24" RCP SW)

A19: RIM=676.35' (WATER)
60" CONCRETE STRUCTURE
669.70' AT TOP OF 4" DIP N/S

A20: RIM=675.98' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.45' (8" CLAY E/W)
INV=671.45' (6" CLAY S)

A21: RIM=670.46' (STORM)
36" CONCRETE STRUCTURE
668.28' AT TOP OF 8" METAL SE
WITH SNORKEL
667.77' AT BOTTOM OF SNORKEL

NORTH

1" = 20'
00 10 20 40 80

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting

WT GROUP
Municipal | Water | Wastewater | Stormwater | Roadway
Civil | Land Survey | Transportation | Site Development | Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE DEMOLITION PLAN
SHEET: C-1.0

SITE GEOMETRIC NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 9-19-24, PREPARED BY HT-GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
C. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
D. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
F. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
G. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
H. ALL PAINTED CURB ON SITE TO BE REPAINTED FOLLOWING RESURFACING OF THE PARKING LOT. MATCH EXISTING COLOR, REPAINT WITH HIGH QUALITY PAINT.

HATCH LEGEND

NEW 5" CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4" CA-6 BASE COURSE

NEW SYNTHETIC TURF
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS)



NORTH

1" = 20'

00 10 20 40 80

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting

WT GROUP
Structural | Mechanical/Electrical/Plumbing - Civil | Land Survey | Telecommunication| Aquatic Accessibility Consulting | Design & Program Management
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PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE GEOMETRIC PLAN
SHEET: C-2.0



SITE DEVELOPMENT NOTES:

N. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 9-19-24, PREPARED BY MT-GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
O. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
P. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
Q. CONTRACTOR SHALL COORDINATE ALL LANDSCAPING IMPROVEMENTS WITH (LANDSCAPE) PLANS.
R. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
S. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
T. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
U. CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH 6" OF TOPSOIL, SEED, AND EROSION CONTROL BLANKET.
V. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT , CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
W. CONTRACTOR SHALL RE-STRIPE ALL STRIPING DISTURBED WITHIN THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING.
X. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
Y. ALL ITEMS MARKED "EXISTING" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
Z. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
AA. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

PROJECT NOTES:

1. EXISTING ASPHALT PAVEMENT TO REMAIN.
2. EXISTING FENCE TO REMAIN.
3. EXISTING GATE TO REMAIN.
4. EXISTING LIGHT TO REMAIN.
5. EXISTING GRAVEL TO REMAIN.
6. EXISTING BASEBALL FIELD TO REMAIN.
7. EXISTING CONCRETE PAD TO REMAIN.
8. NEW SYNTHETIC TURF FIELD. (SEE ARCHITECTURAL SPECIFICATIONS FOR ADDITIONAL INFORMATION).
9. NEW HOME BASE. (SEE ARCHITECTURAL PLANS FOR DETAILS).
10. NEW BASE. (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION).
11. NEW PITCHERS RUBBER. (SEE ARCHITECTURAL PLANS FOR DETAILS).
12. NEW 5" CONCRETE PAVEMENT.
13. NEW OVERHEAD LIGHTING. (SEE ELECTRICAL PLANS FOR DETAILS).
14. NEW SCOREBOARD / VIDEO BOARD. (SEE ELECTRICAL PLANS FOR DETAILS).
15. NEW DUGOUT. (SEE ARCHITECTURAL PLANS FOR DETAILS).
16. NEW BENCH. (SEE ARCHITECTURAL PLANS FOR DETAILS).
17. NEW BLEACHERS GRAND STAND WITH PRESS BOX. (SEE ARCHITECTURAL PLANS FOR DETAILS).
18. NEW SYNTHETIC TURF 12" TERMINATION CURB WITH FENCE (DETAIL #1).
19. NEW SYNTHETIC TURF 6" WIDE TERMINATION CURB ADJACENT TO STORAGE BUILDING (DETAIL #2).
20. NEW SYNTHETIC TURF 6" WIDE TERMINATION CURB ADJACENT TO DUGOUT (DETAIL #3).
21. NEW SYNTHETIC TURF 12" TERMINATION CURB WITH FENCE ADJACENT TO CONCRETE (DETAIL #4).

HATCH LEGEND

NEW 5" CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4" CA-6 BASE COURSE

NEW SYNTHETIC TURF
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS)

NORTH

1" = 20'

0 0 10 20 40 80

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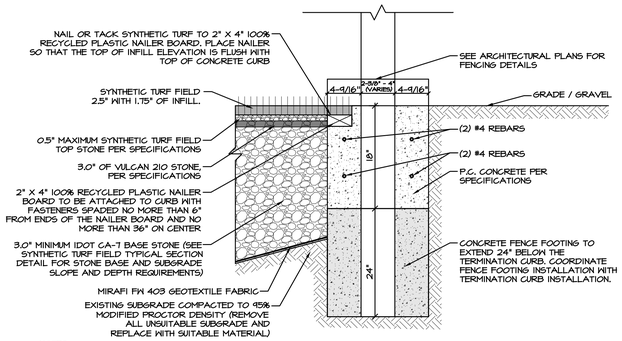
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LYONS TOWNSHIP SCHOOL DISTRICT 204
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PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE DEVELOPMENT PLAN
SHEET: C-3.0

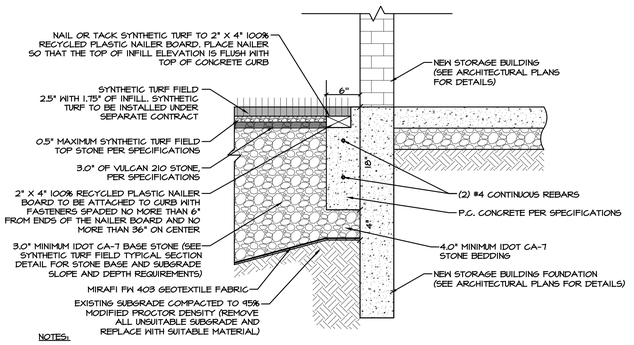


NOTES:

1. 1" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS AND AT ALL DOOR STOPS, CURB PC'S AND PT'S, CURB RETURNS, ENDS OF CONSTRUCTION AND FIVE (5) FEET ON EACH SIDE OF ANY UTILITY STRUCTURE CASTING THAT FALLS WITHIN THE CURB LINE WHERE NEW CONCRETE IS POURED AGAINST CONCRETE THAT IS ALREADY SET OR IS SETTING UP. PROVIDE (1) 1" DIA. x 18" SMOOTH EPOXY COATED DOWEL BAR WITH PINCH CAP AT EXPANSION JOINTS.
2. CONTROL JOINTS SHALL BE SAWED TO A MINIMUM DEPTH OF 2" AND PLACED AT 10 FOOT INTERVALS. SAW CUTS SHALL BE SAWED NO SOONER THAN 6 HOURS AND NO LATER THAN 24 HOURS AFTER PLACEMENT OF CONCRETE.
3. (2) CONTINUOUS #4 REBARS SHALL BE INSTALLED CENTERED OVER ALL TRENCH CROSSINGS SO REBARS EXTEND 5 FEET BEYOND THE TRENCH ON BOTH SIDES.
4. DOWEL BARS AT EXPANSION JOINTS MUST BE DRILLED, NOT PUSHED, THRU EXPANSION MATERIAL.

DETAIL - SYNTHETIC TURF 12" TERMINATION CURB WITH FENCE (DETAIL #1)

NOT TO SCALE

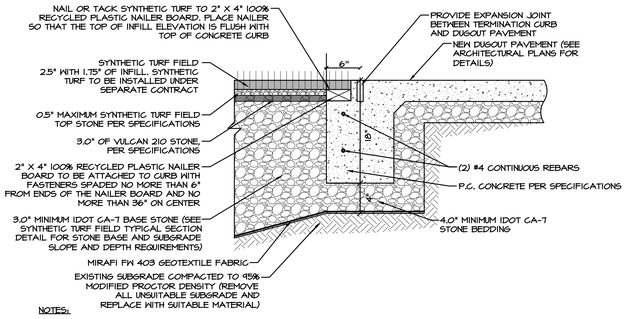


NOTES:

1. 1" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS AND AT ALL DOOR STOPS, CURB PC'S AND PT'S, CURB RETURNS, ENDS OF CONSTRUCTION AND FIVE (5) FEET ON EACH SIDE OF ANY UTILITY STRUCTURE CASTING THAT FALLS WITHIN THE CURB LINE WHERE NEW CONCRETE IS POURED AGAINST CONCRETE THAT IS ALREADY SET OR IS SETTING UP. PROVIDE (1) 1" DIA. x 18" SMOOTH EPOXY COATED DOWEL BAR WITH PINCH CAP AT EXPANSION JOINTS.
2. CONTROL JOINTS SHALL BE SAWED TO A MINIMUM DEPTH OF 2" AND PLACED AT 10 FOOT INTERVALS. SAW CUTS SHALL BE SAWED NO SOONER THAN 6 HOURS AND NO LATER THAN 24 HOURS AFTER PLACEMENT OF CONCRETE.
3. (2) CONTINUOUS #4 REBARS SHALL BE INSTALLED CENTERED OVER ALL TRENCH CROSSINGS SO REBARS EXTEND 5 FEET BEYOND THE TRENCH ON BOTH SIDES.
4. DOWEL BARS AT EXPANSION JOINTS MUST BE DRILLED, NOT PUSHED, THRU EXPANSION MATERIAL.

DETAIL - SYNTHETIC TURF 6" WIDE TERMINATION CURB ADJACENT TO STORAGE BUILDING (DETAIL #2)

NOT TO SCALE

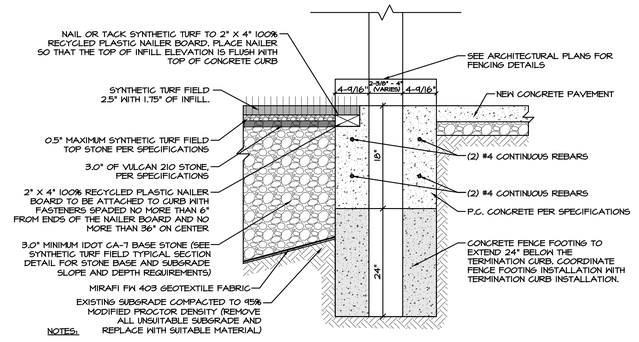


NOTES:

1. 1" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS AND AT ALL DOOR STOPS, CURB PC'S AND PT'S, CURB RETURNS, ENDS OF CONSTRUCTION AND FIVE (5) FEET ON EACH SIDE OF ANY UTILITY STRUCTURE CASTING THAT FALLS WITHIN THE CURB LINE WHERE NEW CONCRETE IS POURED AGAINST CONCRETE THAT IS ALREADY SET OR IS SETTING UP. PROVIDE (1) 1" DIA. x 18" SMOOTH EPOXY COATED DOWEL BAR WITH PINCH CAP AT EXPANSION JOINTS.
2. CONTROL JOINTS SHALL BE SAWED TO A MINIMUM DEPTH OF 2" AND PLACED AT 10 FOOT INTERVALS. SAW CUTS SHALL BE SAWED NO SOONER THAN 6 HOURS AND NO LATER THAN 24 HOURS AFTER PLACEMENT OF CONCRETE.
3. (2) CONTINUOUS #4 REBARS SHALL BE INSTALLED CENTERED OVER ALL TRENCH CROSSINGS SO REBARS EXTEND 5 FEET BEYOND THE TRENCH ON BOTH SIDES.
4. DOWEL BARS AT EXPANSION JOINTS MUST BE DRILLED, NOT PUSHED, THRU EXPANSION MATERIAL.

DETAIL - SYNTHETIC TURF 6" WIDE TERMINATION CURB ADJACENT TO DUGOUT (DETAIL #3)

NOT TO SCALE

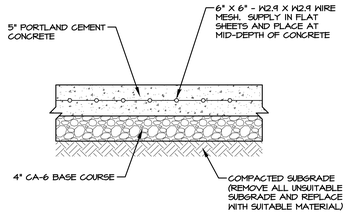


NOTES:

1. 1" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS AND AT ALL DOOR STOPS, CURB PC'S AND PT'S, CURB RETURNS, ENDS OF CONSTRUCTION AND FIVE (5) FEET ON EACH SIDE OF ANY UTILITY STRUCTURE CASTING THAT FALLS WITHIN THE CURB LINE WHERE NEW CONCRETE IS POURED AGAINST CONCRETE THAT IS ALREADY SET OR IS SETTING UP. PROVIDE (1) 1" DIA. x 18" SMOOTH EPOXY COATED DOWEL BAR WITH PINCH CAP AT EXPANSION JOINTS.
2. CONTROL JOINTS SHALL BE SAWED TO A MINIMUM DEPTH OF 2" AND PLACED AT 10 FOOT INTERVALS. SAW CUTS SHALL BE SAWED NO SOONER THAN 6 HOURS AND NO LATER THAN 24 HOURS AFTER PLACEMENT OF CONCRETE.
3. (2) CONTINUOUS #4 REBARS SHALL BE INSTALLED CENTERED OVER ALL TRENCH CROSSINGS SO REBARS EXTEND 5 FEET BEYOND THE TRENCH ON BOTH SIDES.
4. DOWEL BARS AT EXPANSION JOINTS MUST BE DRILLED, NOT PUSHED, THRU EXPANSION MATERIAL.

DETAIL -SYNTHETIC TURF 12" TERMINATION CURB WITH FENCE ADJACENT TO CONCRETE (DETAIL #4)

NOT TO SCALE



DETAIL - 5" CONCRETE PAVEMENT

NOT TO SCALE

NOTES:

1. EXISTING AGGREGATE BASE SHALL NOT BE REUSED FOR THE NEW PAVEMENT SECTION.

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PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

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DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE DEVELOPMENT DETAILS
SHEET: C-3.1

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting
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Structural | Mechanical/Electrical/Plumbing
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SEE SHEET C-4.1 FOR CONTINUATION

MULTI STORY BRICK BUILDING

SITE GRADING NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 9-19-24, PREPARED BY WT-GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.
C. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
D. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
G. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
H. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
I. ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. ACCESSIBLE PARKING STALLS SHALL MAINTAIN A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.
J. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
K. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
L. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
N. ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
O. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT.
P. PREPARE SUBGRADE AS SPECIFIED WITHIN THE GEOTECHNICAL REPORT DATED MONTH DAY, YEAR PREPARED BY GEOTECHNICAL ENGINEER.
Q. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED. REFER TO THE GEOTECHNICAL REPORT DATED MONTH DAY, YEAR PREPARED BY GEOTECHNICAL ENGINEER FOR EXISTING TOPSOIL DEPTHS.
R. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

GRADING LEGEND

000.00	EXISTING SPOT GRADE
000.00	PROPOSED SPOT GRADE
*000.00	INTERPOLATED SPOT GRADE
000.00	PROPOSED RIM ELEVATION
	EXISTING CONTOUR LINE
000	PROPOSED CONTOUR LINE
	OVERLAND FLOW ARROW
	100 YEAR OVERLAND FLOW ROUTE
TP	TOP OF PAVEMENT ELEVATION
TW	TOP OF SIDEWALK ELEVATION
FG	FINISHED GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION
SG	SUB-GRADE ELEVATION
ADJUST	ADJUST EXISTING RIM ELEVATION
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE VAULT
	EXISTING B-BOX
	EXISTING AREA LIGHT
	PROPOSED INLET
	PROPOSED CATCH BASIN / OPEN RIM MANHOLE
	PROPOSED CLOSED LID MANHOLE

HATCH LEGEND

NEW 5" CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4" CA-6 BASE COURSE

NEW SYNTHETIC TURF
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS)

EXISTING UTILITY DATA

1. RIM=670.46' (STORM)
48" CONCRETE STRUCTURE
INV=667.30' (12" PVC N/E)
INV=667.30' (12" PVC S)
2. RIM=674.25' (STORM)
60" CONCRETE STRUCTURE
INV=667.70' (24" RCP NE/SW)
INV=668.82' (12" RCP SE)
3. RIM=675.62' (STORM)
24" CONCRETE STRUCTURE
INV=670.12' (8" DIP E)
INV=670.12' (12" RCP S/NW)
4. RIM=676.41' (STORM)
24" CONCRETE STRUCTURE
INV=671.28' (12" RCP N)
INV=671.41' (8" DIP E)
5. RIM=669.95' (STORM)
36" CONCRETE STRUCTURE
INV=667.08' (8" CLAY SE)
116
6. RIM=669.71' (STORM)
36" CONCRETE STRUCTURE
INV=666.82' (8" CLAY SE)
117
7. RIM=670.86' (WATER)
24" CONCRETE STRUCTURE
667.56' AT TOP OF 3" PVC S
668.03' AT TOP OF 3" PVC S
667.51' AT TOP OF 2" PVC NW
669.46' AT TOP OF 3" PVC NW
8. RIM=670.02' (STORM)
36" CONCRETE STRUCTURE
INV=665.58' (15" RCP N)
INV=665.58' (18" RCP SW)
INV=667.15' (8" RCP W)
9. RIM=675.69' (STORM)
48" CONCRETE STRUCTURE
INV=670.84' (12" RCP NE/NW)
INV=670.87' (6" METAL SE)
10. RIM=676.34' (STORM)
60" CONCRETE STRUCTURE
INV=668.30' (24" RCP NE/SW)
INV=669.69' (12" RCP SE)
11. RIM=670.54' (STORM)
36" CONCRETE STRUCTURE
668.24' AT TOP OF 8" METAL SE
WITH SNORKEL
667.78' AT BOTTOM OF SNORKEL
668.23' AT WATER LEVEL
12. RIM=671.18' (STORM)
48" CONCRETE STRUCTURE
INV=667.55' (12" CPP N/S)
13. RIM=673.63' (STORM)
24" PVC STRUCTURE
INV=670.45' (6" PVC E/S)
14. RIM=675.06' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.00' (6" PVC N/W)
15. RIM=674.71' (STORM)
24" CONCRETE STRUCTURE
INV=670.91' (6" PVC E/SW)
205
16. RIM=669.90' (SANITARY)
48" CONCRETE STRUCTURE
INV=665.05' (6" PVC E/W)
17. RIM=674.55' (STORM)
48" CONCRETE STRUCTURE
INV=672.31' (8" PVC N)
INV=672.31' (15" RCP E)
18. RIM=675.95' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.25' (8" CLAY N/S)
19. RIM=675.82' (STORM)
48" CONCRETE STRUCTURE
INV=668.63' (18" RCP N)
INV=668.67' (12" RCP E)
INV=668.53' (24" RCP SW)
20. RIM=676.35' (WATER)
60" CONCRETE STRUCTURE
669.70' AT TOP OF 4" DIP N/S
21. RIM=675.98' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.45' (8" CLAY E/W)
INV=671.45' (6" CLAY S)
22. RIM=670.46' (STORM)
36" CONCRETE STRUCTURE
668.28' AT TOP OF 8" METAL SE
WITH SNORKEL
667.77' AT BOTTOM OF SNORKEL

NORTH

1" = 20'
0 0 10 20 40 80

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting

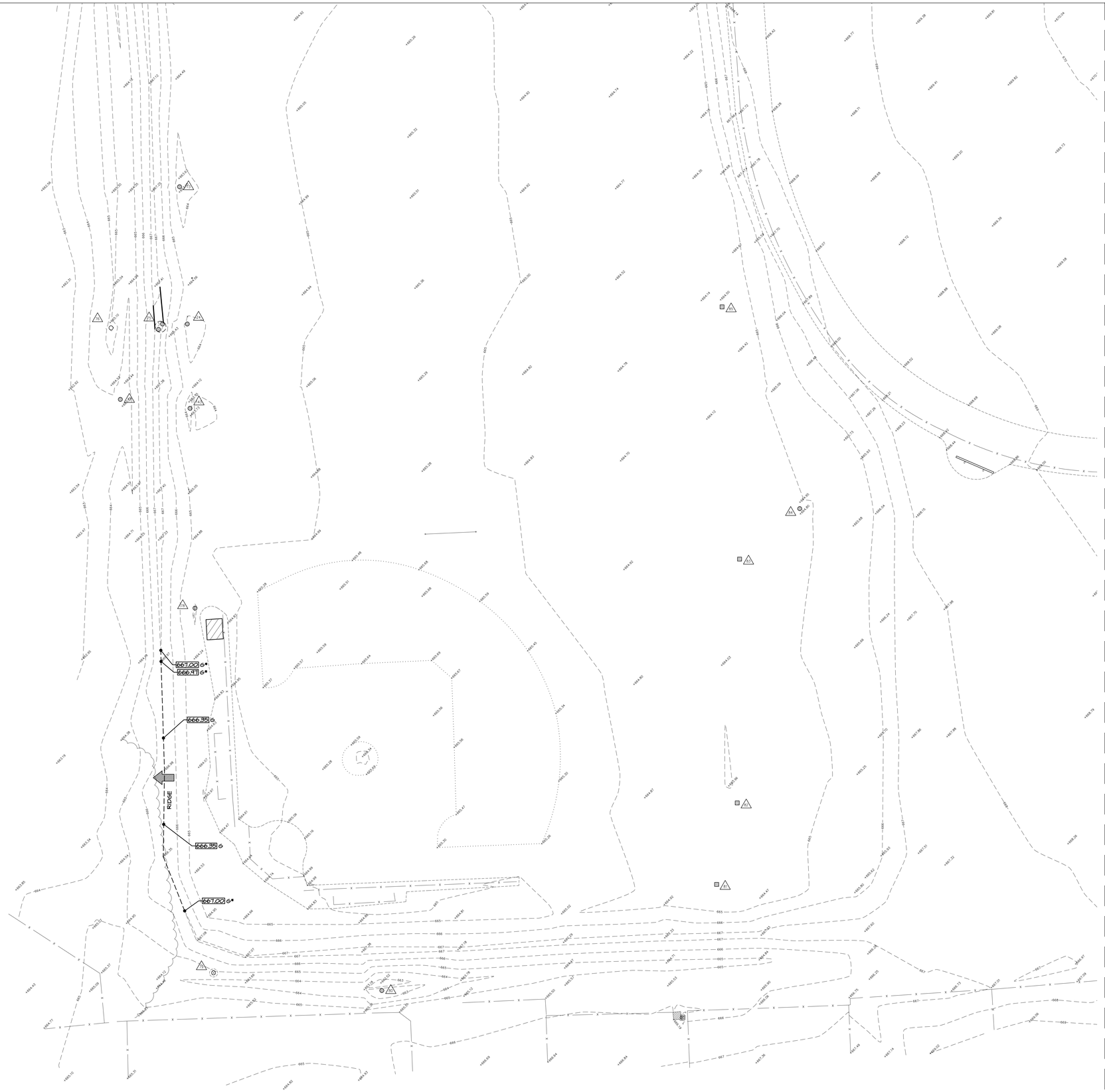
WT GROUP
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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE GRADING PLAN
SHEET: C-4.0



EXISTING UTILITY DATA

1. RIM=663.59' (STORM)
24" CONCRETE STRUCTURE
INV=660.89' (6" PVC N/S)

2. RIM=663.82' (STORM)
48 CONCRETE STRUCTURE
INV=660.37' (8" PVC N/S)
INV=656.76' (15" RCP E/W)

3. RIM (EAST)=667.21' RIM (WEST)=667.49' (STORM)
60" CONCRETE STRUCTURE
INV=656.53' (15" RCP E)
INV=657.23' (18" RCP W)
INV=656.48' (6" RESTRICTOR HOLE)
665.99' AT TOP OF RESTRICTOR WALL

4. RIM=666.67' (STORM)
48" CONCRETE STRUCTURE
INV=656.75' (27" RCP N)
INV=565.75' (18" RCP E)
INV=660.07' (10" CLAY SE)
INV=656.75' (36" RCP S)
INV=660.07' (10" CLAY W)
INV=660.47' (8" CLAY W)

5. RIM=663.31' (STORM)
24" CONCRETE STRUCTURE
INV=660.93' (8" PVC W)

6. RIM=663.88' (STORM)
24" CONCRETE STRUCTURE
INV=661.01' (8" PVC N/S)
INV=661.26' (6" PVC E)

7. RIM=664.79' (WATER)
24" CONCRETE STRUCTURE
661.35' AT TOP OF 3" PVC N/E

8. RIM=662.28' (STORM)
24" CONCRETE STRUCTURE
INV=659.39' (8" PVC WNW)

9. RIM=664.17' (STORM)
36" CONCRETE STRUCTURE
INV=661.11' (8" CLAY N)
INV=661.23' (8" CLAY SW)

10. RIM=664.24' (STORM)
36" CONCRETE STRUCTURE
INV=661.66' (8" RCP NW)

11. RIM=664.14' (STORM)
36" CONCRETE STRUCTURE
INV=661.83' (8" RCP NW)

12. RIM=664.99' (STORM)
48" CONCRETE STRUCTURE
INV=661.65' (24" RCP E)
INV=661.65' (18" RCP NW)
661.92' AT WATER LEVEL

13. RIM=664.51' (STORM)
48" CONCRETE STRUCTURE
INV=660.91' (12" RCP N/S)
INV=661.31' (6" CLAY NE/SW)
INV=661.31' (6" CLAY NW)

14. RIM=663.71' (STORM)
24" CONCRETE STRUCTURE
INV=660.44' (8" PVC N/S)
INV=660.80' (6" PVC E

SEE SHEET C-4.0 FOR CONTINUATION

SITE GRADING NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 9-19-24, PREPARED BY WT-GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.
C. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
D. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
G. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
H. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
I. ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. ACCESSIBLE PARKING STALLS SHALL MAINTAIN A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.
J. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
K. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
L. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
N. ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
O. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT.
P. PREPARE SUBGRADE AS SPECIFIED WITHIN THE GEOTECHNICAL REPORT DATED MONTH DAY, YEAR PREPARED BY GEOTECHNICAL ENGINEER.
Q. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED. REFER TO THE GEOTECHNICAL REPORT DATED MONTH DAY, YEAR PREPARED BY GEOTECHNICAL ENGINEER FOR EXISTING TOPSOIL DEPTHS.
R. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

GRADING LEGEND

+000.00	EXISTING SPOT GRADE
000.00	PROPOSED SPOT GRADE
*000.00	INTERPOLATED SPOT GRADE
000.00	PROPOSED RIM ELEVATION
000	EXISTING CONTOUR LINE
000	PROPOSED CONTOUR LINE
	OVERLAND FLOW ARROW
	100 YEAR OVERLAND FLOW ROUTE
TP	TOP OF PAVEMENT ELEVATION
TW	TOP OF SIDEWALK ELEVATION
FG	FINISHED GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION
SG	SUB-GRADE ELEVATION
ADJUST	ADJUST EXISTING RIM ELEVATION
○	EXISTING CLOSED MANHOLE
◍	EXISTING OPEN GRATE MANHOLE
◎	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE VAULT
	EXISTING B-BOX
	EXISTING AREA LIGHT
	PROPOSED INLET
	PROPOSED CATCH BASIN / OPEN RIM MANHOLE
	PROPOSED CLOSED LID MANHOLE

HATCH LEGEND

NEW 5" CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4" CA-6 BASE COURSE

NEW SYNTHETIC TURF
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS)

NORTH

1" = 20'
00 10 20 40 80

WT GROUP JOB NUMBER - C2400081

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Engineering • Design • Consulting

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Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication | Aquatic
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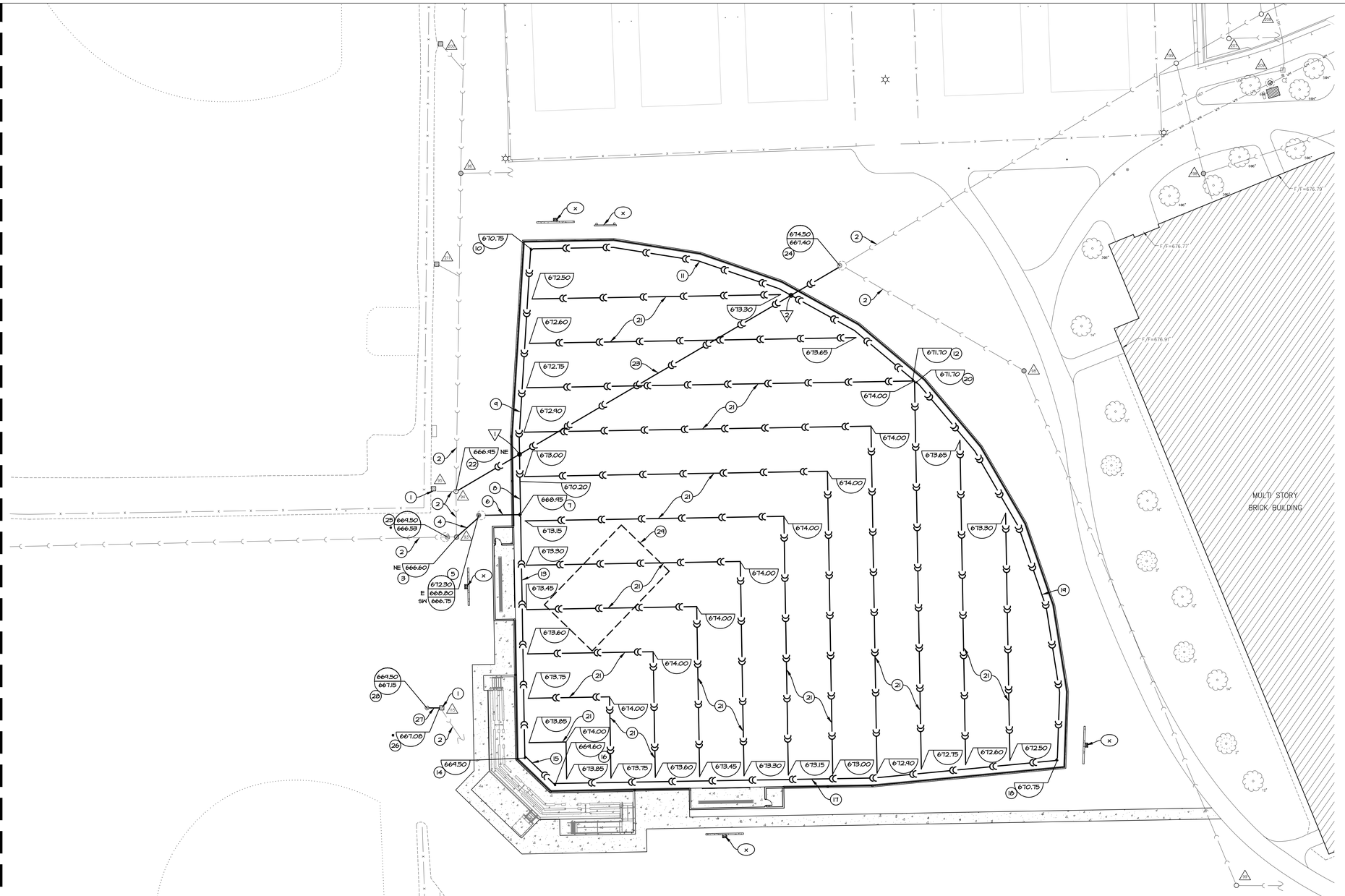
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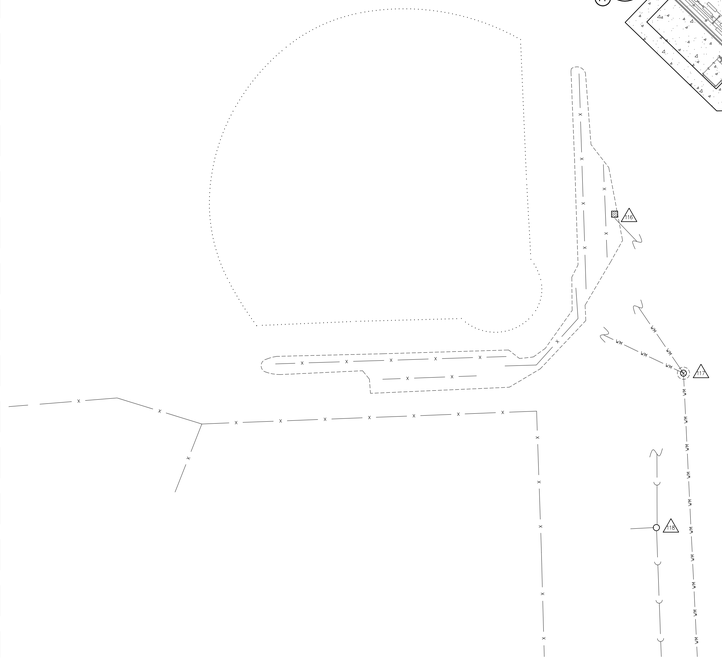
LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE GRADING PLAN
SHEET: C-4.1

SEE SHEET C-5.1 FOR CONTINUATION





SITE UTILITY NOTES:

A. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
B. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
C. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
D. REFER TO THE GENERAL NOTES AND SPECIFICATION SHEETS FOR ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL VERIFY IN FIELD EXACT SIZE, MATERIAL, INVERT, PIPE ROUTING, AND SLOPE OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
G. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF UTILITY TRENCHES DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING AND BRACING AS NECESSARY TO MAINTAIN STABILITY UNTIL CONSTRUCTION OF THE UTILITY IS COMPLETE IN ORDER TO MEET OSHA AND LOCAL CODES, AS WELL AS MANUFACTURER'S REQUIREMENTS.
H. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C-76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C-443 AND SECTION 31-1.08 OF THE "STANDARD SPECIFICATIONS".
I. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY (ASTM D-1557) OVER ALL UNDERGROUND UTILITIES WHICH ARE CONSTRUCTED UNDER OR WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT OR SIDEWALKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
J. ADJUST RIM ELEVATIONS OF EXISTING STRUCTURES IN PAVEMENT AS NECESSARY TO MEET PROPOSED FINISHED GRADE.
K. CONTRACTOR TO COORDINATE ALL CONNECTIONS TO CITY UTILITIES AND STORM SEWERS WITH THE PUBLIC WORKS DEPARTMENT.
L. CONTRACTOR TO USE CAUTION WHEN EXCAVATING AT EXISTING UTILITY LINES.
M. ALL STORM MANHOLES SHALL HAVE OPEN LIDS UNLESS OTHERWISE SPECIFIED.
N. PROVIDE RUBBER MISSION COUPLING OR SIMILAR CONNECTION BETWEEN PIPES OF DISSIMILAR SIZE OR MATERIAL.

UTILITY LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING UNDERGROUND TELCO SERVICE
- 000.00 PROPOSED RIM ELEVATION
- 000.00 PROPOSED INVERT ELEVATION
- FF FINISHED FLOOR ELEVATION
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE VAULT
- EXISTING B-BOX
- EXISTING AREA LIGHT
- PROPOSED INLET
- PROPOSED CATCH BASIN / OPEN RIM MANHOLE
- PROPOSED CLOSED LID MANHOLE

EXISTING UTILITY DATA

1. RIM=670.46' (STORM)
48" CONCRETE STRUCTURE
INV=667.30' (12" CPP N/E)
INV=667.30' (12" PVC S)

2. RIM=674.25' (STORM)
60" CONCRETE STRUCTURE
INV=667.70' (24" RCP NE/SW)
INV=668.82' (12" RCP SE)

3. RIM=675.62' (STORM)
24" CONCRETE STRUCTURE
INV=670.12' (8" DIP E)
INV=670.12' (12" RCP S/NW)

4. RIM=676.41' (STORM)
24" CONCRETE STRUCTURE
INV=671.28' (12" RCP N)
INV=671.41' (8" DIP E)

5. RIM=669.95' (STORM)
36" CONCRETE STRUCTURE
INV=667.08' (8" CLAY SE)
116

6. RIM=669.71' (STORM)
36" CONCRETE STRUCTURE
INV=666.82' (8" CLAY SE)
117

7. RIM=670.86' (WATER)
24" CONCRETE STRUCTURE
667.56' AT TOP OF 3" PVC S
668.03' AT TOP OF 3" PVC S
667.51' AT TOP OF 2" PVC NW
669.46' AT TOP OF 3" PVC NW

8. RIM=670.02' (STORM)
36" CONCRETE STRUCTURE
INV=665.58' (15" RCP N)
INV=665.58' (18" RCP SW)
INV=667.15' (8" RCP W)

9. RIM=675.69' (STORM)
48" CONCRETE STRUCTURE
INV=670.84' (12" RCP NE/NW)
INV=670.87' (6" METAL SE)

10. RIM=676.34' (STORM)
60" CONCRETE STRUCTURE
INV=668.30' (24" RCP NE/SW)
INV=669.69' (12" RCP SE)

11. RIM=670.54' (STORM)
36" CONCRETE STRUCTURE
668.24' AT TOP OF 8" METAL SE
WITH SNORKEL
667.78' AT BOTTOM OF SNORKEL
668.23' AT WATER LEVEL

12. RIM=671.18' (STORM)
48" CONCRETE STRUCTURE
INV=667.55' (12" CPP N/S)

13. RIM=673.63' (STORM)
24" PVC STRUCTURE
INV=670.45' (6" PVC E/S)

14. RIM=675.06' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.00' (6" PVC N/W)

15. RIM=674.71' (STORM)
24" CONCRETE STRUCTURE
INV=670.91' (6" PVC E/SW)
205

16. RIM=669.90' (SANITARY)
48" CONCRETE STRUCTURE
INV=665.05' (6" PVC E/W)

17. RIM=674.55' (STORM)
48" CONCRETE STRUCTURE
INV=672.31' (8" PVC N)
INV=672.31' (15" RCP E)

18. RIM=675.95' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.25' (8" CLAY N/S)

19. RIM=675.82' (STORM)
48" CONCRETE STRUCTURE
INV=668.63' (18" RCP N)
INV=668.67' (12" RCP E)
INV=668.53' (24" RCP SW)

20. RIM=676.35' (WATER)
60" CONCRETE STRUCTURE
669.70' AT TOP OF 4" DIP N/S

21. RIM=675.98' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.45' (8" CLAY E/W)
INV=671.45' (6" CLAY S)

22. RIM=670.46' (STORM)
36" CONCRETE STRUCTURE
668.28' AT TOP OF 8" METAL SE
WITH SNORKEL
667.77' AT BOTTOM OF SNORKEL

STORM SEWER

1. EXISTING STORM STRUCTURE TO REMAIN.
2. EXISTING STORM SEWER TO REMAIN.
3. EXISTING STORM STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW STORM SEWER.
4. NEW 12" HDPE, 15 L.F. @ 1.00% SLOPE.
5. NEW 48" DIA. PRECAST CONCRETE CLOSED RIM MANHOLE.
6. NEW 12" HDPE, 15 L.F. @ 1.00% SLOPE.
7. NEW CLEANOUT.
8. NEW 12" PERFORATED HDPE WITH SOCK, 15 L.F. @ 8.33% SLOPE.
9. NEW 12" PERFORATED HDPE WITH SOCK, 90 L.F. @ 0.50% SLOPE.
10. NEW CLEANOUT.
11. NEW 12" PERFORATED HDPE WITH SOCK, 190 L.F. @ 0.50% SLOPE.
12. NEW CLEANOUT.
13. NEW 12" PERFORATED HDPE WITH SOCK, 110 L.F. @ 0.50% SLOPE.
14. NEW CLEANOUT.
15. NEW 12" PERFORATED HDPE WITH SOCK, 20 L.F. @ 0.50% SLOPE.
16. NEW CLEANOUT.
17. NEW 12" PERFORATED HDPE WITH SOCK, 230 L.F. @ 0.50% SLOPE.
18. NEW CLEANOUT.
19. NEW 12" PERFORATED HDPE WITH SOCK, 190 L.F. @ 0.50% SLOPE.
20. NEW CLEANOUT.
21. NEW 1' X 12' HYDRAWAY 200 FLAT DRAIN, TOTAL LENGTH 2253 L.F.
22. EXISTING STORM STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW STORM SEWER. SEAL HOLE LEFT BY REMOVAL OF EXISTING STORM SEWER WITH BRICKS AND NON-SHRINK CONCRETE MORTAR.
23. NEW 24" HDPE, 202 L.F. @ 0.22% SLOPE.
24. NEW 48" PRECAST CONCRETE OPEN RIM MANHOLE.
25. NEW 48" PRECAST CONCRETE OPEN RIM MANHOLE TO BE INSTALLED ON EXISTING STORM SEWER.
26. CORE DRILL EXISTING STORM STRUCTURE AND CONNECT NEW 12" STORM SEWER.
27. NEW 12" HDPE, 6 L.F. @ 1.17% SLOPE.
28. NEW 24" DIA. PRECAST CONRETE INLET.
29. NEW VOLUME CONTROL STORAGE.
30. INSTALL NEW 1.85" RESTRICTOR.

PIPE CROSSING

1. BOTTOM OF 12" STORM = 670.06' +/-
TOP OF 24" STORM = 669.21' +/-

2. BOTTOM OF 12" STORM = 671.16' +/-
TOP OF 24" STORM = 669.58' +/-

MISCELLANEOUS NOTES

1. NEW OVERHEAD LIGHTING. (SEE ELECTRICAL PLANS FOR DETAILS).
2. NEW SCOREBOARD / VIDEO BOARD . (SEE SITE ELECTRICAL PLANS FOR DETAILS).

NORTH

1" = 20'

00 10 20 40 80

WT GROUP JOB NUMBER - C2400081

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Engineering • Design • Consulting

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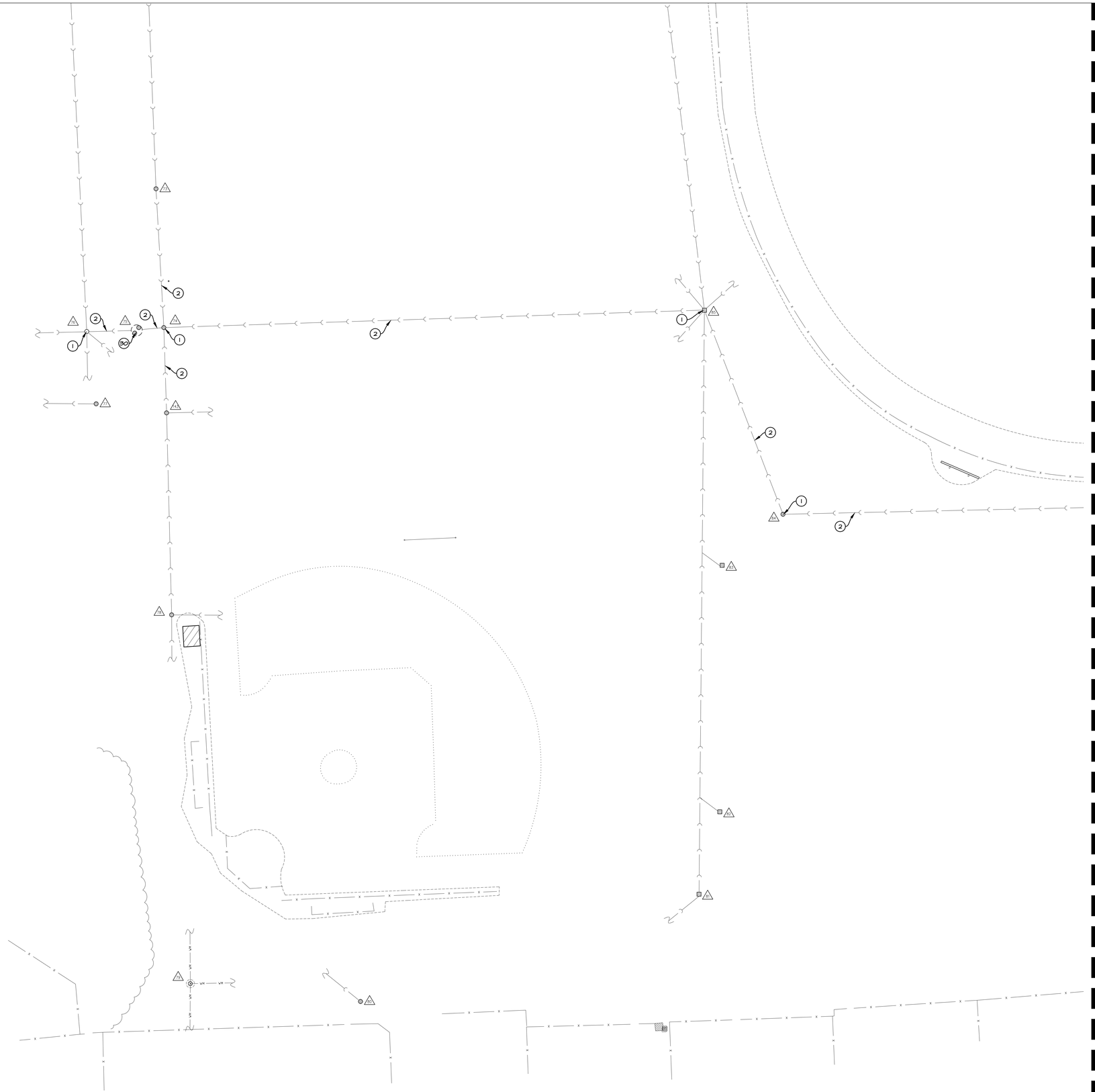
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LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE UTILITY PLAN
SHEET: C-5.0



SEE SHEET C-5.0 FOR CONTINUATION

EXISTING UTILITY DATA

1. RIM=663.59' (STORM)
24" CONCRETE STRUCTURE
INV=660.89' (6" PVC N/S)

2. RIM=663.82' (STORM)
48 CONCRETE STRUCTURE
INV=660.37' (8" PVC N/S)
INV=656.76' (15" RCP E/W)

3. RIM (EAST)=667.21' RIM (WEST)=667.49' (STORM)
60" CONCRETE STRUCTURE
INV=656.53' (15" RCP E)
INV=657.23' (18" RCP W)
INV=656.48' (8" RESTRICTOR HOLE)
665.99' AT TOP OF RESTRICTOR WALL

4. RIM=666.67' (STORM)
48" CONCRETE STRUCTURE
INV=656.75' (27" RCP N)
INV=565.75' (18" RCP E)
INV=660.07' (10" CLAY SE)
INV=656.75' (36" RCP S)
INV=660.07' (10" CLAY W)
INV=660.47' (8" CLAY W)

5. RIM=663.31' (STORM)
24" CONCRETE STRUCTURE
INV=660.93' (8" PVC W)

6. RIM=663.88' (STORM)
24" CONCRETE STRUCTURE
INV=661.01' (8" PVC N/S)
INV=661.26' (6" PVC E)

7. RIM=664.79' (WATER)
24" CONCRETE STRUCTURE
661.35' AT TOP OF 3" PVC N/E

8. RIM=662.28' (STORM)
24" CONCRETE STRUCTURE
INV=659.39' (8" PVC WNW)

9. RIM=664.17' (STORM)
36" CONCRETE STRUCTURE
INV=661.11' (8" CLAY N)
INV=661.23' (8" CLAY SW)

10. RIM=664.24' (STORM)
36" CONCRETE STRUCTURE
INV=661.66' (8" RCP NW)

11. RIM=664.14' (STORM)
36" CONCRETE STRUCTURE
INV=661.83' (8" RCP NW)

12. RIM=664.99' (STORM)
48" CONCRETE STRUCTURE
INV=661.65' (24" RCP E)
INV=661.65' (18" RCP NW)
661.92' AT WATER LEVEL

13. RIM=664.51' (STORM)
48" CONCRETE STRUCTURE
INV=660.91' (12" RCP N/S)
INV=661.31' (6" CLAY NE/SW)
INV=661.31' (6" CLAY NW)

14. RIM=663.71' (STORM)
24" CONCRETE STRUCTURE
INV=660.44' (8" PVC N/S)
INV=660.80' (6" PVC E

SITE UTILITY NOTES:

A. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
B. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
C. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
D. REFER TO THE GENERAL NOTES AND SPECIFICATION SHEETS FOR ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL VERIFY IN FIELD EXACT SIZE, MATERIAL, INVERT, PIPE ROUTING, AND SLOPE OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
G. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF UTILITY TRENCHES DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING AND BRACING AS NECESSARY TO MAINTAIN STABILITY UNTIL CONSTRUCTION OF THE UTILITY IS COMPLETE IN ORDER TO MEET OSHA AND LOCAL CODES, AS WELL AS MANUFACTURER'S REQUIREMENTS.
H. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C-76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C-443 AND SECTION 31-1.08 OF THE "STANDARD SPECIFICATIONS".
I. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY (ASTM D-1557) OVER ALL UNDERGROUND UTILITIES WHICH ARE CONSTRUCTED UNDER OR WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT OR SIDEWALKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
J. ADJUST RIM ELEVATIONS OF EXISTING STRUCTURES IN PAVEMENT AS NECESSARY TO MEET PROPOSED FINISHED GRADE.
K. CONTRACTOR TO COORDINATE ALL CONNECTIONS TO CITY UTILITIES AND STORM SEWERS WITH THE PUBLIC WORKS DEPARTMENT.
L. CONTRACTOR TO USE CAUTION WHEN EXCAVATING AT EXISTING UTILITY LINES.
M. ALL STORM MANHOLES SHALL HAVE OPEN LIDS UNLESS OTHERWISE SPECIFIED.
N. PROVIDE RUBBER MISSION COUPLING OR SIMILAR CONNECTION BETWEEN PIPES OF DISSIMILAR SIZE OR MATERIAL.

UTILITY LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN (WM)
- EXISTING UNDERGROUND TELCO SERVICE (UGT)
- PROPOSED RIM ELEVATION (000.00)
- PROPOSED INVERT ELEVATION (000.00)
- FINISHED FLOOR ELEVATION (FF)
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE VAULT
- EXISTING B-BOX
- EXISTING AREA LIGHT
- PROPOSED INLET
- PROPOSED CATCH BASIN / OPEN RIM MANHOLE
- PROPOSED CLOSED LID MANHOLE

STORM SEWER

1. EXISTING STORM STRUCTURE TO REMAIN.
2. EXISTING STORM SEWER TO REMAIN.
3. EXISTING STORM STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW STORM SEWER.
4. NEW 12" HDPE, 15 L.F. @ 1.00% SLOPE.
5. NEW 48" DIA. PRECAST CONCRETE CLOSED RIM MANHOLE.
6. NEW 12" HDPE, 15 L.F. @ 1.00% SLOPE.
7. NEW CLEANOUT.
8. NEW 12" PERFORATED HDPE WITH SOCK, 15 L.F. @ 8.33% SLOPE.
9. NEW 12" PERFORATED HDPE WITH SOCK, 90 L.F. @ 0.50% SLOPE.
10. NEW CLEANOUT.
11. NEW 12" PERFORATED HDPE WITH SOCK, 190 L.F. @ 0.50% SLOPE.
12. NEW CLEANOUT.
13. NEW 12" PERFORATED HDPE WITH SOCK, 110 L.F. @ 0.50% SLOPE.
14. NEW CLEANOUT.
15. NEW 12" PERFORATED HDPE WITH SOCK, 20 L.F. @ 0.50% SLOPE.
16. NEW CLEANOUT.
17. NEW 12" PERFORATED HDPE WITH SOCK, 230 L.F. @ 0.50% SLOPE.
18. NEW CLEANOUT.
19. NEW 12" PERFORATED HDPE WITH SOCK, 190 L.F. @ 0.50% SLOPE.
20. NEW CLEANOUT.
21. NEW 1" X 12" HYDRAWAY 200 FLAT DRAIN, TOTAL LENGTH 2253 L.F.
22. EXISTING STORM STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW STORM SEWER. SEAL HOLE LEFT BY REMOVAL OF EXISTING STORM SEWER WITH BRICKS AND NON-SHRINK CONCRETE MORTAR.
23. NEW 24" HDPE, 202 L.F. @ 0.22% SLOPE.
24. NEW 48" PRECAST CONCRETE OPEN RIM MANHOLE.
25. NEW 48" PRECAST CONCRETE OPEN RIM MANHOLE TO BE INSTALLED ON EXISTING STORM SEWER.
26. CORE DRILL EXISTING STORM STRUCTURE AND CONNECT NEW 12" STORM SEWER.
27. NEW 12" HDPE, 6 L.F. @ 1.17% SLOPE.
28. NEW 24" DIA. PRECAST CONCRETE INLET.
29. NEW VOLUME CONTROL STORAGE.
30. INSTALL NEW 7.85" RESTRICTOR.

PIPE CROSSING

1. BOTTOM OF 12" STORM = 670.06' +/-
TOP OF 24" STORM = 664.27' +/-

2. BOTTOM OF 12" STORM = 671.16' +/-
TOP OF 24" STORM = 664.58' +/-

MISCELLANEOUS NOTES

1. NEW OVERHEAD LIGHTING. (SEE ELECTRICAL PLANS FOR DETAILS).
2. NEW SCOREBOARD / VIDEO BOARD . (SEE SITE ELECTRICAL PLANS FOR DETAILS).

NORTH

1" = 20'

00 10 20 40 80

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting

WT GROUP
Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication| Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
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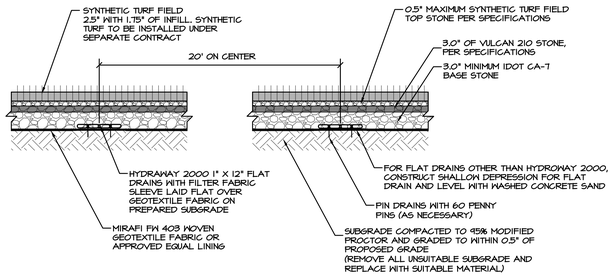
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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

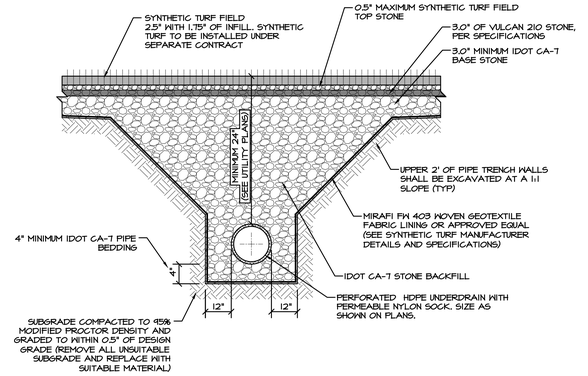
DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE UTILITY PLAN
SHEET: C-5.1



DETAIL - 1" X 12" HYDRAWAY 2000 FLAT DRAIN

NOT TO SCALE



DETAIL - SYNTHETIC TURF FIELD PERFORATED PIPE PERIMETER UNDERDRAIN TRENCH

NOT TO SCALE

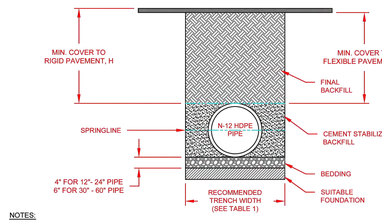


TABLE 1
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION. NATIVE SOILS SHALL BE OF ADEQUATE STIFFNESS TO WITHSTAND A VERTICAL CUT WITHOUT MATERIAL SLOUGHING. DUE TO THE FINAL SET STRENGTH, CEMENT STABILIZED SAND (CSS) SHALL BE COMPACTED TO 85% SPD OR GREATER. SEE NOTES 7 AND 9 REGARDING SET STRENGTH.
2. RECOMMENDED TRENCH WIDTHS ARE LISTED IN TABLE 1 PER ASTM D2321. THESE VALUES ARE BASED ON PROVIDING SUFFICIENT SPACE BETWEEN THE PIPE O.D. AND THE TRENCH WALL. SUCH THAT WORKING ROOM FOR COMPACTION EQUIPMENT IS PROVIDED WITHOUT DAMAGING THE PIPE OR TRENCH WALL INTEGRITY. NARROWER TRENCHES MAY BE POSSIBLE BASED ON THE COMPACTION EQUIPMENT.
3. CSS SHALL HAVE A MIX DESIGN OF ADEQUATE FINAL STRENGTH TO CARRY ALL LIVE AND DEAD LOADING BUT ALLOW FOR ANY FUTURE EXCAVATION. TYPICAL 7 DAY COMPRESSIVE STRENGTHS RANGE BETWEEN 50 AND 100 PSI. MIX DESIGNS CAN VARY BASED ON THE CEMENT, ASH, SOIL, ADMIXTURES, AND WATER RATIO AND SHALL BE DESIGNED AND DEFINED BY THE ENGINEER OF RECORD. THE AMERICAN CONCRETE INSTITUTE (ACI) REPORT ACI 230.1R-09 IS ONE RESOURCE THAT PROVIDES MIX DESIGNS BASED ON DIFFERENT CLASSIFICATIONS OF SOIL.
4. CSS SHOULD NOT BE PLACED WHEN TEMPERATURES ARE BELOW 40°F, AGAINST FROZEN TRENCH MATERIAL OR WHEN APPRECIABLE PRECIPITATION IS FORECASTED DURING PLACEMENT.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CSS, OR CLASS I OR II PER ASTM D2321. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" DIAMETER PIPE (300mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
7. FINAL BACKFILL: THE CSS BACKFILL SHALL BE ALLOWED TO CURE AT LEAST 4 HOURS TO REACH AN INITIAL SET STRENGTH PRIOR TO PLACING SOIL ABOVE THE PIPE EMBEDMENT. ADDITIONAL CURE TIME MAY BE REQUIRED BASED ON THE OVERALL FINAL FILL HEIGHT (SEE NOTE 9).
8. MINIMUM COVER: MINIMUM COVER, H, IS 12" (300mm) THROUGH 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
9. MAXIMUM COVER: MAXIMUM COVER, H, IS BASED ON A MINIMUM 4HR SET TIME OF THE CSS BACKFILL PRIOR TO ANY SOIL PLACEMENT ABOVE THE BACKFILL ENVELOPE. FILL HEIGHTS UP TO 15FT ARE SUITABLE FOR ALL DIAMETERS. LONGER SET TIME MAY ALLOW FOR GREATER FILL HEIGHTS, CONTACT AN ADS REPRESENTATIVE FOR GUIDANCE; SET TIME LESS THAN 4HR MAY RESULT IN HIGHER THAN EXPECTED DEFLECTION AND IMPACT LONG-TERM PERFORMANCE.

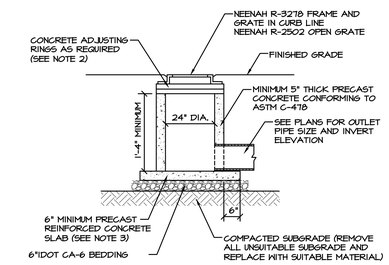
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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CH'K'D
2	INITIAL BACKFILL	JAB	04/02/20	

N-12 HDPE TRENCH INSTALLATION (CEMENT STABILIZED SAND)
DRAWING NUMBER: STD-101K

ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

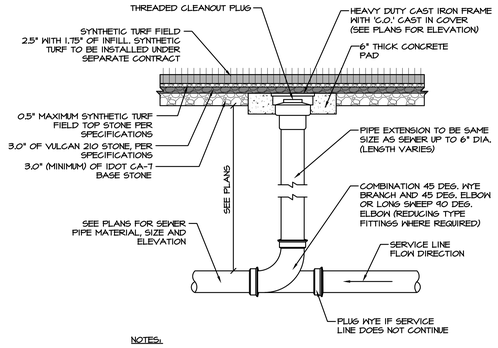
DRAWN: CKM
DATE: 8/14/18
SHEET: NTS
PAGE: 1 OF 1



NOTES:

1. PRECAST REINFORCED CONCRETE ADJUSTING RINGS SHALL CONFORM TO ASTM C-39 (COMPRESSIVE STRENGTH TEST).
2. MAXIMUM OF TWO CONCRETE ADJUSTING RINGS ARE ALLOWED AND THE TOTAL ADJUSTMENT HEIGHT SHALL NOT EXCEED 8".
3. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
4. SEE PLANS FOR INLET RIM ELEVATIONS AND PIPE INVERT ELEVATIONS AND LOCATIONS.

DETAIL - INLET

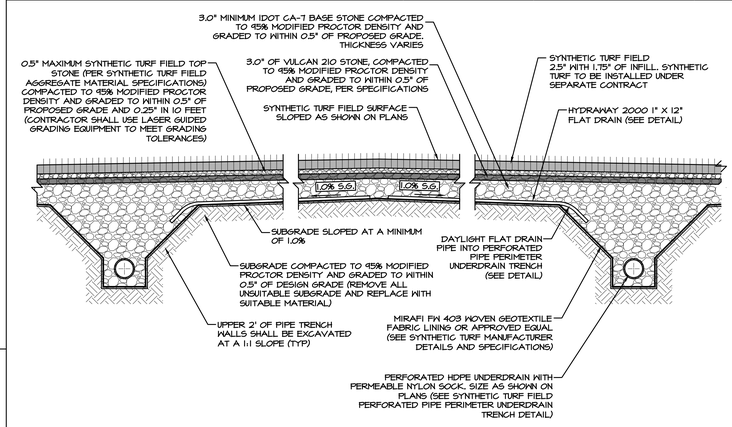


NOTES:

1. SEE APPLICABLE DETAIL FOR BEDDING AND BACKFILL REQUIREMENTS.

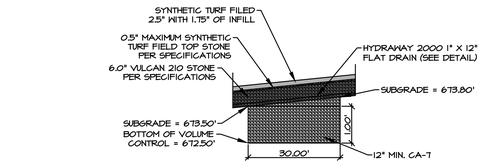
DETAIL - SYNTHETIC TURF FIELD CLEAN OUT

NOT TO SCALE



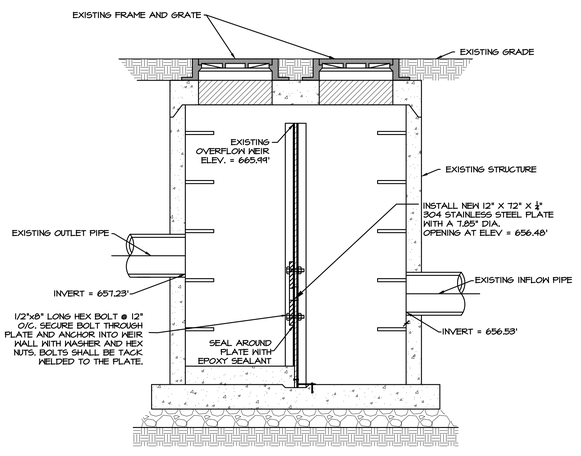
DETAIL - SYNTHETIC TURF FIELD TYPICAL SECTION

NOT TO SCALE



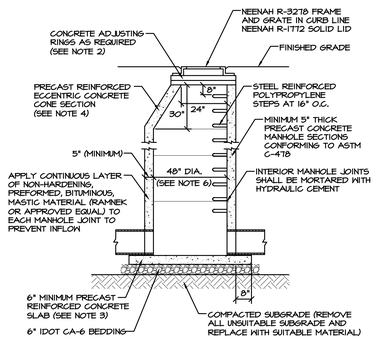
DETAIL - NEW VOLUME CONTROL

NOT TO SCALE



DETAIL - RESTRICTOR STRUCTURE

NOT TO SCALE

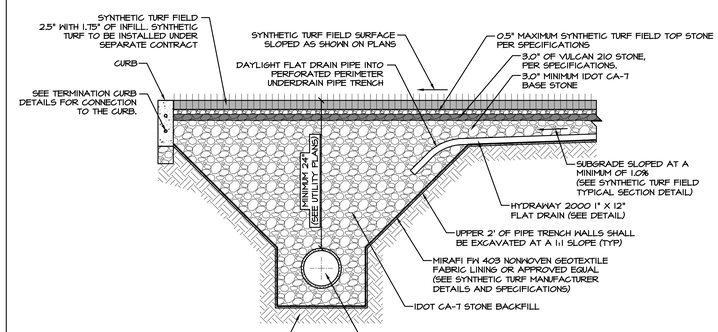


NOTES:

1. PRECAST REINFORCED CONCRETE CONE SECTION AND ADJUSTING RINGS SHALL CONFORM TO ASTM C-39 (COMPRESSIVE STRENGTH TEST).
2. MAXIMUM ALLOWABLE HEIGHT FOR CONCRETE ADJUSTING RINGS SHALL BE 8".
3. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
4. FLAT-TOP SLABS SHALL BE PROVIDED FOR SHALLOW MANHOLE INSTALLATIONS ONLY AND SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING WHEN LOCATED IN PAVED AREAS.
5. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE.
6. MANHOLE WALL THICKNESSES AND CONE SECTION HEIGHT DIMENSIONS SHOWN ARE THE MINIMUM REQUIRED FOR 48" DIA. PRECAST REINFORCED CONCRETE STORM MANHOLES.
7. SEE PLANS FOR MANHOLE DIAMETER SIZES, RIM ELEVATIONS AND PIPE INVERT ELEVATIONS AND LOCATIONS.

DETAIL - STORM MANHOLE

NOT TO SCALE



DETAIL - HYDRAWAY 2000 FLAT DRAIN CONNECTION TO PERFORATED PIPE PERIMETER UNDERDRAIN

NOT TO SCALE

DLA ARCHITECTS
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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

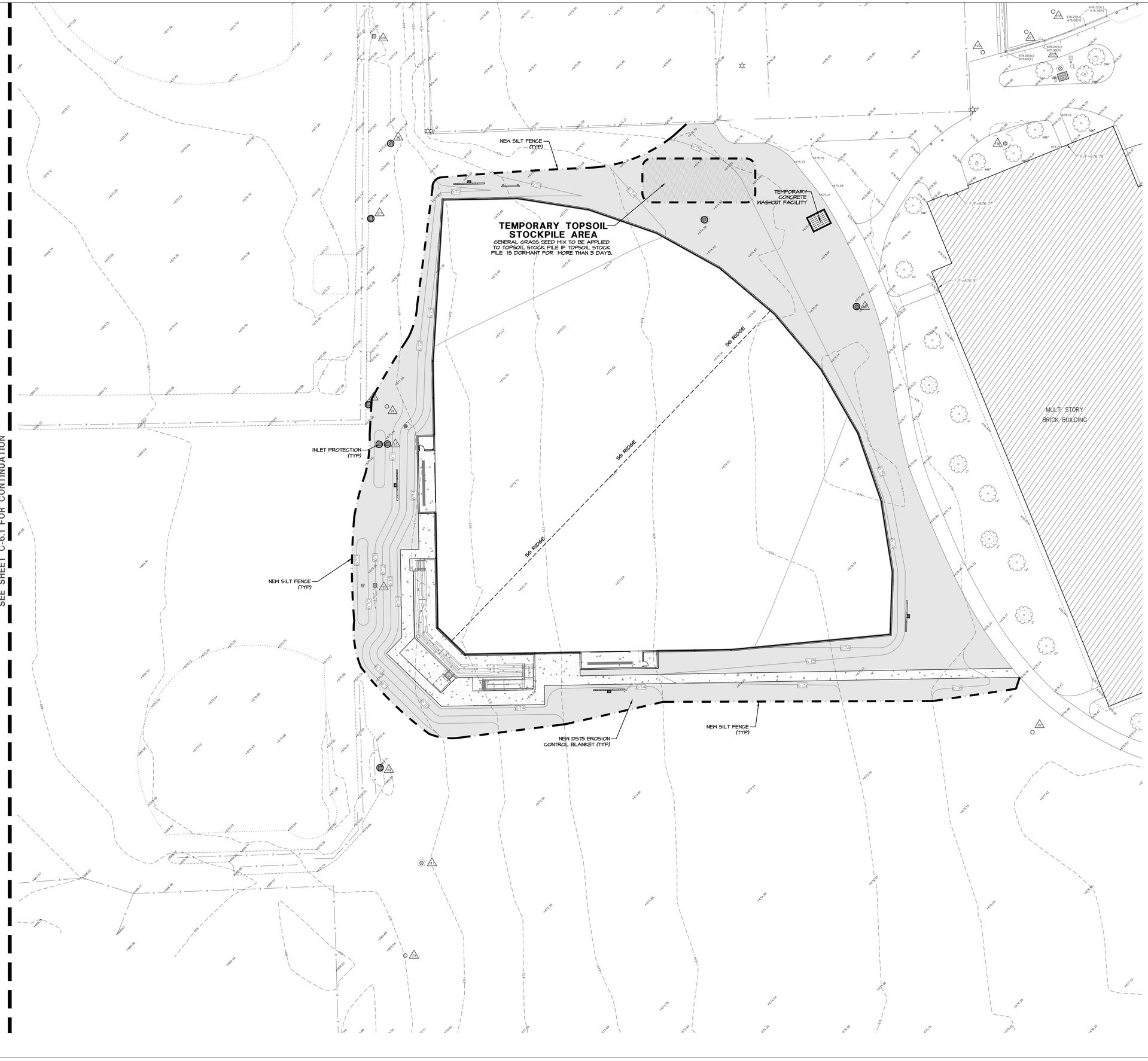
#WeAreLT

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: SITE UTILITY DETAILS
SHEET: C-5.2

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting
WT GROUP
Electrical | Mechanical | Telecommunications/Technology
Civil | Land Survey | Water/Wastewater/Plumbing | Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
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SWPPP NOTES:

A. ALL DISTURBED GREEN SPACES ON THE SITE SHALL BE RESTORED ACCORDING TO THE SEED BED PREPARATION SPECIFICATIONS BELOW AND BLANKETED OR MATTED AS SHOWN ON THE PLANS.
B. TEMPORARY OR PERMANENT STABILIZATION SHALL OCCUR IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL CONSIST OF THE INSTALLATION OF TEMPORARY SEEDING.
C. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCES AS NECESSARY TO EXCAVATE AREAS AND HAUL SOILS ON-SITE. TRACKING OF DEBRIS ON SITE WILL NOT BE TOLERATED. ANY DEBRIS LEFT OUTSIDE OF THE PROJECT LIMITS MUST BE CLEANED IMMEDIATELY.
D. EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS SHALL BE INSTALLED USING 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. METAL STAKES AND STAPLES ARE PROHIBITED.
E. CONTRACTOR SHALL PROVIDE ALL NECESSARY MAINTENANCE FOR THE SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT.
F. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
G. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO THE NT GROUP ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
H. FOLLOWING THE REMOVAL OF THE SILT FENCE, THE CONTRACTOR SHALL RESTORE THE THE SILT FENCE TRENCH WITH SOD.
I. CONTRACTOR SHALL INITIATE STABILIZATION OF ALL DISTURBED AREAS WITHIN ONE CALENDAR DAY.
J. SEED BED PREPARATION:
J.A. ALL STONES, ROCKS, DEBRIS LARGER THAN 1" IN DIAMETER SHALL BE REMOVED.
J.B. DISK OR TILL TOPSOIL TO A DEPTH OF 3" AND REDUCE ALL SOIL PARTICLES TO NO LARGER THAN 2". THE SURFACE SHALL BE FREE OF WEEDS, STONES, ROCKS, STICKS, GULLIES, CLODS, AND DEBRIS.
J.C. THE AREA SHALL BE FINE GRADED.
J.D. THE SEED SHALL BE PLACED INTO THE SOIL WITH A MACHINE THAT MECHANICALLY PLACES THE SEED IN DIRECT CONTACT WITH THE SOIL AND COVERS THE SEED WITH THE SOIL. BROADCAST AND HYDROSEED WILL NOT BE ALLOWED.
J.E. SEEDED AREAS SHALL BE COVERED WITH THE EROSION BLANKET RIGHT AFTER THE SEED HAS BEEN SOWN.
J.G. ANY SOIL AMENDMENTS NEEDED TO ACHIEVE A 90% HEALTHY STAND OF VEGETATION WILL BE ADDED TO THE SOIL AT NO EXTRA CHARGE TO THE OWNER. THE STAND OF VEGETATION WILL NEED TO BE ACCEPTED BY THE ENGINEER.
J.H. THE SEED MIX SHALL BE KENTUCKY BLUEGRASS 100LBS/ACRE, REVENSE PERENNIAL RYEGRASS 60 LBS/ACRE, ANNUAL RYE 40 LBS/ACRE AND CREEPING RED FESCUE 40 LBS/ACRE TOTAL.

SWPPP LEGEND

- EXISTING SPOT GRADE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE VAULT
- EXISTING B-BOX
- EXISTING AREA LIGHT
- PROPOSED INLET
- PROPOSED CATCH BASIN / OPEN RIM MANHOLE
- PROPOSED CLOSED LID MANHOLE
- SILT FENCE
- FLEXSTORM CATCH-IT INLET PROTECTION
- FINE GRADE, FERTILIZE, AND SEED. INSTALL DS75 EROSION CONTROL BLANKET WITH 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- TEMPORARY CONCRETE WASHOUT FACILITY
- STABILIZED CONSTRUCTION ENTRANCE

NORTH

1" = 20'

00 10 20 40 80

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting

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Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication| Aquatic
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Engineering with Precision, Pace & Passion.
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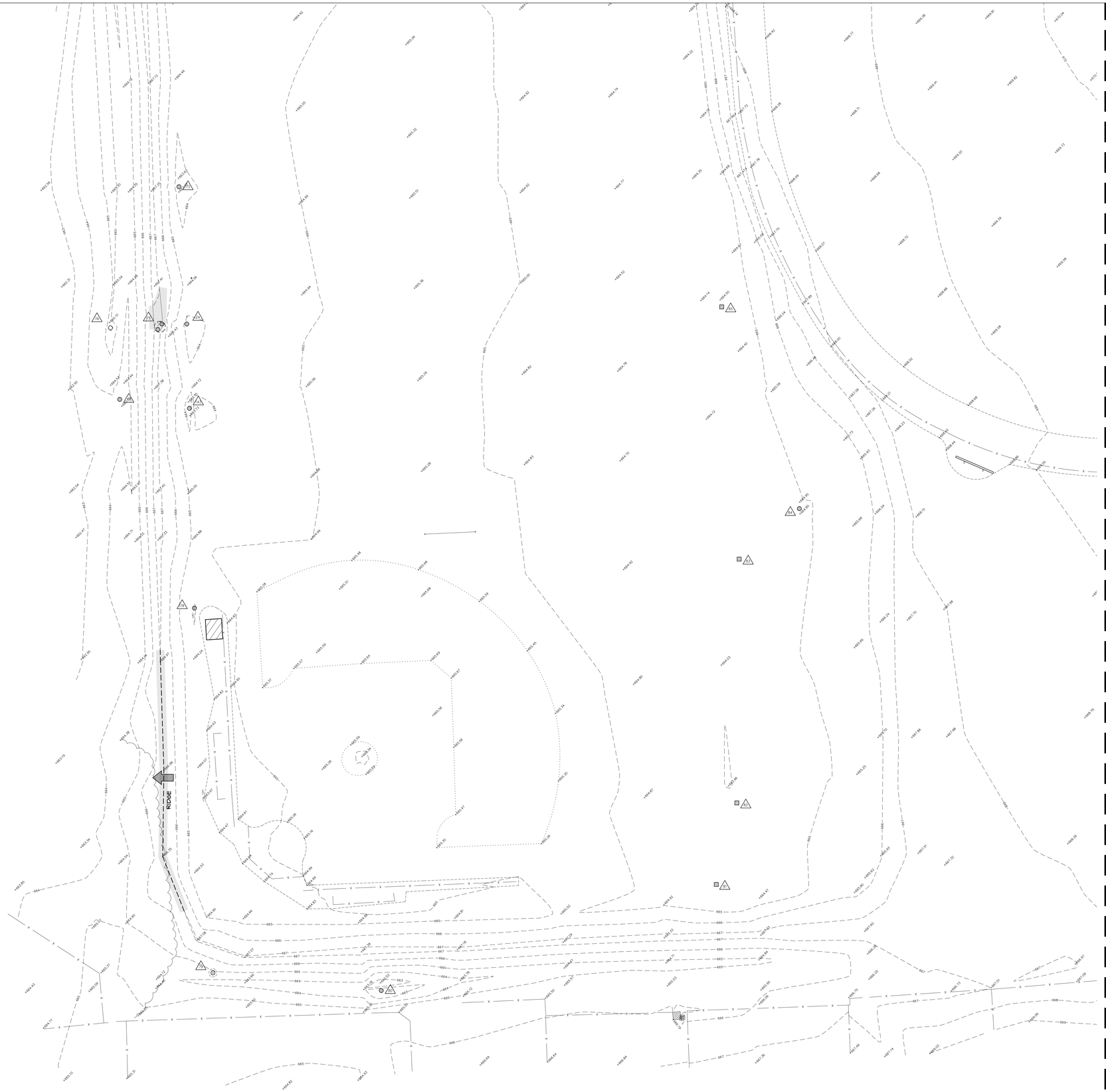
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DLA ARCHITECTS
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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN
SHEET: C-6.0



SWPPP NOTES:

A. ALL DISTURBED GREEN SPACES ON THE SITE SHALL BE RESTORED ACCORDING TO THE SEED BED PREPARATION SPECIFICATIONS BELOW AND BLANKETED OR MATTED AS SHOWN ON THE PLANS.
B. TEMPORARY OR PERMANENT STABILIZATION SHALL OCCUR IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL CONSIST OF THE INSTALLATION OF TEMPORARY SEEDING.
C. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCES AS NECESSARY TO EXCAVATE AREAS AND HAUL SOILS ON-SITE. TRACKING OF DEBRIS ON SITE WILL NOT BE TOLERATED. ANY DEBRIS LEFT OUTSIDE OF THE PROJECT LIMITS MUST BE CLEANED IMMEDIATELY.
D. EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS SHALL BE INSTALLED USING 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. METAL STAKES AND STAPLES ARE PROHIBITED.
E. CONTRACTOR SHALL PROVIDE ALL NECESSARY MAINTENANCE FOR THE SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT.
F. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
G. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO THE NT GROUP ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
H. FOLLOWING THE REMOVAL OF THE SILT FENCE, THE CONTRACTOR SHALL RESTORE THE THE SILT FENCE TRENCH WITH SOD.
I. CONTRACTOR SHALL INITIATE STABILIZATION OF ALL DISTURBED AREAS WITHIN ONE CALENDAR DAY.
J. SEED BED PREPARATION:
J.A. ALL STONES, ROCKS, DEBRIS LARGER THAN 1" IN DIAMETER SHALL BE REMOVED.
J.B. DISK OR TILL TOPSOIL TO A DEPTH OF 3" AND REDUCE ALL SOIL PARTICLES TO NO LARGER THAN 2". THE SURFACE SHALL BE FREE OF WEEDS, STONES, ROCKS, STICKS, GULLIES, CLODS, AND DEBRIS.
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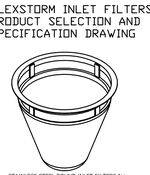
DATE:	DESCRIPTION:
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PROJECT # 2023.074
DATE: 3/20/2024

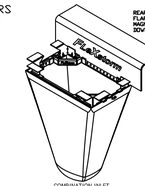
SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET:
C-6.1

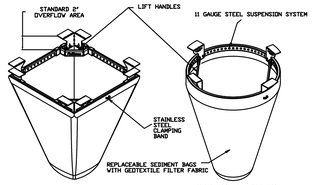
FLEXSTORM INLET FILTERS PRODUCT SELECTION AND SPECIFICATION DRAWING



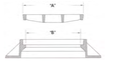
STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS
CATCH-ITS SPECIFIED W/ FX or FX-S BAGS



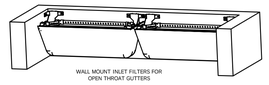
COMBINATION INLET FILTER FOR CURB HOODS



TYPICAL RECTANGULAR INLET FILTER



TYPICAL ROUND INLET FILTER



WALL MOUNT INLET FILTERS FOR OPEN THROAT GUTTERS

1. INDENTIFY YOUR FRAME STYLE, SIZE, AND MATERIAL

	STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND		Small Round (up to 20.0" dia grates (A) dim)	625RD
		Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	626MD
		Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	632LD
		XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	626XRD
RECT / SQUARE		Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	625SQ
		Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	626MSQ
		Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	625LSQ
		XL Rect / Square (side by side 2 grates to fit up to 48" (B) x 30" (D) openings)	626XLSQ
CURB / GUTTER		Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	625CB
		Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	626CB
		Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	632CB
		XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	626XLCB
NYLOPLAST		12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
		15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
		18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
		24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
		30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY
WALL MOUNT		Open Throat Gutters - Curb Opening Size	
		Up to 4" (1 Filter and Mounting Hardware)	62WM1
		Between 4" and 8" (2 Filters and Mounting Hardware)	62WM2
		Between 8" and 12" (3 Filters and Mounting Hardware)	62WM3
		Between 12' and 16" (4 Filters and Mounting Hardware)	62WM4
		UPGRADED FRAMING MATERIAL OPTIONS (STANDARD IS ZINC PLATED)	SUFFIX
CHROME PLATED FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE			- CHR
STAINLESS STEEL FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE			- SS

2. SELECT YOUR FILTER BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX- Standard Woven Bag	FX	FX-S	200	40
FX+ Woven w/ MyCelx	FXP	FXP-S	200	40
FXO- Woven w/ Oil Boom	FXO	FXO-S	200	40
PC- Post Construction Bag	PC	PC-S	137	140
PC+ PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL- Litter and Leaf Bag	LL	LL-S	High	3.5
IL- IDOT Non-Woven Bag	IL	IL-S	145	70

INSTALLATION
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max FX (Woven)	PC (Post Const)	IL (Non Woven)	* PC Oil Retent (Oz.)	**PCP Oil Retent (Oz)
Small	1.6	1.2	0.8	0.9	66	155
Medium	2.1	1.8	1.2	1.3	96	185
Large	3.8	2.2	1.5	1.6	120	209
XL	4.2	3.6	2.4	2.6	192	370

* PC filter bag at 50% max adsorption capacity
** PC filter bag at 50% capacity and MyCelx skimmer at 100% capacity

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1.	Filter Bag P/N from Step 2.	-	Framing Material	

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC
DISTRIBUTED BY ADS
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(630) 355-3477 FX
INFO@INLETFILTERS.COM

ECN	DWG NO	REV
C	IPP Flexstorm Specifications	
DRAFT	SHEET 1 OF 1	

DETAIL - FLEXSTORM INLET PROTECTION

NOT TO SCALE

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

PLAN VIEW

BARRIER WALL ANCHOR SECTION

SIGN DETAIL

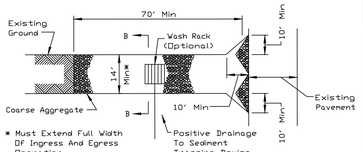
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

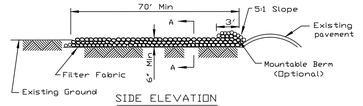
No.	Date	By	Description
1	3/20/24	DMA	Revised per Village comments

Designed	Date
Drawn S. JOHNSON	Date 4/08
Checked	Date
Approved	Date

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

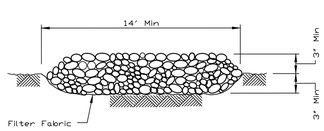


SIDE ELEVATION

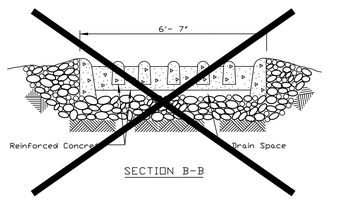
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufactures specifications.

REFERENCE			STANDARD DWG. NO.
Project		U.S. DEPARTMENT OF AGRICULTURE	IL-630
Designed	Date	SOIL CONSERVATION SERVICE	SHEET 1 OF 2
Checked	Date	ILLINOIS	DATE 8-18-94
Approved	Date		

STABILIZED CONSTRUCTION ENTRANCE PLAN



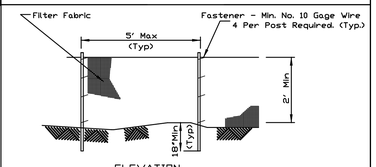
SECTION A-A



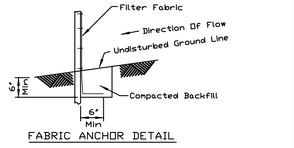
SECTION B-B

REFERENCE			STANDARD DWG. NO.
Project		U.S. DEPARTMENT OF AGRICULTURE	IL-630
Designed	Date	SOIL CONSERVATION SERVICE	SHEET 2 OF 2
Checked	Date	ILLINOIS	DATE 8-18-94
Approved	Date		

SILT FENCE PLAN



ELEVATION

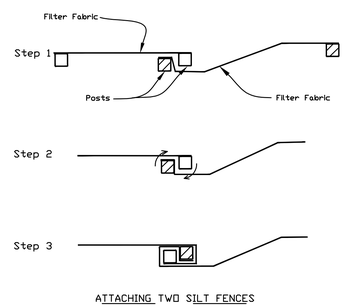


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed	Date	SHEET 1 OF 2
Checked	Date	DATE 3-16-12
Approved	Date	

SILT FENCE - SPLICING TWO FENCES

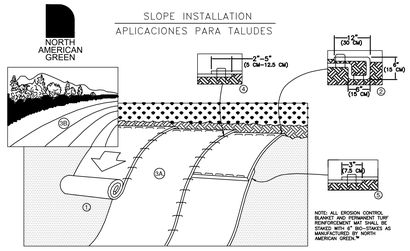


ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accomodate the 6' flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620B(W)
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 2-06-2012
Approved	Date	

SLOPE INSTALLATION
APLICACIONES PARA TALUDES



NOTE: ALL EROSION CONTROL BLANKET AND PERMANENT TURF REINFORCEMENT MAT SHALL BE INSTALLED WITH STAPLES AS MANUFACTURED BY "NORTH AMERICAN GREEN."

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.

5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

ALL BLANKETS SHALL BE INSTALLED WITH 6" (BIOSTAKES.

STORMWATER POLLUTION PREVENTION NOTES

1. COPIES OF THE APPROVED STORM WATER POLLUTION PREVENTION PLANS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH THE PERMIT, INCIDENT OF NON-COMPLIANCE (I.O.N.) FORM AND INSPECTION FORMS.
2. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO THE PIT GROUP ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
   3.1. ILLINOIS QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). BASED ON THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
   3.2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
5. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAT INDICATED ON THESE PLANS (INCLUDING BUT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW. THE GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT SITE MUST BE NOTIFIED ONE (1) WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE (1) WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE (1) WEEK PRIOR TO THE FINAL INSPECTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE GOVERNING AUTHORITY.
8. IF AFTER REPEATED FAILURE ON THE PART OF THE CONTRACTOR TO PROPERLY CONTROL EROSION, POLLUTION, AND/OR SILTATION, THE GOVERNING AUTHORITIES RESERVE THE RIGHT TO EFFECT NECESSARY CORRECTIVE MEASURES AND CHARGE ANY COSTS TO THE CONTRACTOR.
9. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL LATEST EDITION.
10. ILET PROTECTION SHALL BE INSTALLED AROUND EACH INLET OR CATCH BASIN. THESE SHALL BE MAINTAINED UNTIL THE TRIBUTARY DRAINAGE AREAS HAVE ADEQUATE GRASS COVER OR APPROPRIATE GROUND STABILIZATION.
11. ALL STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS.
12. CONTRACTORS SHALL MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION.
13. ALL DISTURBED AREAS SHOULD BE SEEDED OR SODDED WITHIN THREE (3) DAYS OF FINAL DISTURBANCE.
14. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.
15. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS BY THE USE OF INLET PROTECTION OR OTHER APPROVED FUNCTIONAL METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
16. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
17. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE PROPOSED CONSTRUCTION ENTRANCE. THE USE OF ANY OTHER ACCESSES IS PROHIBITED.
18. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED OR OTHERWISE DISCHARGED FROM THE SITE INTO SEDIMENT BASINS, SILT TRAPS, DEWATERING BAGS OR POLYMER MIXING SHALE. DEWATERING DIRECTLY INTO FIELD TILES, WETLANDS, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF-WAY, STREAMS, LAKES, PONDS, RIVERS, OR STORMWATER SYSTEMS IS PROHIBITED.
19. ALL STOCKPILES SHOULD BE STABILIZED WITHIN THREE (3) DAYS OF FORMING THE STOCKPILE.
20. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AS FOLLOWS:
   20.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
21. EROSION CONTROL BLANKETS SHALL BE USED IN AREAS OF 6:1 SLOPE OR STEEPER AND AS SHOWN ON THE PLANS.
22. ALL DISTURBED GREEN SPACES WITHIN THE R.O.W. SHALL BE RESTORED WITH 6" OF TOPSOIL AND CLASS 2A SEEDING.
23. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT THE SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.
24. ONCE ALL UPSTREAM AREAS ARE STABILIZED WITH SEED AND BLANKET OR SOD AS SHOWN IN THE PLANS, SILT FENCING SHALL BE REMOVED AND THE TRENCH SHALL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER AND BLANKETING. RESTORATION SHALL OCCUR IMMEDIATELY FOLLOWING THE REMOVAL OF THE SILT FENCE. RESTORATION SHALL BE COMPLETED THE SAME WORKING DAY AS ANY SILT FENCING REMOVAL AND AT LEAST 2 HOURS BEFORE ANY FORECASTED PRECIPITATION.
25. ALL TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, TRAPPED SEDIMENT SHALL BE PROPERLY STABILIZED OR DISPOSED OFF BY THE CONTRACTOR.

SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION SCHEDULE

1. OBTAIN NPDES AND OTHER APPLICABLE SITE PERMITS AND REVIEW PROJECTS STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (E.G. SILT FENCE).
4. INSTALL PROTECTION DEVICES FOR EXISTING DRAINAGE INLET AND OUTLET STRUCTURES, IF APPLICABLE.
5. PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
   5.1. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION (SEE THE STORMWATER POLLUTION PREVENTION NOTES AND STORMWATER POLLUTION PREVENTION MAINTENANCE SCHEDULE FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
   5.2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
   5.3. PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED.
6. PERFORM SITE CLEARING AND GRUBBING AND REMOVE EXISTING VEGETATION AS NEEDED FOR INITIAL SITE GRADING OPERATIONS. VEGETATED SITE AREAS THAT ARE NOT INCLUDED WITH THE INITIAL GRADING SHALL REMAIN UNDISTURBED. ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE AND STABILIZED WITHIN THREE (3) DAYS OF FORMING THE STOCKPILE.
7. REMOVE ALL ITEMS NOTED FOR REMOVAL IN THE DEMOLITION PLAN.
8. PERFORM ROUGH GRADING OPERATIONS, CONSTRUCT OVERFLOW ROUTES, AND STABILIZE ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO STEEP SLOPES, DRAINAGE CHANNELS AND SWALES (I.E. TEMPORARY AND PERMANENT SEEDING, EROSION CONTROL BLANKETS, RIP-RAP, CHECK DAMS, TEMPORARY DRAINAGE DIVERSIONS, ETC.).
9. INSTALL TEMPORARY CONCRETE WASHOUT FACILITY.
10. INSTALL BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION.
11. INSTALL DETENTION SYSTEMS, STORM SEWERS AND OTHER SITE UTILITIES AND IMMEDIATELY INSTALL DRAINAGE INLET AND OUTLET PROTECTION DEVICES AS INDICATED ON THE PLANS.
12. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN FOURTEEN (14) DAYS.
13. INSTALL CURBS AND BEGIN SITE PAVING OPERATIONS (I.E. DRIVEWAYS, SIDEWALKS, ETC.).
14. COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS.
15. REMOVE TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.
16. SUBMIT A NOTICE OF TERMINATION (N.O.T.) TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY UPON COMPLETION OF ALL SITE CONSTRUCTION AND FINAL SITE STABILIZATION (I.E. OVER 70% VEGETATIVE COVER).

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LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

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DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS
SHEET: C-6.2

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting

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Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication| Aquatic
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GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
   - 1.1. ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
   - 1.2. "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" LATEST EDITION.
   - 1.3. "ILLINOIS URBAN MANUAL," LATEST EDITION.
   - 1.4. BUILDING CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES.
   - 1.5. UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, 29 CFR PART 1926, "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
   - 1.6. ILLINOIS DRAINAGE LAW.
   - 1.7. ILLINOIS ENVIRONMENTAL BARRIERS ACT.
   - 1.8. ILLINOIS ACCESSIBILITY CODE.
   - 1.9. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY REQUIREMENTS.
   - 1.10. TITLE 35 OF THE ILLINOIS ADMINISTRATIVE CODE.
2. ALL REQUIRED PERMITS FROM THE APPROPRIATE GOVERNING AGENCY(S) SHALL BE OBTAINED FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHEETING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE AND TO THE SATISFACTION OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNAGE AND TRAFFIC CONTROL DEVICES TO INFORM AND PROTECT THE PUBLIC.
3. CONTRACTOR SHALL NOTIFY THE LOCAL ENGINEERING OR PUBLIC WORKS DEPARTMENT AND/OR OTHER GOVERNING AUTHORITY(S) 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON EACH MAJOR CATEGORY OF WORK, INCLUDING BUT NOT LIMITED TO, ANY PUBLIC IMPROVEMENTS, ROADWAY CLOSURES OR UTILITY INSTALLATIONS. 72 HOUR NOTICE SHALL BE GIVEN FOR ANY WORK ITEM THAT REQUIRES INSPECTION AND TESTING SUCH AS SANITARY SEWER OR WATER MAIN INSTALLATION.
4. BEING THAT THIS PROJECT IS PERMITTED UNDER THE NEW WATERSHED MANAGEMENT ORDINANCE (NWO), THE NWO REQUIRES 48 HOURS OF ADVANCE NOTIFICATION PRIOR TO ANY GROUND DISTURBANCE. THE NWO WILL BE INSPECTING FOR APPLICABLE EROSION CONTROL AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCING, INLET PROTECTION, CONCRETE WASH, ETC., FOLLOWED BY SANITARY SEWER AND VOLUME CONTROL INSTALLATION INSPECTIONS. PLEASE REFER TO THE APPROVED PERMIT/PLANS AND HAVE THESE MEASURES IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) AND THE LOCAL MUNICIPALITY TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO AVOID POTENTIAL CONFLICTS. CONTRACTOR SHALL CALL THE JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS (J.U.L.I.E.) AT 1-800-892-0123 OR BY DIALING 811. IT IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT AND TO HAVE THESE UTILITIES STAKED PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER.
7. ALL EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS PREPARED BY THE ENGINEER ACCORDING TO INFORMATION AVAILABLE FROM PUBLIC RECORDS OR VISIBLE FIELD MARKINGS. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND FOR THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THE CONFLICT MAY BE RESOLVED.
8. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS AND TO THE SATISFACTION OF THE APPLICABLE UTILITY OWNER(S).
9. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, COORDINATES AND ELEVATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THE CONFLICT MAY BE RESOLVED.
10. ALL PROPERTY MARKERS AND REFERENCE MARKERS SHALL BE CAREFULLY PRESERVED DURING CONSTRUCTION UNTIL THEIR LOCATION HAS BEEN WITNESSED OR OTHERWISE TIED IN BY AN AUTHORIZED AGENT OR PROFESSIONALLY LICENSED SURVEYOR.
11. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE PROVIDED WHERE CONSTRUCTION OPERATIONS ABUT PUBLIC THROUGH-FARES AND ADJACENT PROPERTY.
12. ALL AREAS DISTURBED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS SHALL BE RETURNED TO THE ORIGINAL CONDITIONS OR BETTER, EXCEPT WHERE PROPOSED CONSTRUCTION IS INDICATED ON THE PLANS.
13. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.
14. PRIOR TO INITIAL ACCEPTANCE BY THE OWNER(S) AND/OR GOVERNING AUTHORITY, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND MUNICIPALITY ENGINEER OR HIS REPRESENTATIVE(S). THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF 18 (EIGHTEEN) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF THIS WORK DURING THAT PERIOD AND UNTIL FINAL ACCEPTANCE IS MADE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
16. CONTRACTOR SHALL KEEP THE PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS AT THE END OF EACH WORKING DAY.
17. ALL CONSTRUCTION STAKING, SCHEDULING AND PAYMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
18. THREE (3) ORIGINAL COPIES OF ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:
   - 18.1. ASPHALT PAVEMENT MIX DESIGN
   - 18.2. CONCRETE MIX DESIGN
   - 18.3. GRANULAR MATERIAL GRADATION
   - 18.4. PRECAST CONCRETE STRUCTURES (MANHOLES, INLETS, CATCH BASINS, VAULTS, ETC.)
   - 18.5. WATER MAIN MATERIALS (VALVES, FIRE HYDRANTS, ETC.)
19. AFTER COMPLETION OF THE PROPOSED IMPROVEMENTS, CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH AS-BUILT AND/OR RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONALLY LICENSED ENGINEER OR SURVEYOR AND SHALL INCLUDE AT A MINIMUM (WHERE APPLICABLE TO THE SCOPE OF WORK) THE FOLLOWING ITEMS:
   - 19.1 TOPOGRAPHY AND SPOT GRADE ELEVATIONS OF ALL PROPOSED PERMANENT SITE FEATURES INCLUDING ANY STORM WATER FACILITIES OR MODIFICATIONS TO EXISTING STORM WATER FACILITIES.
   - 19.2 HORIZONTAL AND VERTICAL LOCATION AND ALIGNMENT OF ALL PROPOSED ROADWAYS, PARKING LOTS, UTILITIES, BUILDINGS OR OTHER PERMANENT SITE FEATURES.
   - 19.3 RIM AND INVERT AND/OR TOP OF PIPE ELEVATIONS FOR ALL PROPOSED UTILITIES.
   - 19.4 AS-BUILT AND/OR RECORD DRAWING INFORMATION SHALL BE SHOWN ON THE APPROVED ENGINEERING PLANS ISSUED FOR CONSTRUCTION. ANY AND ALL DEVIATIONS FROM THESE APPROVED PLANS SHALL BE SHOWN BY MEANS OF STRIKING THROUGH THE PROPOSED INFORMATION AND CLEARLY INDICATING THE AS-BUILT LOCATIONS AND ELEVATIONS ON THE APPLICABLE PLAN SHEET.

SITE GRADING AND PAVING

1. ALL SITE WORK, GRADING, AND PAVING OPERATIONS WITHIN THE LIMITS OF THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION ("STANDARD SPECIFICATIONS"), ANY SPECIAL PROVISIONS, THE NOTES IN THE PLANS AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, CONSTRUCTION OF EMBANKMENTS, NON-STRUCTURAL FILLS, FINAL SHAPING AND TRIMMING TO THE LINES, GRADES AND CROSS SECTIONS SHOWN ON THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 200 OF THE "STANDARD SPECIFICATIONS." ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR AS DIRECTED BY THE PROJECT REPRESENTATIVE IN THE FIELD.
3. EXCAVATED TOPSOIL SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE PROJECT ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING. UNLESS OTHERWISE NOTED ON THE PLANS, A MINIMUM OF 6" TOPSOIL RE-SPREAD AND SEEDING FOR ALL DISTURBED AREAS IS REQUIRED.
4. THE SOILS INVESTIGATION REPORT FOR THE SITE AND ALL ADDENDA THERETO ARE SUPPORTING DOCUMENTS FOR THIS PROJECT. THE RECOMMENDATIONS AS STATED IN SAID REPORT ARE HEREBY INCORPORATED INTO THESE CONSTRUCTION NOTES BY REFERENCE AND SHALL BE FOLLOWED BY ALL CONTRACTORS. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY A SOILS ENGINEER OR HIS REPRESENTATIVE. FURTHER CONSTRUCTION OPERATIONS WILL NOT BE PERMITTED UNTIL THE SOILS ENGINEER ISSUES A WRITTEN STATEMENT THAT THE AREA IN QUESTION HAS BEEN SATISFACTORILY PREPARED AND IS READY FOR CONSTRUCTION.
5. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE SOIL REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE NOT NOTED TO BE REMOVED SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.
7. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.
8. REMOVED DRIVEWAY PAVEMENT, SIDEWALK, CURBS, TREES AND STUMPS SHALL BE DISPOSED OF LEGALLY OFF-SITE AT LOCATIONS DETERMINED BY THE CONTRACTOR.
9. ON AND OFF SITE PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND, IF DAMAGED, SHALL BE REPLACED PROMPTLY TO MEET STATE AND LOCAL STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
10. PROPOSED ELEVATIONS INDICATE FINISHED GRADE CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THE THICKNESS OF THE PROPOSED PAVING (ROADS, WALKS, DRIVE, ETC.) SECTION OR TOPSOIL AS INDICATED ON THE PLANS.
11. CONTRACTOR SHALL PROVIDE SMOOTH VERTICAL CURVES THROUGH THE HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS ON THE PLANS. CONTRACTOR SHALL PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES AND AVOID ANY RIDGES AND/OR DEPRESSIONS.
12. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
13. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
14. ALL CONCRETE POURED SHALL BE:
   - 14.1. MINIMUM COMPRESSIVE STRENGTH:
     - 14.1.1. 3,500 P.S.I. AT 14 DAYS (PER I.D.O.T.)
     - 14.1.2. 4,500 P.S.I. AT 28 DAYS (PER A.C.I.)
   - 14.2. MAX WATER-CEMENTITIOUS MATERIALS RATIO: 0.44 (AIR-ENTRAINED)
   - 14.3. AIR CONTENT: 6%, +/- 1.5% AT POINT OF DELIVERY FOR EXPOSED CONCRETE
15. WHEN FIBER MESH REINFORCEMENT IS SPECIFIED, IT SHALL CONSIST OF FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE PAVEMENT, COMPLYING WITH ASTM C 1116, TYPE III, ½ TO 3 INCHES LONG. FIBERS SHALL BE UNIFORMLY DISPERSED IN THE CONCRETE MIXTURE AT THE MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 1.5 LBS / CU. YD.
16. THE GRADING AND CONSTRUCTION OF THE PROPOSED PAVEMENT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AND MATCH EXISTING GRADES FLUSH.
17. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
18. DRIVEWAYS SHALL BE CONSTRUCTED SO AS NOT TO IMPEDE THE SURFACE DRAINAGE SYSTEM.
19. TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE INSTALLED AND PROVIDED WHENEVER CONSTRUCTION FOR UTILITIES ARE WITHIN STREET AREAS. APPLICABLE ORDINANCES OF THE MUNICIPALITY, COUNTY OR STATE SHALL ALSO GOVERN THE TRAFFIC CONTROL REQUIREMENTS.
20. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

STORM SEWERS

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," LATEST EDITION ("STANDARD SPECIFICATIONS"), THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION ("IDOT STANDARD SPECIFICATIONS"), ANY SPECIAL PROVISIONS, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. ALL STORM SEWER PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH DIVISION V OF THE "STANDARD SPECIFICATIONS" AND DIVISIONS 500 AND 600 OF THE "IDOT STANDARD SPECIFICATIONS."
3. ALL PRECAST CONCRETE STRUCTURES SHALL BE REINFORCED AND DESIGNED FOR H5-20 LOADING UNLESS OTHERWISE NOTED.
4. ALL RCP STORM SEWER PIPE 12" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C-76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C-443 AND SECTION 31-1.08 OF THE "STANDARD SPECIFICATIONS." ALL 10" DIAMETER RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS V.
5. ALL HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE PER ASTM F-2306 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D-3212.
6. ALL PVC STORM SEWER PIPE SHALL BE POLYVINYL CHLORIDE SDR 26 PIPE PER ASTM D-3034 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D-3212, UNLESS OTHERWISE NOTED.
7. ALL STORM SEWER TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF DIVISION II OF THE "STANDARD SPECIFICATIONS."
   - 7.1. ALL STORM SEWERS MUST BE PLACED ON PROPERLY COMPACTED STONE BEDDING. PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF FOUR (4) INCHES THICK UNDER THE BARREL OF THE PIPE AND FOR PVC PIPE, MATERIAL SHALL BE EXTENDED A MINIMUM OF 12" OVER THE TOP OF THE PIPE PER ASTM D-2321. PIPE BEDDING MATERIAL SHALL BE CRUSHED GRAVEL OR STONE MEETING IDOT GRADATION CA-7, CA-11 OR CA-13.
   - 7.2. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D-1557, OVER ALL STORM SEWERS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS OR SIDEWALKS.
8. ALL REQUIRED STORM STRUCTURE RIM ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS NOT TO EXCEED A MAXIMUM OF EIGHT (8) INCHES IN OVERALL HEIGHT. A MAXIMUM OF TWO (2) ADJUSTING RINGS ARE ALLOWED. BUTYLROPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.
9. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE OWNER AND/OR ENGINEER UPON COMPLETION OF THE PROJECT AND ACCURATELY SHOWN ON THE RECORD DRAWINGS.

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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: PROJECT SPECIFICATIONS
SHEET: C-7.0

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting
WT GROUP
Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication| Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF WESTERN SPRINGS MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF WESTERN SPRINGS ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

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

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

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

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

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

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

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

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

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

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

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

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

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

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

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LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

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DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: MWRD GENERAL NOTES
SHEET: C-7.1

WT GROUP JOB NUMBER - C2400081

WT Group
Engineering • Design • Consulting
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Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication| Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision. Pace & Passion.
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AREA
PERVIOUS
IMPERVIOUS

AREA	IMPERVIOUS	PERVIOUS	ACRES
AREA 1 - DEVELOPMENT	0	1.755	1.755

NORTH

1" = 20'

00 10 20 40 80

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DATE:	DESCRIPTION:
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PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: EXISTING CONDITION EXHIBIT
SHEET: EX-1.0



AREA	
PERVIOUS	
IMPERVIOUS	
SYNTHETIC TURF	

AREA	IMPERVIOUS	PERVIOUS	SYNTHETIC TURF	ACRES
AREA 1 - DEVELOPMENT	0.134	0.451	1.170	0.585

NORTH

1" = 20'

00 10 20 40 80

WT GROUP JOB NUMBER - C2400081

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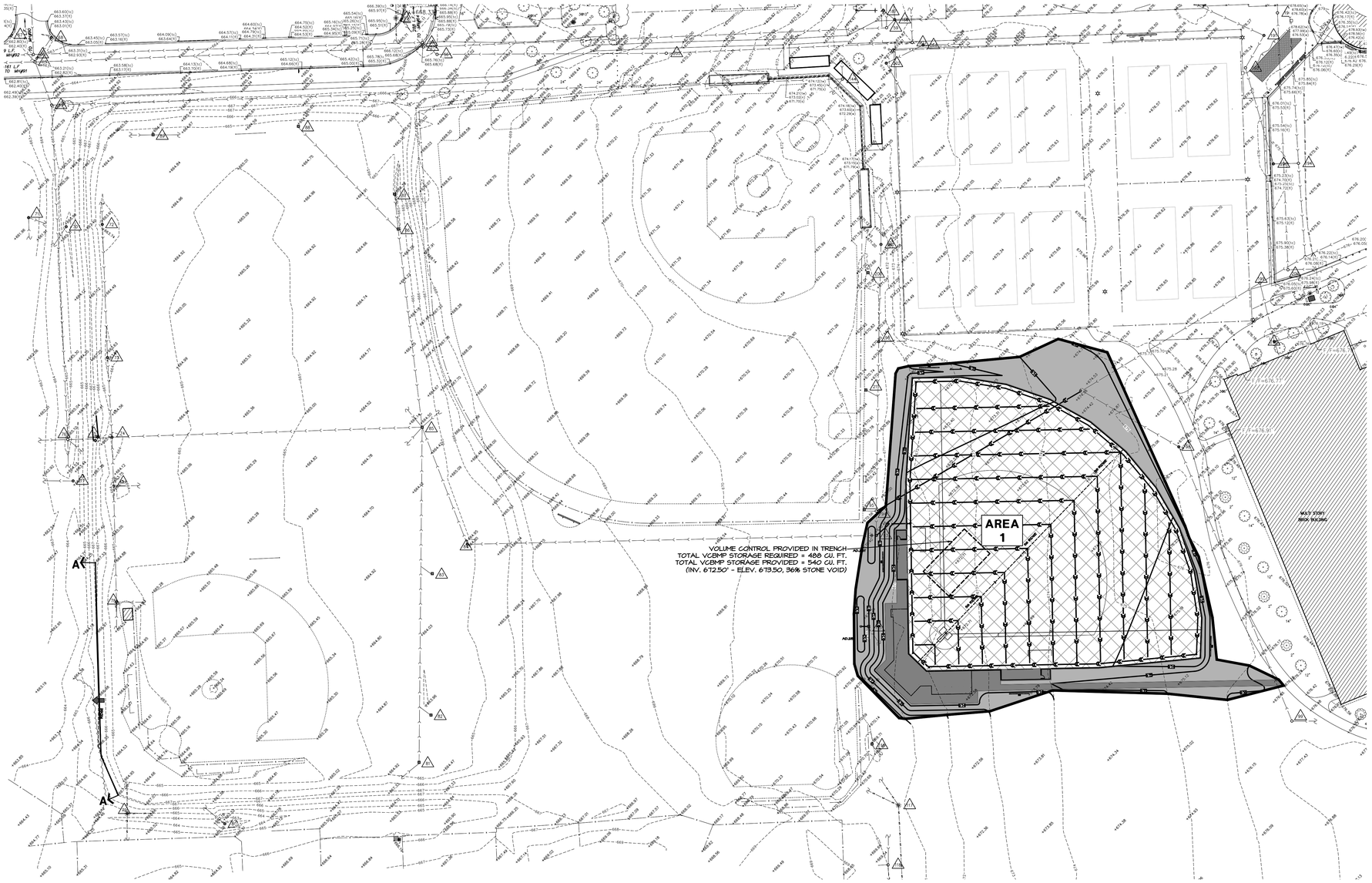
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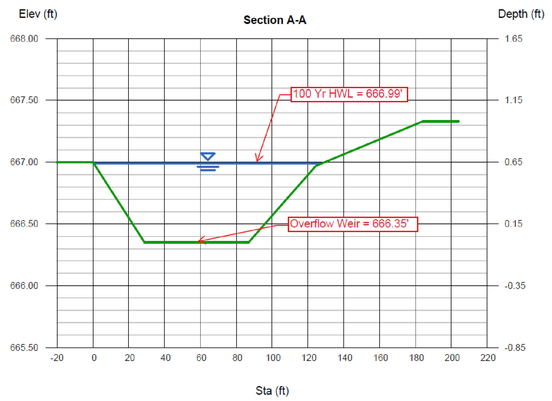
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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: PROPOSED CONDITION EXHIBIT
SHEET: EX-2.0





AREA	IMPERVIOUS	PERVIOUS	SYNTHETIC TURF	ACRES
AREA 1 - DEVELOPMENT	0.134	0.451	1.170	0.585

LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- STORM SEWER CATCH BASIN
- STORM SEWER INLET
- OUTLET CONTROL STURCTURE
- STORM SEWER CLEAN OUT
- 100 YEAR OVERLAND FLOW ROUTE
- OVERLAND FLOW ROUTE

AREA	
PERVIOUS	
IMPERVIOUS	
SYNTHETIC TURF	

MWRD SUMMARY

PROJECT SITE SUMMARY

PROPERTY ADDRESS: 4900 WILLOW SPRINGS RD, WESTERN SPRINGS, ILLINOIS 60558
PROPERTY INDEX NUMBERS: 18-08-103-004-0000, 18-08-103-010-0000, 18-08-104-004-0000, 18-08-104-005-0000, 18-08-106-002-0000, 18-08-106-003-0000, 18-08-106-004-0000, 18-08-106-006-0000, 18-08-106-007-0000.
TOTAL CONTIGUOUS OWNERSHIP: 57.18 ACRES
TOTAL DEVELOPMENT AREA: 1.755 ACRES
EXISTING IMPERVIOUS AREA PRIOR TO DEVELOPMENT: 0.0 ACRES

NEW DEVELOPMENT PERVIOUS AREA = 0.451 ACRES
NEW DEVELOPMENT IMPERVIOUS AREA = 0.134ACRES
NEW DEVELOPMENT SYNTHETIC TURF AREA = 1.170ACRES

MWRD 100-YR, 24 HR ALLOWABLE RELEASE RATE PER MWRD PERMIT #14-125 = 4.90 CFS
TOTAL REQUIRED VOLUME CONTROL = 0.011 AC-FT
REQUIRED DETENTION VOLUME PER MWRD PERMIT # 14-125 = 3.504 AC-FT
REQUIRED DETENTION VOLUME FOR DEVELOPMENT AREA = 0.714 AC-FT
TOTAL REQUIRED DETENTION VOLUME = 4.218 AC-FT
EXISTING DETENTION VOLUME @ 665.98= 4.513 AC-FT

STORMWATER SUMMARY

PROJECT AREA TRIBUTARY TO BASIN: 1.775 ACRES
EXISTING IMPERVIOUS AREA PRIOR TO DEVELOPMENT: 0.0 ACRES

NEW DEVELOPMENT PERVIOUS AREA = 0.451 ACRES
NEW DEVELOPMENT IMPERVIOUS AREA = 0.134ACRES
NEW DEVELOPMENT SYNTHETIC TURF AREA = 1.170ACRES

UNDISTURBED ON-SITE TRIBUTARY TO DETENTION : 22.505 ACRES

DETENTION/VOLUME CONTROL SUMMARY

EXITING DETENTION BASIN (PROPOSED CONDITION WITH MODIFIED RESTRICTOR) :
DESIGN 100-YR, 24 HR HWL = 665.98'
DESIGN 100-YR, 24 HR RELEASE RATE = 4.87 CFS

TOTAL REQUIRED VOLUME CONTROL = 0.011 AC-FT
TOTAL PROVIDED VOLUME CONTROL = 0.012 AC-FT
TOTAL REQUIRED 100-YR DETENTION VOLUME = 4.218 AC-FT
TOTAL PROVIDED DETENTION VOLUME = 4.513 AC-FT

CN CALCULATIONS

CN ON-SITE DEVELOPMENT = 88.71 (ADJUSTED CN = 89.03)
CN ON-SITE TRIBUTARY TO EXISTING POND = 87.60

TIME OF CONCENTRATION CALCULATIONS

ON-SITE TC TRIBUTARY TO EXISTING POND = 60 MINUTES (PER MWRD PERMIT # 04-536)

RELEASE RATE SUMMARY

DETENTION TRIBUTARY AREA = 24.26 ACRES (PER MWRD PERMIT # 14-125)
PROPOSED DEVELOPMENT AREA = 1.755 ACRES
RELEASE RATE FROM EXISTING BASIN = 4.87 CFS

ALLOWABLE RELEASE RATE = 4.90 CFS ((PER MWRD PERMIT # 14-125) = 4.90 CFS
ACTUAL RELEASE RATE = 4.87 CFS < TOTAL ALLOWABLE RELEASE RATE = 4.90 CFS

MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE TASKS, WITH FACILITIES AS SHOWN ON THIS EXHIBIT, SHALL BE PERFORMED AT THE REQUIRED FREQUENCY BY THE LYONS TOWNSHIP HIGH SCHOOL DISTRICT 204 AS DESCRIBED BELOW:

- REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDED:
  a. LITTER AND DEBRIS SHALL BE CONTROLLED.
  b. LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
  c. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
  d. WALKWAYS SHALL BE SWEPT, VACUMED AND/OR WASHED ON A REGULAR BASIS.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AFTER EACH 0.50 INCHES OF RAINFALL AND/OR ONCE A WEEK AND ALL IMPERVIOUS ROAD SURFACES SHALL BE CLEANED PRIOR TO THE END OF EACH WORKING DAY.
- CUT THE GRASS ON SLOPES IN OPEN SPACE, WEEKLY DURING GROWING SEASON.
- STORMWATER FACILITY/VOLUME CONTROL FACILITY:
  a. INSPECT STORMWATER DETENTION FACILITY TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION IS MAINTAINED. SPECIFIC LOCATIONS IN THE STORMWATER MANAGEMENT SYSTEM, DESIGNED TO ACCUMULATE SEDIMENT, SHALL BE DREDGED AS NECESSARY TO PREVENT SEDIMENT FROM REACHING THE INVERT OF ANY GRAVITY OUTLET PIPE: MONTHLY.
  b. DEBRIS REMOVAL: TRASH, BRUSH, GRASS CLIPPINGS, SEDIMENT, AND OTHER DEBRIS SHOULD BE REMOVED FROM THE DETENTION FACILITY TO MAINTAIN THE DESIGNED STORAGE VOLUME. TO PREVENT CLOGGING, THE OUTLET CONTROL STRUCTURE SHOULD ALSO BE INSPECTED AND ALL DEBRIS SHOULD BE REMOVED: MONTHLY.
  c. RESTORATION OF ERODED AREAS. FOR AREAS WHERE THERE IS EVIDENCE OF EROSION, OR IN AREAS WHERE FUTURE EROSION IS LIKELY, PROTECTION SHOULD BE PROVIDED TO PREVENT FURTHER DAMAGE. ALL BARE AREAS SHOULD BE SEEDED AND RESTORED. AREAS LOCATED ALONG THE SIDE SLOPES OF THE DETENTION FACILITY WILL REQUIRE SEEDING IN CONJUNCTION WITH AN EROSION CONTROL BLANKET: MONTHLY.
- MINOR STORMWATER SYSTEM:
  a. DEBRIS REMOVAL: TRASH, WOOD CHIPS, GRASS CLIPPINGS, SEDIMENT, AND OTHER DEBRIS SHOULD BE REMOVED FROM THE CATCH BASINS, INLETS, OUTFALLS, AND STORM SEWERS TO PREVENT CLOGGING. CLEANING SHOULD BE DONE IN SUCH A WAY THAT THE DEBRIS IS NOT DISCHARGED BACK INTO THE STORMWATER SYSTEM: EVERY TWO WEEKS.
  b. RESET COVERS/LIDS ON AS-NEEDED BASIS.
  c. REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.
  d. VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
  e. STORM SEWERS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY.
  f. REPLANT AND RESEED ANY ERODED AREAS.
  g. REMOVAL OF OBSTRUCTIONS. INSPECTIONS SHOULD BE PERFORMED TO ENSURE THAT ALL OVERLAND FLOW ROUTES ARE FREE FROM OBSTRUCTIONS. IF AN OBSTRUCTION HAS BEEN PLACED IN AN OVERLAND FLOW ROUTE, IT SHOULD BE REMOVED IMMEDIATELY. EVERY TWO WEEKS.
- OVERFLOW WEIR:
  a. REMOVAL OF OBSTRUCTIONS. INSPECTIONS SHOULD BE PERFORMED TO ENSURE THAT THE OVERFLOW WEIR IS FREE FROM OBSTRUCTIONS. IF AN OBSTRUCTION HAS BEEN PLACED IN THE OVERFLOW WEIR, IT SHOULD BE REMOVED IMMEDIATELY. EVERY TWO WEEKS.
- QUALIFIED SEWER CONSTRUCTION.
  a.PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY.
  b.PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY.
  c.PERFORM REGULAR CLEANINGS SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS.
  d.REMOVE ANY OBSTRUCTION PLACE IN MAINTENANCE EASEMENT THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS..
- GRAVEL INFILTRATION BASIN.
  A. FACILITY SHALL BE INSPECTED YEARLY USING THE OBSERVATION WELL AND OUTLET CONTROL STRUCTURE TO VERIFY THE SYSTEM IS FUNCTIONING PROPERLY.
  B. DEBRIS REMOVAL: TRASH, BRUSH, GRASS CLIPPINGS, SEDIMENT, AND OTHER DEBRIS SHOULD BE REMOVED FROM THE PARKING LOT TO MAINTAIN THE DESIGNED VOLUME STORAGE. TO PREVENT CLOGGING, THE OUTLET CONTROL STRUCTURE SHOULD ALSO BE INSPECTED AND ALL DEBRIS SHOULD BE REMOVED: MONTHLY.
  C. RESTORATION OF ERODED AREAS. FOR AREAS WHERE THERE IS EVIDENCE OF EROSION, OR IN AREAS WHERE FUTURE EROSION IS LIKELY, PROTECTION SHOULD BE PROVIDED TO PREVENT FURTHER DAMAGE. ALL BARE AREAS SHOULD BE SEEDED AND RESTORED.

RESTRICTOR

THE RESTRICTOR SHALL BE INSPECTED EVERY 3-6 MONTHS AND/OR AFTER A MAJOR RAIN EVENT TO ENSURE THAT THE INLET OR OUTLET HAVE NOT BECOME BLOCKED WITH DEBRIS. THE CATCH BASIN SHALL ALSO BE INSPECTED AT THIS TIME AND CLEANED FROM DEBRIS AS REQUIRED.

CIVIL ENGINEERING STATEMENT AND SEAL

I, JAMES GLASCOTT, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DO HEREBY STATE THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

JAMES GLASCOTT - P.E. # 062-063362
DATE OF EXPIRATION - NOVEMBER 30, 2025

JAMES GLASCOTT 062-063362 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

NORTH
1" = 40'
0 20 40 80 160

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LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
PROPOSED SOFTBALL FIELD
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

#WeAreLT

DATE:	DESCRIPTION:
01.13.2025	For Permit

PROJECT # 2023.074
DATE: 3/20/2024
SHEET TITLE: MWRD MAINTENANCE EXHIBIT
SHEET: EX-MWRD

TOPOGRAPHIC SURVEY

1 RIM=672.63' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.38' (6" PVC W)
TOP OF WATER=669.98'

2 RIM=673.22' (STORM)
36" CONCRETE STRUCTURE
INV=669.93' (8" PVC E)
TOP OF WATER=669.93'

3 RIM=674.14' (STORM)
36" STRUCTURE
INV=669.68' (8" CLAY N)
INV=669.68' (8" CLAY W/S WITH SNORKEL)
TOP OF SOUTH SNORKEL=670.13'
TOP OF WEST SNORKEL=670.10'
TOP OF WATER=669.30'

4 RIM=673.26' (STORM)
24" CONCRETE STRUCTURE
INV=671.07' (8" CLAY S)

5 RIM=673.57' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=669.89' (8" CLAY E WITH SNORKEL)
TOP OF ELBOW=670.57'
TOP OF DEBRIS=668.19'
TOP OF WATER=669.86'

6 RIM=671.86' (STORM)
36" CONCRETE STRUCTURE
INV=668.46' (8" PVC SSW)
TOP OF DEBRIS=667.12'
TOP OF WATER=668.70'

7 RIM=673.38' (STORM)
TOP OF DEBRIS=673.17'
FILLED WITH DEBRIS

8 RIM=673.35' (STORM)
24" CONCRETE STRUCTURE
INV=671.80' (10" RCP N/S)
TOP OF DEBRIS=671.99'

9 RIM=675.42' (UNKNOWN)
UNABLE TO OPEN

10 RIM=675.86' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=669.47' (12" DIP E/W)
TOP OF PIPE=669.41' (8" DIP N)
TOP OF WATER=669.16'

11 RIM=675.89' (WATER)
60" CONCRETE STRUCTURE
INV=669.74' (12" DIP E/W)

12 RIM=673.92' (STORM)
24" CONCRETE STRUCTURE
INV=671.64' (8" RCP E)
TOP OF DEBRIS=671.60'

13 RIM=675.71' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=667.84' (8" DIP N/S)

14 RIM=671.03' (STORM)
36" CONCRETE STRUCTURE
INV=668.43' (8" PVC WSW)
TOP OF DEBRIS=666.14'
TOP OF WATER=668.49'

15 RIM=671.96' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=668.40' (8" RCP NNE/ENE)
INV=667.95' (10" CLAY S)

16 RIM=673.58' (STORM)
36" CONCRETE BLOCK STRUCTURE
8" CLAY SW WITH SNORKEL
BOTTOM OF SNORKEL=668.78'
TOP OF WATER=669.47'
TOP OF DEBRIS=667.06'

17 RIM=676.25' (STORM)
48" CONCRETE STRUCTURE
INV=671.57' (6" METAL SW)
INV=667.65' (6" METAL SW)
INV=667.65' (18" RCP SE)
INV=667.65' (14" PVC N)
18
INV=676.19' (STORM)
48" CONCRETE STRUCTURE
UNABLE TO SEE LINES
19
RIM=675.31' (STORM)
48" CONCRETE STRUCTURE
INV=666.92' (18" RCP NW/SE)
INV=666.92' (12" RCP N)
20
RIM=676.13' (STORM)
48" CONCRETE STRUCTURE
INV=666.71' (18" RCP NW)
INV=666.58' (18" RCP E)
INV=666.83' (6" RCP SE)
TOP OF DEBRIS=664.89'
TOP OF WATER=666.77'

21 RIM=673.98' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.98' (6" METAL N WITH SNORKEL)
BOTTOM OF SNORKEL=670.08'
TOP OF DEBRIS=669.12'

22 RIM=671.77' (STORM)
48" CONCRETE STRUCTURE
INV=666.37' (21" CLAY N)
INV=666.43' (8" CLAY E)
INV=666.26' (21" CLAY S)
INV=666.26' (18" CLAY W)

23 RIM=671.00' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=667.39' (8" CLAY NE)
INV=666.90' (8" METAL SSW WITH SNORKEL)
BOTTOM OF SSW SNORKEL=665.70'
TOP OF DEBRIS=665.00'
TOP OF WATER=666.90'

24 RIM=670.15' (STORM)
36" CONCRETE STRUCTURE
INV=667.70' (8" RCP S)
TOP OF DEBRIS=667.52'
TOP OF WATER=667.85'

25 RIM=670.23' (STORM)
18" X 24" METAL STRUCTURE
INV=667.73' (8" CLAY NE/SW)

26 RIM=670.36' (STORM)
18" X 24" METAL STRUCTURE
INV=668.79' (8" CLAY NW)

27 RIM=670.44' (STORM)
18" X 24" METAL STRUCTURE
TOP OF DEBRIS=669.09'

28 RIM=674.37' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=667.42' (8" CLAY W)
INV=666.25' (8" CLAY E)
INV=666.17' (21" CLAY N/S)

29 RIM=675.92' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=667.34' (8" CLAY E) (4" METAL W) X2
RIM=676.04' (WATER)

30 RIM=666.09' (SANITARY)
48" CONCRETE STRUCTURE
INV=662.27' (6" PVC E/NW)

31 RIM=665.77' (STORM)
48" CONCRETE STRUCTURE
INV=660.48' (12" PVC NE)
INV=659.34' (12" RCP E)
INV=659.34' (15" RCP W)
INV=660.42' (12" PVC NW)

32 RIM=665.72' (SANITARY)
48" CONCRETE STRUCTURE
INV=658.32' (8" PVC N/W)
INV=659.27' (6" PVC SE)

33 RIM=674.82' (STORM)
48" CONCRETE STRUCTURE
INV=668.13' (12" RCP N/W)
INV=668.32' (6" PVC NE)

60 RIM=665.87' (STORM)
48" CONCRETE STRUCTURE
INV=662.90' (12" PVC N/SW)

61 RIM=665.75' (STORM)
48" CONCRETE STRUCTURE
INV=662.27' (12" PVC NE/SE)

62 RIM=666.33' (STORM)
48" CONCRETE STRUCTURE
INV=662.86' (12" PVC SW)

63 RIM=666.20' (WATER)
48" CONCRETE STRUCTURE
661.40' AT TOP OF 8" DIP N/S

64 RIM=670.24' (SANITARY)
48" CONCRETE STRUCTURE
INV=663.46' (8" PVC N/S)
INV=663.69' (6" PVC E/W)

65 RIM=663.03' (STORM)
48" CONCRETE STRUCTURE
INV=658.63' (12" RCP E)
INV=653.48' (15" RCP E/W)
INV=653.48' (8" CLAY SE)
INV=659.09' (12" RCP NW)

66 RIM=663.03' (SANITARY)
48" BRICK STRUCTURE
INV=655.88' (8" CLAY N)
INV=655.68' (8" CLAY E/W)

67 RIM=662.67' (STORM)
24" CONCRETE STRUCTURE
INV=659.81' (12" RCP SE)

68 RIM=662.97' (STORM)
24" CONCRETE STRUCTURE
INV=660.89' (12" RCP SW)

69 RIM=665.08' (STORM)
48" CONCRETE STRUCTURE
INV=658.64' (27" RCP E)
INV=658.43' (27" RCO S)
INV=657.77' (8" CLAY NW)

70 RIM=663.71' (STORM)
24" METAL STRUCTURE
INV=662.06' (8" PVC WSW)

71 RIM=661.23' (STORM)
24" CONCRETE STRUCTURE
INV=658.65' (8" PVC SE)
INV=659.88' (4" CPP S)

72 RIM=663.55' (STORM)
24" CONCRETE STRUCTURE
INV=661.39' (6" PVC N/S)

73 RIM=663.59' (STORM)
24" CONCRETE STRUCTURE
INV=660.89' (6" PVC N/S)

74 RIM=663.82' (STORM)
48 CONCRETE STRUCTURE
INV=660.37' (8" PVC N/S)
INV=656.76' (15" RCP E/W)

75 RIM (EAST)=667.21' RIM (WEST)=667.49 (STORM)
60" CONCRETE STRUCTURE
INV=656.53' (15" RCP E)
INV=657.23' (18" RCP W)
INV=656.48' (6" RESTRICTOR HOLE)
665.99' AT TOP OF RESTRICTOR WALL

76 RIM=666.67' (STORM)
48" CONCRETE STRUCTURE
INV=656.75' (27" RCP N)
INV=565.75' (18" RCP E)
INV=660.07' (10" CLAY SE)
INV=656.75' (36" RCP S)
INV=660.07' (10" CLAY W)
INV=660.47' (8" CLAY W)

77 RIM=663.31' (STORM)
24" CONCRETE STRUCTURE
INV=660.93' (8" PVC W)

78 RIM=663.88' (STORM)
24" CONCRETE STRUCTURE
INV=661.01' (8" PVC N/S)
INV=661.26' (6" PVC E)

79 RIM=664.79' (WATER)
24" CONCRETE STRUCTURE
661.35' AT TOP OF 3" PVC N/E

80 RIM=662.28' (STORM)
24" CONCRETE STRUCTURE
INV=659.39' (6" PVC WNW)

81 RIM=664.17' (STORM)
36" CONCRETE STRUCTURE
INV=661.11' (8" CLAY N)
INV=661.23' (8" CLAY SW)

82 RIM=664.24' (STORM)
36" CONCRETE STRUCTURE
INV=661.66' (8" RCP NW)

83 RIM=664.14' (STORM)
36" CONCRETE STRUCTURE
INV=661.83' (8" RCP NW)

84 RIM=664.99' (STORM)
48" CONCRETE STRUCTURE
INV=661.65' (24" RCP E)
INV=661.65' (18" RCP NW)
661.92' AT WATER LEVEL

85 RIM=664.51' (STORM)
48" CONCRETE STRUCTURE
INV=660.91' (12" RCP N/S)
INV=661.31' (6" CLAY NE/SW)
INV=661.31' (6" CLAY NW)

86 RIM=664.55' (STORM)
24" CONCRETE STRUCTURE
INV=661.42' (8" CLAY N/S)
INV=661.55' (8" CLAY NW)

87 RIM=664.18' (STORM)
36" CONCRETE STRUCTURE
INV=661.79' (8" CLAY S)
88
RIM=664.16' (STORM)
36" CONCRETE STRUCTURE
INV=661.58' (8" CLAY SE)
89
RIM=664.28' (STORM)
36" CONCRETE STRUCTURE
INV=661.93' (8" PVC E)
INV=662.77' (8" CLAY W)

90 RIM=667.07' (SANITARY)
48" BRICK STRUCTURE
INV=659.13' (8" CLAY N/S)

91 RIM=661.02' (STORM)
48" CONCRETE STRUCTURE
INV=651.17' (15" RCP E)
INV=650.97' (30 RCP W)

92 RIM=660.87' (SANITARY)
48" CONCRETE STRUCTURE
INV=655.15' (6" CLAY E/S/W)

93 RIM=670.50' (STORM)
48" CONCRETE STRUCTURE
INV=666.60' (15" RCP N)
INV=666.60' (21" RCP W)

94 RIM=670.66' (STORM)
48" CONCRETE STRUCTURE
INV=666.93' (12" RCP N)
INV=667.26' (24" RCP NE)
INV=666.93' (15" RCP S)
INV=667.81' (8" PVC W)

95 RIM=670.23' (STORM)
48" CONCRETE STRUCTURE
INV=668.02' (8" PVC E)

96 RIM=670.46' (STORM)
48" CONCRETE STRUCTURE
INV=667.30' (12" CPP N/E)
INV=667.30' (12" PVC S)

97 RIM=674.25' (STORM)
60" CONCRETE STRUCTURE
INV=667.70' (24" RCP NE/SW)
INV=668.82' (12" RCP SE)

98 RIM=675.62' (STORM)
24" CONCRETE STRUCTURE
INV=670.12' (8" DIP E)
INV=670.12' (12" RCP S/NW)

99 RIM=676.41' (STORM)
24" CONCRETE STRUCTURE
INV=671.28' (12" RCP N)
INV=671.41' (8" DIP E)

100 RIM=676.70' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=666.80' (12" DIP NNE)
INV=666.70' (15" DIP NE)
INV=666.70' (18" CLAY SW)

101 RIM=675.81' (STORM)
24" CONCRETE STRUCTURE
INV=670.49' (12" RCP SE)

102 RIM=676.31' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=666.43' (18" CLAY NE)
INV=671.71' (6" CLAY E)
INV=666.24' (21" RCP SE)
INV=672.15' (12" RCP NW)

103 REPLACED BY MH#103

104 REPLACED BY MH#165

105 REPLACED BY MH#164

106 REPLACED BY MH#163

107 RIM=673.48' (STORM)
NO STRUCTURE
PIPE ELBOWS AND MEETS GRATE
INV=672.03' (8" CLAY W)

108 RIM=675.54' (STORM)
48" CONCRETE STRUCTURE
INV=665.61' (12" CLAY N/SE)

109 RIM=675.57' (STORM)
48" CONCRETE STRUCTURE
INV=664.52' (21" CLAY S/NW)
INV=672.95' (6" CPP SW)

110 RIM=673.81' (STORM)
48" CONCRETE STRUCTURE
INV=667.10' (8" RCP N)
INV=666.65' (18" CLAY E/W)

111 RIM=676.39' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.17' (6" PVC N/SE/SW)

112 RIM=675.98' (STORM)
48" CONCRETE STRUCTURE
INV=668.04' (8" CLAY N)
INV=668.61' (6" METAL SE)
INV=668.43' (4" METAL W)
INV=668.43' (8" METAL W)

113 RIM=676.05' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.15' (6" METAL SW)
INV=669.83' (4" METAL NW)

114 RIM=676.01' (SANITARY)
48" CONCRETE STRUCTURE
INV=669.90' (8" CLAY SE)
INV=669.15' (8" CLAY S)
INV=670.01' (6" PVC NW)

115 RIM=669.95' (STORM)
36" CONCRETE STRUCTURE
INV=667.08' (8" CLAY SE)
116
RIM=669.71' (STORM)
36" CONCRETE STRUCTURE
INV=666.82' (8" CLAY SE)
117
RIM=670.86' (WATER)
24" CONCRETE STRUCTURE
667.56' AT TOP OF 3" PVC S
668.03' AT TOP OF 3" PVC S
667.51' AT TOP OF 2" PVC NW
669.46' AT TOP OF 3" PVC NW

118 RIM=670.02' (STORM)
36" CONCRETE STRUCTURE
INV=665.58' (15" RCP N)
INV=665.58' (18" RCP SW)
INV=667.15' (8" RCP W)

119 RIM=669.50' (STORM)
36" CONCRETE STRUCTURE
INV=667.18' (8" RCP E)

120 RIM=670.47' (WATER)
24" CONCRETE STRUCTURE
666.85' AT TOP OF 3" PVC N/S

121 RIM=667.48' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=668.83' (4" METAL N)
INV=674.28' (4" METAL E)
INV=668.31' (6" CLAY SE)
INV=668.53' (6" CLAY SW)
INV=672.38' (2" METAL NW)

122 RIM=675.89' (STORM)
24" CONCRETE STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
673.53' AT TOP OF DEBRIS

123 RIM=678.79' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=667.38' (15" CLAY E/W)
INV=671.69' (4" CLAY S)

124 RIM=678.94' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=672.54' (4" METAL SW)
INV=671.94' (4" METAL NW)

125 RIM=675.43' (STORM)
36" CONCRETE BLOCK STRUCTURE
670.98' AT TOP OF 6" CLAY
WITH SNOUT N
670.09' AT BOTTOM OF SNOUT

126 RIM=674.33' (STORM)
24" METAL STRUCTURE
669.90' AT TOP OF 6" CLAY
WITH SNOUT N
669.10' AT BOTTOM OF SNOUT

127 RIM=675.50' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.40' (6" METAL SE)
INV=668.14' (8" METAL NW)

128 RIM=673.87' (STORM)
NO STRUCTURE
PIPE ELBOWS AND MEETS GRATE
INV=672.39' (6" CLAY E)

129 RIM=676.04' (SANITARY)
48" CONCRETE STRUCTURE
INV=668.81' (6" METAL N/S)
INV=668.37' (8" METAL SW)

130 RIM=675.82' (STORM)
24" CONCRETE STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
670.42' AT TOP OF DEBRIS

131 RIM=675.97' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=668.45' (4" CLAY E)
INV=668.47' (4" CLAY SE)
INV=667.90' (6" CLAY NW)

132 RIM=675.99' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=668.03' (6" CLAY NE)
INV=667.68' (8" CLAY E)
INV=668.21' (6" CLAY SW)
INV=667.67' (15" CLAY W)

133 RIM=676.12' (SANITARY)
48" CONCRETE STRUCTURE
INV=669.25' (6" DIP N)
INV=668.72' (6" DIP S)
INV=668.72' (6" DIP N)

134 RIM=676.48' (SANITARY)
48" CONCRETE BLOCK STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
673.14' AT TOP OF DEBRIS

135 RIM=676.46' (SANITARY)
48" CONCRETE STRUCTURE
INV=668.48' (6" CLAY N/S/NW)
FULL OF DEBRIS

136 RIM=678.70' (STORM)
24" CONCRETE BLOCK STRUCTURE
INV=669.96' (4" PVC NE)
INV=668.98' (4" PVC SW)

137 RIM=678.69' (STORM)
36" CONCRETE STRUCTURE
INV=669.57' (4" PVC N)
INV=668.32' (15" CLAY NE/SW)
INV=674.12' (6" CLAY S)

138 RIM=678.19' (STORM)
24" CONCRETE STRUCTURE
674.92' AT TOP OF 6" METAL
WITH SNOUT NW

139 RIM=675.73' (STORM)
36" CONCRETE STRUCTURE
672.10' AT TOP OF 6" METAL
WITH SNOUT SE
672.47' (4" METAL W)

140 RIM=678.73' (STORM)
48" CONCRETE STRUCTURE
INV=668.21' (15" CLAY E/W)

141 RIM=678.63' (STORM)
24" CONCRETE STRUCTURE
673.06' AT TOP OF 8" METAL
WITH SNOUT W

142 RIM=678.56' (STORM)
48" CONCRETE STRUCTURE
INV=667.34' (12" RCP E/S)

143 RIM=663.71' (STORM)
24" CONCRETE STRUCTURE
INV=660.44' (8" PVC N/S)
INV=660.80' (6" PVC E

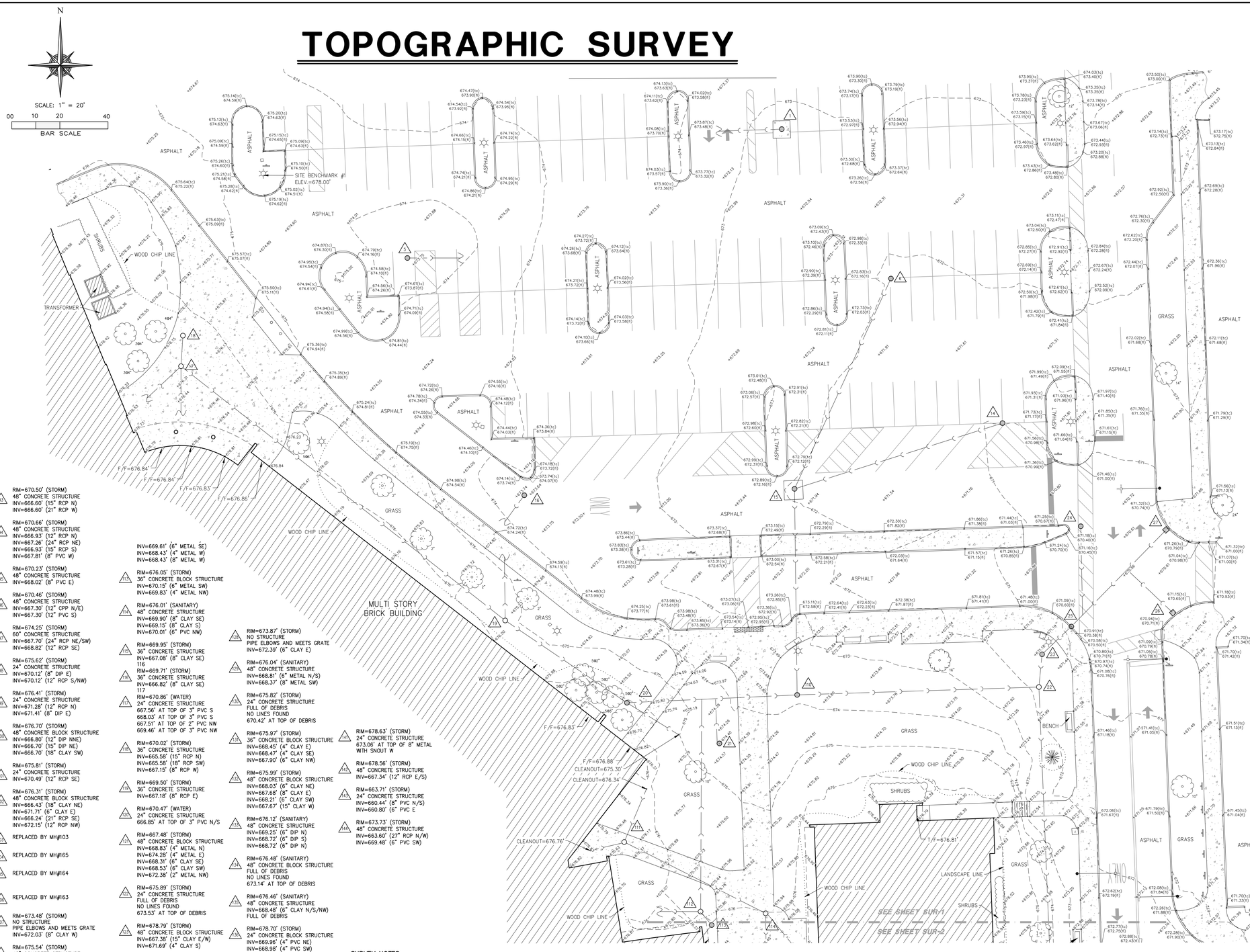
144 RIM=673.73' (STORM)
48" CONCRETE STRUCTURE
INV=663.60' (27" RCP N/W)
INV=669.48' (6" PVC SW)

N

SCALE: 1" = 20'

00 10 20 40

BAR SCALE



SURVEY NOTES:

1. SITE BENCHMARK #1 – CROSS SET ON CONCRETE LIGHT POLE BASE IN ISLAND ON WEST SIDE OF PARKING LOT, 85' NE OF THE NE BUILDING CORNER AS SHOWN ON SHEET SUR–2. ELEVATION=678.00' (NAVD88)

SITE BENCHMARK #2 – CROSS CUT IN MANHOLE LID LIP OF EXISTING MANHOLE #151, 12' SW OF THE SW CORNER OF 6' CHAIN LINK FENCE AROUND AC UNIT ON THE WEST SIDE OF SOUTH PARKING AS SHOWN ON SHEET SUR–6. ELEVATION=678.27' (NAVD88)

SITE BENCHMARK #3 – SQUARE CUT ON SE CORNER OF TRANSFORMER CONCRETE PAD ON NORTH SIDE OF SOUTH PARKING LOT AS SHOWN ON SHEET SUR–6. ELEVATION=679.06' (NAVD88).

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. FIELD WORK COMPLETED ON 8/24/2024. FIELD WORK FOR SHEETS SUR–1 AND SUR–2 COMPLETED 9/25/2023. AREAS NOT UPDATED ON 8/24/2024.

4. SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT

5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE THE WT GROUP DO HEREBY DECLARE THAT THIS TOPOGRAPHIC SURVEY WAS MADE UNDER OUR DIRECTION AND SUPERVISION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 19TH DAY OF SEPTEMBER A.D. 2024 AT HOFFMAN ESTATES, ILLINOIS.

THE WT GROUP, LLC

FRANJO I. MATICIC – PLS #035–003556 EXPIRES 11/30/2024
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570–0015

FRANJO I. MATICIC 035-003556 HOFFMAN ESTATES ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

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LYONS TOWNSHIP S. H.S.
4900 WILLOW SPRINGS ROAD
WESTERN SPRINGS, ILLINOIS

ISSUE

TO	DATE
CLIENT	9/15/2023
CLIENT	9/26/2023
CLIENT	9/19/2024

CHECK:FIM
DRAWN:REM
JOB: S2300109

SUR-1
SHEET 1 OF 7

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

SURVEY NOTES:

1. SITE BENCHMARK #1 – CROSS SET ON CONCRETE LIGHT POLE BASE IN ISLAND ON WEST SIDE OF PARKING LOT, 85' NE OF THE NE BUILDING CORNER AS SHOWN ON SHEET SUR–2. ELEVATION=678.00' (NAVD88)

SITE BENCHMARK #2 – CROSS CUT IN MANHOLE LID LIP OF EXISTING MANHOLE #151, 12' SW OF THE SW CORNER OF 6' CHAIN LINK FENCE AROUND AC UNIT ON THE WEST SIDE OF SOUTH PARKING AS SHOWN ON SHEET SUR–6. ELEVATION=678.27' (NAVD88)

SITE BENCHMARK #3 – SQUARE CUT ON SE CORNER OF TRANSFORMER CONCRETE PAD ON NORTH SIDE OF SOUTH PARKING LOT AS SHOWN ON SHEET SUR–6. ELEVATION=679.06' (NAVD88).

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. FIELD WORK COMPLETED ON 8/24/2024. FIELD WORK FOR SHEETS SUR–1 AND SUR–2 COMPLETED 9/25/2023. AREAS NOT UPDATED ON 8/24/2024.

4. SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT

5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

1 RIM=672.63' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.38' (6" PVC W)
TOP OF WATER=669.98'

2 RIM=673.22' (STORM)
36" CONCRETE STRUCTURE
INV=669.93' (8" PVC E)
TOP OF WATER=669.93'

3 RIM=674.14' (STORM)
36" STRUCTURE
INV=669.68' (8" CLAY N)
INV=669.68' (8" CLAY W/S WITH SNORKEL)
TOP OF SOUTH SNORKEL=670.13'
TOP OF WEST SNORKEL=670.10'
TOP OF WATER=669.30'

4 RIM=673.26' (STORM)
24" CONCRETE STRUCTURE
INV=671.07' (8" CLAY S)

5 RIM=673.57' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=669.89' (8" CLAY E WITH SNORKEL)
TOP OF ELBOW=670.57'
TOP OF DEBRIS=668.19'
TOP OF WATER=669.86'

6 RIM=671.86' (STORM)
36" CONCRETE STRUCTURE
INV=668.46' (8" PVC SSW)
TOP OF DEBRIS=667.12'
TOP OF WATER=668.70'

7 RIM=673.38' (STORM)
TOP OF DEBRIS=673.17'
FILLED WITH DEBRIS

8 RIM=673.35' (STORM)
24" CONCRETE STRUCTURE
INV=671.80' (10" RCP N/S)
TOP OF DEBRIS=671.99'

9 RIM=675.42' (UNKNOWN)
UNABLE TO OPEN

10 RIM=675.86' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=669.47' (12" DIP E/W)
TOP OF PIPE=669.41' (8" DIP N)
TOP OF WATER=669.16'

11 RIM=675.89' (WATER)
60" CONCRETE STRUCTURE
INV=669.74' (12" DIP E/W)

12 RIM=673.92' (STORM)
24" CONCRETE STRUCTURE
INV=671.64' (8" RCP E)
TOP OF DEBRIS=671.60'

13 RIM=675.71' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=667.84' (8" DIP N/S)

14 RIM=671.03' (STORM)
36" CONCRETE STRUCTURE
INV=668.43' (8" PVC WSW)
TOP OF DEBRIS=666.14'
TOP OF WATER=668.49'

15 RIM=671.96' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=668.40' (8" RCP NNE/ENE)
INV=667.95' (10" CLAY S)

16 RIM=673.58' (STORM)
36" CONCRETE BLOCK STRUCTURE
8" CLAY SW WITH SNORKEL
BOTTOM OF SNORKEL=668.78'
TOP OF WATER=669.47'
TOP OF DEBRIS=667.06'

17 RIM=676.25' (STORM)
48" CONCRETE STRUCTURE
INV=671.57' (6" METAL SW)
INV=667.65' (6" METAL SW)
INV=667.65' (18" RCP SE)
INV=667.65' (14" PVC N)
18
18 RIM=676.19' (STORM)
48" CONCRETE STRUCTURE
UNABLE TO SEE LINES
19
19 RIM=675.31' (STORM)
48" CONCRETE STRUCTURE
INV=666.92' (18" RCP NW/SE)
INV=666.92' (12" RCP N)
20
20 RIM=676.13' (STORM)
48" CONCRETE STRUCTURE
INV=666.71' (18" RCP NW)
INV=666.58' (18" RCP E)
INV=666.83' (6" RCP SE)
TOP OF DEBRIS=664.89'
TOP OF WATER=666.77'

21 RIM=673.98" (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.98' (6" METAL N WITH SNORKEL)
BOTTOM OF SNORKEL=670.08'
TOP OF DEBRIS=669.12'

22 RIM=671.77' (STORM)
48" CONCRETE STRUCTURE
INV=666.37' (21" CLAY N)
INV=666.43' (8" CLAY E)
INV=666.26' (21" CLAY S)
INV=666.26' (18" CLAY W)

23 RIM=671.00' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=667.39' (8" CLAY NE)
INV=666.90' (8" METAL SSW WITH SNORKEL)
BOTTOM OF SSW SNORKEL=665.70'
TOP OF DEBRIS=665.00'
TOP OF WATER=666.90'

24 RIM=670.15' (STORM)
36" CONCRETE STRUCTURE
INV=667.70' (8" PVC S)
TOP OF DEBRIS=667.52'
TOP OF WATER=667.85'

25 RIM=670.23' (STORM)
24" CONCRETE STRUCTURE
INV=667.73' (8" CLAY NE/SW)

26 RIM=670.36' (STORM)
18" X 24" METAL STRUCTURE
INV=668.79' (8" CLAY NW)

27 RIM=670.44' (STORM)
18" X 24" METAL STRUCTURE
TOP OF DEBRIS=669.09'

28 RIM=674.37' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=667.42' (8" CLAY W)
INV=666.25' (8" CLAY E)
INV=666.17' (21" CLAY N/S)

29 RIM=675.92' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=667.34' (8" CLAY E) (4" METAL W) X2
RIM=676.04' (WATER)

30 RIM=666.09' (SANITARY)
48" CONCRETE STRUCTURE
INV=662.27' (6" PVC E/NW)

31 RIM=665.77' (STORM)
48" CONCRETE STRUCTURE
INV=660.48' (12" PVC NE)
INV=659.34' (12" RCP E)
INV=659.34' (15" RCP W)
INV=660.42' (12" PVC NW)

32 RIM=665.72' (SANITARY)
48" CONCRETE STRUCTURE
INV=658.32' (8" PVC N/W)
INV=659.27' (6" PVC SE)

33 RIM=674.82" (STORM)
48" CONCRETE STRUCTURE
INV=668.13' (12" RCP N/W)
INV=668.32' (6" PVC NE)

34 RIM=665.87' (STORM)
48" CONCRETE STRUCTURE
INV=662.90' (12" PVC N/SW)

35 RIM=665.75' (STORM)
48" CONCRETE STRUCTURE
INV=662.27' (12" PVC NE/SE)

36 RIM=666.33' (STORM)
48" CONCRETE STRUCTURE
INV=662.86' (12" PVC SW)

37 RIM=666.20' (WATER)
48" CONCRETE STRUCTURE
661.40' AT TOP OF 8" DIP N/S
RIM=670.24' (SANITARY)
48" CONCRETE STRUCTURE
INV=663.46' (8" PVC N/S)
INV=663.69' (6" PVC E/W)

38 RIM=663.03' (STORM)
48" CONCRETE STRUCTURE
INV=658.63' (12" RCP E)
INV=653.48' (15" RCP E/W)
INV=653.48' (8" CLAY SE)
INV=659.09' (12" RCP NW)

39 RIM=663.03' (SANITARY)
48" BRICK STRUCTURE
INV=655.88' (8" CLAY N)
INV=655.68' (8" CLAY E/W)

40 RIM=662.67' (STORM)
24" CONCRETE STRUCTURE
INV=659.81' (12" RCP SE)

41 RIM=662.67" (STORM)
24" CONCRETE STRUCTURE
INV=659.81" (12" RCP SE)

42 RIM=662.97" (STORM)
24" CONCRETE STRUCTURE
INV=660.89' (12" RCP SW)

43 RIM=665.08' (STORM)
48" CONCRETE STRUCTURE
INV=658.64' (27" RCP E)
INV=658.43' (27" RCO S)
INV=657.77' (8" CLAY NW)

44 RIM=663.71' (STORM)
24" METAL STRUCTURE
INV=662.06' (8" PVC WSW)

45 RIM=661.23' (STORM)
24" CONCRETE STRUCTURE
INV=658.65' (8" PVC SE)
INV=659.88' (4" CPP S)

46 RIM=663.55' (STORM)
24" CONCRETE STRUCTURE
INV=661.39' (6" PVC N/S)

47 RIM=663.59' (STORM)
24" CONCRETE STRUCTURE
INV=660.89' (6" PVC N/S)

48 RIM=663.82' (STORM)
48 CONCRETE STRUCTURE
INV=660.37' (8" PVC N/S)
INV=656.76' (15" RCP E/W)

RIM (EAST)=667.21' RIM (WEST)=667.49'
(STORM)
60" CONCRETE STRUCTURE
INV=656.53' (15" RCP E)
INV=657.23' (18" RCP W)
INV=656.48' (6" RESTRICTOR HOLE)
665.99' AT TOP OF RESTRICTOR WALL

49 48" CONCRETE STRUCTURE
INV=656.75' (27" RCP N)
INV=656.75' (18" RCP E)
INV=660.07' (10" CLAY SE)
INV=656.75' (36" RCP S)
INV=660.07' (10" CLAY W)
INV=660.47' (8" CLAY W)

50 RIM=663.31' (STORM)
24" CONCRETE STRUCTURE
INV=660.93' (8" PVC W)

51 RIM=663.88' (STORM)
24" CONCRETE STRUCTURE
INV=661.01' (8" PVC N/S)
INV=661.26' (6" PVC E)

52 RIM=664.79' (WATER)
24" CONCRETE STRUCTURE
661.35' AT TOP OF 3" PVC N/

53 RIM=662.28' (STORM)
24" CONCRETE STRUCTURE
INV=659.39' (8" PVC WNW)

54 RIM=664.17' (STORM)
36" CONCRETE STRUCTURE
INV=661.11' (6" CLAY N)
INV=661.23' (8" CLAY SW)

55 RIM=664.24' (STORM)
36" CONCRETE STRUCTURE
INV=661.66' (8" RCP NW)

56 RIM=664.14' (STORM)
36" CONCRETE STRUCTURE
INV=661.83' (8" RCP NW)

57 RIM=664.99' (STORM)
48" CONCRETE STRUCTURE
INV=661.65' (24" RCP E)
INV=661.65' (18" RCP NW)
661.92' AT WATER LEVEL

58 RIM=664.51' (STORM)
48" CONCRETE STRUCTURE
INV=660.91' (12" RCP N/S)
INV=661.31' (6" CLAY NE/SW)
INV=661.31' (6" CLAY NW)

59 RIM=664.55' (STORM)
24" CONCRETE STRUCTURE
INV=661.42" (8" CLAY N/S)
INV=661.55" (8" CLAY NW)

60 RIM=664.18' (STORM)
36" CONCRETE STRUCTURE
INV=661.79' (8" CLAY S)
88
RIM=664.16' (STORM)
36" CONCRETE STRUCTURE
INV=661.58" (8" CLAY SE)
89
RIM=664.28' (STORM)
36" CONCRETE STRUCTURE
INV=661.93' (8" PVC E)
INV=662.27' (8" CLAY W)

61 RIM=667.07' (SANITARY)
48" BRICK STRUCTURE
INV=659.13' (8" CLAY N/S)

62 RIM=661.02' (STORM)
48" CONCRETE STRUCTURE
INV=651.17' (15" RCP E)
INV=650.97' (30 RCP W)

63 RIM=660.87' (SANITARY)
48" CONCRETE STRUCTURE
INV=655.15' (8" CLAY E/S/W)

64 RIM=670.50' (STORM)
48" CONCRETE STRUCTURE
INV=666.60' (15" RCP N)
INV=666.60' (21" RCP W)

65 RIM=670.66' (STORM)
48" CONCRETE STRUCTURE
INV=666.93' (12" RCP N)
INV=667.26' (24" RCP NE)
INV=666.93' (15" RCP S)
INV=667.81' (8" PVC W)

66 RIM=670.23' (STORM)
48" CONCRETE STRUCTURE
INV=668.02' (8" PVC E)

67 RIM=670.46' (STORM)
48" CONCRETE STRUCTURE
INV=667.30' (12" CPP N/E)
INV=667.30' (12" PVC S)

68 RIM=674.25' (STORM)
60" CONCRETE STRUCTURE
INV=667.70' (24" RCP NE/SW)
INV=668.82' (12" RCP SE)

69 RIM=675.62' (STORM)
24" CONCRETE STRUCTURE
INV=670.12' (8" DIP E)
INV=670.12' (12" RCP S/NW)

70 RIM=676.41' (STORM)
24" CONCRETE STRUCTURE
INV=671.28' (12" RCP N)
INV=671.41' (8" DIP E)

71 RIM=676.70' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=666.80' (12" DIP NNE)
INV=666.70' (15" DIP NE)
INV=666.70' (18" CLAY SW)

72 RIM=675.81' (STORM)
24" CONCRETE STRUCTURE
INV=670.49' (12" RCP SE)

73 RIM=676.31' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=666.43' (18" CLAY NE)
INV=671.71' (6" CLAY E)
INV=666.24' (21" RCP SE)
INV=672.15' (12" RCP NW)

74 REPLACED BY MH#103

75 REPLACED BY MH#165

76 REPLACED BY MH#164

77 REPLACED BY MH#163

78 RIM=673.48" (STORM)
NO STRUCTURE
PIPE ELBOWS AND MEETS GRATE
INV=672.03" (8" CLAY W)

79 RIM=675.54" (STORM)
48" CONCRETE STRUCTURE
INV=665.61" (12" CLAY N/SE)

80 RIM=675.57" (STORM)
48" CONCRETE STRUCTURE
INV=664.52" (21" CLAY S/NW)
INV=672.95" (6" CPP SW)

81 RIM=673.81" (STORM)
48" CONCRETE STRUCTURE
INV=667.10" (12" RCP N)
INV=666.65" (18" CLAY E/W)

82 RIM=676.39" (SANITARY)
48" CONCRETE STRUCTURE
INV=671.17' (6" PVC N/SE/SW)

83 RIM=675.98" (STORM)
48" CONCRETE STRUCTURE
INV=668.04" (8" CLAY N)
INV=669.61" (4" METAL SE)
INV=668.43' (4" METAL W)
INV=668.43' (8" METAL W)

84 RIM=676.05" (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.15' (6" METAL SW)
INV=669.83' (4" METAL NW)

85 RIM=676.01" (SANITARY)
48" CONCRETE STRUCTURE
INV=669.90" (8" CLAY SE)
INV=669.15' (6" CLAY S)
INV=670.01' (6" PVC NW)

86 RIM=669.95" (STORM)
36" CONCRETE STRUCTURE
INV=667.56" (24" CLAY SE)
116
RIM=669.71' (STORM)
36" CONCRETE STRUCTURE
INV=666.82' (8" CLAY SE)
117

87 RIM=670.86" (WATER)
24" CONCRETE STRUCTURE
667.56" AT TOP OF 3" PVC S
668.03' AT TOP OF 3" PVC S
667.51" AT TOP OF 2" PVC NW
669.46' AT TOP OF 3" PVC NW

88 RIM=670.02" (STORM)
36" CONCRETE STRUCTURE
INV=665.58' (15" RCP N)
INV=665.58' (18" RCP SW)
INV=667.15' (8" RCP W)

89 RIM=669.50' (STORM)
36" CONCRETE STRUCTURE
INV=667.18' (8" RCP E)

90 RIM=670.47" (WATER)
24" CONCRETE STRUCTURE
666.85' AT TOP OF 3" PVC N/S

91 RIM=667.48' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=668.83' (4" METAL N)
INV=674.28' (4" METAL E)
INV=668.31' (6" CLAY SE)
INV=668.53' (6" CLAY SW)
INV=672.38' (2" METAL NW)

92 RIM=675.89' (STORM)
24" CONCRETE STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
673.53' AT TOP OF DEBRIS

93 RIM=678.79' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=667.38' (15" CLAY E/W)
INV=671.69' (4" CLAY S)

94 RIM=678.94' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=672.54' (4" METAL SW)
INV=671.94' (4" METAL W)

95 RIM=675.43' (STORM)
36" CONCRETE BLOCK STRUCTURE
670.98' AT TOP OF 6" CLAY
WITH SNOUT N
670.09' AT BOTTOM OF SNOUT

96 RIM=674.33' (STORM)
24" METAL STRUCTURE
669.90' AT TOP OF 6" CLAY
WITH SNOUT N
669.10' AT BOTTOM OF SNOUT

97 RIM=675.50' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.40' (6" METAL SE)
INV=668.14' (8" METAL NW)

98 RIM=673.87" (STORM)
NO STRUCTURE
PIPE ELBOWS AND MEETS GRATE
INV=672.39' (6" CLAY E)

99 RIM=676.04' (SANITARY)
48" CONCRETE STRUCTURE
INV=668.81' (6" METAL N/S)
INV=668.37' (8" METAL SW)

100 RIM=675.82" (STORM)
24" CONCRETE STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
670.42' AT TOP OF DEBRIS

101 RIM=675.97" (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=668.45' (4" CLAY E)
INV=668.47' (4" CLAY SE)
INV=667.90' (6" CLAY NW)

102 RIM=675.99' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=668.03' (6" CLAY NE)
INV=667.68' (8" CLAY E)
INV=668.21' (6" CLAY SW)
INV=667.67' (15" CLAY W)

103 RIM=676.12' (SANITARY)
48" CONCRETE STRUCTURE
INV=669.25' (6" DIP N)
INV=668.72' (6" DIP S)
INV=668.72' (6" DIP N)

104 RIM=676.48' (SANITARY)
48" CONCRETE BLOCK STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
673.14' AT TOP OF DEBRIS

105 RIM=676.46' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.40' (6" CLAY N/S/NW)
FULL OF DEBRIS

106 RIM=678.70' (STORM)
24" CONCRETE BLOCK STRUCTURE
INV=669.96' (4" PVC NE)
INV=668.98' (4" PVC SW)

107 RIM=678.69' (STORM)
36" CONCRETE STRUCTURE
INV=668.32' (15" CLAY NE/SW)
INV=674.12' (6" CLAY S)

108 RIM=678.19' (STORM)
24" CONCRETE STRUCTURE
674.92' AT TOP OF 6" METAL
WITH SNOUT NW

109 RIM=675.73' (STORM)
36" CONCRETE STRUCTURE
672.10' AT TOP OF 6" METAL
WITH SNOUT SE
INV=672.47' (4" METAL W)

110 RIM=678.73' (STORM)
48" CONCRETE STRUCTURE
INV=672.36' (4" METAL NE)
INV=668.21' (15" CLAY E/W)

111 RIM=678.63' (STORM)
24" CONCRETE STRUCTURE
673.06' AT TOP OF 8" METAL
WITH SNOUT W

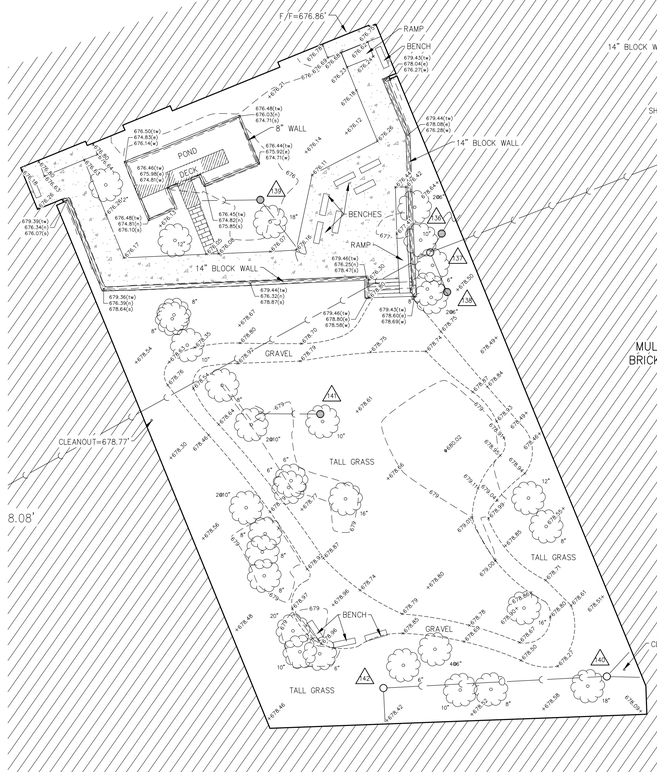
112 RIM=678.56' (STORM)
48" CONCRETE STRUCTURE
INV=667.34' (12" RCP E/S)

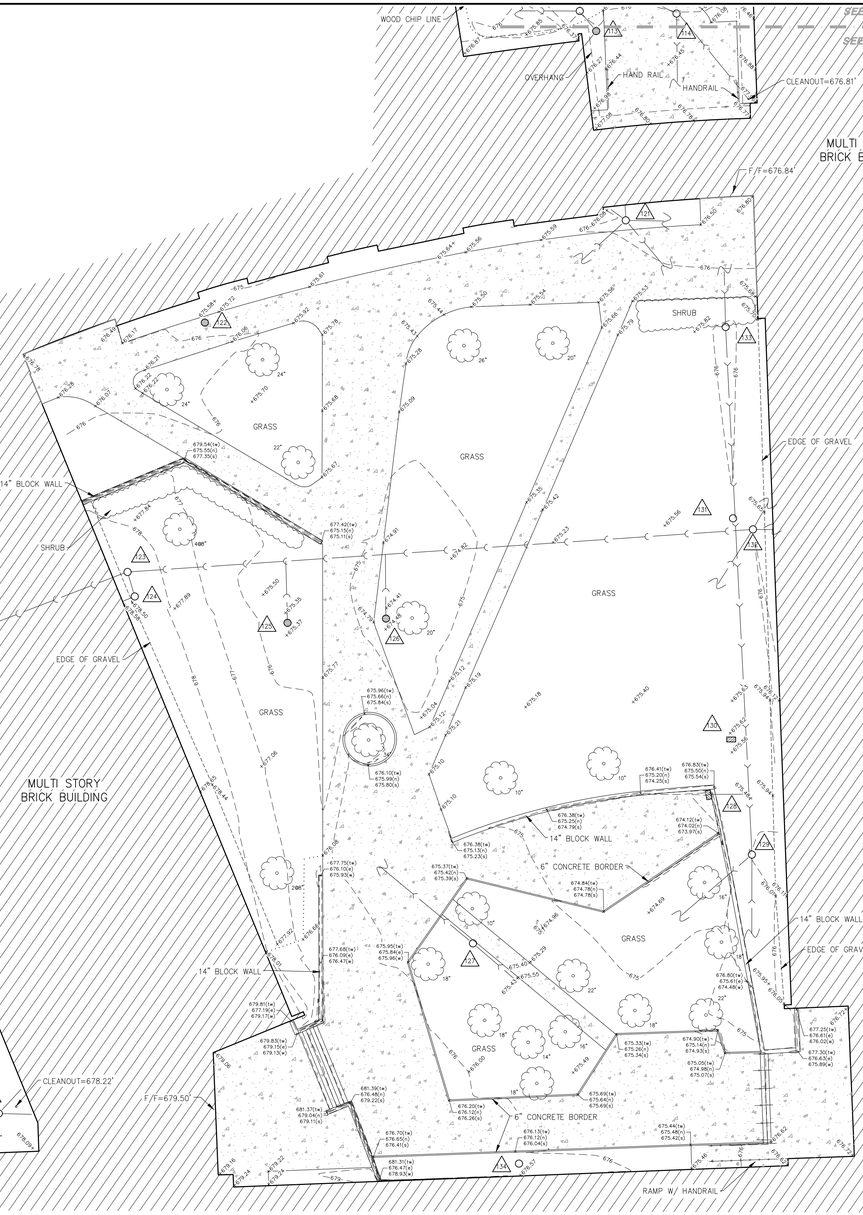
113 RIM=663.71' (STORM)
24" CONCRETE STRUCTURE
INV=660.44' (8" PVC N/S)
INV=660.80' (6" PVC E

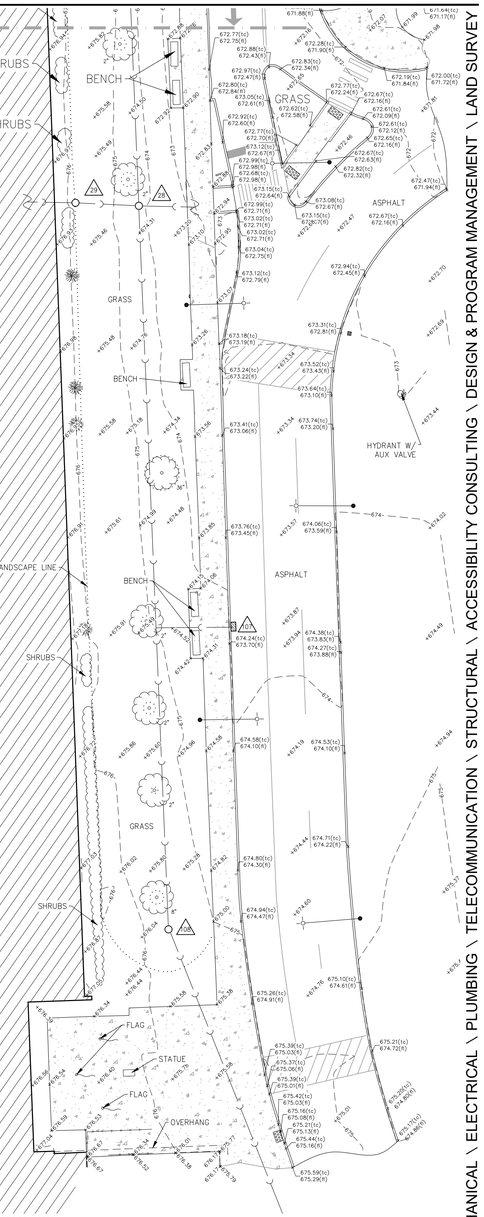
114 RIM=673.73' (STORM)
48" CONCRETE STRUCTURE
INV=663.60' (27" RCP N/W)
INV=669.48' (6" PVC SW)

115 RIM=676.94' (STORM)
24" CONCRETE STRUCTURE
INV=674.66' (8" PVC N/S)
SOUTH LINE IS PARTIALLY CA
POSSIBLE DEAD LINE

116 RIM=677.741' (STORM)
48" CONCRETE STRUCTURE
INV=669.57' (4" PVC N)
INV=664.12' (24" CLAY E/SW
INV=674.19' (8" PVC S)









LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- (xxx') RECORD DATA
- XXX.XX TOP OF (WALL, ETC.) / XXX.XX SPOT GRADE / BOTTOM OF (PIPING, GUTTER,ETC.)
- CONCRETE
- EVERGREEN/DECIDUOUS WITH SIZE IN INCHES
- SHRUB/SHRUB LINE
- MONITOR WELL
- GAS VALVE
- UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)
- UTILITY POLE
- TYPICAL SIGN
- MAILBOX
- CLOSED MANHOLE
- OPEN GRATE MANHOLE
- BEEHIVE GRATE MANHOLE
- GUTTER FRAME MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- B-BOX / SERVICE VALVE
- POST LIGHT/GROUND LIGHT
- AREA LIGHT/LIGHT POLE
- STREET LIGHT
- TRAFFIC SIGNAL
- MAST ARM SIGNAL
- HANDHOLE (electric\traffic)
- GAS METER
- ELECTRIC METER
- PEDESTAL(telco,elec,cable)
- SOIL BORING
- TELEPHONE MANHOLE
- HANDRAIL
- GUARDRAIL
- GUY WIRE ANCHOR
- 773 CONTOUR LINE
- EDGE GRAVEL/STONE
- FENCE LINE
- FLARED END SECTION
- STORM SEWER
- SANITARY SEWER
- COMBO SEWER
- WS WATER SERVICE LINE
- WM WATER MAIN
- OHL OVERHEAD LINE
- FO FIBER OPTIC LINE
- G GAS LINE
- UGT U.G. TELCO LINE
- UGE U.G. ELECTRIC LINE

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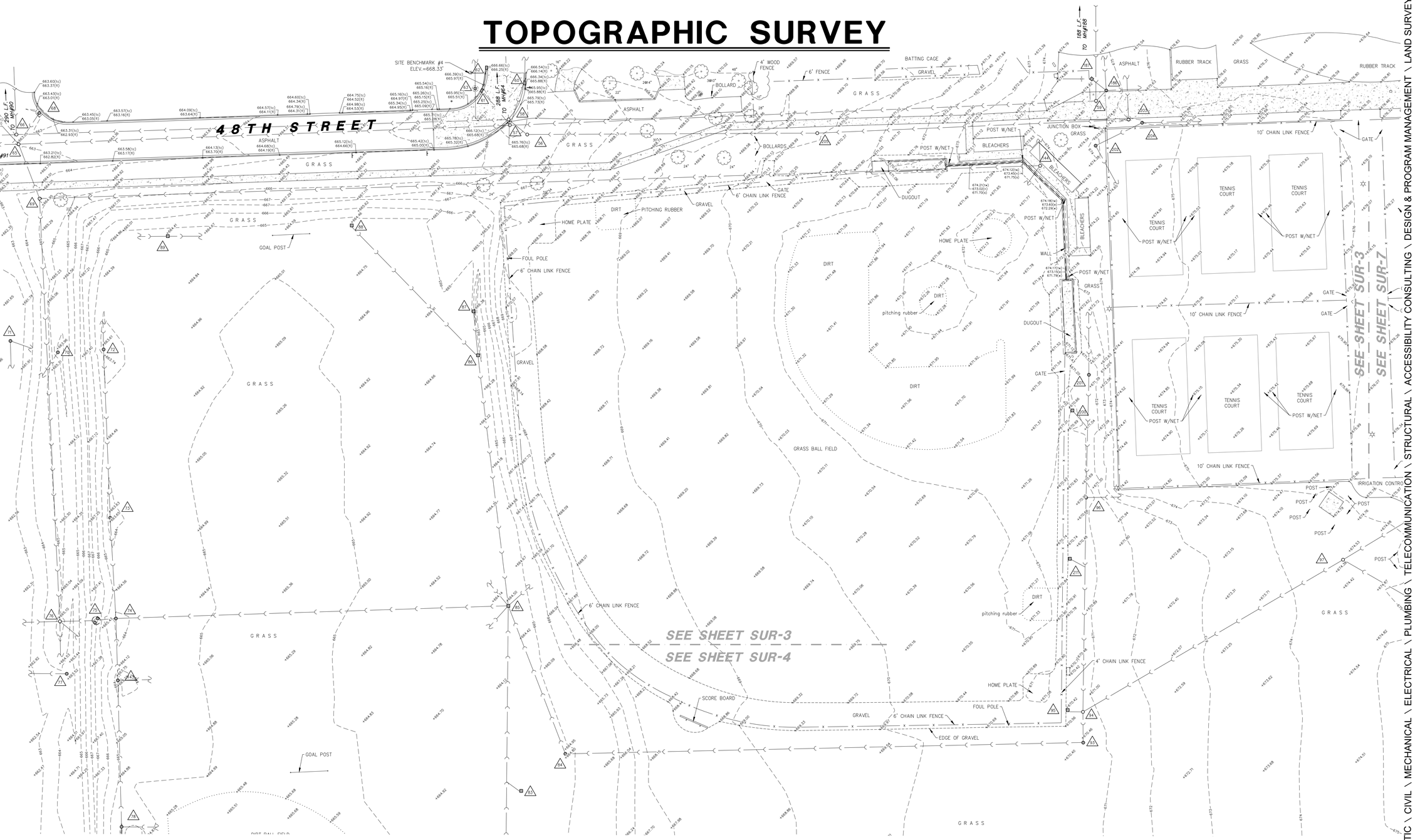
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TO	DATE
CLIENT	9/15/2023
CLIENT	9/26/2023
CLIENT	9/19/2024

CHECK:FIM
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JOB: S2300109

SUR-2
SHEET 2 OF 7
TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY



SEE SHEET SUR-7 FOR RIM AND INVERT INFORMATION

N

SCALE: 1" = 30'

00 15 30 60

BAR SCALE

SURVEY NOTES:

1. SITE BENCHMARK #1 – CROSS SET ON CONCRETE LIGHT POLE BASE IN ISLAND ON WEST SIDE OF PARKING LOT, 85' NE OF THE NE BUILDING CORNER AS SHOWN ON SHEET SUR–2. ELEVATION=678.00' (NAVD88)

   SITE BENCHMARK #2 – CROSS CUT IN MANHOLE LID LIP OF EXISTING MANHOLE #151, 12' SW OF THE SW CORNER OF 6' CHAIN LINK FENCE AROUND AC UNIT ON THE WEST SIDE OF SOUTH PARKING AS SHOWN ON SHEET SUR–6. ELEVATION=678.27' (NAVD88)

   SITE BENCHMARK #3 – SQUARE CUT ON SE CORNER OF TRANSFORMER CONCRETE PAD ON NORTH SIDE OF SOUTH PARKING LOT AS SHOWN ON SHEET SUR–6. ELEVATION=679.06' (NAVD88).

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. FIELD WORK COMPLETED ON 8/24/2024. FIELD WORK FOR SHEETS SUR–1 AND SUR–2 COMPLETED 9/25/2023. AREAS NOT UPDATED ON 8/24/2024.

4. SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT

5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND

PROPERTY LINE	UTILITY POLE	SOIL BORING
CENTER LINE	TYPICAL SIGN	TELEPHONE MANHOLE
EASEMENT LINE	MAILBOX	HANDRAIL
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL
SECTION LINE	OPEN GRATE MANHOLE	GUY WIRE ANCHOR
(XXX') RECORD DATA	BEEHIVE GRATE MANHOLE	773 CONTOUR LINE
XXX.XX TOP OF CURB/WALL, ETC.) XXX.XX SPOT GRADE BOTTOM OF GROUND, GUTTER,ETC.)	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE
	VALVE VAULT	FENCE LINE
CONCRETE	FIRE HYDRANT	FLARED END SECTION
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	B-BOX / SERVICE VALVE	STORM SEWER
	POST LIGHT\GROUND LIGHT	SANITARY SEWER
	AREA LIGHT\LIGHT POLE	COMBO SEWER
SHRUB/SHRUB LINE	STREET LIGHT	WS WATER SERVICE LINE
	TRAFFIC SIGNAL	WM WATER MAIN
MONITOR WELL	MAST ARM SIGNAL	OHL OVERHEAD LINE
GAS VALVE	HANDHOLE (electric\traffic)	FO FIBER OPTIC LINE
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	GAS METER	G GAS LINE
	ELECTRIC METER	UGT U.G. TELCO LINE
	PEDESTAL(telco,elec,cable)	UGE U.G. ELECTRIC LINE

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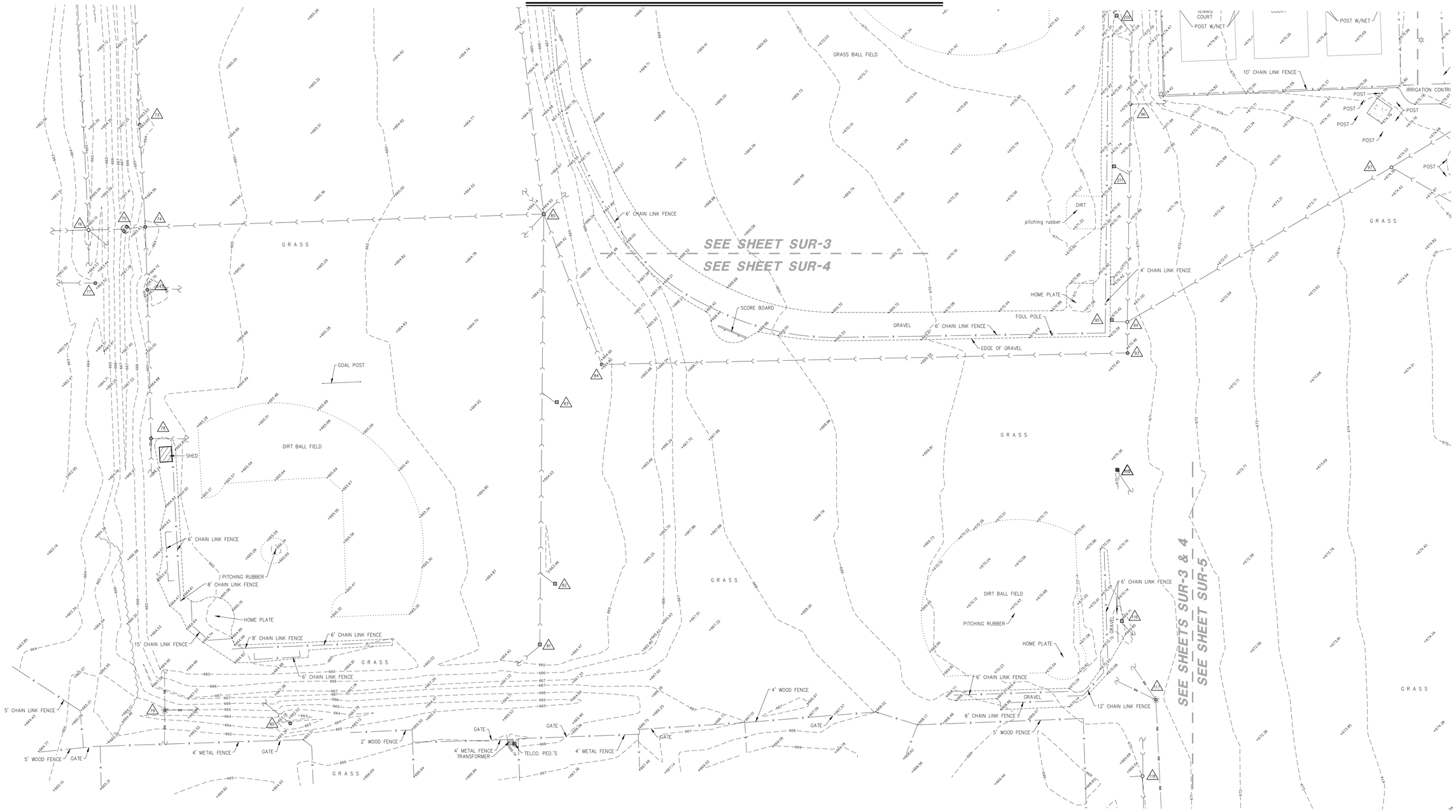
TO	DATE
CLIENT	9/15/2023
CLIENT	9/26/2023
CLIENT	9/19/2024

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DRAWN:REM
JOB: S2300109

SUR-3
SHEET 3 OF 7

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY



SEE SHEET SUR-7 FOR RIM AND INVERT INFORMATION

N

SCALE: 1" = 30'

00 15 30 60

BAR SCALE

SURVEY NOTES:

1. SITE BENCHMARK #1 – CROSS SET ON CONCRETE LIGHT POLE BASE IN ISLAND ON WEST SIDE OF PARKING LOT, 85' NE OF THE NE BUILDING CORNER AS SHOWN ON SHEET SUR–2. ELEVATION=678.00' (NAVD88)

SITE BENCHMARK #2 – CROSS CUT IN MANHOLE LID LIP OF EXISTING MANHOLE #151, 12' SW OF THE SW CORNER OF 6' CHAIN LINK FENCE AROUND AC UNIT ON THE WEST SIDE OF SOUTH PARKING AS SHOWN ON SHEET SUR–6. ELEVATION=678.27' (NAVD88)

SITE BENCHMARK #3 – SQUARE CUT ON SE CORNER OF TRANSFORMER CONCRETE PAD ON NORTH SIDE OF SOUTH PARKING LOT AS SHOWN ON SHEET SUR–6. ELEVATION=679.06' (NAVD88).

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. FIELD WORK COMPLETED ON 8/24/2024. FIELD WORK FOR SHEETS SUR–1 AND SUR–2 COMPLETED 9/25/2023. AREAS NOT UPDATED ON 8/24/2024.

4. SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT

5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND

PROPERTY LINE	UTILITY POLE	SOIL BORING
CENTER LINE	TYPICAL SIGN	TELEPHONE MANHOLE
EASEMENT LINE	MAILBOX	HANDRAIL
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL
SECTION LINE	OPEN GRATE MANHOLE	GUY WIRE ANCHOR
(xxxx') RECORD DATA	BEEHIVE GRATE MANHOLE	CONTOUR LINE
XXX.XX TOP OF (CURB/WALL, ETC.) XXX.XX SPOT GRADE BOTTOM OF (GROUND, GUTTER,ETC.)	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE
CONCRETE	VALVE VAULT	FENCE LINE
	FIRE HYDRANT	FLARED END SECTION
	B-BOX / SERVICE VALVE	STORM SEWER
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	POST LIGHT\GROUND LIGHT	SANITARY SEWER
	AREA LIGHT\LIGHT POLE	COMBO. SEWER
SHRUB/SHRUB LINE	STREET LIGHT	WATER SERVICE LINE
MONITOR WELL	TRAFFIC SIGNAL	WATER MAIN
GAS VALVE	MAST ARM SIGNAL	OVERHEAD LINE
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	HANDHOLE (electric\traffic)	FIBER OPTIC LINE
	GAS METER	GAS LINE
	ELECTRIC METER	U.G. TELCO LINE
	PEDESTAL(telco,elec,cable)	U.G. ELECTRIC LINE

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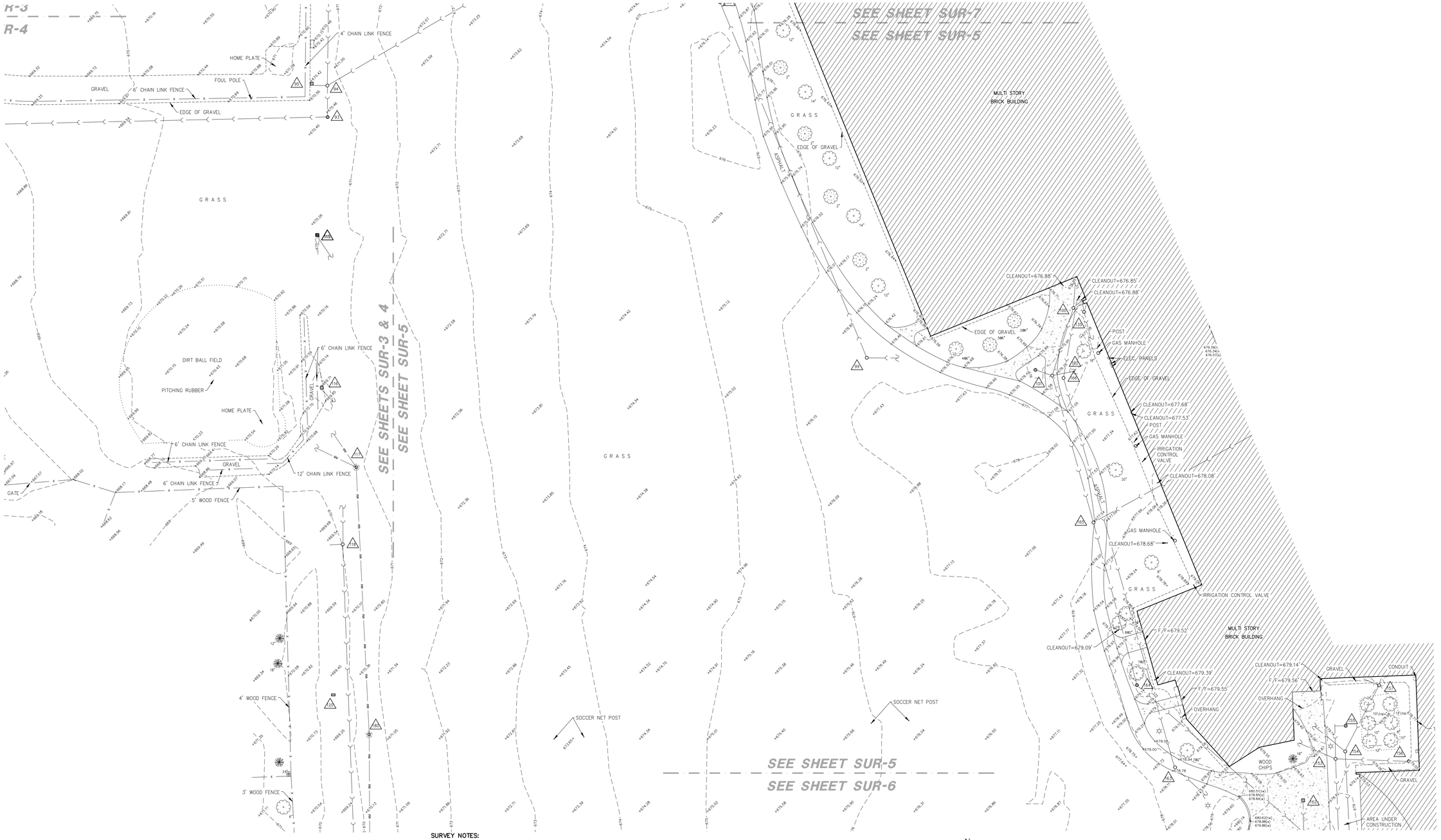
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TO	DATE
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CLIENT	9/26/2023
CLIENT	9/19/2024

CHECK:FIM
DRAWN:REM
JOB: S2300109

SUR-4
SHEET 4 OF 5
TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY



SURVEY NOTES:

1. SITE BENCHMARK #1 – CROSS SET ON CONCRETE LIGHT POLE BASE IN ISLAND ON WEST SIDE OF PARKING LOT, 85' NE OF THE NE BUILDING CORNER AS SHOWN ON SHEET SUR–2. ELEVATION=678.00' (NAVD88)

SITE BENCHMARK #2 – CROSS CUT IN MANHOLE LID LIP OF EXISTING MANHOLE #151, 12' SW OF THE SW CORNER OF 6' CHAIN LINK FENCE AROUND AC UNIT ON THE WEST SIDE OF SOUTH PARKING AS SHOWN ON SHEET SUR–6. ELEVATION=678.27' (NAVD88)

SITE BENCHMARK #3 – SQUARE CUT ON SE CORNER OF TRANSFORMER CONCRETE PAD ON NORTH SIDE OF SOUTH PARKING LOT AS SHOWN ON SHEET SUR–6. ELEVATION=679.06' (NAVD88).

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. FIELD WORK COMPLETED ON 8/24/2024. FIELD WORK FOR SHEETS SUR–1 AND SUR–2 COMPLETED 9/25/2023. AREAS NOT UPDATED ON 8/24/2024.

4. SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT

5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE SHEET SUR-7 FOR RIM AND INVERT INFORMATION

N

SCALE: 1" = 30'

00 15 30 60

BAR SCALE

LEGEND

PROPERTY LINE	UTILITY POLE	SB	SOIL BORING
CENTER LINE	TYPICAL SIGN	T	TELEPHONE MANHOLE
EASEMENT LINE	MAILBOX		HANDRAIL
BUILDING SETBACK	CLOSED MANHOLE		GUARDRAIL
SECTION LINE	OPEN GRATE MANHOLE		GUY WIRE ANCHOR
(XXX') RECORD DATA	BEEHIVE GRATE MANHOLE	775	CONTOUR LINE
XXX.XX TOP OF (CURB,WALL, ETC.) / XXX.XX SPOT GRADE / BOTTOM OF (GROUND, GUTTER,ETC.)	GUTTER FRAME MANHOLE		EDGE GRAVEL/STONE
CONCRETE	VALVE VAULT		FENCE LINE
	FIRE HYDRANT		FLARED END SECTION
	B-BOX / SERVICE VALVE		STORM SEWER
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	POST LIGHT\GROUND LIGHT		SANITARY SEWER
	AREA LIGHT\LIGHT POLE		COMBO SEWER
SHRUB/SHRUB LINE	STREET LIGHT	WS	WATER SERVICE LINE
	TRAFFIC SIGNAL	WM	WATER MAIN
MONITOR WELL	MAST ARM SIGNAL	OHL	OVERHEAD LINE
GAS VALVE	HANDHOLE (electric\traffic)	FO	FIBER OPTIC LINE
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	GAS METER	G	GAS LINE
	ELECTRIC METER	UGT	U.G. TELCO LINE
	PEDESTAL(telco,elec,cable)	UGE	U.G. ELECTRIC LINE

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LYONS TOWNSHIP SOUTH H.S.
4900 WILLOW SPRINGS ROAD
WESTERN SPRINGS, ILLINOIS

ISSUE

TO	DATE
CLIENT	9/15/2023
CLIENT	9/26/2023
CLIENT	9/19/2024

CHECK:FIM
DRAWN:REM
JOB: S2300109

SUR-5
SHEET 5 OF 7

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY



SEE SHEET SUR-7 FOR RIM AND INVERT INFORMATION

N

SCALE: 1" = 30'

00 15 30 60

BAR SCALE

SURVEY NOTES:

1. SITE BENCHMARK #1 – CROSS SET ON CONCRETE LIGHT POLE BASE IN ISLAND ON WEST SIDE OF PARKING LOT, 85' NE OF THE NE BUILDING CORNER AS SHOWN ON SHEET SUR–2. ELEVATION=678.00' (NAVD88)

SITE BENCHMARK #2 – CROSS CUT IN MANHOLE LID LIP OF EXISTING MANHOLE #151, 12' SW OF THE SW CORNER OF 6' CHAIN LINK FENCE AROUND AC UNIT ON THE WEST SIDE OF SOUTH PARKING AS SHOWN ON SHEET SUR–6. ELEVATION=678.27' (NAVD88)

SITE BENCHMARK #3 – SQUARE CUT ON SE CORNER OF TRANSFORMER CONCRETE PAD ON NORTH SIDE OF SOUTH PARKING LOT AS SHOWN ON SHEET SUR–6. ELEVATION=679.06' (NAVD88).

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. FIELD WORK COMPLETED ON 8/24/2024. FIELD WORK FOR SHEETS SUR–1 AND SUR–2 COMPLETED 9/25/2023. AREAS NOT UPDATED ON 8/24/2024.

4. SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT

5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND

PROPERTY LINE	UTILITY POLE	SOIL BORING
CENTER LINE	TYPICAL SIGN	TELEPHONE MANHOLE
EASEMENT LINE	MAILBOX	HANDRAIL
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL
SECTION LINE	OPEN GRATE MANHOLE	GUY WIRE ANCHOR
(XXXX') RECORD DATA	BEEHIVE GRATE MANHOLE	CONTOUR LINE
XXX.XX TOP OF (CURB,WALL, ETC.) XXX.XX SPOT GRADE BOTTOM OF (GROUND, GUTTER,ETC.)	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE
	VALVE VAULT	FENCE LINE
CONCRETE	FIRE HYDRANT	FLARED END SECTION
	B-BOX / SERVICE VALVE	STORM SEWER
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	POST LIGHT\GROUND LIGHT	SANITARY SEWER
	AREA LIGHT\LIGHT POLE	COMBO SEWER
SHRUB/SHRUB LINE	STREET LIGHT	WATER SERVICE LINE
MONITOR WELL	TRAFFIC SIGNAL	WATER MAIN
GAS VALVE	MAST ARM SIGNAL	OVERHEAD LINE
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	HANDHOLE (electric\traffic)	FIBER OPTIC LINE
	GAS METER	GAS LINE
	ELECTRIC METER	U.G. TELCO LINE
	PEDESTAL(telco,elec,cable)	U.G. ELECTRIC LINE

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SUR-6
SHEET 6 OF 7

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

1. RIM=672.63' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.38' (6" PVC W)
TOP OF WATER=669.98'

2. RIM=673.22' (STORM)
36" CONCRETE STRUCTURE
INV=669.93' (8" PVC E)
TOP OF WATER=669.93'

3. RIM=674.14' (STORM)
36" STRUCTURE
INV=669.68' (8" CLAY N)
INV=669.68' (8" CLAY W/S WITH SNORKEL)
TOP OF SOUTH SNORKEL=670.13'
TOP OF WEST SNORKEL=670.10'
TOP OF WATER=669.30'

4. RIM=673.26' (STORM)
24" CONCRETE STRUCTURE
INV=671.07' (8" CLAY S)

5. RIM=673.57' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=669.89' (6" CLAY E WITH SNORKEL)
TOP OF ELBOW=670.57'
TOP OF DEBRIS=668.19'
TOP OF WATER=669.86'

6. RIM=671.86' (STORM)
36" CONCRETE STRUCTURE
INV=668.46' (8" PVC SSW)
TOP OF DEBRIS=667.12'
TOP OF WATER=668.70'

7. RIM=673.38' (STORM)
TOP OF DEBRIS=673.17'
FILLED WITH DEBRIS

8. RIM=673.35' (STORM)
24" CONCRETE STRUCTURE
INV=671.80' (10" RCP N/S)
TOP OF DEBRIS=671.99'

9. RIM=675.42' (UNKNOWN)
UNABLE TO OPEN

10. RIM=675.86' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=669.47' (12" DIP E/W)
TOP OF PIPE=669.41' (8" DIP N)
TOP OF WATER=669.16'

11. RIM=675.89' (WATER)
60" CONCRETE STRUCTURE
INV=669.74' (12" DIP E/W)

12. RIM=673.92' (STORM)
24" CONCRETE STRUCTURE
INV=671.64' (8" RCP E)
TOP OF DEBRIS=671.60'

13. RIM=675.71' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=667.84' (8" DIP N/S)

14. RIM=671.03' (STORM)
36" CONCRETE STRUCTURE
INV=668.43' (8" PVC WSW)
TOP OF DEBRIS=666.14'
TOP OF WATER=668.49'

15. RIM=671.96' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=668.40' (8" RCP NNE/ENE)
INV=667.95' (10" CLAY S)

16. RIM=673.58' (STORM)
36" CONCRETE BLOCK STRUCTURE
8" CLAY SW WITH SNORKEL
BOTTOM OF SNORKEL=668.78'
TOP OF WATER=669.47'
TOP OF DEBRIS=667.06'

17. RIM=676.25' (STORM)
48" CONCRETE STRUCTURE
INV=671.57' (6" METAL SW)
INV=667.65' (6" METAL SW)
INV=667.65' (18" RCP SE)
INV=667.65' (14" PVC N)
18

18. RIM=676.19' (STORM)
48" CONCRETE STRUCTURE
UNABLE TO SEE LINES
19

19. RIM=675.31' (STORM)
24" CONCRETE STRUCTURE
INV=666.92' (18" RCP NW/SE)
INV=666.92' (12" RCP N)
20

20. RIM=676.13' (STORM)
48" CONCRETE STRUCTURE
INV=666.71' (18" RCP NW)
INV=666.58' (18" RCP E)
INV=666.83' (6" RCP SE)
TOP OF DEBRIS=664.89'
TOP OF WATER=666.77'

21. RIM=673.98' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.98' (6" METAL N WITH SNORKEL)
BOTTOM OF SNORKEL=670.08'
TOP OF DEBRIS=669.12'

22. RIM=671.77' (STORM)
48" CONCRETE STRUCTURE
INV=666.37' (21" CLAY N)
INV=666.43' (8" CLAY E)
INV=666.26' (21" CLAY S)
INV=666.26' (18" CLAY W)

23. RIM=671.00' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=667.39' (8" CLAY NE)
INV=666.90' (8" METAL SSW WITH SNORKEL)
BOTTOM OF SSW SNORKEL=665.70'
TOP OF DEBRIS=665.00'
TOP OF WATER=666.90'

24. RIM=670.15' (STORM)
36" CONCRETE STRUCTURE
INV=667.70' (8" RCP S)
TOP OF DEBRIS=667.52'
TOP OF WATER=667.85'

25. RIM=670.23' (STORM)
18" X 24" METAL STRUCTURE
INV=667.73' (8" CLAY NE/SW)

26. RIM=670.36' (STORM)
18" X 24" METAL STRUCTURE
INV=668.79' (8" CLAY NW)

27. RIM=670.44' (STORM)
18" X 24" METAL STRUCTURE
TOP OF DEBRIS=669.09'

28. RIM=674.37' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=667.42' (6" CLAY W)
INV=666.25' (8" CLAY E)
INV=666.17' (21" CLAY N/S)

29. RIM=675.92' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=667.34' (8" CLAY E) (4" METAL W) X2
RIM=676.04' (WATER)

30. RIM=666.09' (SANITARY)
48" CONCRETE STRUCTURE
INV=662.27' (6" PVC E/NW)

31. RIM=665.77' (STORM)
48" CONCRETE STRUCTURE
INV=660.48' (12" PVC NE)
INV=659.34' (12" PVC E)
INV=659.34' (15" PVC W)
INV=660.42' (12" PVC NW)

32. RIM=665.72' (SANITARY)
48" CONCRETE STRUCTURE
INV=658.32' (8" PVC N/W)
INV=659.27' (6" PVC SE)

33. RIM=674.82' (STORM)
48" CONCRETE STRUCTURE
INV=668.13' (12" RCP N/W)
INV=668.32' (6" PVC NE)

34. RIM=665.87' (STORM)
48" CONCRETE STRUCTURE
INV=662.90' (12" PVC N/SW)

35. RIM=665.75' (STORM)
48" CONCRETE STRUCTURE
INV=662.27' (12" PVC NE/SE)

36. RIM=666.33' (STORM)
48" CONCRETE STRUCTURE
INV=662.86' (12" PVC SW)

37. RIM=666.20' (WATER)
48" CONCRETE STRUCTURE
661.40' AT TOP OF 8" DIP N/S
RIM=670.24' (SANITARY)

38. RIM=663.46' (8" PVC N/S)
INV=663.69' (6" PVC E/W)

39. RIM=663.03' (STORM)
48" CONCRETE STRUCTURE
INV=658.63' (12" RCP E)
INV=653.48' (15" RCP E/W)
INV=653.48' (8" CLAY SE)
INV=659.09' (12" RCP NW)

40. RIM=663.03' (SANITARY)
48" BRICK STRUCTURE
INV=655.88' (8" CLAY N)
INV=655.68' (8" CLAY E/W)

41. RIM=662.67' (STORM)
24" CONCRETE STRUCTURE
INV=659.81' (12" RCP SE)

42. RIM=662.97' (STORM)
24" CONCRETE STRUCTURE
INV=660.89' (12" RCP SW)

43. RIM=665.08' (STORM)
48" CONCRETE STRUCTURE
INV=658.64' (27" RCP E)
INV=658.43' (27" RCO S)
INV=657.77' (8" CLAY NW)

44. RIM=663.71' (STORM)
24" METAL STRUCTURE
INV=662.06' (8" PVC WSW)

45. RIM=661.23' (STORM)
24" CONCRETE STRUCTURE
INV=658.65' (8" PVC SE)
INV=659.88' (4" CPP S)

46. RIM=663.55' (STORM)
24" CONCRETE STRUCTURE
INV=661.39' (6" PVC N/S)

47. RIM=663.59' (STORM)
24" CONCRETE STRUCTURE
INV=660.89' (6" PVC N/S)

48. RIM=663.82' (STORM)
48 CONCRETE STRUCTURE
INV=660.37' (8" PVC N/S)
INV=656.76' (15" RCP E/W)

49. RIM (EAST)=667.21' RIM (WEST)=667.49'
(STORM)
60" CONCRETE STRUCTURE
INV=656.53' (15" RCP E)
INV=657.23' (18" RCP W)
INV=656.48' (6" RESTRICTOR HOLE)
665.99' AT TOP OF RESTRICTOR WALL

50. RIM=666.67' (STORM)
48" CONCRETE STRUCTURE
INV=656.75' (27" RCP N)
INV=565.75' (18" RCP E)
INV=660.07' (10" CLAY SE)
INV=656.75' (36" RCP S)
INV=660.07' (10" CLAY W)
INV=660.47' (8" CLAY W)

51. RIM=663.31' (STORM)
24" CONCRETE STRUCTURE
INV=660.93' (8" PVC W)

52. RIM=663.88' (STORM)
24" CONCRETE STRUCTURE
INV=661.01' (8" PVC N/S)
INV=661.26' (6" PVC E)

53. RIM=664.79' (WATER)
24" CONCRETE STRUCTURE
661.35' AT TOP OF 3" PVC N/E

54. RIM=662.28' (STORM)
24" CONCRETE STRUCTURE
INV=659.39' (8" PVC WNW)

55. RIM=664.17' (STORM)
36" CONCRETE STRUCTURE
INV=661.11' (8" CLAY N)
INV=661.23' (8" CLAY SW)

56. RIM=664.24' (STORM)
36" CONCRETE STRUCTURE
INV=661.66' (8" RCP NW)

57. RIM=664.14' (STORM)
36" CONCRETE STRUCTURE
INV=661.83' (8" RCP NW)

58. RIM=664.99' (STORM)
48" CONCRETE STRUCTURE
INV=661.65' (24" RCP E)
INV=661.65' (18" RCP NW)
661.92' AT WATER LEVEL

59. RIM=664.51' (STORM)
48" CONCRETE STRUCTURE
INV=660.91' (12" RCP N/S)
INV=661.31' (6" CLAY NE/SW)
INV=661.31' (6" CLAY NW)

60. RIM=664.55' (STORM)
24" CONCRETE STRUCTURE
INV=661.42' (6" CLAY N/S)
INV=661.55' (8" CLAY NW)

61. RIM=664.18' (STORM)
36" CONCRETE STRUCTURE
INV=661.79' (8" CLAY S)
88

62. RIM=664.16' (STORM)
36" CONCRETE STRUCTURE
INV=661.58' (8" CLAY SE)
89

63. RIM=664.28' (STORM)
36" CONCRETE STRUCTURE
INV=661.93' (8" PVC E)
INV=662.77' (8" CLAY W)

64. RIM=667.07' (SANITARY)
48" BRICK STRUCTURE
INV=659.13' (8" CLAY N/S)

65. RIM=661.02' (STORM)
48" CONCRETE STRUCTURE
INV=651.17' (15" RCP E)
INV=650.97' (30 RCP W)

66. RIM=660.87' (SANITARY)
48" CONCRETE STRUCTURE
INV=655.15' (8" CLAY E/S/W)

67. RIM=670.50' (STORM)
48" CONCRETE STRUCTURE
INV=666.60' (15" RCP N)
INV=666.60' (21" RCP W)

68. RIM=670.66' (STORM)
48" CONCRETE STRUCTURE
INV=666.93' (12" RCP N)
INV=667.26' (24" RCP NE)
INV=666.93' (15" RCP S)
INV=667.81' (8" PVC W)

69. RIM=670.23' (STORM)
48" CONCRETE STRUCTURE
INV=668.02' (8" PVC E)

70. RIM=670.46' (STORM)
48" CONCRETE STRUCTURE
INV=667.30' (12" CPP N/E)
INV=667.30' (12" PVC S)

71. RIM=674.25' (STORM)
60" CONCRETE STRUCTURE
INV=667.70' (24" RCP NE/SW)
INV=668.82' (12" RCP SE)

72. RIM=675.62' (STORM)
24" CONCRETE STRUCTURE
INV=670.12' (8" DIP E)
INV=670.12' (12" RCP S/NW)

73. RIM=676.41' (STORM)
24" CONCRETE STRUCTURE
INV=671.28' (12" RCP N)
INV=671.41' (8" DIP E)

74. RIM=676.70' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=666.80' (12" DIP NNE)
INV=666.70' (15" DIP NE)
INV=666.70' (18" CLAY SW)

75. RIM=675.81' (STORM)
24" CONCRETE STRUCTURE
INV=670.49' (12" RCP SE)

76. RIM=676.31' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=666.43' (18" CLAY NE)
INV=671.71' (6" CLAY E)
INV=666.24' (21" RCP SE)
INV=672.15' (12" RCP NW)

77. REPLACED BY MH#103

78. REPLACED BY MH#165

79. REPLACED BY MH#164

80. REPLACED BY MH#163

81. RIM=673.48' (STORM)
NO STRUCTURE
PIPE ELBOWS AND MEETS GRATE
INV=672.03' (8" CLAY W)

82. RIM=675.54' (STORM)
48" CONCRETE STRUCTURE
INV=665.61' (12" CLAY N/SE)

83. RIM=675.57' (STORM)
48" CONCRETE STRUCTURE
INV=664.52' (21" CLAY S/NW)
INV=672.95' (6" CPP SW)

84. RIM=673.81' (STORM)
48" CONCRETE STRUCTURE
INV=667.10' (12" RCP N)
INV=666.65' (18" CLAY E/W)

85. RIM=676.39' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.17' (6" PVC N/SE/SW)

86. RIM=675.98' (STORM)
48" CONCRETE STRUCTURE
INV=668.04' (8" CLAY N)
INV=669.61' (6" METAL SE)
INV=668.43' (4" METAL W)
INV=668.43' (8" METAL W)

87. RIM=676.05' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.15' (6" METAL SW)
INV=669.83' (4" METAL NW)

88. RIM=676.01' (SANITARY)
48" CONCRETE STRUCTURE
INV=669.90' (8" CLAY SE)
INV=669.15' (8" CLAY S)
INV=670.01' (6" PVC NW)

89. RIM=669.95' (STORM)
36" CONCRETE STRUCTURE
INV=667.08' (8" CLAY SE)
116

90. RIM=669.71' (STORM)
36" CONCRETE STRUCTURE
INV=666.82' (8" CLAY SE)
117

91. RIM=670.86' (WATER)
24" CONCRETE STRUCTURE
667.56' AT TOP OF 3" PVC S
668.03' AT TOP OF 3" PVC S
667.51' AT TOP OF 2" PVC NW
669.46' AT TOP OF 3" PVC NW

92. RIM=670.02' (STORM)
36" CONCRETE STRUCTURE
INV=665.58' (15" RCP N)
INV=665.58' (18" RCP SW)
INV=667.15' (8" RCP W)

93. RIM=669.50' (STORM)
36" CONCRETE STRUCTURE
INV=667.18' (8" RCP E)

94. RIM=670.47' (WATER)
24" CONCRETE STRUCTURE
666.85' AT TOP OF 3" PVC N/S

95. RIM=667.48' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=668.83' (4" METAL N)
INV=674.28' (4" METAL E)
INV=668.31' (6" CLAY SE)
INV=668.53' (6" CLAY SW)
INV=672.38' (2" METAL NW)

96. RIM=675.89' (STORM)
24" CONCRETE STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
673.53' AT TOP OF DEBRIS

97. RIM=678.79' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=667.38' (15" CLAY E/W)
INV=671.69' (4" CLAY S)

98. RIM=678.94' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=672.54' (4" METAL SW)
INV=671.94' (4" METAL NW)

99. RIM=675.43' (STORM)
36" CONCRETE BLOCK STRUCTURE
670.98' AT TOP OF 6" CLAY
WITH SNOUT N
670.09' AT BOTTOM OF SNOUT

100. RIM=674.33' (STORM)
24" METAL STRUCTURE
669.90' AT TOP OF 6" CLAY
WITH SNOUT N
669.10' AT BOTTOM OF SNOUT

101. RIM=675.50' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.40' (6" METAL SE)
INV=668.14' (8" METAL NW)

102. RIM=673.87' (STORM)
NO STRUCTURE
PIPE ELBOWS AND MEETS GRATE
INV=672.39' (6" CLAY E)

103. RIM=676.04' (SANITARY)
48" CONCRETE STRUCTURE
INV=668.81' (6" METAL N/S)
INV=668.37' (8" METAL SW)

104. RIM=675.82' (STORM)
24" CONCRETE STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
670.42' AT TOP OF DEBRIS

105. RIM=675.97' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=668.45' (4" CLAY E)
INV=668.47' (4" CLAY SE)
INV=667.90' (6" CLAY NW)

106. RIM=675.99' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=668.03' (6" CLAY NE)
INV=667.68' (8" CLAY E)
INV=668.21' (6" CLAY SW)
INV=667.67' (15" CLAY W)

107. RIM=676.12' (SANITARY)
48" CONCRETE STRUCTURE
INV=669.25' (6" DIP N)
INV=668.72' (6" DIP S)
INV=668.72' (6" DIP N)

108. RIM=676.48' (SANITARY)
48" CONCRETE BLOCK STRUCTURE
FULL OF DEBRIS
NO LINES FOUND
673.14' AT TOP OF DEBRIS

109. RIM=676.46' (SANITARY)
48" CONCRETE STRUCTURE
INV=668.48' (6" CLAY N/S/NW)
FULL OF DEBRIS

110. RIM=678.70' (STORM)
24" CONCRETE BLOCK STRUCTURE
INV=669.96' (4" PVC NE)
INV=668.98' (4" PVC SW)

111. RIM=678.69' (STORM)
36" CONCRETE STRUCTURE
INV=669.57' (4" PVC N)
INV=668.32' (15" CLAY NE/SW)
INV=674.12' (6" CLAY S)

112. RIM=678.19' (STORM)
24" CONCRETE STRUCTURE
674.92' AT TOP OF 6" METAL
WITH SNOUT NW

113. RIM=675.73' (STORM)
36" CONCRETE STRUCTURE
672.10' AT TOP OF 6" METAL
WITH SNOUT SE
INV=672.47' (4" METAL W)

114. RIM=678.73' (STORM)
48" CONCRETE STRUCTURE
INV=672.36' (4" METAL NE)
INV=668.21' (15" CLAY E/W)

115. RIM=678.63' (STORM)
24" CONCRETE STRUCTURE
673.06' AT TOP OF 8" METAL
WITH SNOUT W

116. RIM=678.56' (STORM)
48" CONCRETE STRUCTURE
INV=667.34' (12" RCP E/S)

117. RIM=663.71' (STORM)
24" CONCRETE STRUCTURE
INV=660.44' (8" PVC N/S)
INV=660.80' (6" PVC E

118. RIM=673.73' (STORM)
48" CONCRETE STRUCTURE
INV=663.60' (27" RCP N/W)
INV=669.48' (6" PVC SW)

119. RIM=676.94' (STORM)
24" CONCRETE STRUCTURE
INV=674.66' (8" PVC N/S)
SOUTH LINE IS PARTIALLY CAPPED
POSSIBLE DEAD LINE

120. RIM=677.741' (STORM)
48" CONCRETE STRUCTURE
INV=664.12' (24" CLAY E/SW)
INV=674.19' (8" PVC S)

121. RIM=671.65' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=663.28' (24" CLAY NE)
INV=663.28' (24" RCP S)

122. RIM=672.02' (SANITARY)
48" CONCRETE BLOCK STRUCTURE
INV=662.88' (8" CLAY N/S)
INV=662.99' (8" CLAY NE)

123. RIM=677.94' (STORM)
48" CONCRETE STRUCTURE
INV=663.24' (24" RCP NE/W)

124. RIM=678.02' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=663.08' (18" CLAY N)
INV=663.08' (24" RCP E/SW)

125. RIM=678.27' (SANITARY)
48" CONCRETE STRUCTURE
INV=665.37' (8" CLAY N/SW)

126. RIM=678.56' (SANITARY)
48" CONCRETE STRUCTURE
INV=665.61' (8" CLAY N/S)
INV=667.16' (6" CLAY E)
INV=670.56' (4" METAL SE)

127. RIM=678.80' (STORM)
48" CONCRETE BLOCK STRUCTURE
INV=664.73' (18" CLAY N/S)
INV=665.80' (6" CLAY E)
INV=664.73' (18" CLAY CAPPED)

128. RIM=678.68' (SANITARY)
48" CONCRETE BLOCK STRUCTURE
INV=666.63' (8" CLAY NE/SW)
INV=666.63' (CLAY NW CAPPED)

129. RIM=678.37' (STORM)
36" CONCRETE BLOCK STRUCTURE
675.02' AT TOP OF 8" METAL W
WITH SNOUT
673.72' AT BOTTOM OF SNOUT

130. RIM=678.89' (STORM)
36" CONCRETE STRUCTURE
INV=674.49' (4" PVC E)
671.89' AT TOP OF 6" METAL NW
WITH SNOUT
671.19' AT BOTTOM OF SNOUT

131. RIM=679.04' (STORM)
60" CONCRETE STRUCTURE
INV=675.79' (6" METAL NE/SW)
INV=675.84' (3" METAL NW)
676.44' AT TOP OF 36" VERTICAL PIPE

132. RIM=679.18' (STORM)
48" CONCRETE STRUCTURE
INV=664.33' (18" CLAY N/S)
INV=664.33' (18" RCP NW)
INV=675.43' (6" PVC W)

133. RIM=678.97' (STORM)
36" CONCRETE BLOCK STRUCTURE
INV=670.57' (6" CLAY E)
INV=672.17' (4" PVC E)
INV=671.87' (4" PVC SE)
INV=670.07' (8" CLAY SW)

134. RIM=678.81' (STORM)
10"x10" PLASTIC STRUCTURE
INV=678.11' (4" PVC E)

135. RIM=678.60' (STORM)
10"x10" PLASTIC STRUCTURE
INV=677.90' (4" PVC E)

136. RIM=678.62' (STORM)
10"x10" PLASTIC STRUCTURE
INV=677.92' (4" PVC S)

137. RIM=678.91' (SANITARY)
48" CONCRETE BLOCK STRUCTURE
INV=667.60' (8" CLAY NW/SE)
INV=670.81' (4" METAL NW)

138. RIM=678.94' (STORM)
48" CONCRETE STRUCTURE
INV=674.74' (6" PVC NE)
INV=675.29' (4" PVC SE)
INV=665.29' (18" PVC SE)
INV=674.54' (6" PVC NW)
INV=665.29' (18" RCP NW)

139. RIM=677.63' (STORM)
48" CONCRETE STRUCTURE
INV=665.88' (18" RCP NW/SE)
INV=666.03' (12" RCP NE)

140. RIM=676.98' (SANITARY)
48" CONCRETE STRUCTURE
INV=662.82' (6" CLAY NE)
INV=67328' (6" CLAY NE)
INV=668.12' (8" CLAY SE)
INV=668.16' (6" CLAY NW)

141. RIM=670.52' (SANITARY)
48" CONCRETE STRUCTURE
INV=660.52' (8" CLAY N/E/W)

142. RIM=670.60' (STORM)
48" CONCRETE STRUCTURE
INV=663.58' (24" RCP N)
INV=663.58' (27" RCP E/W)

143. RIM=670.65' (STORM)
48" CONCRETE STRUCTURE
668.43' AT TOP OF 6" METAL W
WITH SNORKEL
667.95' AT BOTTOM OF SNORKEL

144. RIM=670.22' (STORM)
48" CONCRETE STRUCTURE
INV=667.02' (8" RCP E)
INV=662.24' (24" RCP S/W)

145. RIM=669.56' (STORM)
36" CONCRETE STRUCTURE
666.81' AT TOP OF 6" METAL NE
WITH SNORKEL
666.18' AT BOTTOM OF SNORKEL

146. RIM=668.71' (STORM)
48" CONCRETE STRUCTURE
INV=663.53' (21" RCP N)
INV=663.53' (24" RCP E)
INV=665.11' (8" RCP W)

147. RIM=668.53' (STORM)
36" CONCRETE STRUCTURE
665.68' AT TOP OF 6" METAL E
WITH SNORKEL
665.18' AT BOTTOM OF SNORKEL

148. RIM=668.12' (STORM)
36" CONCRETE STRUCTURE
665.82' AT TOP OF 6" METAL SE
WITH SNORKEL
665.27' AT BOTTOM OF SNORKEL

149. RIM=669.24' (WATER)
24" CONCRETE STRUCTURE
66.44' AT TOP OF 2" PVC N/E

150. RIM=668.59' (STORM)
36" CONCRETE STRUCTURE
666.49' AT TOP OF 6" METAL SE
WITH SNORKEL
665.94' AT BOTTOM OF SNORKEL

151. RIM=668.87' (STORM)
36" CONCRETE STRUCTURE
666.72' AT TOP OF 6" METAL SE
WITH SNORKEL
666.17' AT BOTTOM OF SNORKEL

152. RIM=669.61' (STORM)
36" CONCRETE STRUCTURE
INV=664.61' (18" RCP N)
INV=664.61' (21" RCP S)
INV=666.31' (8" RCP W)

153. RIM=668.26' (STORM)
48" CONCRETE STRUCTURE
INV=661.44' (24" RCP N)
INV=661.44' (27" RCP E/S)
INV=664.01' (12" RCP NW)

154. RIM=670.48' (WATER)
24" CONCRETE STRUCTURE
666.92' AT TOP OF 4" PVC N/S

155. RIM=668.95' (STORM)
36" CONCRETE STRUCTURE
665.22' AT BOTTOM OF 6"
METAL SNORKEL SE

156. RIM=(STORM)
48" CONCRETE STRUCTURE
INV=(24" RCP E/W)
INV=(12" RCP N)

157. RIM=(STORM)
24" CPP STRUCTURE
AT TOP OF 3" PVC N TO PUMP

158. RIM=678.26' (WATER)
48" CONCRETE STRUCTURE
FULL OF WATER
673.34' AT TOP OF DIP E/W
SIZE UNKNOWN

159. RIM=(SANITARY)
48" CONCRETE STRUCTURE
INV=(8" CLAY N/E/W)
INV=(8" CLAY S)

160. RIM=674.40' (STORM)
60" CONCRETE STRUCTURE
INV=668.71' (36" CPP N/E)
INV=668.71' (6" PVC SW)
INV=671.50' (6" PVC NW)

161. RIM=674.32' (STORM)
10"x10" PLASTIC STRUCTURE
INV=671.92' (6" PVC SE)

162. RIM=675.01' (STORM)
36" BLOCK STRUCTURE
INV=673.76' (4" PVC SE)
669.56' AT TOP OF 8" METAL SW
WITH SNORKEL
668.56' AT BOTTOM OF SNORKEL

163. RIM=675.53' (STORM)
24" CONCRETE STRUCTURE
INV=673.48' (8" PVC SE)

164. RIM=676.54' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.29' (8" CLAY N/S)

165. RIM=676.00' (STORM)
24" CONCRETE STRUCTURE
INV=673.17' (8" PVC SE/NW)

166. RIM=675.90' (STORM)
48" CONCRETE STRUCTURE
INV=670.16' (15" RCP N)
INV=670.16' (18" RCP S)
INV=670.16' (8" RCP W)

167. RIM=676.26' (STORM)
24" PLASTIC STRUCTURE
INV=672.87' (8" PVC NE/SE)

168. RIM=675.25' (STORM)
48" CONCRETE STRUCTURE
INV=668.86' (18" RCP N/S)
INV=671.05' (15" RCP W)

169. RIM=675.11' (STORM)
36" BLOCK STRUCTURE
672.81' AT TOP OF 8" METAL N
WITH SNORKEL
671.91' AT BOTTOM OF STRUCTURE

170. RIM=676.40' (WATER)
48" CONCRETE STRUCTURE
668.70' AT TOP OF 8" DIP NE/SW

171. RIM=675.88' (STORM)
24" CONCRETE STRUCTURE
INV=671.05' (8" METAL SE)
INV=671.05' (12" RCP SW)

172. RIM=675.69' (STORM)
48" CONCRETE STRUCTURE
INV=670.84' (12" RCP NE/NW)
INV=670.87' (6" METAL SE)

173. RIM=676.34' (STORM)
60" CONCRETE STRUCTURE
INV=668.30' (24" RCP NE/SW)
INV=669.69' (12" RCP SE)

174. RIM=670.54' (STORM)
36" CONCRETE STRUCTURE
668.24' AT TOP OF 8" METAL SE
WITH SNORKEL
667.78' AT BOTTOM OF SNORKEL
668.23' AT WATER LEVEL

175. RIM=671.18' (STORM)
48" CONCRETE STRUCTURE
INV=667.55' (12" CPP N/S)

176. RIM=673.63' (STORM)
24" PVC STRUCTURE
INV=670.45' (6" PVC E/S)

177. RIM=675.06' (SANITARY)
48" CONCRETE STRUCTURE
INV=670.00' (6" PVC N/W)

178. RIM=674.71' (STORM)
24" CONCRETE STRUCTURE
INV=670.91' (6" PVC E/SW)
205

179. RIM=669.90' (SANITARY)
48" CONCRETE STRUCTURE
INV=665.05' (6" PVC E/W)

180. RIM=674.55' (STORM)
48" CONCRETE STRUCTURE
INV=672.31' (8" PVC N)
INV=672.31' (15" RCP E)

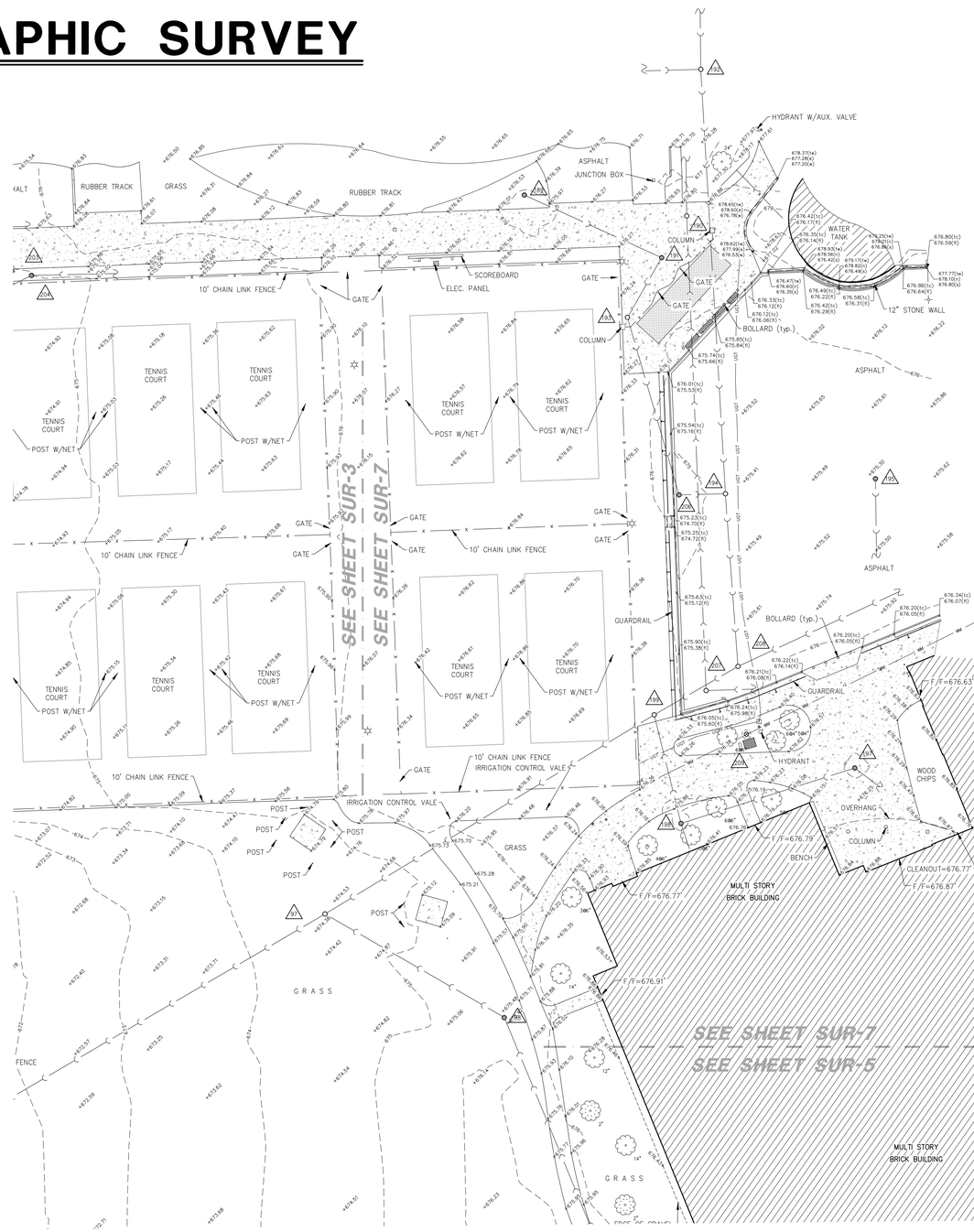
181. RIM=675.95' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.25' (8" CLAY N/S)

182. RIM=675.82' (STORM)
48" CONCRETE STRUCTURE
INV=668.63' (18" RCP N)
INV=668.67' (12" RCP E)
INV=668.53' (24" RCP SW)

183. RIM=676.35' (WATER)
60" CONCRETE STRUCTURE
669.70' AT TOP OF 4" DIP N/S

184. RIM=675.98' (SANITARY)
48" CONCRETE STRUCTURE
INV=671.45' (6" CLAY E/W)
INV=671.45' (6" CLAY S)

185. RIM=670.46' (STORM)
36" CONCRETE STRUCTURE
668.28' AT TOP OF 8" METAL SE
WITH SNORKEL
667.77' AT BOTTOM OF SNORKEL



SURVEY NOTES:

1. SITE BENCHMARK #1 – CROSS SET ON CONCRETE LIGHT POLE BASE IN ISLAND ON WEST SIDE OF PARKING LOT, 85' NE OF THE NE BUILDING CORNER AS SHOWN ON SHEET SUR–2. ELEVATION=678.00' (NAVD88)

SITE BENCHMARK #2 – CROSS CUT IN MANHOLE LID LIP OF EXISTING MANHOLE #151, 12' SW OF THE SW CORNER OF 6' CHAIN LINK FENCE AROUND AC UNIT ON THE WEST SIDE OF SOUTH PARKING AS SHOWN ON SHEET SUR–6. ELEVATION=678.27' (NAVD88)

SITE BENCHMARK #3 – SQUARE CUT ON SE CORNER OF TRANSFORMER CONCRETE PAD ON NORTH SIDE OF SOUTH PARKING LOT AS SHOWN ON SHEET SUR–6. ELEVATION=679.06' (NAVD88).

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. FIELD WORK COMPLETED ON 8/24/2024. FIELD WORK FOR SHEETS SUR–1 AND SUR–2 COMPLETED 9/25/2023. AREAS NOT UPDATED ON 8/24/2024.

4. SURVEY PREPARED FOR: LYONS TOWNSHIP HS DISTRICT

5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

N

SCALE: 1" = 30'

00 15 30 60

BAR SCALE

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK
- SECTION LINE
- (XXX') RECORD DATA
- XXX.XX TOP OF CURB(WALL, ETC.) / XXX.XX SPOT GRADE
- CONCRETE
- EVERGREEN/DECIDUOUS WITH SIZE IN INCHES
- SHRUB/SHRUB LINE
- MONITOR WELL
- GAS VALVE
- UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)
- UTILITY POLE
- TYPICAL SIGN
- MAILBOX
- CLOSED MANHOLE
- OPEN GRATE MANHOLE
- BEEHIVE GRATE MANHOLE
- GUTTER FRAME MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- B–BOX / SERVICE VALVE
- POST LIGHT\GROUND LIGHT
- AREA LIGHT\LIGHT POLE
- STREET LIGHT
- TRAFFIC SIGNAL
- MAST ARM SIGNAL
- HANDHOLE (electric\traffic)
- GAS METER
- ELECTRIC METER
- PEDESTAL(telco,elec,cable)
- SOIL BORING
- TELEPHONE MANHOLE
- HANDRAIL
- GUARDRAIL
- GUY WIRE ANCHOR
- CONTOUR LINE
- EDGE GRAVEL/STONE
- FENCE LINE
- FLARED END SECTION
- STORM SEWER
- SANITARY SEWER
- COMBO SEWER
- WATER SERVICE LINE
- WATER MAIN
- OVERHEAD LINE
- FIBER OPTIC LINE
- GAS LINE
- U.G. TELCO LINE
- U.G. ELECTRIC LINE

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LYONS TOWNSHIP SOUTH H.S.
4900 WILLOW SPRINGS ROAD
WESTERN SPRINGS, ILLINOIS

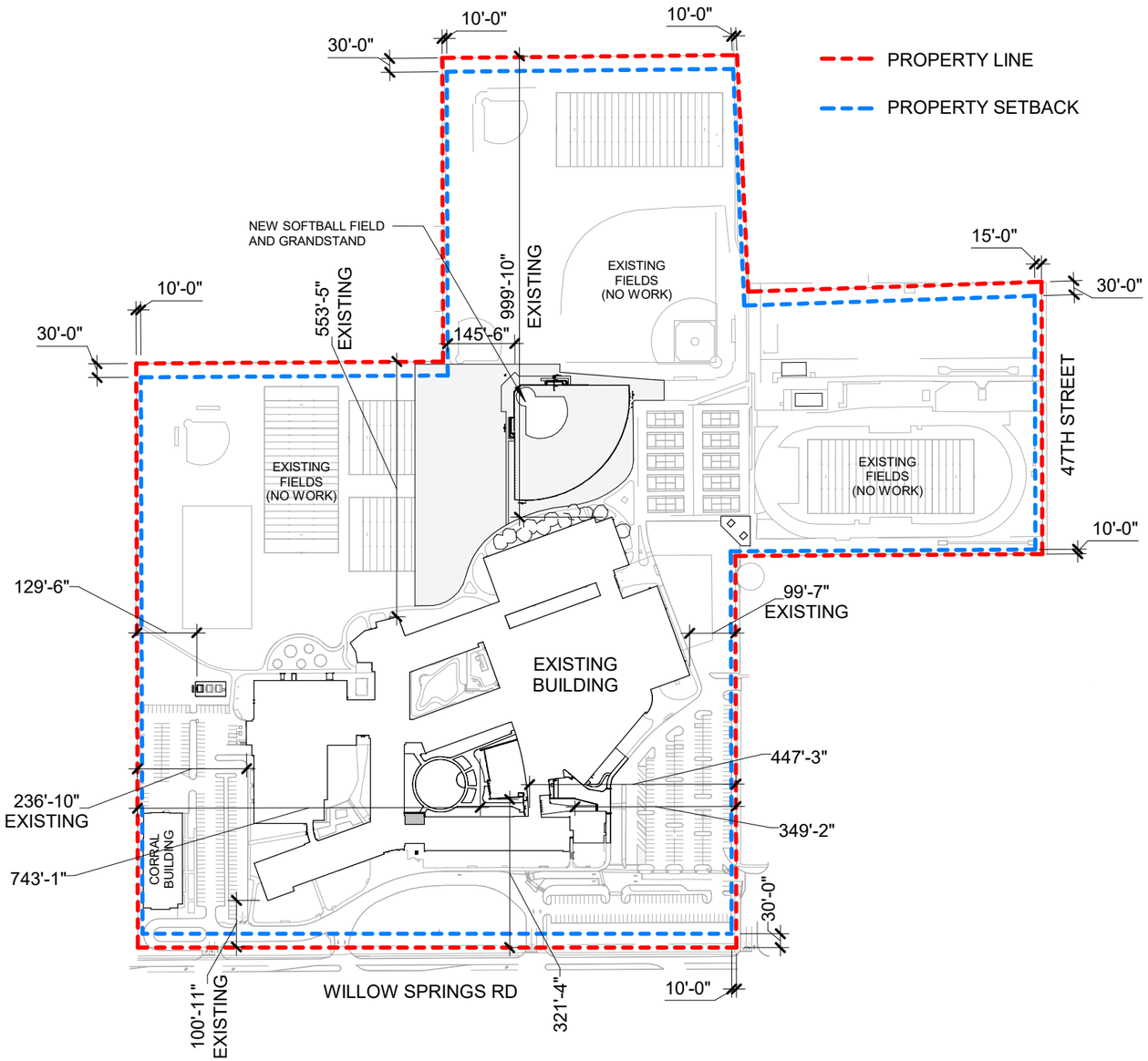
ISSUE

TO	DATE
CLIENT	9/15/2023
CLIENT	9/26/2023
CLIENT	9/19/2024

CHECK:FIM
DRAWN:REM
JOB: S2300109

SUR-7
SHEET 7 OF 7

TOPOGRAPHIC SURVEY



MASTER SITE PLAN
1" = 300'-0"

VILLAGE OF WILLOW SPRINGS ZONING INFORMATION

PROPERTY ZONING TYPE:

R2 CONDITIONAL USE

PROPERTY SETBACK:

FRONT YARD: 30'-0"
CORNER SIDE YARD: 15'-0"
SIDE YARD: 10'-0"
REAR YARD: 30'-0"

BUILDING HEIGHT:

MAXIMUM: 35'-0" OR 2 1/2 STORIES, WHICHEVER IS GREATER

BUILDING COVERAGE:

EXISTING 361,006 SF

BUILDING COVERAGE RATIO: 361,006 SF / 2,490,652 SF (57.18 ACRES) = .145

FAR:

EXISTING 486,283 SF

FLOOR AREA RATIO: 496,283 SF / 2,490,652 SF (57.18 ACRES) = .199

LOT COVERAGE:

EXISTING 949,211 SF

LOT COVERAGE RATIO: 949,211 SF / 2,490,652 SF (57.18 ACRES) = .381

TURF COVERAGE:

COLORED TURF	645 SF
INFIELD TURF	7,535 SF
OUTFIELD TURF	42,815 SF

SOUTH CAMPUS ADDITION AND REMODELING

LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
01/17/2025
EXHIBIT 1

DLA Ltd. ARCHITECTS
form follows learning™

ISSUED FOR BID
LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
SOFTBALL STADIUM
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

INDEX OF DRAWINGS

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C-2.0 SITE GEOMETRIC PLAN

C-3.0 SITE DEVELOPMENT PLAN
C-3.1 SITE DEVELOPMENT DETAILS

C-4.0 SITE GRADING PLAN

C-5.0 SITE UTILITY PLAN
C-5.1 SITE UTILITY DETAILS
C-5.2 SITE UTILITY DETAILS

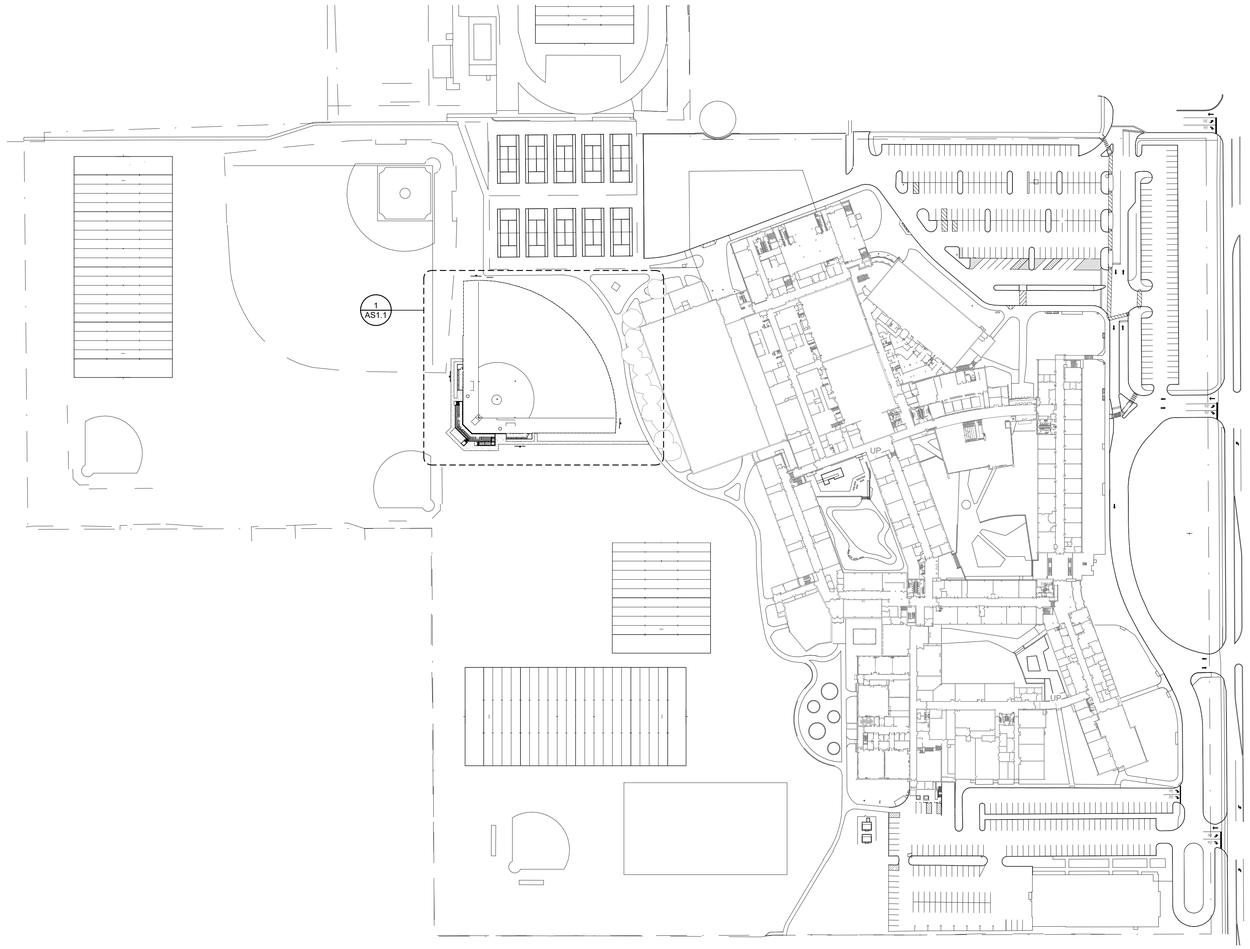
C-6.0 STORMWATER POLLUTION PREVENTION PLAN
C-6.1 STORMWATER POLLUTION PREVENTION DETAILS

C-7.0 PROJECT SPECIFICATIONS
C-7.1 MWRD GENERAL NOTES

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SUR-3 TOPOGRAPHIC SURVEY
SUR-4 TOPOGRAPHIC SURVEY
SUR-5 TOPOGRAPHIC SURVEY

ARCHITECTURAL - DLA ARCHITECTS, LTD 847.742.4063

AS1.1 ENLARGED SITE PLAN
AS1.2 TYPICAL SITE SECTION & DETAILS
AS1.3 DUGOUT ELEVATIONS, SECTIONS, & DETAILS
AS1.4 GRANDSTAND ENLARGED PLAN AND ELEVATION AND DETAILS
AS1.5 PHOTOMETRICS
AS1.6 PHOTOMETRICS



1 OVERALL SITE PLAN
1" = 100'-0"

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS RELATED TO CONSTRUCTION COMPARED TO THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES OR CONFLICTS BETWEEN THE TWO ARE DISCOVERED, NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A BID AND/ OR PERFORMING WORK.
2. COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
3. COORDINATE ALL TRADES PRIOR TO PERFORMING WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL.
4. OTHER WORK MAY BE PERFORMED UNDER A SEPARATE CONTRACT. COORDINATE WITH ALL OTHER CONTRACTED TRADES SO AS TO NOT INTERFERE WITH THEIR WORK.
5. STORE MATERIALS IN A MANNER NOT TO OVERSTRESS, OVERLOAD, OR OTHERWISE PUT AN INAPPROPRIATE LOAD ON ANY STRUCTURE DURING CONSTRUCTION.
6. SCHEDULE AND COORDINATE ALL SHUT-DOWNS OF EXISTING UTILITIES WITH THE OWNER PRIOR TO SHUT DOWN. PREPARE ALL NECESSARY WORK PRIOR TO SHUT-DOWNS. IF AT ALL POSSIBLE, COMBINE UTILITY SHUT-DOWNS TO MINIMIZE THE IMPACT OF THE OWNER'S OPERATION OF EXISTING FACILITIES. SEE SPECIFICATIONS FOR ANY FURTHER DETAILS.
7. LOCATE ALL MATERIALS, EQUIPMENT, TRUCKS, DUMPSTERS, AND CONSTRUCTION FACILITIES IN AREAS APPROVED BY OWNER. SPECIAL CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING BUILDING STRUCTURE, LANDSCAPING, AND PAVED AREAS. PROVIDE WOOD PLANK PROTECTION BELOW ALL DUMPSTERS AND OTHER HEAVY EQUIPMENT. ALL DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER.
8. PROTECT OR SAFELY STORE ALL BUILDING AND SITE ELEMENTS THAT ARE SCHEDULED TO REMAIN OR BE REUSED TO AVOID DAMAGE DURING THE CONSTRUCTION PROCESS. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER.
9. REPAIR ALL AREAS DAMAGED FROM THE CONSTRUCTION WORK. PATCH AND/OR PROVIDE NEW FINISHES AT ALL DAMAGED AREAS WITH MATERIALS AND FINISHES TO MATCH THE EXISTING CONDITIONS. NEW MATERIALS AND FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR. VERIFY LOCATIONS WITH ARCHITECT.
10. ALL WORK OUTLINED IN THE PROJECT SCOPE THAT EXTENDS INTO AREAS LABELED "NIC" SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK TO INSURE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
11. TAKE SPECIAL CARE NOT TO DAMAGE OR INTERRUPT THE EXISTING SERVICES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, PNEUMATIC CONTROL LINES, SOUND SYSTEM WIRING, FIRE ALARM WIRING, COMPUTER/NETWORK CABLING, AND TEMPERATURE CONTROLS. THESE ITEMS AND THE LIKE ARE FULLY OPERATIONAL. VERIFY THE CONDITION AND OPERATION OF EACH SYSTEM BEFORE, DURING, AND AFTER CONSTRUCTION. SYSTEMS DAMAGED DURING CONSTRUCTION SHALL BE PLACED BACK INTO SERVICE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER. REFER TO THE MEP DRAWINGS FOR FURTHER INFORMATION.
12. COORDINATE THE SIZE AND LOCATION OF ALL NEW DUCT OPENINGS AND PENETRATIONS IN WALLS AND FLOORS WITH MECHANICAL, PLUMBING, AND ELECTRICAL TRADES PRIOR TO PERFORMING WORK. PROVIDE ALL REQUIRED LINTELS FOR THESE OPENINGS ALONG WITH FIRESTOPPING AS REQUIRED BY THE FIRE RATING OF THE WALL.
13. DO NOT SCALE THE DRAWINGS TO DETERMINE A DIMENSION.
14. ALL PLAN DIMENSIONS ARE SHOWN AND INDICATED WITH A NOMINAL WIDTH.
15. INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH UNLESS SPECIFICALLY NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
16. DETAILS ARE TYPICAL AND ARE NOT TO BE CONSTRUED AS LIMITED TO THOSE AREAS SPECIFICALLY INDICATED. IF IN QUESTION, VERIFY APPLICATION WITH ARCHITECT PRIOR TO SUBMITTING A BID AND/ OR PERFORMING WORK.

SYMBOLS LEGEND

ROOM IDENTIFICATION TAG — ROOM NAME / ROOM NUMBER
DOOR IDENTIFICATION TAG — DOOR LOCATION / DOOR NUMBER
ELEVATION TAG — DRAWING NUMBER / SHEET NUMBER
SECTION TAG — TAG NOTE / DRAWING NUMBER / SHEET NUMBER
NOTE: ARROW FILL REMOVED WHEN USING THE BUILDING SECTION TAG
DETAIL TAG — TAG NOTE / DRAWING NUMBER / SHEET NUMBER
AREA A / AREA B — MATCH LINE

NORTH ARROW
REVISION CLOUD
HANDICAP ACCESSIBLE
AREA OF REFUGE
DEMOLITION KEYNOTE
FLOOR PLAN KEYNOTE
ELEVATION KEYNOTE
BORROWED LIGHT TAG
CEILING HEIGHT AND TYPE TAG
FINISH TAG
DATUM TAG
ELEVATION HEIGHT

WALL TYPE TAG
WALL FIRE RATING TAG
MARKERBOARD
TACKBOARD
DISPLAY MONITOR
AUTOMATIC EXTERNAL DEFIBRILLATOR
FIRE EXTINGUISHER
RECESSED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER
RECESSED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER & FIRE BLANKET COMBINATION UNIT
PROJECTION SCREEN
PROJECTOR UNIT - SEE ELEC

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	GA	GAGE, GAUGE	QT	QUARRY TILE
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED		
ALUM	ALUMINUM	GC	GENERAL CONTRACTOR	RCP	REFLECTED CEILING PLAN
APPROX	APPROXIMATE	GYP	GYPSUM	REQ'D	REQUIRED
AV	AUDIO/VISUAL			RTB	RESILENT TACKBOARD
		HM	HOLLOW METAL		
B/	BOTTOM OF			SCH	SCHEDULE
BD	BOARD	INT	INTERIOR	SFRM	SPRAY-APPLIED FIRE-RESISTIVE MATERIALS
CJ	CONTROL JOINT	INFO	INFORMATION	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT			SOG	SLAB ON GRADE
CONT	CONTINUOUS	MAX	MAXIMUM	SPECS	SPECIFICATIONS
CPT	CARPET	MECH	MECHANICAL	STRUCT	STRUCTURAL
CT	CERAMIC TILE	MEP	MECHANICAL, ELECTRICAL, PLUMBING	T/	TOP OF
DS	DOWNSPOUT	MFR	MANUFACTURE(R)	TYP	TYPICAL
DWG(S)	DRAWING(S)	MIN	MINIMUM		
		MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
EJ	EXPANSION JOINT	NIC	NOT IN CONTRACT		
ELEC	ELECTRICAL			VB	VINYL BASE
EQ	EQUALLY SPACED	OC	ON CENTER	VCT	VINYL COMPOSITION TILE
ETR	EXISTING TO REMAIN	OD	OUTSIDE DIAMETER	VIF	VERIFY IN FIELD
EWC	ELECTRIC WATER COOLER	OPP	OPPOSITE		
EXT	EXTERIOR	OZ	OUNCE	WP	WORK POINT
				W/	WITH
FBO	FURNISHED BY OTHERS	PLAM	PLASTIC LAMINATE		
FD	FLOOR DRAIN	PLBG	PLUMBING		
FRTW	FIRE RETARDANT TREATED WOOD	PS	PROJECTION SCREEN		
FP	FIRE PROTECTION	PSF	POUNDS PER SQUARE FOOT		
		PSI	POUNDS PER SQUARE INCH		

ROE INFORMATION

WEST COOK COUNTY INTERMEDIATE SERVICE CENTER 6

LICENSED ARCHITECT'S CERTIFICATION OF PLANS AND SPECIFICATIONS FOR NEW CONSTRUCTION

I hereby certify that these plans and specifications, dated JANUARY 24, 2024, for LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS, SOFTBALL STADIUM PROJECT, located at 4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS IL 60558, for LYONS TOWNSHIP HIGH SCHOOL DISTRICT 204, were prepared under my supervision using the 23 ILLINOIS ADMINISTRATIVE CODE 180 and the 2015 INTERNATIONAL BUILDING CODE and to the best of my knowledge, comply with the Health/ Life Safety Code as prepared by the State Board of Education.

Architect's Firm: DLA Architects, Ltd.

Architect's Name: Edward Wright

License Number: 001021021

License Expiration: 11/30/2026

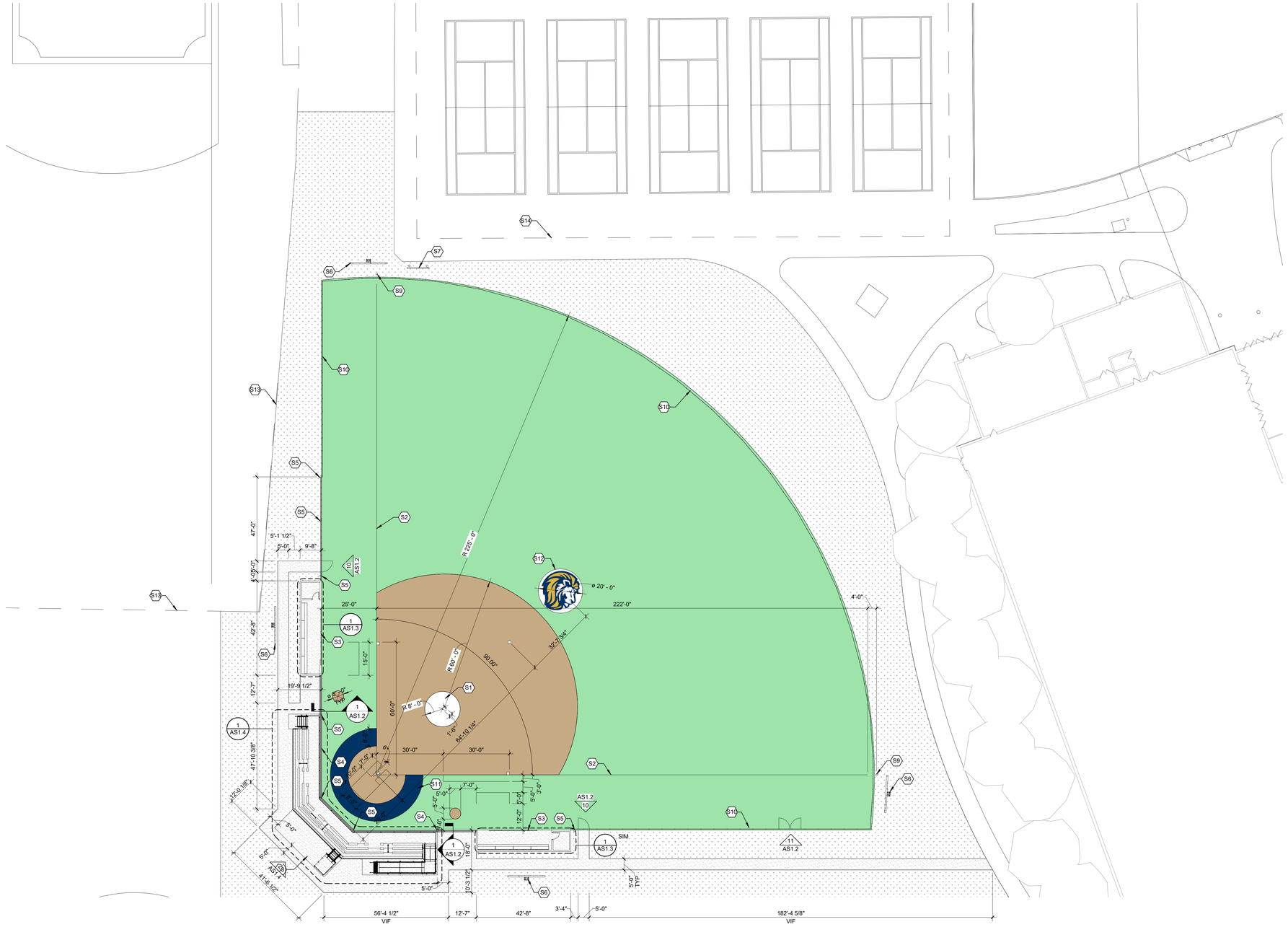
Signature: _____

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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
SOFTBALL STADIUM
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.10.2025	ISSUED FOR BID

PROJECT # 2024.055
DATE: 01/10/2025
SHEET TITLE: TITLE SHEET
SHEET: G0.1



1 ENLARGED SITE PLAN
1" = 20'-0"

SITE PLAN KEYNOTES

S1	PORTABLE PITCHING MOUND BY THE PERFECT MOUND, MODEL - TPM ADULT PITCHING MOUND. COLOR TO BE SELECTED BY ARCHITECT FROM MANFACTURER'S FULL RANGE. TURF WILL NEED TO BE PROVIDED BELOW THIS PRODUCT.
S2	COORDINATE FIELD MARKINGS WITH EXISTING FOUL POLE LOCATIONS, TYP, VIF
S3	PERIMETER AND BACKSTOP FENCING IN NEW CONCRETE CURB. POST FOUNDATIONS TO BE INTEGRATED IN NEW BARRIER CURB. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
S4	3'-0" TALL MASONRY BACKSTOP WALL, SEE DETAIL 1/AS1.2 FOR ADDITIONAL INFORMATION.
S5	4'-0" POLE, 50'-0" TALL AGL NETTING SYSTEM BY NATIONAL SPORTS NETTING OR ARCHITECT APPROVED EQUAL. INCLUDES ENGINEERING, DESIGN, AND FOUNDATIONS AS REQUIRED FOR COMPLETE INSTALLATION FROM DUGOUT TO DUGOUT. SEE DETAIL 3/AS1.4. SEE CIVIL FOR ADDITIONAL INFORMATION.
S6	OVERHEAD LIGHTING - REFER TO ELECTRICAL AND CIVIL DRAWINGS FOR EXACT LOCATIONS AND DETAILS
S7	SCOREBAORD/VIDEO BOARD. SEE DETAIL 4/AS1.4 FOR DESIGN RENDERING - REFER TO SPECIFICATIONS AND ELECTRICAL AND CIVIL DRAWINGS FOR EXACT LOCATIONS AND DETAILS
S8	PREMANUFACTURED BLEACHER GRANDSTAND WITH PRESSBOX - SEE SPECIFICATIONS AND MANUFACTURER DRAWINGS
S9	FOUL POLE ALIGNED TO FOUL LINE. SEE DETAIL 12/AS1.2 FOR DETAILS
S10	6'-0" CHAINLINK FENCE WITH POSTS AT 6'-0" MAXIMUM SPACING - SEE SPECS
S11	COLORED TURF WITH CUSTOM SCHOOL LETTERING - SEE SPECS
S12	COLORED TURF WITH CUSTOM SCHOOL LOGO - SEE SPECS
S13	EXISTING BASEBALL FENCING TO REMAIN - PROTECT DURING CONSTRUCTION
S14	EXISTING TENNIS COURT FENCING TO REMAIN - PROTECT DURING CONSTRUCTION

GENERAL SITE PLAN NOTES

1. SEE SHEET G1 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. VERIFY ALL EXISTING CONDITIONS RELATED TO CONSTRUCTION COMPARED TO THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES OR CONFLICTS BETWEEN THE TWO ARE DISCOVERED, NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A BID AND/ OR PERFORMING WORK.
3. COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
4. COORDINATE ALL TRADES PRIOR TO PERFORMING WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL.
5. OTHER WORK MAY BE PERFORMED UNDER A SEPARATE CONTRACT. COORDINATE WITH ALL OTHER CONTRACTED TRADES SO AS TO NOT INTERFERE WITH THEIR WORK.
6. STORE MATERIALS IN A MANNER NOT TO OVERSTRESS, OVERLOAD, OR OTHERWISE PUT AN INAPPROPRIATE LOAD ON ANY STRUCTURE DURING CONSTRUCTION.
7. SCHEDULE AND COORDINATE ALL SHUT-DOWNS OF EXISTING UTILITIES WITH THE OWNER PRIOR TO SHUT DOWN. PREPARE ALL NECESSARY WORK PRIOR TO SHUT-DOWNS. IF AT ALL POSSIBLE, COMBINE UTILITY SHUT-DOWNS TO MINIMIZE THE IMPACT OF THE OWNER'S OPERATION OF EXISTING FACILITIES. SEE SPECIFICATIONS FOR ANY FURTHER DETAILS.
8. LOCATE ALL MATERIALS, EQUIPMENT, TRUCKS, DUMPSTERS, AND CONSTRUCTION FACILITIES IN AREAS APPROVED BY OWNER. SPECIAL CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING BUILDING STRUCTURE, LANDSCAPING, AND PAVED AREAS. PROVIDE WOOD PLANK PROTECTION BELOW ALL DUMPSTERS AND OTHER HEAVY EQUIPMENT. ALL DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER.
9. PROTECT OR SAFELY STORE ALL BUILDING AND SITE ELEMENTS THAT ARE SCHEDULED TO REMAIN OR BE REUSED TO AVOID DAMAGE DURING THE CONSTRUCTION PROCESS. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER.
10. REPAIR ALL AREAS DAMAGED FROM THE CONSTRUCTION WORK. PATCH AND/OR PROVIDE NEW FINISHES AT ALL DAMAGED AREAS WITH MATERIALS AND FINISHES TO MATCH THE EXISTING CONDITIONS. NEW MATERIALS AND FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR, VERIFY LOCATIONS WITH ARCHITECT.
11. ALL WORK OUTLINED IN THE PROJECT SCOPE THAT EXTENDS INTO AREAS LABELED "NIC" SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK TO INSURE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
12. TAKE SPECIAL CARE NOT TO DAMAGE OR INTERRUPT THE EXISTING SERVICES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, PNEUMATIC CONTROL LINES, SOUND SYSTEM WIRING, FIRE ALARM WIRING, COMPUTER/NETWORK CABLING, AND TEMPERATURE CONTROLS. THESE ITEMS AND THE LIKE ARE FULLY OPERATIONAL. VERIFY THE CONDITION AND OPERATION OF EACH SYSTEM BEFORE, DURING, AND AFTER CONSTRUCTION. SYSTEMS DAMAGED DURING CONSTRUCTION SHALL BE PLACED BACK INTO SERVICE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER. REFER TO THE MEP DRAWINGS FOR FURTHER INFORMATION.
13. DO NOT SCALE THE DRAWINGS TO DETERMINE A DIMENSION.
14. DETAILS ARE TYPICAL AND ARE NOT TO BE CONSTRUED AS LIMITED TO THOSE AREAS SPECIFICALLY INDICATED. IF IN QUESTION, VERIFY APPLICATION WITH ARCHITECT PRIOR TO SUBMITTING A BID AND/ OR PERFORMING WORK.
15. ALL WORK THAT IS TO TAKE PLACE WHILE THE BUILDING IS OCCUPIED OR IN USE SHALL BE KEPT ISOLATED, SAFE, AND SECURE FROM NON-CONSTRUCTION PERSONNEL. PROVIDE ANY BARRIERS OR SIGNS REQUIRED TO ISOLATE THE CONSTRUCTION ZONE.
16. CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES ON SITE AND UTILITIES INVOLVING COORDINATION OF WORK. THE CONTRACTOR SHALL PROVIDE THE OWNER AND PROJECT ARCHITECT AT LEAST TWO (2) WORKING DAYS OF NOTICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
17. SEE CIVIL DWGS. FOR DEMOLITION WORK, RE-GRADING, AREAS TO RECEIVE SOD, EROSION CONTROL BLANKETS, AND ADDITIONAL INFORMATION.
18. AT AREAS INDICATED AS NEW CONC. TO REPLACE EXISTING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY REMOVE AND APPROPRIATELY DISPOSE OF EXISTING CONC. AND/OR ASPHALT WALKS BASE AND INSTALL NEW PER DETAILS SHOWN.
19. ALL POSTS, FENCE FABRIC, CONC. FOOTINGS, ETC. THAT ARE REMOVED SHALL BE DISPOSED OF AND NOT REUSED IN ANY PORTION OF THE PROJECT UNO. NEW PERIMETER CHAIN LINK FENCE AND CONC. FOOTINGS TO BE INSTALLED IN NEW LOCATIONS AS INDICATED.
20. PATCH/REPAIR/PAINT ALL EXISTING DISTURBED ADJACENT/DAMAGED CONSTRUCTION TO A FINISHED APPEARANCE WHETHER OR NOT INDICATED ON THE PLANS. NEW MATERIALS & FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR, VERIFY LOCATIONS WITH ARCHITECT.
21. CONTRACTOR RESPONSIBLE FOR ALL DAMAGE THAT OCCURS TO EXISTING CONSTRUCTION THAT IS TO REMAIN, EVEN IF NOT IN DESIGNATED WORK AREAS.
22. CONFIRM WITH OWNER ITEMS TO BE SALVAGED. RELOCATE TO OWNER DESIGNATED LOCATION.
23. AFTER CONCRETE/ASPHALT WORK HAS BEEN COMPLETED, RESTORE ALL ADJACENT DAMAGED GRASS AREAS W/ NEW SOD, UNO - SEE SPECIFICATIONS AND CIVIL DRAWINGS.
24. ALL PAVEMENT MARKINGS SHOWN ON ARCHITECTURAL, OR CIVIL DRAWINGS INCLUDING, BUT NOT LIMITED TO, STRIPING ARROWS, STOP BARS, HATCHING, ADA SYMBOLS, ETC. ARE ASSUMED TO BE INCLUDED IN THE BID.
25. AFTER ALL WORK HAS BEEN COMPLETED, RESTORE ALL ADJACENT DAMAGED GRASS AREAS WITH NEW PULVERIZED BLACK DIRT (6" MIN) AND APPROVED SOD AND ALL ADJACENT PLANTED AREAS WITH MATCHING/SIMILAR MATERIALS OF SIMILAR SIZE/AGE AS DIRECTED BY OWNER, AT NO EXPENSE TO OWNER.
26. NEW LANDSCAPING OMITTED FOR CLARITY - SEE LANDSCAPING DRAWINGS FOR NEW LANDSCAPING AND ADDITIONAL INFORMATION.
27. ASPHALT GRINDINGS SHALL NOT BE REUSED AS AN ASPHALT BASE.
28. SEE SHEET AS1.2 FOR TYPICAL EXPANSION JOINT AND CONTRACTION JOINT DETAILS, JOINTS TO BE 5'-0" O.C. MAX UNO, INCLUDING ANY WHERE NO PATTERN IS SPECIFICALLY SHOWN.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES, AND EXTENT OF ROUGH GRADING AND FINE GRADING, INCLUDING DE-ROCKING AND IMPORTING FRESH DIRT, AS REQUIRED.
30. VERIFY ALL EXISTING CONDITIONS RELATED TO CONSTRUCTION COMPARED TO THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES OR CONFLICTS BETWEEN THE TWO ARE DISCOVERED, NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A BID AND/OR PERFORMING WORK.
31. CONTRACTOR IS RESPONSIBLE TO LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF UTILITIES SERVING BUILDINGS AND STRUCTURE TO BE DEMOLISHED. EXISTING UTILITIES TO BE DISCONNECTED TO THE POINT OR SOURCE OR AS DETERMINED TO THE AUTHORITY HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE SHUT DOWNS WITH ALL UTILITY COMPANIES AND TO COORDINATE WITH EXISTING CONDITIONS. UTILITY COMPANIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, GAS, WATER, TELEPHONE AND CABLE.
32. THE CONTRACTOR IS TO IMPLEMENT A STORMWATER POLLUTION AND PREVENTION PLAN (SWPP) AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
33. FIELD VERIFY AND COORDINATE THE EXACT LOCATIONS AND EXTENT OF ALL DEMOLITION AS REQUIRED, PROPERLY DISPOSE ALL ITEMS OFF SITE THAT ARE TO BE REMOVED. VERIFY WITH OWNER IF ANY ITEMS NEED TO BE SALVAGED BEFORE DISPOSING.
34. LEGALLY DISPOSE OF ALL MATERIALS OR RECYCLE OF THEM PER THE ILLINOIS EPA AND FEDERAL GOVERNMENT.

SITE PLAN LEGEND

- NEW CONCRETE- SEE CIVIL DRAWINGS
- NEW HEAVY AGGREGATE CONCRETE- SEE CIVIL DRAWINGS
- APPROXIMATE AREA OF NEW LANDSCAPING - SEE CIVIL AND LANDSCAPING DRAWINGS
- APPROXIMATE AREA OF WORK AT INFIELD FOR NEW SYNTHETIC FIELD TURF (NATURAL GRASS - GREEN) - REFER TO CIVIL DRAWINGS FOR DETAILS. TURF TO BE INSTALLED BY CONTRACTOR
- APPROXIMATE AREA OF WORK AT INFIELD FOR NEW SYNTHETIC FIELD TURF (NATURAL CLAY-BROWN)- REFER TO CIVIL DRAWINGS FOR DETAILS. TURF TO BE INSTALLED BY CONTRACTOR
- —X—X— CHAINLINK FENCE

ACCESSIBLE ROUTE GENERAL NOTES

1. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH APPLICABLE CODES: ILLINOIS ACCESSIBILITY CODE 2018, DEPARTMENT OF JUSTICE ADA 2010, IBC 2015.
2. IF CODES CONFLICT CONTRACTOR SHALL INSTALL THE MORE STRINGENT REQUIREMENTS.
3. PATHS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 OR A CROSS SLOPE GREATER THAN 1:50.
4. REFER TO CIVIL DRAWINGS FOR GRADING AND ELEVATIONS. IF CIVIL GRADES CONFLICT WITH ACCESSIBLE ROUTE REQUIREMENTS NOTIFY ARCHITECT IMMEDIATELY.
5. CONTRACTOR SHALL BE REQUIRED TO CONFIRM AS BUILT ACCESSIBLE ROUTE COMPLIES WITH REQUIREMENTS BY A CERTIFIED SURVEY, AND SHALL CORRECT AREAS THAT DO NOT COMPLY AT NO ADDITIONAL COST TO THE OWNER.

ACCESSIBLE ROUTE LEGEND

- —>—>— NEW ACCESSIBLE ROUTE

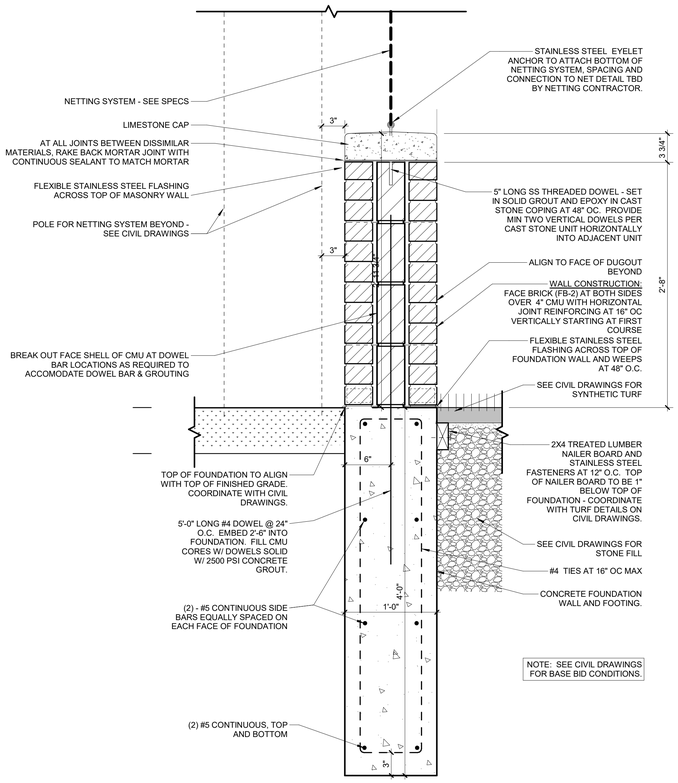
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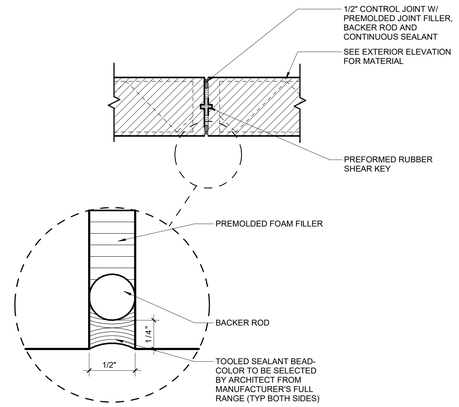
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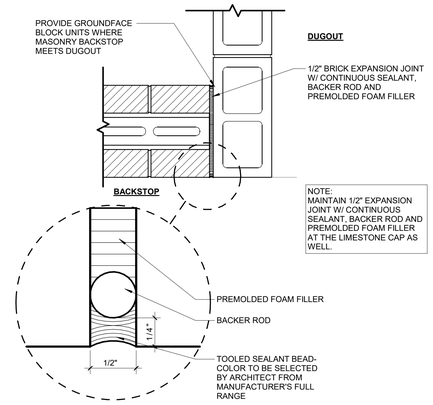
PROJECT # 2024.055
DATE: 01/10/2025
SHEET TITLE: ENLARGED SITE PLAN
SHEET: AS1.1



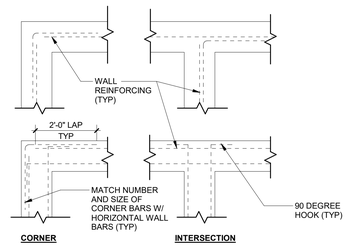
1 BACKSTOP WALL SECTION
1 1/2" = 1'-0"



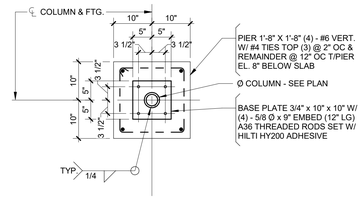
2 MASONRY CONTROL JOINT (MCJ)
1 1/2" = 1'-0"



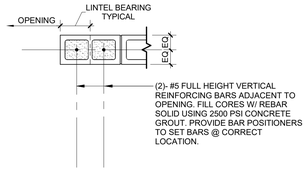
3 EXTERIOR MOVEMENT JOINT
1 1/2" = 1'-0"



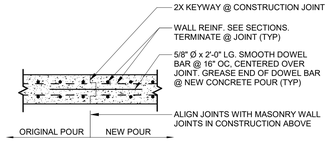
4 TYP CORNER BAR DETAIL
1/2" = 1'-0"



5 DETAIL - TYPICAL PIER DETAIL
3/4" = 1'-0"

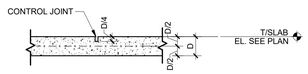


6 TYPICAL LINTEL BEARING PLAN DETAIL
3/4" = 1'-0"



- MAXIMUM LENGTH OF FOUNDATION WALL POUR TO BE **24'-0"**

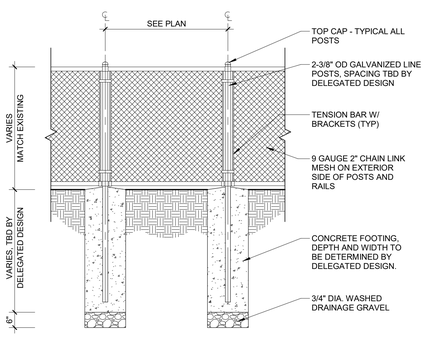
7 TYPICAL WALL CONSTRUCTION JOINT DETAIL
3/4" = 1'-0"



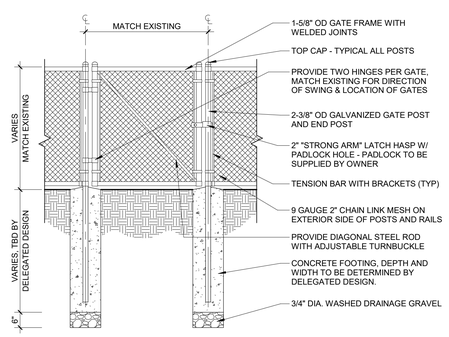
- PROVIDE ZIP-STRIP @ TIME OF SLAB PLACEMENT OR SAWCUT SLAB 8-12 HOURS AFTER POUR
- PROVIDE CONTROL JOINTS @ 10'-0" OC MAX. WHETHER SPECIFICALLY INDENTIFIED ON THE DRAWINGS OR NOT.

W.W.R. TO BE IN FLAT SHEETS ONLY. ROLL STOCK NOT ACCEPTABLE. CONTRACTOR TO PROVIDE SUPPORT CHAIRS AS REQUIRED TO INSURE PLACEMENT OF W.W.R. "PULLING UP" W.W.R. INTO POSITION DURING POUR IS NOT ACCEPTABLE

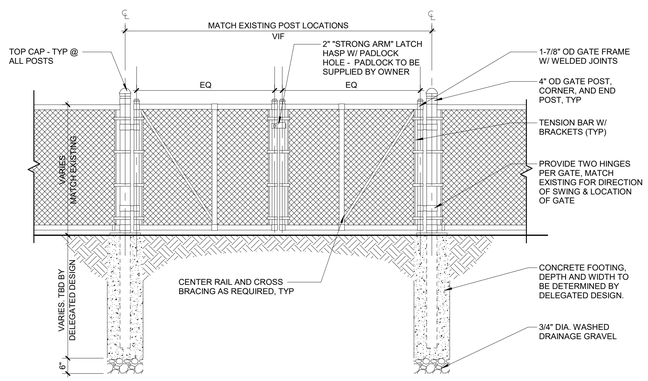
8 TYPICAL SLAB CONTROL JOINT DETAIL
3/4" = 1'-0"



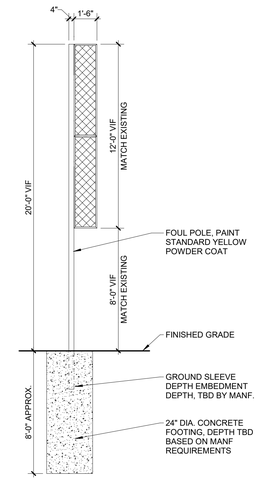
9 FENCE ELEVATION
1/2" = 1'-0"



10 FENCE GATE DETAIL
1/2" = 1'-0"



11 TYPICAL DOUBLE GATE DETAIL
1/2" = 1'-0"



12 FOUL POLE ELEVATION
1/4" = 1'-0"

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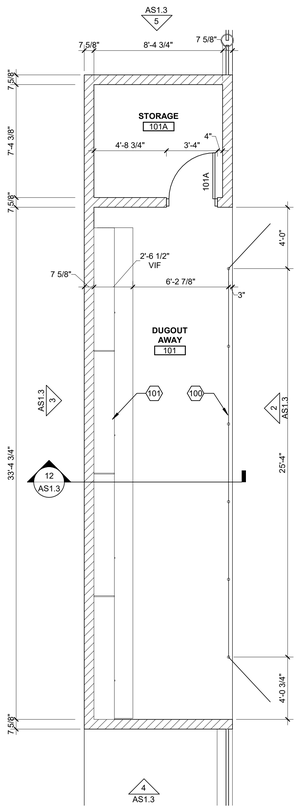
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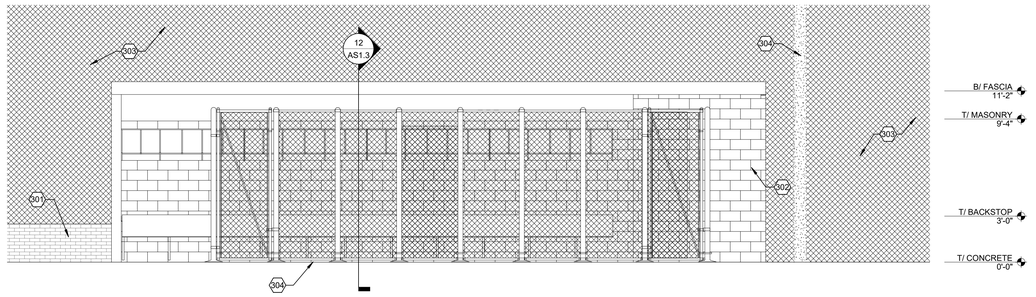
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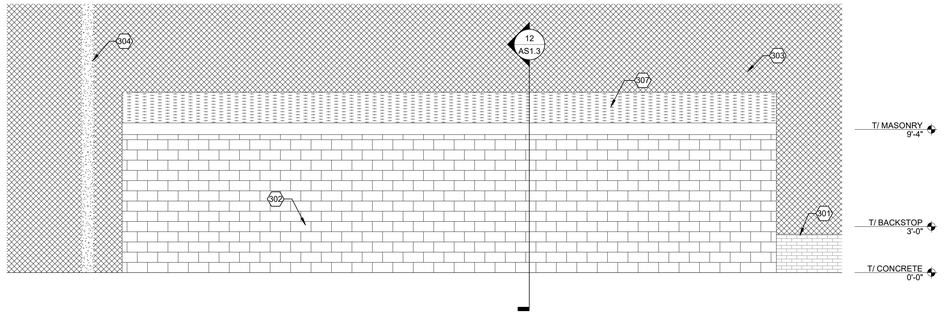
SHEET TITLE:
TYPICAL SITE SECTION & DETAILS

SHEET:
AS1.2

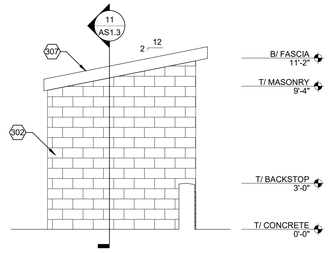




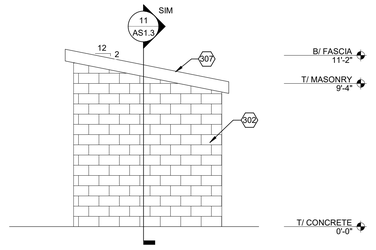
2 DUGOUT ELEVATION - FRONT
1/4" = 1'-0"



3 DUGOUT ELEVATION REAR
1/4" = 1'-0"



4 DUGOUT ELEVATION SIDE 1
1/4" = 1'-0"



5 DUGOUT ELEVATION SIDE 2
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. SEE G SHEETS FOR GENERAL NOTES, SYMBOLS, ABBREVIATIONS, TYPICAL MARKERBOARD AND TACKBOARD INSTALLATION HEIGHTS AND MOUNTING HEIGHTS OF BUILDING ELEMENTS AND EQUIPMENT CODE REFERENCE PLANS AND FIRE RATED ASSEMBLY LOCATIONS.
2. CONSTRUCT ALL WALLS TO UNDERSIDE OF THE DECK UNO
3. PROVIDE CAULK ALONG ENTIRE PERIMETER OF JOINT BETWEEN STEEL LINTELS AND MASONRY, TYPICAL AT ALL INTERIOR STEEL LINTELS.
4. ALL EXPOSED OUTSIDE CORNERS OF CMU WALLS AND EXPOSED DOOR JAMBS ARE TO BE BULLNOSE BLOCK UNO.
5. ALL DOOR RETURNS TO BE 4" UNLESS NOTED OTHERWISE.
6. PROVIDE WOOD BLOCKING AS REQUIRED AT ALL FLAT PANEL DISPLAYS, PROJECTORS, TOILET ACCESSORIES, SHELVING STANDARDS, PLUMBING FIXTURES, AND SIMILAR ITEMS MOUNTED TO METAL STUD PARTITIONS.
7. PATCH ALL AREAS DISTURBED BY CONSTRUCTION WHETHER OR NOT INDICATED ON PLANS. PATCH OR PROVIDE NEW MATERIALS TO MATCH EXISTING ADJACENT CONDITIONS. NEW MATERIALS AND FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR.
8. PATCH ALL HOLES WHERE ITEMS HAVE BEEN REMOVED FROM WALLS. INFILL ALL FORMER OPENINGS AFTER REMOVAL OF EXISTING DUCTS, PIPING, CONDUIT, ETC. TO MATCH EXISTING ADJACENT CONSTRUCTION.
9. ALL ROOM NAMES AND NUMBERS INDICATED ON THE DRAWINGS ARE FOR REFERENCE ONLY. VERIFY WITH ARCHITECT THE FINAL NAMES AND NUMBERS TO BE USED FOR THE PROGRAMMING OF THE FIRE ALARM SYSTEM, BUILDING AUTOMATION SYTEMS, TECHNOLOGY SYSTEMS, ETC.
10. NEW INFILL WALLS TO BE FLUSH AND ALIGN WITH EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

(X) FLOOR PLAN KEYNOTES

100	10'-0" TALL BLACK VINYL FENCE AND POST SYSTEM WITH TWO ENTRY/EXIT GATES - SEE SPECIFICATIONS
101	PREMANUFACTURED DUGOUT SEATING AND OVERHEAD STORAGE - SEE SPECIFICATIONS

GENERAL EXTERIOR ELEVATION NOTES

1. PROVIDE SEALANT AROUND ALL NEW ELECTRICAL OUTLETS, OVERFLOW NOZZLES, AND FREEZE-PROOF HOSE-BIBBS
2. ALL WEATHER PROOF GFCI RECEPTACLES AND HOSE BIBBS UNITS TO BE MOUNTED AT 24" TO TOP OF UNIT. COMPLETELY SEAL PENETRATIONS. COORDINATE LOCATIONS WITH MEP DRAWINGS. VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. PROVIDE TWO (2) COATS OF PAINT OVER SHOP PRIMER ON ALL NEW EXTERIOR STEEL LINTELS - COLOR SELECTED BY ARCHITECT.
4. SEE STRUCTURAL DRAWINGS FOR ALL STEPPED FOUNDATIONS.

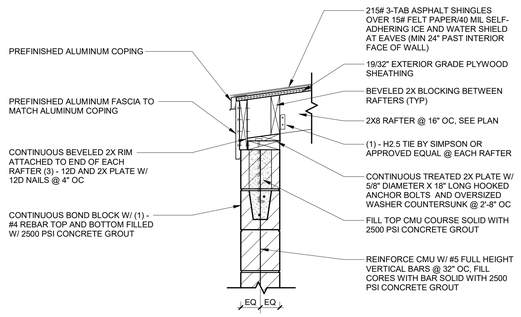
EXTERIOR ELEVATION LEGEND

AGL NETTING SYSTEM - SEE SPECIFICATIONS

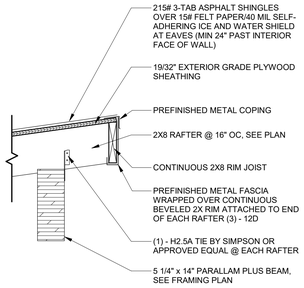
(X) EXTERIOR ELEVATION KEYNOTES

301	FB-1: MODULAR FACE BRICK
302	CMU-1: MODULAR CONCRETE MASONRY UNITS
303	AGL NETTING SYSTEM - SEE SPECIFICATIONS
304	50'-0" TALL AGL NETTING SYSTEM POLE - SEE MANUFACTURERS DETAILS
307	215# 3-TAB ASPHALT SHINGLES OVER 15# FELT PAPER/40 MIL SELF-ADHERING ICE AND WATER SHIELD AT EAVES (MIN 24" PAST INTERIOR FACE OF WALL)

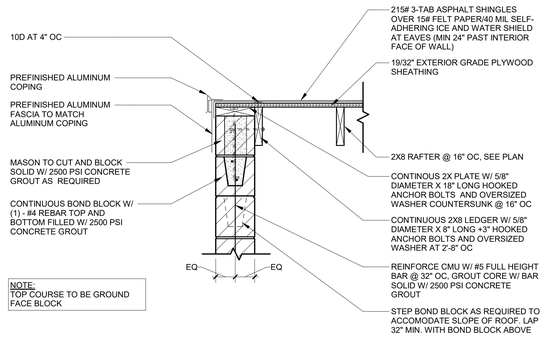
1 ENLARGED DUGOUT PLAN - TYP
1/4" = 1'-0"



3 DUGOUT ELEVATION REAR
1/4" = 1'-0"

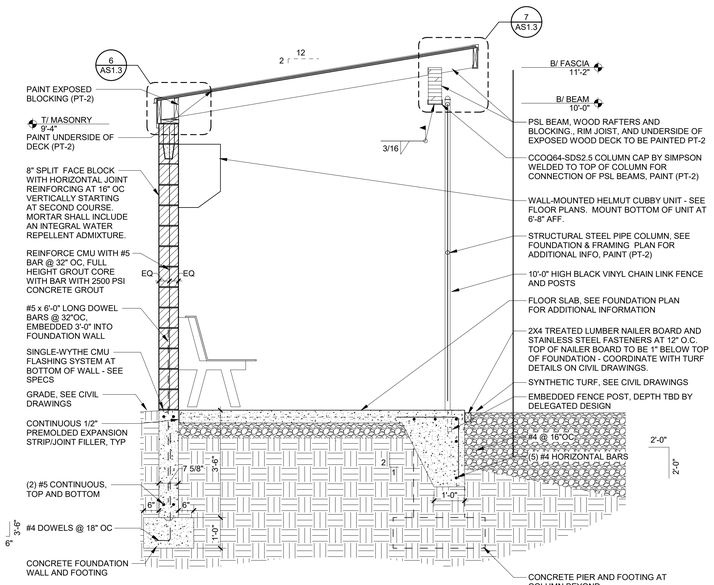


4 DUGOUT ELEVATION SIDE 1
1/4" = 1'-0"



NOTE:
TOP COURSE TO BE GROUND FACE BLOCK

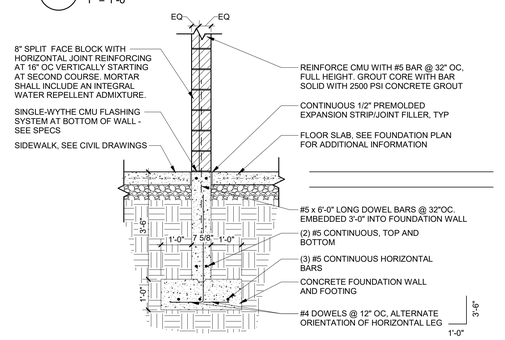
5 DUGOUT ELEVATION SIDE 2
1/4" = 1'-0"



6 DUGOUT REAR ROOF DETAIL
1" = 1'-0"

7 DUGOUT FRONT ROOF DETAIL
1" = 1'-0"

8 DUGOUT SIDE ROOF DETAIL
1" = 1'-0"



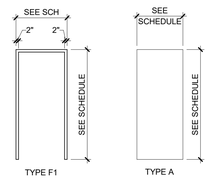
11 DUGOUT SIDE WALL SECTION
1/2" = 1'-0"

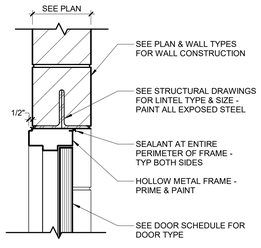
12 DUGOUT BUILDING SECTION
1/2" = 1'-0"

DOOR #	FIRE RATING (HR)	DOOR					FRAME					DETAILS			REMARKS
		TYPE	PANEL	MTRL	WIDTH	HEIGHT	TYPE	MTRL	WIDTH	HEIGHT	DEPTH	HEAD	JAMB	SILL	
100A		A	SGL	HM	3' - 0"	7' - 2"	F1	HM	3' - 4"	7' - 4"	5 3/4"	9/AS1.2	10/AS1.2		SB
101A		A	SGL	HM	3' - 0"	7' - 2"	F1	HM	3' - 4"	7' - 4"	5 3/4"	9/AS1.2	10/AS1.2		SB
200		A	SGL	HM	2' - 8"	7' - 2"	F1	HM	3' - 0"	7' - 4"	5 3/4"				SB

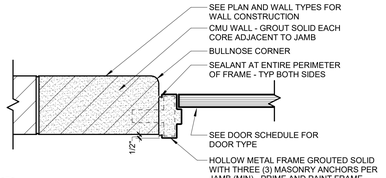
GENERAL DOOR & FRAME SCHEDULE NOTES

1. ALL DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
2. REFER TO SPECIFICATIONS FOR HARDWARE SETS.





9 HEAD DETAIL
1 1/2" = 1'-0"



10 JAMB DETAIL
1 1/2" = 1'-0"

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LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
SOFTBALL STADIUM
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

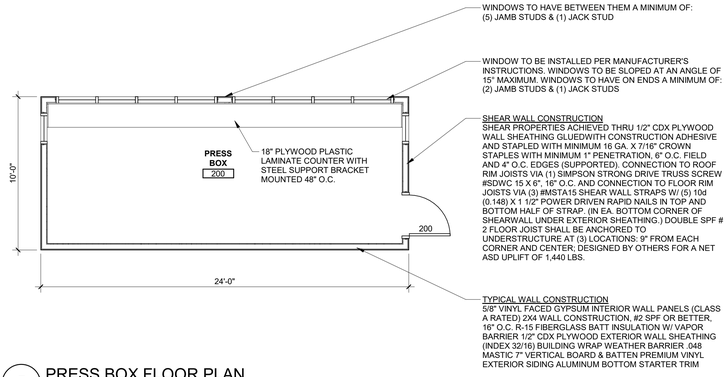
IIW•AR•LT
EXCELLENCE IN INFRASTRUCTURE INNOVATION
DISTRICT OF EMPOWERMENT

DATE:	DESCRIPTION:
01.10.2025	ISSUED FOR BID

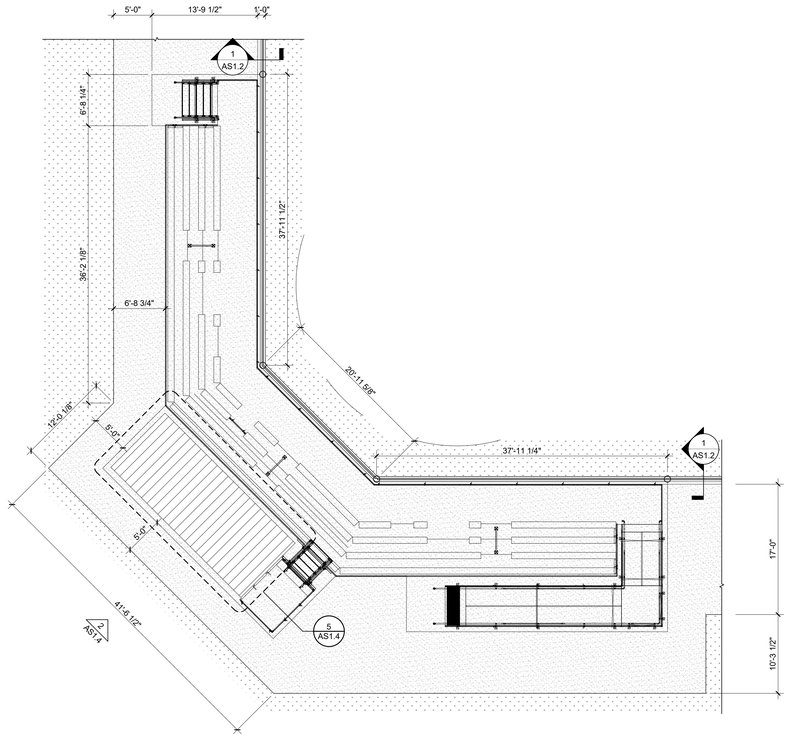
PROJECT #: 2024.055
DATE: 01/10/2025
SHEET TITLE: DUGOUT ELEVATIONS, SECTIONS, & DETAILS
SHEET: AS1.3



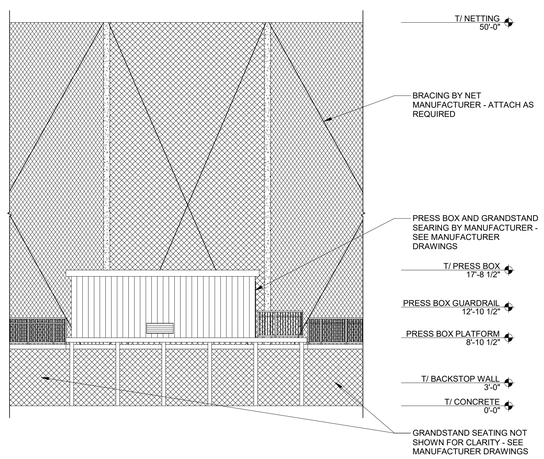
4 VIDEO SCOREBOARD RENDER
1/4" = 1'-0"



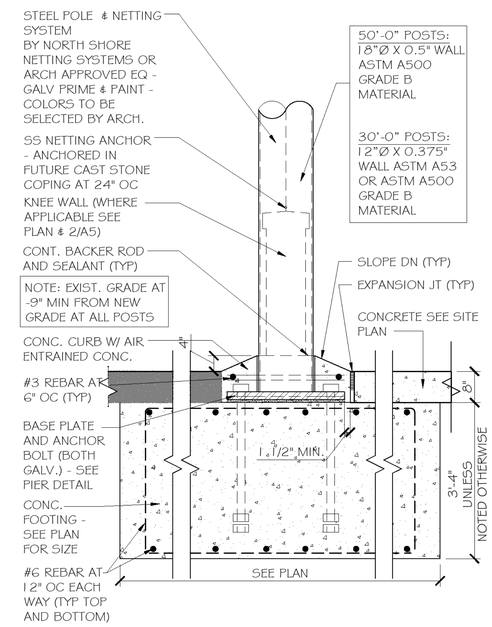
5 PRESS BOX FLOOR PLAN
1/4" = 1'-0"



1 ENLARGED GRANDSTAND PLAN
1/8" = 1'-0"



2 GRANDSTAND AND PRESS BOX ELEVATION
1/8" = 1'-0"



3 NETTING POLE SECTION
NOT TO SCALE

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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
SOFTBALL STADIUM
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.10.2025	ISSUED FOR BID

PROJECT # 2024.055
DATE: 01/10/2025
SHEET TITLE: GRANDSTAND ENLARGED PLAN AND ELEVATION AND DETAILS
SHEET: AS1.4

Lyons Township High School Softball

La Grange, IL, USA

Lighting System

Pole/Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1-A2	60'	60'	3	TLC-LED-900	2.64 kW	A
		15.5'	1	TLC-BT-575	0.57 kW	A
B1-B2	70'	70'	2	TLC-LED-1200	3.34 kW	A
		70'	2	TLC-LED-1500	2.82 kW	A
		16'	1	TLC-BT-575	0.57 kW	A
4			18		17.90 kW	

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Softball	17.90 kW	18

Fixture Type Summary

Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>130,000	>220,000	4
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>130,000	>220,000	4
TLC-LED-1500	LED 5700K - 75 CRI	1410W	181,000	>120,000	>130,000	>220,000	4
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>130,000	>220,000	6

Single Luminaire Amperage Draw Chart

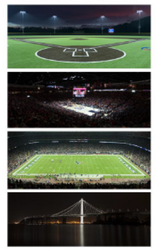
Driver Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-BT-575	3.3	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination Ave					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Softball (Infield)	Horizontal Illuminance	51.41	36	59	1.64	1.43	A	18
Softball (Outfield)	Horizontal Illuminance	33.44	23	39	1.73	1.47	A	18
Softball Spill @ 3ft.	Horizontal Illuminance	0.0239	0.00	0.07	-	-	A	18
Softball Spill @ 3ft.	Max Candela Metric	1852.0340	0.00	4431.21	-	-	A	18
Softball Spill @ 5ft.	Max Vertical Illuminance Metric	0.0605	0.00	0.17	-	-	A	18
Softball Spill @ 5ft.	True Max Vert Illuminance Metric	0.0586	0.00	0.16	-	-	A	18

From Hometown to Professional



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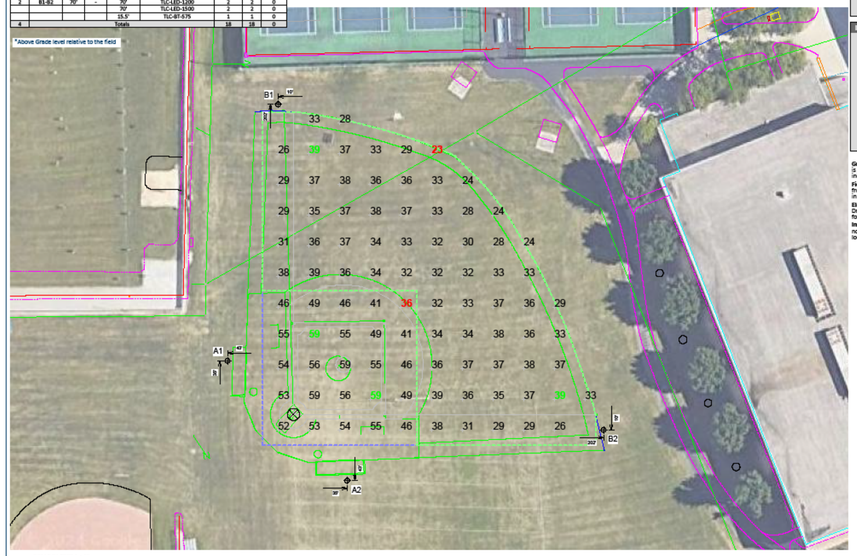
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PROJECT SUMMARY

Equipment List For Areas Shown

Pole QTY	Pole LOCATION	Pole SIZE	Pole GRADE ELEVATION	Pole ABOVE GRADE LEVEL	Luminaires LUMINAIRE TYPE	Luminaires QTY/POLE	Luminaires THIS GRID	Luminaires OTHER GRIDS
2	A1-A2	60'	-	60'	TLC-LED-900	3	3	0
				15.5'	TLC-BT-575	1	1	0
2	B1-B2	70'	-	70'	TLC-LED-1200	2	2	0
				70'	TLC-LED-1500	2	2	0
				15.5'	TLC-BT-575	1	1	0
4	Totals					18	18	0

*Above Grade level relative to the field



SCALE IN FEET 1 : 40

0' 40' 80'

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Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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ILLUMINATION SUMMARY

Lyons Township High School Softball

La Grange, IL, USA

Grid Summary

Name: Softball
Size: Irregular 197'/192'/197'
Spacing: 20.0'
Height: 3.0' above grade

Illumination Summary

MAINTENANCE FACTOR(S) ASSUMED	Infield	Outfield
Guaranteed Average	50	30
Scan Average	51.41	33.44
Maximum	59	39
Minimum	36	23
Avg/Min	1.43	1.47
Guaranteed Max/Min	2	2.5
Max/Min	1.64	1.73
UG (adjacent pts)	1.20	1.48
CU	0.96	
No. of Points	25	67

LUMINAIRE INFORMATION:
Applied Circuits: A
No. of Luminaires: 18
Total Load: 17.90 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

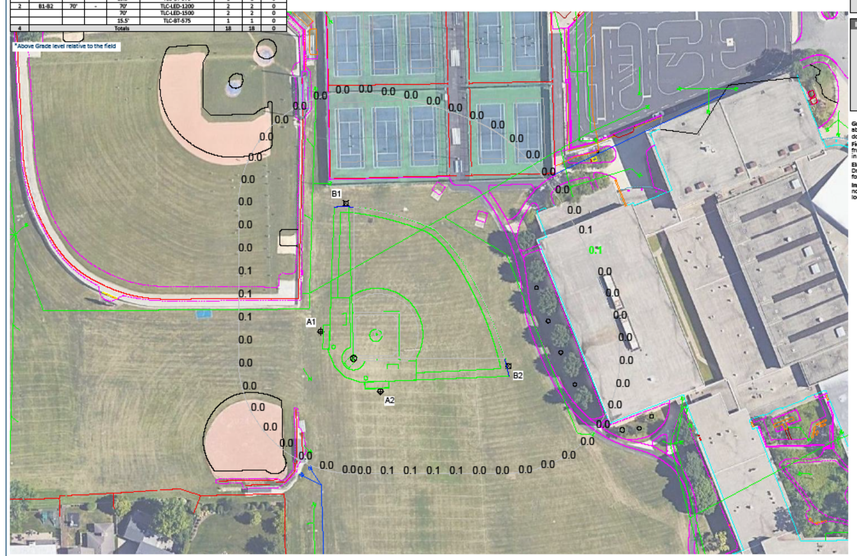
Installation Requirements: Results assume ± 5% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Equipment List For Areas Shown

Pole QTY	Pole LOCATION	Pole SIZE	Pole GRADE ELEVATION	Pole ABOVE GRADE LEVEL	Luminaires LUMINAIRE TYPE	Luminaires QTY/POLE	Luminaires THIS GRID	Luminaires OTHER GRIDS
2	A1-A2	60'	-	60'	TLC-LED-900	3	3	0
				15.5'	TLC-BT-575	1	1	0
2	B1-B2	70'	-	70'	TLC-LED-1200	2	2	0
				70'	TLC-LED-1500	2	2	0
				15.5'	TLC-BT-575	1	1	0
4	Totals					18	18	0

*Above Grade level relative to the field



SCALE IN FEET 1 : 80

0' 80' 160'

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Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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ILLUMINATION SUMMARY

Lyons Township High School Softball

La Grange, IL, USA

Grid Summary

Name: Softball Spill @ 3ft.
Spacing: 20.0'
Height: 3.0' above grade

Illumination Summary

	Entire Grid
Scan Average	0.0239
Maximum	0.07
Minimum	0.00
CU	0.00
No. of Points	55

LUMINAIRE INFORMATION:
Applied Circuits: A
No. of Luminaires: 18
Total Load: 17.90 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

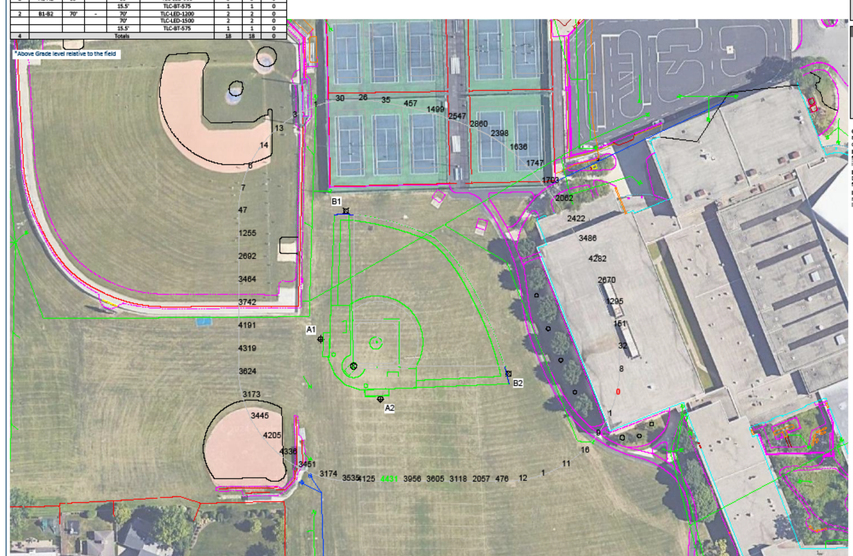
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 5% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

Pole QTY	Pole LOCATION	Pole SIZE	Pole GRADE ELEVATION	Pole ABOVE GRADE LEVEL	Luminaires LUMINAIRE TYPE	Luminaires QTY/POLE	Luminaires THIS GRID	Luminaires OTHER GRIDS
2	A1-A2	60'	-	60'	TLC-LED-900	3	3	0
				15.5'	TLC-BT-575	1	1	0
2	B1-B2	70'	-	70'	TLC-LED-1200	2	2	0
				70'	TLC-LED-1500	2	2	0
				15.5'	TLC-BT-575	1	1	0
4	Totals					18	18	0

*Above Grade level relative to the field



SCALE IN FEET 1 : 80

0' 80' 160'

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Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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ILLUMINATION SUMMARY

Lyons Township High School Softball

La Grange, IL, USA

Grid Summary

Name: Softball Spill @ 5ft.
Spacing: 30.0'
Height: 5.0' above grade

Illumination Summary

	Entire Grid
Scan Average	1852.0340
Maximum	4431.21
Minimum	0.00
CU	0.00
No. of Points	55

LUMINAIRE INFORMATION:
Applied Circuits: A
No. of Luminaires: 18
Total Load: 17.90 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 5% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
SOFTBALL STADIUM
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

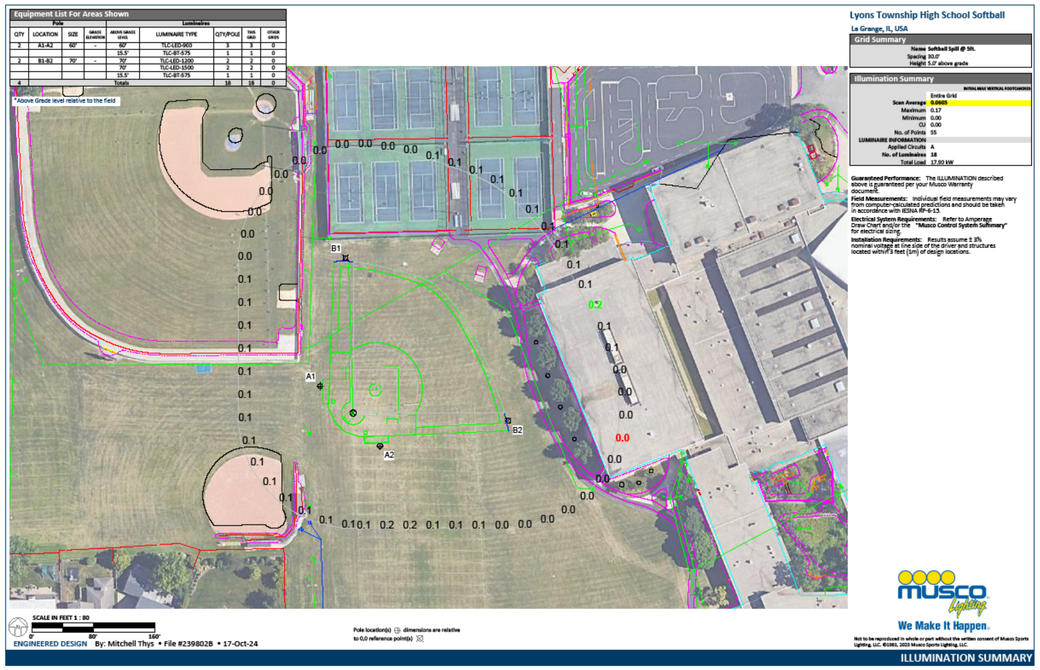
#WeAreLT

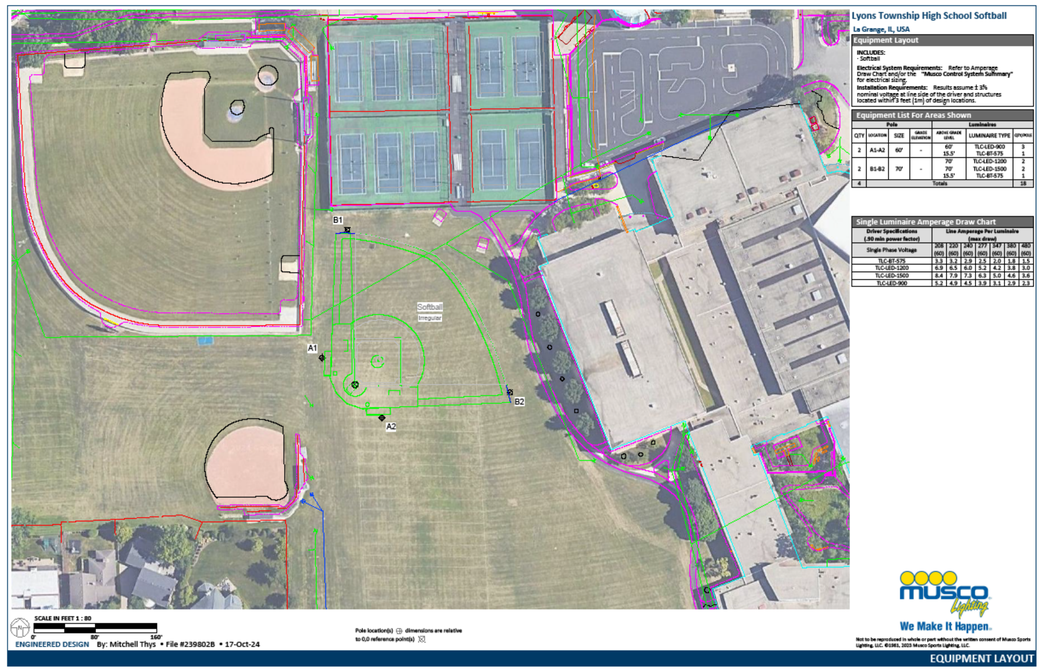
DATE:	DESCRIPTION:
01.10.2025	ISSUED FOR BID

PROJECT # 2024.055
DATE: 01/10/2025

SHEET TITLE:
PHOTOMETRICS

SHEET:
AS1.5





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LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
SOFTBALL STADIUM
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

#WeAreLT

DATE:	DESCRIPTION:
01.10.2025	ISSUED FOR BID

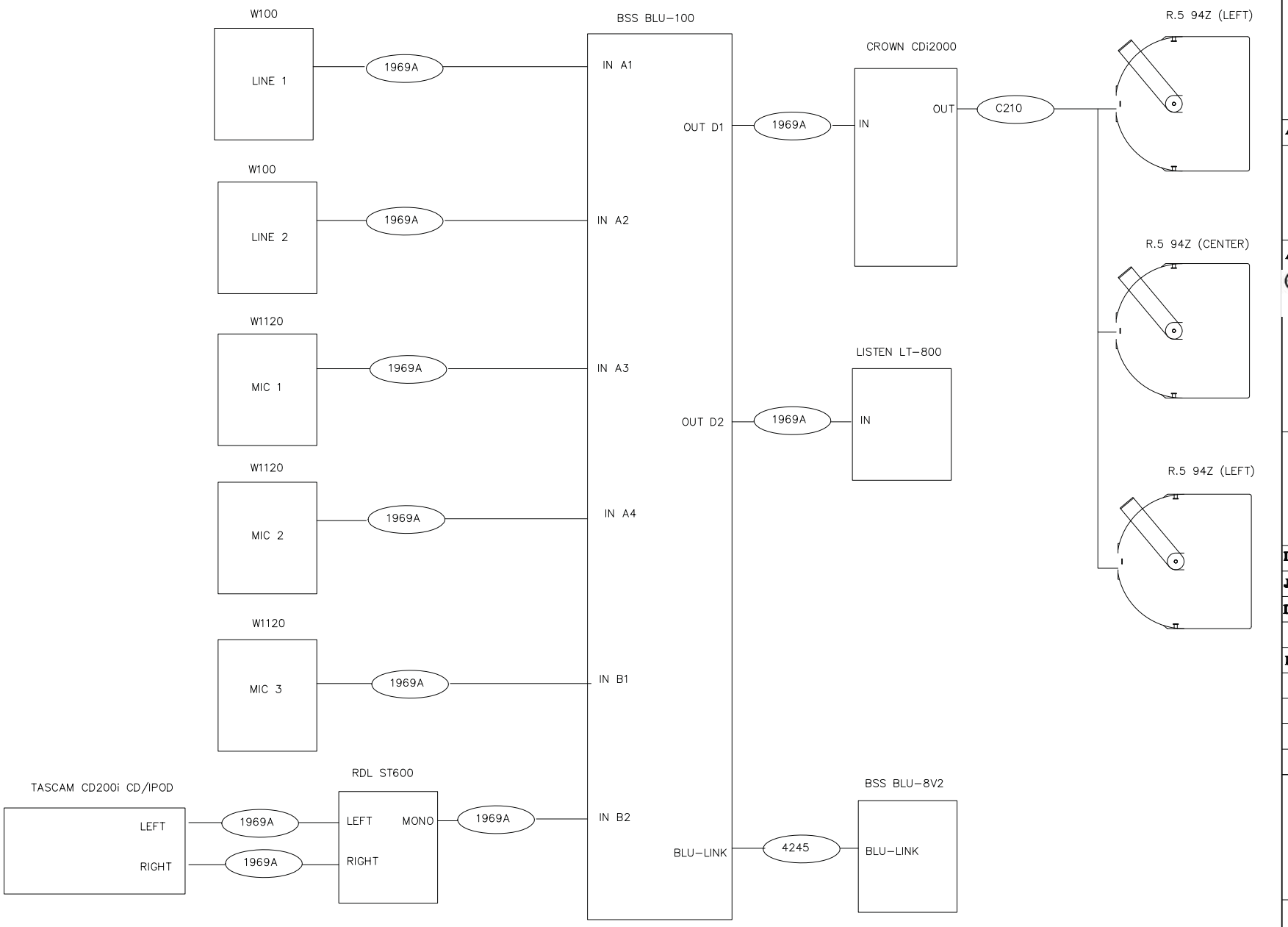
PROJECT # 2024.055
DATE: 01/10/2025
SHEET TITLE: PHOTOMETRICS
SHEET: AS1.6

PLUSoneAV

audio video lighting

Homewood Flossmoor- Softball Public Address System
EQUIPMENT LIST

QTY	MANUFACTURER	MODEL	DESCRIPTION
3	COMMUNITY	R.5 94Z/TZ	SPEAKER
3	COMMUNITY	PMB-1RR	POLE MOUNT
3	COMMUNITY	PMB-BAND	POLE BAND
1	TASCAM	CD200i	CD/IPOD PLAYER
1	CROWN	CDi2000	AMPLIFIER
1	BSS	BLU-100	DSP
1	BSS	BLU-8v2-BLK	DSP REMOTE
1	BSS	3RSU9010-1	RACK MOUNT
2	SHURE	522	MICRPHONE
2	SHURE	C25J	CABLE 25'
3	COVID	W1120-CA-S-SS	LINE PLATE
2	COVID	W100-CA-S-SS	MIC PLATE
1	MID. ATLANTIC	DWR-21-22PD	EQUIPMENT RACK
1	MID. ATLANTIC	FTA-3	FAN TOP
2	MID. ATLANTIC	BL-1	BLANK PANEL
1	MID. ATLANTIC	LOCK-KEY	KEY LOCK
1	LISTEN	LT-800-216	ALS TRANSMITTER
1	LISTEN	LA326	RACKMOUNT
1	LISTEN	LA124	90^ ANTENNA
5	LISTEN	LR-400-216	ALS RECEIVER
5	LISTEN	LA330	PORTABLE LANYARD
5	LISTEN	LA162	STEREO EARBUDS
5	LISTEN	LA163	REPLACEMENT CUSHIONS
5	LISTEN	LA166	NECK LOOP
1	LISTEN	LA325-01	CHARGING CASE
10	LISTEN	LA362	NIHM BATTERIES
1	FURMAN	P2400 IT	POWER CONDITIONER
1	FURMAN	PS-PRO-II	POWER SEQUENCER
LOT	WEST PENN	C210	SPEAKER WIRE
LOT	BELDEN	1696A	MIC/LINE WIRE
LOT	WEST PENN	4245	CAT 5 WIRE



NOTES

AV Consultant:

AV Contractor:

plus one audio + video

9318 W Gulfstream Rd.
Unit B.
Frankfort, IL. 60423

(815) 806-8881
f: (815) 806-8885
www.plusoneav.com

HOMEWOOD
FLOSSMOOR
Softball Press Box

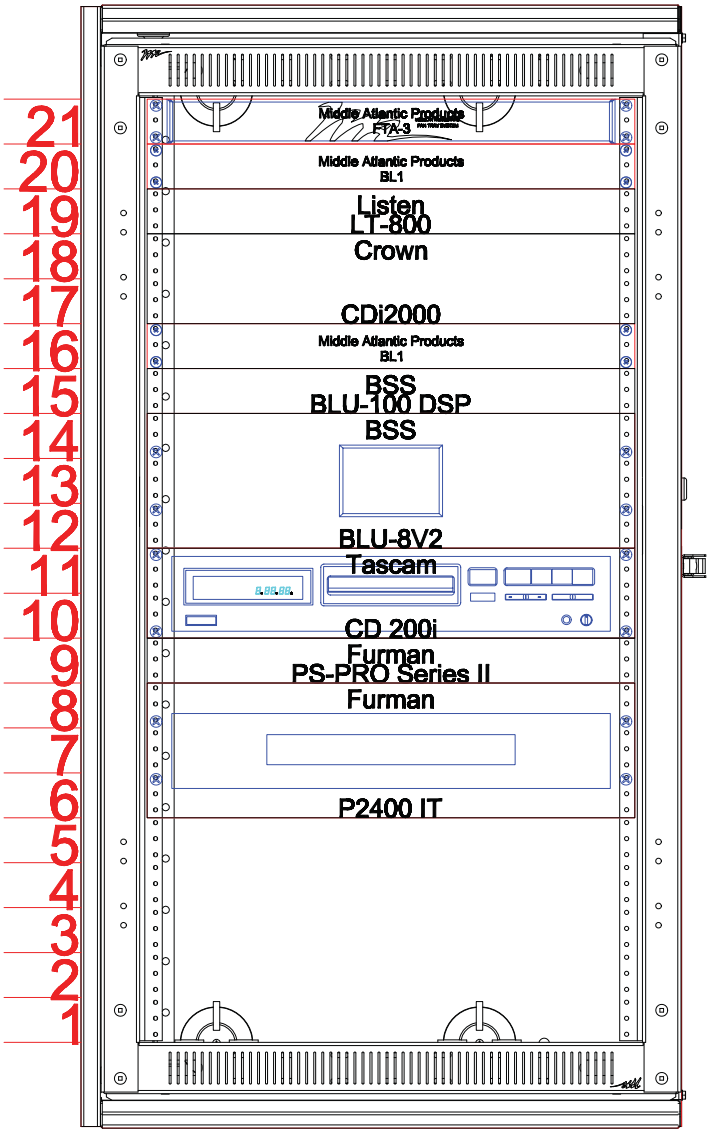
DATE:	**7/20/2013**
JOB #	**J1506**
DRAWN BY:	**KO**

REVISIONS

BY:	DATE:

AV SIGNAL FLOW 1

AV1.0



Middle Atlantic Products
DWR-21-22PD

NOTES

AV Consultant:

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plus one audio + video

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Frankfort, IL. 60423

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HOMEWOOD
FLOSSMOOR
Softball Press Box

DATE:	**7/20/2013**
JOB #	**J1506**
DRAWN BY:	**KO**

REVISIONS

BY:	DATE:

AV RACK

AV1.1

Detailed Specifications & Technical Data

ENGLISH MEASUREMENT VERSION

1696A Multi-Conductor - Single-Pair Cable



For more Information
please call

1-800-Belden1

General Description:

22 AWG stranded (7x30) TC conductors, Datalene® insulation, twisted pair with fillers, overall Beldfoil® + TC braid shield (90% coverage), 24 AWG drain wire, PVC jacket.

Physical Characteristics (Overall)

Conductor

AWG:

# Pairs	AWG	Stranding	Conductor Material	Dia. (in.)
1	22	7x30	TC - Tinned Copper	.030

Total Number of Conductors: 2

Insulation

Insulation Material:

Insulation Trade Name	Insulation Material	Dia. (in.)
Datalene®	FHDPE - Foam High Density Polyethylene	.082

Outer Shield

Outer Shield Material:

Layer #	Outer Shield Trade Name	Type	Outer Shield Material	Coverage (%)
1	Beldfoil® (Z-fold®)	Tape	Aluminum Foil-Polyester Tape	100
2		Braid	TC - Tinned Copper	90

Outer Shield Drain Wire AWG:

AWG	Stranding	Drain Wire Conductor Material
24	7x32	TC - Tinned Copper

Outer Jacket

Outer Jacket Material:

Outer Jacket Material
PVC - Polyvinyl Chloride

Overall Cable

Overall Nominal Diameter: 0.235 in.

Pair

Pair Color Code Chart:

Number	Color
1	Light Blue & White

Mechanical Characteristics (Overall)

Operating Temperature Range:	-30°C To +60°C
Non-UL Temperature Rating:	60°C
Bulk Cable Weight:	30 lbs/1000 ft.
Max. Recommended Pulling Tension:	56 lbs.
Min. Bend Radius/Minor Axis:	2.500 in.

Applicable Specifications and Agency Compliance (Overall)

Applicable Standards & Environmental Programs

EU Directive 2011/65/EU (ROHS II):	Yes
EU CE Mark:	Yes
EU Directive 2000/53/EC (ELV):	Yes
EU Directive 2002/95/EC (RoHS):	Yes
EU RoHS Compliance Date (mm/dd/yyyy):	01/01/2004
EU Directive 2002/96/EC (WEEE):	Yes
EU Directive 2003/11/EC (BFR):	Yes
CA Prop 65 (CJ for Wire & Cable):	Yes
MII Order #39 (China RoHS):	Yes
Other Specification:	AES/EBU

Plenum/Non-Plenum

Plenum (Y/N):	No

Electrical Characteristics (Overall)

Nom. Characteristic Impedance:

Impedance (Ohm)
110

Nom. Inductance:

Inductance (µH/ft)
.18

Nom. Capacitance Conductor to Conductor:

Capacitance (pF/ft)
13.0

Nom. Capacitance Cond. to Other Conductor & Shield:

Capacitance (pF/ft)
26

Nominal Velocity of Propagation:

VP (%)
76

Nominal Delay:

Delay (ns/ft)
1.3

Nom. Conductor DC Resistance:

DCR @ 20°C (Ohm/1000 ft)
17.8

Nominal Outer Shield DC Resistance:

DCR @ 20°C (Ohm/1000 ft)
5.89

Nom. Attenuation:

Freq. (MHz)	Attenuation (dB/100 ft.)
.384	.58
.7056	.69
.768	.7
1.024	.76
1.4112	.82
1.536	.84
2.048	.88
2.8224	.93
3.072	.95
4.096	1.09
5.6448	1.32
6.144	1.37

8.192	1.48
11.2896	1.74
12.288	1.77
24.576	2.41

Max. Operating Voltage - Non-UL:

Voltage
300 V RMS

Max. Recommended Current:

Current
3.8 Amps per conductor @ 25°C

Put Ups and Colors:

Item #	Putup	Ship Weight	Color	Notes	Item Desc
1696A B59U1000	1,000 FT	32.000 LB	BLACK, MATTE		2 #22 FHDPE SHLD PVC
1696A B591000	1,000 FT	33.000 LB	BLACK, MATTE	C	2 #22 FHDPE SHLD PVC
1696A B59250	250 FT	8.250 LB	BLACK, MATTE		2 #22 FHDPE SHLD PVC
1696A B59500	500 FT	16.500 LB	BLACK, MATTE		2 #22 FHDPE SHLD PVC

Notes:
C = CRATE REEL PUT-UP.

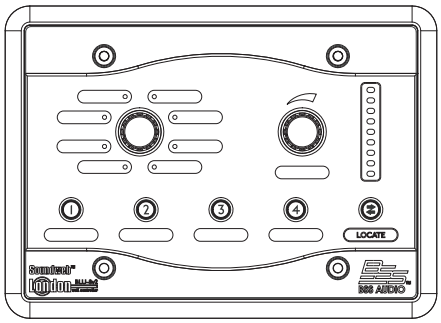
Revision Number: 2 Revision Date: 10-18-2012

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Belden declares this product to be in compliance with EU LVD (Low Voltage Directive 73/23/EEC), as amended by directive 93/68/EEC.

Soundweb™ London
BLU-8v2



OVERVIEW:

The Soundweb London BLU-8v2 Wall Controller offers Ethernet connectivity, direct or PoE powering, multiple modes of operation, simple control and visual feedback, a sleep feature and a lockout feature.

The BLU-8v2 shares the same feature set and appearance as the original BLU-8 but benefits from a significant hardware upgrade. Under the surface, the BLU-8v2 has much in common with the rack-mount Soundweb London devices and this revised hardware design offers considerable enhancement to networking functionality.

The BLU-8v2 features two rotary encoders, one nine-segment meter and five push-buttons. The device can be configured to work in one of three modes of operation:

- Single Mode (One Page)
- Button Mode (Four Pages)
- Encoder Mode (Eight Pages)

RGB LEDs on the BLU-8v2 allow unique colors to be assigned to differed zones, giving visual feedback and a high level of user confidence in adjustments made to remote zones.

The nine-segment meter is fully customizable through HiQnet London Architect and any valid pattern of LEDs can be displayed. The meter normally shows the program level of the currently selected zone but takes on temporary representation of the gain level as soon as an adjustment is made.

The BLU-8v2 can be programmed to enter a 'Sleep' state after a predetermined delay time. In this state, all LEDs are extinguished apart from the dimly glowing Locate Button. When a control adjustment is made, the device will once again display full visual feedback for the currently selected zone.

A lockout feature can be implemented for BLU-8v2 controllers situated in public areas. In order to make adjustments to the controller, the operator must first enter a pre-configured 4-digit PIN. This lockout feature can be combined with the sleep feature, allowing the device to automatically enter the locked out state upon entering the sleep state.

The BLU-8v2 is available in white or black as two different versions: BLU-8V2-WHT and BLU-8V2-BLK respectively. Custom metal faceplates and overlays are also available from third party vendors.

The BLU-8v2 and the other members of the Soundweb London family provide the building blocks of the perfectly tailored system solution.

KEY FEATURES:

- Ethernet Connectivity
- 12-48V DC or PoE Powering
- Multiple Modes of Operation
- Simple Control and Visual Feedback
- Available in: White (BLU-8V2-WHT) and Black (BLU-8V2-BLK)
- Customizable LED Coloring
- Dual Function and Customizable Meter
- Sleep Feature
- Lockout Feature

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BLU-8v2 Programmable Zone Controller

TECHNICAL SPECIFICATIONS:

Control Network:	
Connectors:	RJ45 Ethernet connector
Maximum Cable Length:	100m/300ft on Category 5 cable
Power and Dimensions:	
Power Connector:	2-way Screw Terminal
Power Consumption:	300mA max at 12V
Operating Temperature Range:	0 (32) to 40 (104) degrees C (degrees F)
Dimensions (H x W x D):	4.8" x 6.69" x 1.99" (122.96mm x 169.96mm x 50.52mm)

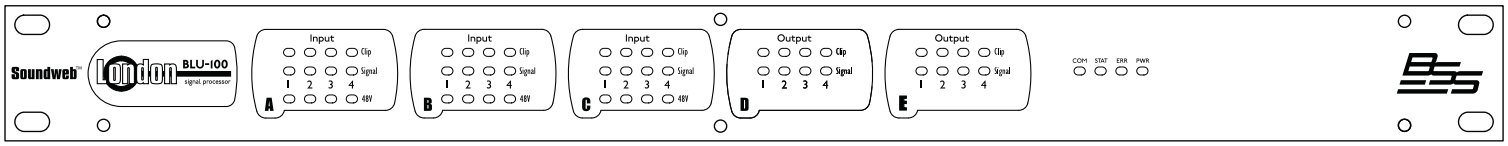
The table below shows the function of the controls within each of the three modes when using the device as a zone controller.

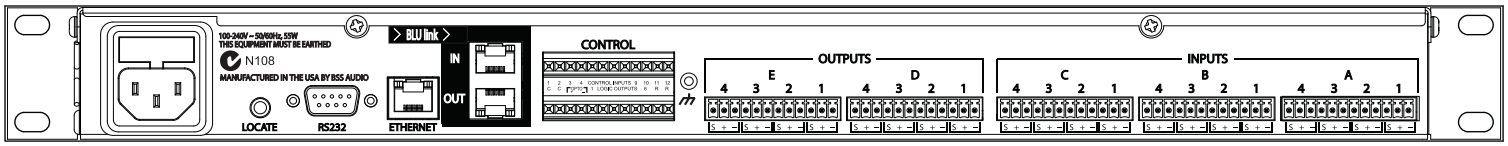
Mode	Zones	Left Encoder	Right Encoder	Buttons 1-4	Meter
Single	One	Source Selection	Level	Presets or parameters	Program / Level
Button	Four	Source / Preset Selection	Level (per zone)	Zone Selection	Program / Level (per zone)
Encoder	Eight	Zone Selection	Level (per zone)	Source / Preset (per zone)	Program / Level (per zone)

PN: 18-0577

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Soundweb™ London
BLU-100





OVERVIEW:

The Soundweb London BLU-100 offers a fixed configuration of 12 inputs and 8 outputs, configurable signal processing and a high bandwidth, fault tolerant digital audio bus.

The BLU-100 has open architecture which is fully configurable through HiQnet™ London Architect. A rich palette of processing and logic objects and a “drag and drop” method of configuration provide a simple and familiar design environment.

This processor features a low latency, fault tolerant digital audio bus of 48 channels which uses standard Category 5e cabling giving a distance of 100m between compatible devices. Fiber media converters can be used to increase the distance between devices to over 40km.

The BLU-100 is compatible with the entire Soundweb London family and its 48 channel digital audio bus represents channels 1-48 of the larger 256 channel digital audio bus when integrated with the BLU-800, BLU-320, BLU-160, BLU-120 and BLU-BOB devices.

Analog Inputs provide software configurable gain in 6dB steps up to +48dB per channel and software selectable Phantom Power per channel.

Phantom Power, Signal Present and Clip information per channel is easily accessible, without the requirement for a PC, from clear front panel LED indication. A bi-directional locate function allows devices to be identified both from and within HiQnet London Architect.

12 Control Inputs and 6 Logic Outputs allow the BLU-100 to be integrated with GPIO compatible devices. The Soundweb London Interface Kit, comprehensive documentation which details how Soundweb London systems can be integrated with third party control systems, is included within the installation of HiQnet London Architect.

The BLU-100 and the other members of the Soundweb London family provide the building blocks of the perfectly tailored system solution.

KEY FEATURES:

- 12 Analog Inputs (with 48v Phantom Power per Channel)
- 8 Analog Outputs
- Configurable Signal Processing
- Rich Palette of Processing and Logic Objects
- 48 Channel, Low Latency, Fault Tolerant Digital Audio Bus
- Clear Front Panel LED Indication
- Bi-Directional Locate Functionality
- 12 Control Inputs and 6 Logic Outputs for GPIO Integration
- Soundweb London Interface Kit for Third Party Control System Integration (Documentation)
- HiQnet Device
- Configuration, Control and Monitoring from HiQnet London Architect

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Soundweb™ London BLU-100

TECHNICAL SPECIFICATIONS:

Front Panel Led Indicators:	
Per Input:	Signal Present, CLIP, 48V (Input only)
Other:	COM, STAT, ERR, PWR
Analog Inputs:	12 electronically balanced on Phoenix Combicon removable screw connectors
Mic/Line Inputs:	Nominal gain 0dB, electronically switchable up to +48dB,in +6dB steps
Input Impedance:	3.5kΩ
Maximum Input Level:	+20dBu with 0dB input gain,+8dBu with 12dB gain
CMRR:	>75dB at 1KHz
Input Noise (E.I.N.):	<-128dBu typical with 150Ω source
Phantom Power:	48V nominal, selectable per input
A/D Latency:	37/Fs [0.77ms@48k]
Analog Outputs:	8 electronically balanced on Phoenix/Combicon removable screw connectors
Maximum Output Level:	+19dBu
Frequency Response:	20Hz-20KHz (+0.5dB/-1dB)
THD:	<0.01% 20Hz to 20KHz, +10dBu output
Dynamic Range:	108dB typical, 22Hz-22KHz unweighted
Crosstalk:	<-75dB
Output Impedance:	40Ω balanced and 20Ω unbalanced
D/A Latency:	29/Fs [0.60ms@48k]
Control Ports:	12 inputs and 6 outputs
Control Input Voltage:	0 to 4.5v
Control Input Impedance:	4.7kΩ to +5V (2-wire mode), >1MΩ (3-wire mode)
Logic Output Voltage:	0 or +5V unloaded
Logic Output Impedance:	440Ω
Logic Output Current:	10mA source, 60mA sink
Watchdog Output:	Phoenix/Combicon connector for failsafe control
Opto Output Current:	14mA maximum
Withstanding Voltage:	80V maximum (Off)
Series Impedance:	220Ω (isolated)
Control Network:	
Connectors:	RJ45 Ethernet connector
Maximum Cable Length:	100m/300ft on Category 5 cable between device and Ethernet switch
BLU link:	
Connectors:	2 x RJ45 Ethernet connectors
Maximum Cable Length:	100m/300ft on Category 5e cable between devices
Max. Number of Nodes:	60
Latency:	11/Fs [0.23ms@48k]
Pass Through Latency:	4/Fs [0.08ms@48k]
Power and Dimensions:	
Mains Voltage:	100-240V AC, 50/60Hz
Power Consumption:	<55VA
BTU Rating:	<188 BTU/hr
Operating Temp. Range:	5 (41) to 35 (95) degrees C (degrees F)
Dims: (H(U) x W x D):	1.75" (1U) x 19" x 9.0" (45mm x 483mm x 229mm)
Weight:	6.4 lbs / 2.9 kg

BSS Audio incorporates high quality mechanical fans in some products. All mechanical fans have a limited life expectancy. We recommend annual inspection of fans for dust occlusion and excessive noise. Fan assemblies should be replaced after six to ten years of use. Environmental factors such as elevated temperature, dust, and smoke can adversely affect fan life. Systems exposed to these conditions should be inspected more frequently. Fan replacement can be performed either at the factory or by an experienced technician in the field. Please contact BSS Technical Support for more information on purchasing replacement parts or product service.

BSS Audio has a policy of continued product improvement and accordingly reserves the right to change features and specifications without prior notice.

18-0717

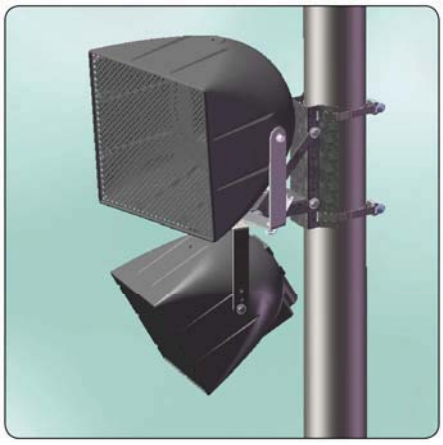
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PMB Series

Pole Mount Bracket Kits



PMB-1RR Pole Mount Bracket



PMB-2RR Pole Mount Bracket



PMB-2RR Pole Mount Bracket

Community offers the **PMB Series** Pole Mount Bracket Kits for mounting small R-Series and small WET Series loudspeakers to poles and columns. These brackets were designed for use with R.25 and R.5 loudspeakers, but can also be used with Community's RMG-200A, W2-218, W2-228, W2-2V8* and W2-2W8 loudspeaker models. The **PMB-1RR** bracket is intended for use with a single loudspeaker with vertical downtilt capability, while the **PMB-2RR** bracket can be used to mount up to two loudspeakers in a "top-bottom" configuration with left-to-right panning and vertical downtilt.

The bolt-together mounting kit assembly attaches to a pole or column 6 inches (152 mm) or greater in diameter by using clamps and ¾-inch stainless steel banding. Clamps and assembly hardware are included in the mounting kits, with banding sold separately. A U-shaped mounting yoke is already included with the small R-Series and WET Series loudspeakers.

For each PMB-1RR and PMB-2RR Pole Mount Bracket attached to a pole or column, two stainless steel bands must be used. Community offers part number **PMB-BAND** for use with the PMB Series mounting kits, which includes 92 inches (2337 mm) of banding, or enough to provide two bands for a 10.75-inch or smaller diameter pole. Therefore, for poles between 6 inches and 10.75 inches in diameter, use one PMB-BAND per bracket. For poles between 10.75 inches (273 mm) and 25.25 inches (641 mm) in diameter, use two PMB-BAND per bracket**. For installations with multiple pole mount requirements or with poles greater than 25.25 inches (641 mm) in diameter, Community also offers part number **BAND100FT** which includes 100 feet (30.5 m) of stainless steel banding.

In pole mount installations, mounted objects should be secured to the mounting structure with safety cables. When using either the PMB-1RR or PMB-2RR bracket, an additional PMB-1RR bracket can also be mounted above the loudspeaker and bracket assembly, to be utilized as a safety cable attachment point. The PMB-1RR and PMB-2RR brackets include safety cable clips for R.25 and R.5 loudspeakers when used for this purpose. Cable clips for RMG-200A and small WET loudspeakers must be devised by the installer. Safety hardware, cabling, shackles and fittings must also be supplied by the installer to meet the needs of the installation.

All parts in the PMB mounting kits are constructed of weather-resistant stainless steel, aluminum or steel with a hot-dipped galvanized finish. The PMB-1RR and PMB-2RR Pole Mount Bracket Kits are suitable for outdoor use and non-corrosive atmosphere indoor applications.

SPECIFICATIONS:

Material (Pole Bracket and Clamp Bolt):	Hot-dipped galvanized steel
Material (Fasteners):	Stainless steel
Material (Clamp):	Aluminum
PMB-1RR Working Load:	50 lbs (22.7 kg)
PMB-2RR Working Load:	100 lbs (45.4 kg)
Design Factor:	10:1 ratio (static vertical load)

Part No.	Description
PMB-1RR	Pole mount bracket, single loudspeaker, vertical downtilt to 90 degrees
PMB-2RR	Pole mount bracket, single or dual loudspeakers, vertical downtilt and left-to-right panning (see reverse side for downtilt and panning angles)
PMB-BAND	Stainless steel banding, 92 inches (2337 mm)
BAND100FT	Stainless steel banding, 100 feet (30.5 m)

**Model W2-2V8 is designed for outdoor underbalcony use and is not intended for direct weather exposure.*

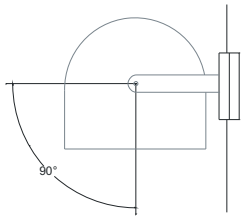
***When measuring the diameter of the pole, be sure to measure at the position where the pole mount bracket will be attached. Many poles taper with height.*

PMB Series

Pole Mount Bracket Kits

PMB-1RR

SIDE VIEW
Vertical downtilt capability of all loudspeakers is 90°

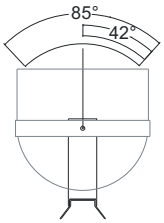


R.5, R.25, RMG-200A, W2-218, W2-228, W2-2V8, W2-2W8

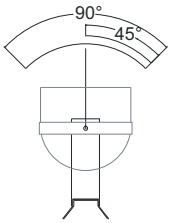
LOUDSPEAKER DOWNTILT AND PAN CLEARANCE

PMB-2RR

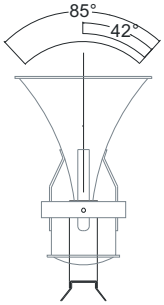
TOP VIEW
Left-to-right panning capability of single loudspeaker



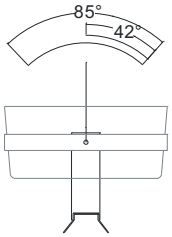
R.5



R.25

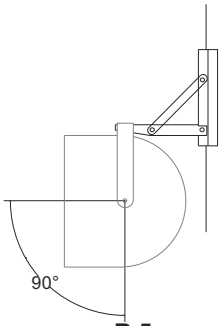


RMG-200A

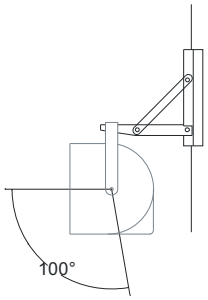


W2-218,W2-228, W2-2V8,W2-2W8

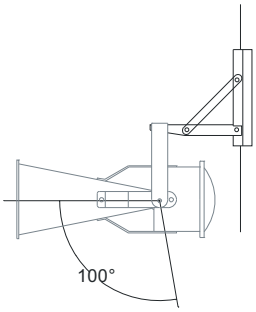
SIDE VIEW
Downward tilt capability of single loudspeaker



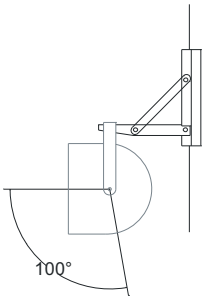
R.5



R.25

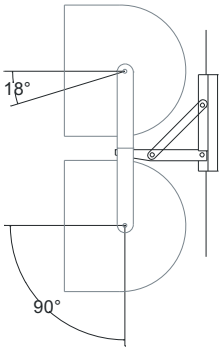


RMG-200A

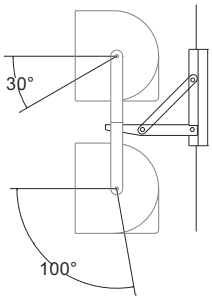


W2-218,W2-228, W2-2V8,W2-2W8

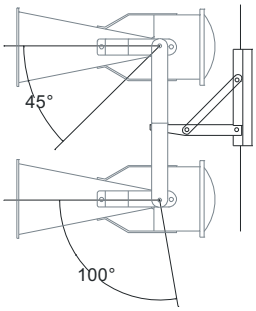
SIDE VIEW
Downward tilt capability of dual loudspeakers



R.5

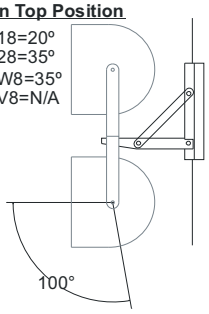


R.25



RMG-200A

WET in Top Position
W2-218=20°
W2-228=35°
W2-2W8=35°
W2-2V8=N/A



W2-218,W2-228, W2-2V8,W2-2W8

IMPORTANT NOTE: When two loudspeakers are mounted on a PMB-2RR in top-bottom configuration and are panned to the left and/or right at different pan angles, the vertical downtilt of the top loudspeaker may be limited by interference from the position of the U-shaped mounting yoke of the lower loudspeaker.

Installation of loudspeakers should be performed only by trained and qualified personnel. It is strongly recommended that a licensed professional structural engineer approve the mounting design.

Community
Application Solutions

R.5-94Z

2-WAY HORN LOADED WEATHER-RESISTANT FULL-RANGE LOUDSPEAKER

SPECIFICATIONS

Loudspeaker Type:	2-way, horn loaded coaxial, weather-resistant
Operating Range:	85 Hz to 16 kHz 125 Hz to 10 kHz (±4 dB)
Max Input Ratings:	200W continuous, 500W program 40 volts RMS, 89 volts momentary peak
Recommended Power Amplifier:	420W to 600W @ 8 ohms
Sensitivity (1W/1m):	101 dB SPL (125 Hz to 10 kHz 1/3 octave bands) 102 dB SPL (250 Hz to 4 kHz speech range)
Maximum Output:	124 dB SPL / 131 dB SPL (peak)
Nominal Impedance:	8 ohms
Minimum Impedance:	4.2 ohms @ 9.7 kHz
Nominal –6dB Beamwidth:	90° H (+1° / -46°, 1.6 kHz to 12.5 kHz) 40° V (+16° / +1°, 1.6 kHz to 12.5 kHz)
Axial Q / DI:	18.1 / 12.6, 1.6 kHz to 10 kHz
Crossover Frequency:	2 kHz
Recommended Signal Processing:	90 Hz high pass filter
Drivers:	LF (1) 12” Ferrofluid-cooled HF (1) 1” exit, titanium free, Ferrofluid-cooled
Driver Protection:	DYNA-TECH
Input Connection:	12 foot (4 m) SJOW #16 gauge
Controls:	None
Enclosure:	Rotomolded LLDPE, light grey
Mounting/Rigging Provisions:	(5) 3/8-16 rigging points
Grille:	3-layer WeatherStop™, light grey (Zinc-rich epoxy dual-layer powder coated perforated steel grille, foam, woven poly mesh)
Environmental Performance:	IEC529 IP55W rating with a minimum 5-degree downward aiming angle
Required Accessories:	24 dB/Oct high pass filter
Supplied Accessories:	(1) Yoke bracket, light grey (1) Aiming strap
Optional Accessories:	PMB Series pole mount brackets
Dimensions—Height: **Width:** **Depth:**	16 inches (406.4 mm) 16 inches (406.4 mm) 15.94 inches (404.88 mm)
Weight:	35 lbs (15.9 kg)
Shipping Weight:	40 lbs (18.14 kg)

NOTES:
1. Sensitivity: Free field pink noise measurement at 40 ft (12.2 m) at 60% power; extrapolated to 1 meter and an input of 2.83 volts RMS.
2. Watts: All wattage figures are calculated using the rated nominal impedance.



APPLICATIONS

- Fill speaker for stadia, athletic fields, arenas and race tracks
- Convention centers
- Outdoor background music / paging systems
- Theme and amusement parks
- Fairgrounds, rodeos, air shows
- Malls, cruise ships, skating rinks
- Swimming pools
- Portable sound systems

FEATURES

- Weather-resistant, rotomolded UV enclosure
- Weather-treated drivers and crossovers
- Corrosion-resistant zinc-rich epoxy dual-layer powder coated steel grille and yoke
- Pattern control down to 630 Hz
- High efficiency
- Integral mounting points
- High power passive crossover
- DYNA-TECH protection circuitry

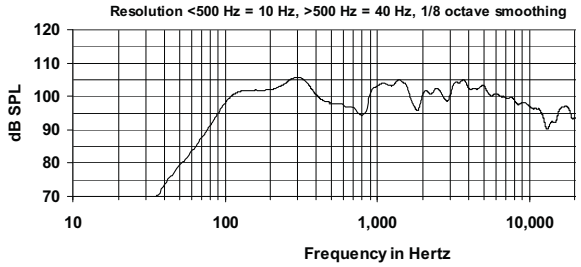
DESCRIPTION

The R.5-94Z two-way, full-range loudspeaker system is engineered to provide quality full-range sound projection in a variety of outdoor and indoor applications. Its wide range, smooth frequency response and high efficiency ensure both high fidelity music reproduction and superb projection of clear intelligible speech with very low distortion. Five-year limited product warranty; fifteen-year enclosure warranty.

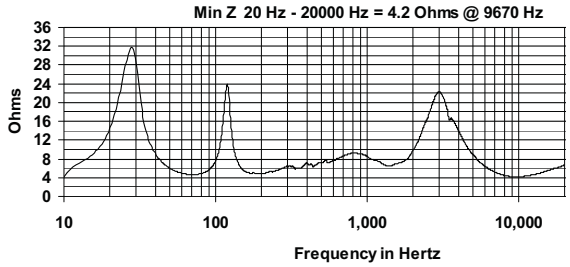
R.5-94Z

2-WAY HORN LOADED WEATHER-RESISTANT FULL-RANGE LOUDSPEAKER

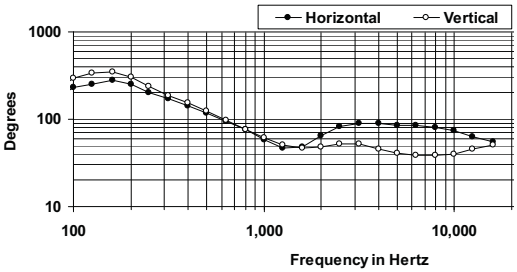
FREQUENCY RESPONSE



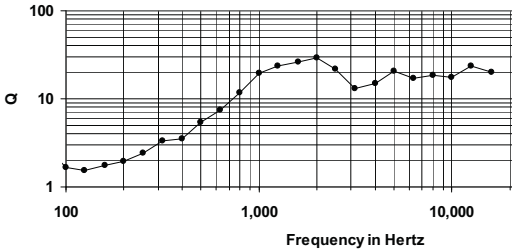
IMPEDANCE



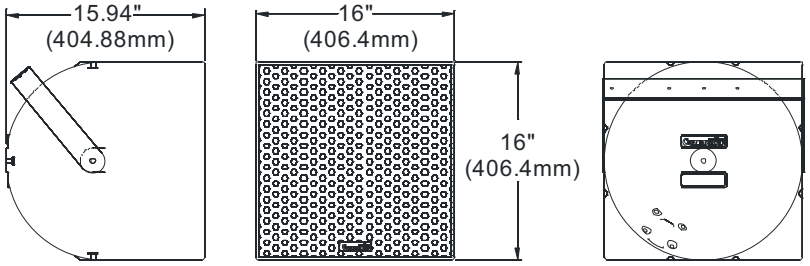
BEAMWIDTH



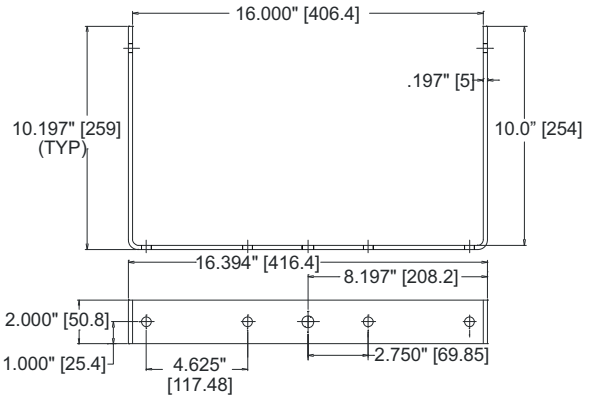
AXIAL Q



DIMENSIONS



R.5 YOKE



ARCHITECTURAL SPECIFICATIONS

The loudspeaker system shall be a horn-loaded, two-way, coaxial design consisting of one 12" Ferrofluid-cooled driver and one 1" exit, titanium free, Ferrofluid-cooled compression driver mounted on a horn inside the cabinet. The drivers shall be connected to a passive crossover network with a crossover frequency at 2 kHz with driver protection using DYNA-TECH protection circuitry. The cabinet shall be a rotomolded linear low density polyethylene enclosure providing weather and UV resistance with a three-layer weather resistant grille. The steel grille shall be powder coated with a proprietary zinc-rich epoxy dual-layer powder coating process in light grey to color match the enclosure. The system shall have an IEC529 IP rating of IP55W with a minimum 5-degree downward aiming angle. The input connection shall be one 12' (4m) SJOW #16 gauge cable with stripped ends. The enclosure shall incorporate five 3/8-16 rigging points for multiple mounting options. In addition, the loudspeaker will be supplied with one zinc-rich epoxy dual-layer powder coated steel yoke bracket. The loudspeaker system shall have an amplitude response of 85 Hz to 16 kHz (+/- 4 dB), an input capacity of 40V RMS, 102 dB SPL sensitivity @ 2.83V / 1 meter between 250 Hz to 4 kHz at a nominal 8 ohm impedance. The nominal dispersion shall be 90º x 40º over a frequency range of 1.6 kHz to 12.5 kHz. The dimensions of the enclosure are defined as 16" x 16" x 16" (HWD) at a weight of 35 lbs.

Community strives to improve its products on a continual basis. Specifications are therefore subject to change without notice.

CDi Series



The CDi Series of Crown® amplifiers are professional tools designed and built for installed sound applications. The series includes four models which are identical except for output power: CDi 1000, CDi 2000, CDi 4000 and CDi 6000. All are rugged and lightweight, and offer unmatched value in their class.

CDi-Series amplifiers feature an intuitive front-panel LCD screen to guide installers through their configurations. CDi amplifiers also offer onboard DSP for loudspeaker signal processing. Other features include a switch-mode universal power supply, useful function indicators, proportional-speed fan-assisted cooling, removable Phoenix-style inputs, barrier strip outputs for low-Z or 70V/100V/140V loads, short-circuit protection and more.

Your investment in a CDi-Series amplifier is backed by Crown's Three-Year, No-Fault, Fully Transferable Warranty.

For more details about the Crown CDi Series, contact the Crown Technical Support Group at 800-342-6939 or 574-294-8200. Also, visit the Crown Audio website at www.crownaudio.com.

Features

- Accurate, uncolored sound with very low distortion for the best in music and voice reproduction
- Extremely versatile; rated for 2, 4, 8 ohm loads and 70V/100V and 140V outputs
- Advanced protection circuitry guards against: shorted outputs, open circuits, DC, mismatched loads, general overheating, high-frequency overloads and internal faults
- Intuitive front-panel LCD screen for quick, easy configuration
- Switch-mode universal power supply
- Onboard digital signal processing includes crossovers, EQ filters, delay, and output limiting
- All products fill 2U rack spaces and weigh under 19 pounds
- Barrier strip outputs for low-Z or 70V/100V/140V loads, removable Phoenix-style inputs
- Three-Year, No-Fault, Fully Transferable Warranty completely protects your investment and guarantees its specifications

Specifications

Output Power: See power charts below.

Voltage Gain at 1kHz:

CDi 1000: 30.5 dB
CDi 2000: 32.9 dB
CDi 4000: 34.2 dB
CDi 6000: 37.1 dB

Frequency Response: +0/–1 dB from 20 Hz to 20 kHz at 1 watt into 4 ohms.

CDi 1000	1 kHz Power
2 ohm Dual (per channel)	700W*
4 ohm Dual (per channel)	500W
8 ohm Dual (per channel)	275W
4 ohm Bridge-Mono	1,400W*
70V Dual (per channel)	500W
100V** Dual (per channel)	500W
140V Bridge-Mono	1,000W

With 0.5% THD.
**100Vp *With 1% THD.

CDi 2000	1 kHz Power
2 ohm Dual (per channel)	1,000W*
4 ohm Dual (per channel)	800W
8 ohm Dual (per channel)	475W
4 ohm Bridge-Mono	2,000W*
70V Dual (per channel)	800W
100V** Dual (per channel)	800W
140V Bridge-Mono	1,600W

With 0.5% THD.
**100Vp *With 1% THD.

CDi 4000	1 kHz Power
2 ohm Dual (per channel)	1,600W*
4 ohm Dual (per channel)	1,200W
8 ohm Dual (per channel)	650W
4 ohm Bridge-Mono	3,200W*
70V Dual (per channel)	1,000W
100V** Dual (per channel)	1,000W
140V Bridge-Mono	2,000W

With 0.5% THD.
**100Vp *With 1% THD.

CDi 6000	1 kHz Power
2 ohm Dual (per channel)	3,000W*
4 ohm Dual (per channel)	2,100W
8 ohm Dual (per channel)	1,200W
4 ohm Bridge-Mono	6,000W*
70V Dual (per channel)	2,500W
100V** Dual (per channel)	2,500W
140V Bridge-Mono	5,000W

With 0.5% THD.
**100Vp *With 1% THD.

Load Impedance: Safe with all types of loads. Rated for 2 to 8 ohms in Stereo mode, 4 to 16 ohms in Bridge-Mono mode. CDi 1000 A1 (100V version) is rated for 4 to 8 ohms in Stereo mode, 8 to 16 ohms in Bridge-Mono mode.

Sensitivity:

At 8 ohm rated output:
CDi 1000: 1.4V
CDi 2000: 1.4V
CDi 4000: 1.4V
CDi 6000: 1.4V

At 4 ohm rated output:
CDi 1000: 1.3V
CDi 2000: 1.2V
CDi 4000: 1.3V
CDi 6000: 1.3V

At 2 ohm rated output:
CDi 1000: 1.1V
CDi 2000: 1.0V
CDi 4000: 1.0V
CDi 6000: 1.1V

Signal to Noise Ratio (below rated 8-ohm power at 1 kHz): CDi 1K, 2K, 4K: 100 dB (A weighted). CDi 6K: 103 dB (A weighted).

Damping Factor: Better than 500 from 20 Hz to 400 Hz.

Crosstalk: > 70 dB below rated power, 20 Hz to 1 kHz, A-weighted.

Input Stage: Input is electronically balanced and employs precision 1% resistors.

Input Impedance (nominal): 20 k ohms, balanced; 10 k ohms, unbalanced.

AC Line Voltage and Frequency Configurations Available: 100V, 120V, 220-240V, 50/60 Hz.

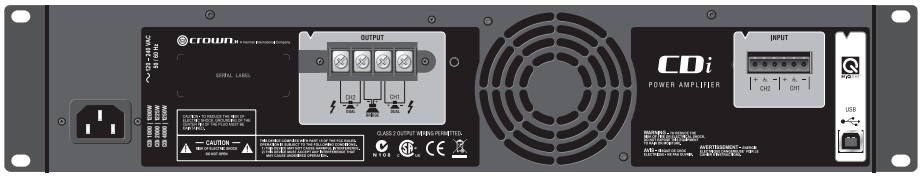
AC Line Current (120VAC amplifier playing 1/8 power pink noise into 4 ohms per ch)**:**
CDi 1000: 6.8A, CDi 2000: 8.3A, CDi 4000: 10.5A; at idle draws no more than 38 watts.

CDi 6000: 15.3A; at idle draws no more than 180 watts.

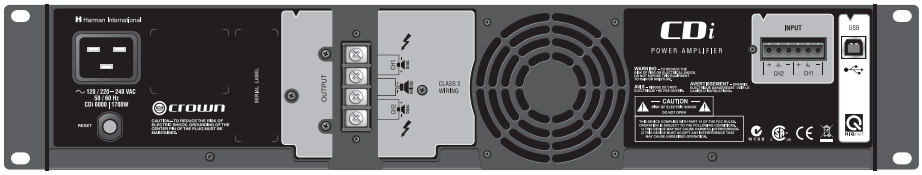
INSTALLED

CINEMA

CDi Series



CDi 1000, 2000, 4000 back panel



CDi 6000 back panel

Maximum Input Signal: +22 dBu typical.

Operating Temperature: 0° C to 40° C at 95% relative humidity (non-condensing).

DSP Section

Input EQ: 6 parametric filters per channel with adjustable Q, ±15 dB boost/cut. Also adjustable high and low shelving filters. This 8-filter EQ section can be bypassed.

Crossover Filters: Highpass and lowpass per channel. Butterworth 6/12/18/24 dB per octave, Linkwitz-Riley 24/48 dB per octave. Also includes ±15 dB bandpass gain and polarity control.

Output EQ: 8 parametric filters per channel with adjustable Q, ±15 dB boost/cut. This 8-filter EQ section can NOT be bypassed. Filters are enabled individually.

Output Limiter: Prevents clipping and protects loudspeakers. Choice of –3, –6, or –12 dB threshold per channel.

Delay: Up to 50 msec total delay per channel.

Presets: 20 presets. One is "DSP OFF." Fifteen are factory-set for JBL Cinema systems. Four are user-definable.

Front Panel Controls and Indicators

Level: Detented rotary level control, one per channel.

Power Switch: On/off switch applies AC power to the amplifier.

Sel/Prev/Next Buttons: Three buttons near the LCD screen are used to access menu items and front panel lockout.

LCD Screen: Backlit liquid crystal display shows speaker presets and signal processing.

Signal Indicator: Green LED, one per channel, illuminates when a very low-level signal is present at input.

–10 Indicator: Green LED flashes when output signal exceeds –10 dB below clip.

–20 Indicator: Green LED flashes when output signal level exceeds –20 dB below clip.

Ready Indicator: Green LED, one per channel, illuminates when the amplifier is ready to produce audio.

Clip Indicator: Red LED, one per channel, turns on at the threshold of audible distortion.

Temp Indicator: Red LED, one per channel, illuminates under excessive temperature conditions.

Power Indicator: Blue LED illuminates when the amplifier has been turned on and has power.

Rear Panel Controls and Connectors

AC Line Connector:
CDi 1K, 2K, 4K: NEMA 5-15P (15A).
CDi 6000: NEMA 6-10P (20A)
IEC C20 (20A).

Input Connector: Two 3-pin removable Phoenix-type connectors each accept a balanced line-level input signal.

Output Connectors: 4-position barrier strip with connectors for dual louspeakers or bridge-mono loudspeaker.

HiQnet USB Connector: Type B, connects to a HiQnet network.

HD-15 Connector: For cinema I/O compatibility with CDi-8M System Monitor. See Figure 1.

Protection

CDi-Series amplifiers are protected against shorted, open or mismatched loads; overloaded power supplies; excessive temperature; chain destruction phenomena; excessive output current, and input overload damage. They also protect loudspeakers from input/output DC, large or dangerous DC offsets and turn-on/turn-off transients

Construction

Chassis: Steel.

Cooling: Proportional speed fan with front-to-rear airflow.

Dimensions: EIA Standard 19-in. rack mount width (EIA RS-310-B), 3.5 in. (8.9 cm) high and 12.25 in. (31.11 cm) deep behind mounting surface. CDi 6000 is 16.2 in. (41.15 cm) deep.

Net Weight:
CDi 1K. 2K, 4K: 19 lb (8.6 kg).
CDi 6K: 24 lb (10.9 kg).

Shipping Weight:
CDi 1K, 2K, 4K: 22 lb (10.0 kg).
CDi 6K: 30 lb (13.6 kg).

PRELIMINARY

Crown's Three-Year, No-Fault, Fully Transferable Warranty

Crown offers a Three-Year, No-Fault, Fully Transferable Warranty for every new Crown amplifier—an unsurpassed industry standard. With this unprecedented No-Fault protection, your new Crown amplifier is warranted to meet or exceed original specifications for the first three years of ownership. During this time, if your amplifier fails, or does not perform to original specifications, it will be repaired or replaced at our expense. About the only things not covered by this warranty are those losses normally covered by insurance and those caused by intentional abuse. And the coverage is transferable, should you sell your amplifier.

See your authorized Crown dealer for full warranty disclosure and details. For customers outside of the USA, please contact your authorized Crown distributor for warranty information or call 574-294-8200.

crown

A Harman International Company

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Elkhart, IN 46517-9439
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5/09 139648-4

FURMAN P-2400 IT

PRESTIGE SERIES
SYMMETRICALLY BALANCED POWER CONDITIONER



Designed for the most critical, ultra-low noise installations, the P-2400 IT is a symmetrically balanced power conditioner, providing unparalleled AC noise reduction and 100% isolation from the power grid for the lowest noise floor possible. The P-2400 IT features over 80 dB of common-mode and over 50 dB of differential-mode noise reduction for recording, mastering, and broadcast studios, or anywhere noise-free performance is critical. With 100% isolation from line, neutral, and ground, the P-2400 IT is also ideal for breaking AC ground loops without rewiring or hiring an electrician.

The P-2400 IT features a specially wound and shielded toroidal balanced isolation transformer specifically designed to reduce hum pickup by sensitive equipment when ultra-low-noise is a must. Additionally, Furman's revolutionary Series Multi-Stage Protection (SMP) featuring our Extreme Voltage Shutdown (EVS) circuits, and our exclusive Linear Filtering Technology (LiFT) combine to ensure what our customers have grown to expect from Furman - uncompromised protection and purification.

SMP SERIES MULTI-STAGE PROTECTION	*Furman's exclusive SMP Technology provides the highest level of surge & spike protection available*
LiFT LINEAR FILTERING TECHNOLOGY	*LiFT offers linear AC power filtering to ensure clean power for unequaled audio & video clarity*
EVS EXTREME VOLTAGE SHUTDOWN	*Advanced EVS circuitry detects dangerous voltage irregularities and safely powers down itself and connected equipment in unsafe conditions*
	100 % isolated symmetrically balanced power for the lowest noise floor possible
120V 4.0A	*Large LED voltmeter/ammeter displays incoming voltage and output current draw*
OK	*Protection OK, Extreme Voltage and color-coded Voltage Range indicators provide information on power quality and operational status of unit*
	Front panel USB convenience outlet allows you to charge most media devices or power a USB lamp
	Isolated outlet banks minimize inter-component interference and noise contamination
20 A	*20 amp rating featuring a high inrush magnetic circuit breaker for added protection*
14	*Fourteen total outlets (Twelve rear panel outlets and two front panel convenience outlets)*



SMP (Series Multi-Stage Protection)

Audio/video professionals can never accept down time, corrupted data, or unreliability. It is for this reason that a virtually non-sacrificial transient voltage surge suppression systems, such as SMP, is the best choice for critical applications. With Furman's SMP, there is zero downtime. In fact, these circuits can typically handle multiple 6000 volts or 3000 amp pulses without sustaining any damage.

LiFT (Linear Filtering Technology)

With Furman's LiFT, differential AC noise is reduced linearly, across a very wide bandwidth, even extending into the video frequencies. This results in a lower noise floor for your audio system, improved picture on your video display, and protection from possible data corruption and losses caused by low-level differential AC noise fed into digital systems.

EVS (Extreme Voltage Shutdown)

Furman's EVS constantly monitors incoming voltage, and once any overvoltage condition over 140 volts AC is detected, a relay opens which immediately shuts down the unit and all connected equipment. An indicator light informs the user there is a problem, and once the condition has been corrected, the unit may be reset and will operate normally.

Symmetrically Balanced Power

For the most critical, low-noise applications, Furman's Symmetrically Balanced Power provides an invisible noise floor, while completely breaking ground loops without dismantling equipment or rewiring. This noise reduction is extraordinarily efficient and linear across a huge frequency range. The transformer has completely re-worked your incoming AC and the result is perfectly clean power devoid of the masking effects of AC noise with 100% isolation from line, neutral, and ground.

SPECIFICATIONS *(Note - Preliminary Specifications, subject to change)*

MAXIMUM CURRENT:
20 AMPS

LINE CORD:
12AWG X 3, 10FT LONG, NEMA 5-20 PLUG

RECEPTACLES:
10 ULTRA-LOW RESISTANCE ISOLATED-GROUND HUBBELL OUTLETS, 2 GFCI FRONT PANEL OUTLETS

OPERATING VOLTAGE:
90 to 139 VAC, 60 Hz

OVER VOLTAGE SHUTDOWN:
140 VAC NOMINAL

SPIKE PROTECTION MODES:
LINE TO NEUTRAL, ZERO GROUND LEAKAGE

SPIKE CLAMPING VOLTAGE:
188 V PEAK @ 3,000 AMPS

RESPONSE TIME:
1 NANOSECOND

MAXIMUM SURGE CURRENT:
6,500 AMPS

NOISE ATTENUATION (TRANSVERSE MODE):
10 dB @ 10kHz, 40 dB @ 100 KHz, 50 dB @ 500kHz

NOISE ATTENUATION (COMMON MODE):
80 dB @ 20 kHz, 40 dB @ 20 kHz to 1MHz

POWER CONSUMPTION:
26 WATTS FOR DISPLAY AND CONTROL CIRCUITS

DIMENSIONS:
5.25" H X 19" W X 14" D (133MM H X 483MM W X 356MM D)

WEIGHT:
90lbs. (41kg.)

WARRANTY:
5 YEARS

DATASHEET

PS-PRO II/PS-PRO II E

POWER CONDITIONER/SEQUENCER WITH **SMP** TECHNOLOGY



UNPARALLELED POWER PURIFICATION AND PROTECTION

FEATURES

- Series Multi-Stage Protection (**SMP**) for virtually maintenance free protection from surges and spikes. No sacrificed parts, no service calls, no downtime!
- Furman's unequaled Linear Filtering Technology (**LiFT**) rids systems of AC line noise for consistent audio/video clarity
- Auto-Reset Extreme Voltage Shutdown (**E.V.S.**) powers down equipment during a prolonged or extreme over-voltage
- Six sequenced rear panel outlets (in 3 groups), two switched rear panel outlets, and one front panel unswitched outlet
- Momentary and Maintained sequencing via rear panel terminal block or front panel switch
- BNC connector on the rear panel allows attachment of any standard 12V gooseneck lamp to illuminate the rear of your rack
- 20 amp rating
- 3 year limited warranty

DESCRIPTION

The most widely recognized and trusted name in AC power conditioning is proud to introduce the PS-PRO II power conditioner / sequencer, featuring Furman's revolutionary **SMP** technology. Furman's Series Multi-Stage Protection (**SMP**) circuit features our exclusive Linear Filtering Technology (**LiFT**) and Auto-Reset Extreme Voltage Shutdown (**E.V.S.**). Together, these technologies comprise what is, without question, the world's most advanced and comprehensive transient voltage surge suppressor.

Additionally, the PS-PRO II Power Conditioner/Sequencer is capable of powering up a rack full of equipment in a 3-step delayed sequence. The sequence is reversed for power-down. The sequence can be initiated with either momentary or maintained switches, locally or remotely. A duplex outlet is provided for each delay step. A front panel screwdriver adjustment sets the delay time for the PS-PRO II. The PS-PRO II also features a locking switch with a removable key for maximum security. One or more Furman PS-PRO II's may be installed in remote locations and operated via low-voltage wiring. The PS-PRO II includes a rear mounted BNC jack which accepts any standard (12VAC, 0.5A) gooseneck lamp for rear rack illumination, as well as a front panel switch which controls the gooseneck's operation.

PS-REL Relay Accessory

Allows a PS-PRO II to be turned on by sensing AC at a preamp's switched outlet; also allows daisy-chaining for 6 or more delayed outlet groups.

Export Models

Models PS-PRO E II: "E" suffix versions are for use in countries with 220/240 volt AC lines. Furman Power Sequencers use internationally accepted IEC-320 connectors.

(Continued on reverse)

Series Multi-Stage Protection (SMP)

SMP is Furman's proprietary surge suppression and noise filtration system. Designed over a period of two years by our California based engineering team, **SMP** is composed of three separate and distinct technologies which work together in a precisely tuned circuit to filter or "clean" the incoming power and to protect connected equipment from potentially damaging AC events. These technologies are Linear Filtering, Series Multi-Stage Protection, and Extreme Voltage Shutdown.

Linear Filtering Technology (LiFT):
Unfortunately, traditional AC filter conditioners have been designed for unrealistic laboratory conditions. Prior technologies could actually harm audio and video performance more than they help, due to the resonant peaking of their antiquated, non-linear designs. Under certain conditions, these designs can actually add more than 10 dB of noise to the incoming AC line! Worse still, lost digital data, the need to re-boot digital pre-sets, or destroyed digital converters are frequently caused by excessive voltage spikes and AC noise contaminating the equipment ground. Furman's **LiFT** takes another approach, ensuring optimal performance through linear filtering and no leakage to ground.

Series Multi-Stage Protection (SMP):
Traditional surge suppression relies on circuits that "sacrifice" themselves when exposed to multiple transient voltage spikes, requiring the dismantling of your system and repair of your surge suppressor. With Furman's **SMP**, however, damaging transient voltages are safely absorbed, clamped and dissipated. No sacrificed parts, no service calls, no downtime. Also unique to Furman's **SMP** is its unparalleled clamping voltage. While other designs offer clamping voltages that are well above 300Vpk, Furman's **SMP** clamps at 188Vpk, 133 VAC RMS, even when tested with multiple 6000Vpk - 3000 amp surges! This unprecedented level of protection is only available with Furman's **SMP** technology.

Extreme Voltage Shutdown (E.V.S.):
When voltage rises to extreme levels because of a lost neutral line or an accidental connection to 208 or 240 VAC, Furman's Extreme Voltage Shutdown kicks in, automatically powering down all equipment quickly and safely in order to prevent damage from occurring. An indicator LED will then illuminate, alerting you to the situation until the over voltage condition is corrected.



PS-PRO II SPECIFICATIONS

Current Rating
20 amps ("E" version 16 amps)

Operating Voltage
90 to 140 VAC ("E" version 180 to 280 VAC)

Over Voltage Shutdown
140 VAC typically ("E" version 280 VAC typically)

Spike Protection Modes
Line to neutral, zero ground leakage

Spike Clamping Voltage
188 Vpk @ 3,000 amps, 133 VAC RMS
(tested to UL-1449 6,000 Vpk @ 3,000 amps)

Response Time
1 nanosecond

Maximum Surge Current
6,500 amps

Noise Attenuation
10 dB @ 10 kHz
40 dB @ 100 kHz
100 dB @ 10 MHz
Linear attenuation curve from 0.05 - 100 ohms line impedance

Dimensions
19" W x 10.5" D x 1.75" H

Weight
11 lbs (5 kg)

Power Consumption
6 watts

Safety Agency Listings
CE, NRTL-C

Patent Number
CA1332074 (4,901,183)

Three Year Limited Warranty
The PS-PRO II/PS-PRO II E is protected by a limited three year warranty covering defects in materials and workmanship.

Furman • 1690 Corporate Circle • Petaluma, CA. 94954 USA • Phone: (707) 763-1010 • Fax: (707) 763-1310 • www.FurmanSound.com
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LR-400 Portable Display FM Receiver

Don't miss a single sound. Listen®
www.listentech.com



Configuration

LR-400-072
LR-400-216
LR-400-863

The LR-400 Portable Display FM Receiver is a lower cost digital display receiver. It has exceptional audio quality as Listen's full-featured receivers and the same convenient recharging options. The LR-400 can receive up to 17 wide band channels along with 40 narrow bands (72 MHz), 19 wide band with 38 narrow band (216 MHz) and 17 wide band (863 MHz) channels. The LR-400 has a digital display to monitor channel selection, battery level, and signal strength. An LED on top signifies if the unit is on, flashes when batteries are low or locked on a channel if it blinks while pushing SEEK.

Highlights

- Superior Audio Quality – 80 dB (70 dB with 863 MHz) signal-to-noise ratio, setting the industry's sound quality standard.
- A choice between 57 channels (17 channels with 863 MHz), complete antenna and accessory options make Listen products ideal for a wide range of applications.
- 100 % Digital – Listen receivers are digitally-tuned so transmission won't drift; assurance that when you select a channel, it stays on the channel.
- Uses standard alkaline or NiMH batteries.
- Built in SmartCharge™ won't allow batteries to overcharge. Charging circuitry is conveniently built into Listen's receivers; never worry about unplugging a transformer at a certain time.
- Transformer charging plug or for the ultimate in convenience drop in charging contacts.
- Limited Lifetime Warranty with hassle-free support.

Requires

Requires a type of ear piece and (2) AA batteries.
LA-161 Single Ear Bud
LA-162 Stereo Ear Bud
LA-164 Ear Speaker
LA-165 Stereo Headphones
LA-166 Neck Loop
LA-170 Behind-the-Head Stereo Headphones
LA-361 High Capacity AA Alkaline Batteries (2)
LA-362 Rechargeable AA NiMH Batteries (2)

Used With

LT-800 Stationary FM Transmitter
LT-700 Portable FM Display Transmitter

Architectural Specification

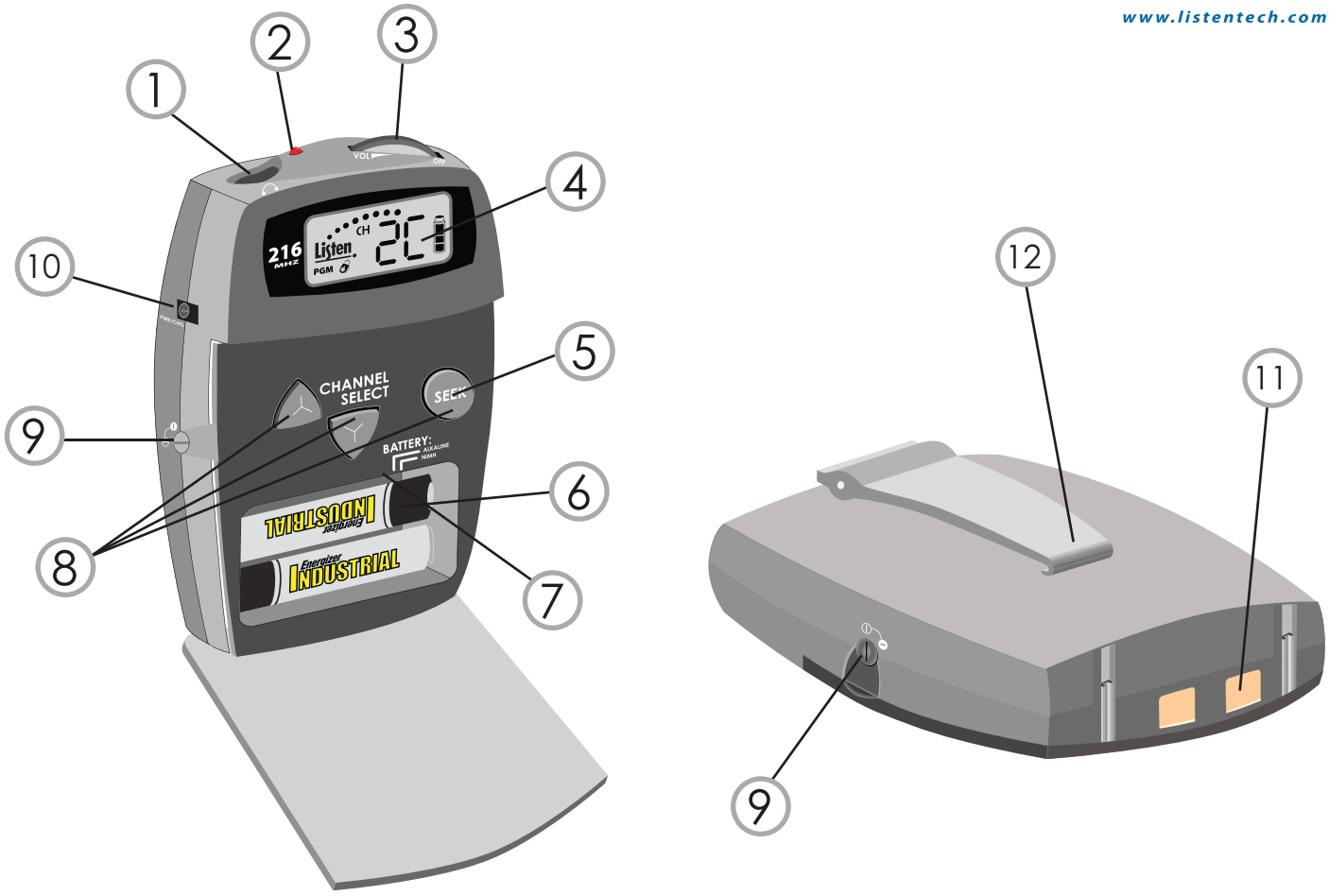
LR-400-072/216
The FM receiver shall be capable of receiving on 57 wide and narrow band channels. The receiver shall have a SNR of 80 dB or greater. The receiver shall be capable of seeking channels. The device shall have a squelch. The device shall have an audio frequency response of 50 Hz to 15 KHz, ± 3 dB at 72 MHz and 50 - 10 kHz (±3dB) at 216 MHz. The device shall incorporate a stereo headset jack that allows the user to plug in either a mono or stereo headset and listen to audio normally. The device shall incorporate an LCD display that indicates channel, battery level, low battery, battery charging, RF signal strength and channel lock status. The unit shall operate off of 2 AA batteries. The receiver shall incorporate automatic battery charging circuitry for recharging of NiMH batteries. The device shall have a switchable option for the use of (2) alkaline or (2) NiMH batteries. The Listen LR-400-072 or LR-400-216 is specified.

LR-400-863
The FM receiver shall be capable of receiving on 17 wide band channels with a SNR of 70dB or greater. The device shall be able to be locked on a single channel. The receiver shall be capable of seeking channels. The device shall have an adjustable squelch. The device shall have an audio frequency response of 50 Hz to 15 KHz, ±3 dB. The device will incorporate a stereo headset jack that allows the user to plug in either a mono or stereo headset. The device shall incorporate an LCD display that indicates channel, battery level, low battery, battery charging, and RF signal strength. The receiver shall be able to function in both DX and Local mode. The unit shall operate off of 2 AA batteries. The receiver shall incorporate automatic battery charging circuitry for recharging of NiMH batteries. The device shall have a switchable option for the use of (2) alkaline or (2) NiMH batteries.The Listen LR-400-863 is specified.

Includes

LR-400 Portable Display FM Receiver
Owner's manual (72 MHz & 216 MHz)
Quick Reference Card (863 MHz)
Limited Lifetime Warranty Program Card (863 MHz)
FM System Design Guide and Manual Card (863 MHz)

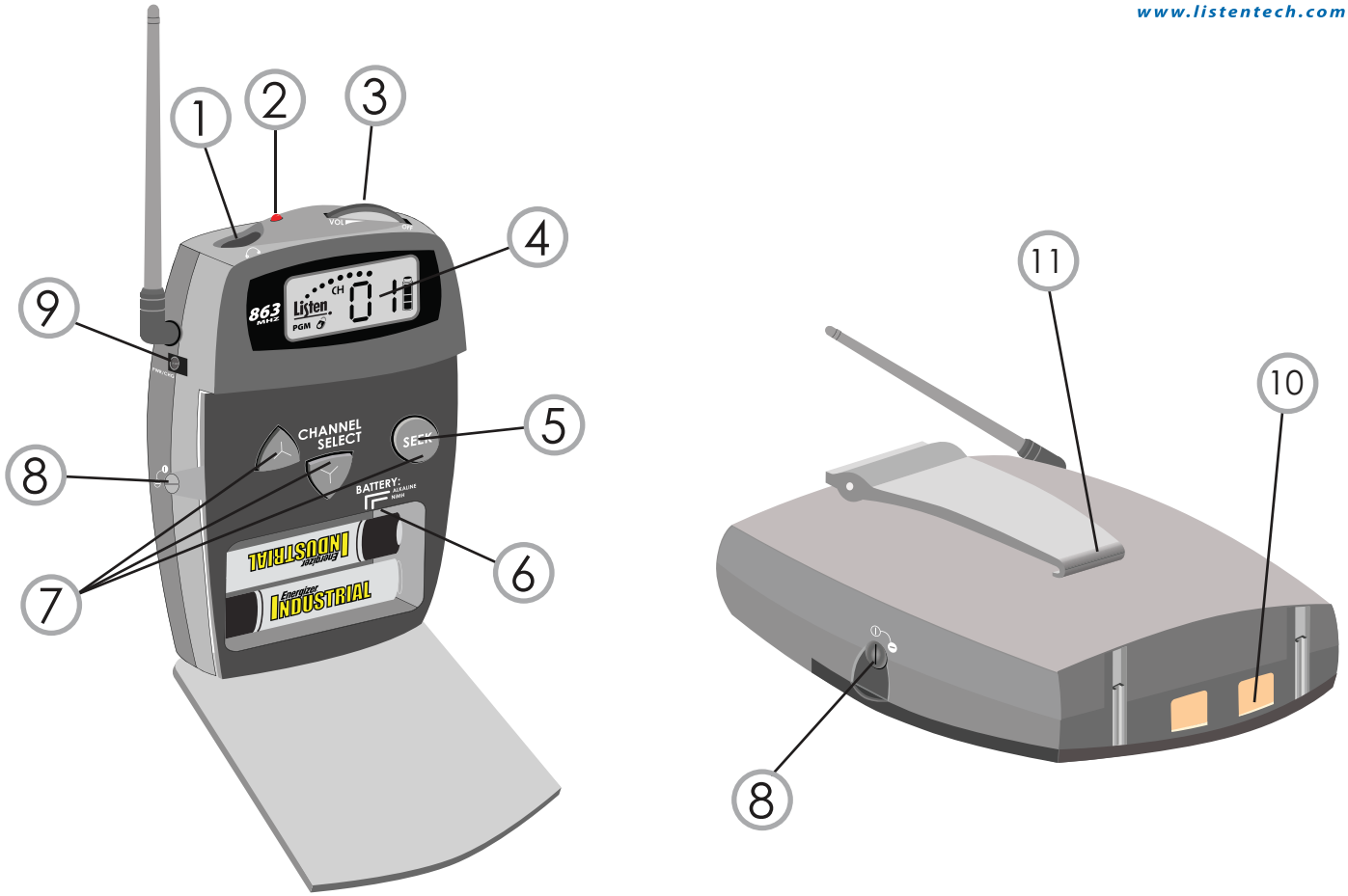
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Product Features LR-400-072/216

1. An earphone jack (3.5 mm) accepts either mono or stereo headsets. Receiver antenna is built into the earphone cord, eliminating additional wires while maximizing receiver effectiveness.
2. Multifunction LED indicates power on, if batteries are low, if the unit is locked on a channel when SEEK is pressed and charging status.
3. Easy on/off volume control.
4. Look&Listen™ LCD Display shows channel selection, channel lock and battery level.
5. Seeks to find best available broadcast. Also used to adjustable squelch in 20 steps mutes audio on loss of RF signal.
6. Uses two AA batteries. Selectable to use either alkaline or Listen's advanced NiMH Rechargeable AA Batteries. SmartCharge™ incorporated into receiver makes sure each unit receives the most beneficial charge.
7. When enabled, SQ provides highest audio quality available in its product category. SQ can be disabled for compatibility with other assistive listening equipment.
8. Digitally tuned with UP, DOWN, and SEEK buttons behind manually lockable door. Electronically lock on channel by holding the SEEK button down 5 seconds to prevent tampering.
9. Manually lockable battery compartment door.
10. Charging plug port.
11. Contact points for Listen's drop in charging cases.
12. Exclusive belt clip "loop" prevents unit from slipping off belt or strap.

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Product Features LR-400-863

1. An earphone jack (3.5 mm) accepts either mono or stereo headsets. Receiver antenna is built into the earphone cord, eliminating additional wires while maximizing receiver effectiveness.
2. Multifunction LED indicates power on, if batteries are low, if the unit is locked on a channel when SEEK is pressed and charging status.
3. Easy on/off volume control.
4. Look&Listen™ LCD Display shows channel selection, channel lock and battery level.
5. Seeks to find best available broadcast. Also used to adjust squelch in 20 steps which mutes audio on loss of RF signal.
6. Uses two AA batteries. Selectable to use either alkaline or Listen's advanced NiMH Rechargeable AA Batteries. SmartCharge™ incorporated into receiver makes sure each unit receives the most beneficial charge.
7. Digitally tuned with UP, DOWN, and SEEK buttons behind manually lockable door. Electronically lock on channel by holding the SEEK button down 5 seconds to prevent tampering.
8. Manually lockable battery compartment door. 10. Contact points for Listen's drop in charging cases.
9. Charging plug port.
10. Contact points for Listen's drop in charging cases.
11. Exclusive belt clip "loop" prevents unit from slipping off belt or strap.

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Accessories



LA-170

Headphones

LA-161 Single Ear Bud
LA-162 Stereo Ear Bud
LA-164 Ear Speaker
LA-165 Stereo Headphones
LA-166 Neck Loop
LA-170 Behind-the-Head Stereo Headphones



LA-202

Power/Charging Supplies

LA-202 Power/Charging Supply for FM Portable Products
LA-208-01 7.5 VDC Power/Charging Supply for FM Portable Products (North America)
LA-208-02 7.5 VDC Power/Charging Supply for FM Portable Products (Asia, UK)
LA-208-03 7.5 VDC Power/Charging Supply for FM Portable Products (Euro)



LA-266

Cables

LA-265 Consumer Camcorder Cable
LA-266 Professional Camcorder Cable
LA-275 Sacrificial Cable



LA-321

Charging/ Carrying Cases

LA-311-01 16-Unit Portable FM Product Charging/Carrying Case (North America)
LA-311-02 16-Unit Portable FM Product Charging/Carrying Case (Asia, UK)
LA-311-03 16-Unit Portable FM Product Charging/Carrying Case (Euro)
LA-317-01 4-Unit Portable FM Product Charging/Carrying Case (North America)
LA-317-02 4-Unit Portable FM Product Charging/Carrying Case (Asia, UK)
LA-317-03 4-Unit Portable FM Product Charging/Carrying Case (Euro)
LA-321-01 8-Unit Portable FM Product Charging/Carrying Case (North America)
LA-321-02 8-Unit Portable FM Product Charging/Carrying Case (Asia, UK)
LA-321-03 8-Unit Portable FM Product Charging/Carrying Case (Euro)



LA-324

Charging/ Carrying Cases with Removable Lid

LA-323-01 4-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (North America)
LA-323-02 4-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (Asia, UK)
LA-323-03 4-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (Euro)
LA-324-01 8-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (North America)
LA-324-02 8-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (Asia, UK)
LA-324-03 8-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (Euro)
LA-325-01 16-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (North America)
LA-325-02 16-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (Asia, UK)
LA-325-03 16-Unit Portable FM Product Charging/Carrying Case w/Removable Lid (Euro)



LA-362

Miscellaneous

LA-306 Soft Case (72 MHz & 216 MHz only)
LA-319 Protective Pouch for Portable FM Products
LA-320 Configurable Carrying Case
LA-330 Portable Unit Lanyard
LA-361 High Capacity AA Alkaline Batteries (2)
LA-362 Rechargeable AA NiMH Batteries (2)

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	Specifications	LR-400-072	LR-400-216
RF	RF Frequency Range	72.025 - 75.950 MHz	216.0125 - 216.9875 MHz
	Number of Channels	17 wide band, 40 narrow band	19 wide band, 38 narrow band
	Sensitivity	.6 uV typical, 1 uV maximum for 12dB sinad	
	Frequency Accuracy	+/-.005% stability 32˚ to 122˚F (0˚ - 50˚C)	
	Antenna	Uses earphone cable	
	Squelch	Programmable in 20 steps, automatic on loss of RF signal	
	Compliance	FCC Part 15, Industry Canada	FCC Part 90, Industry Canada

** All system specifications are wireless end-to-end

Audio	System Frequency Response	50Hz - 15kHz (+/-3db) 72 Mhz	50Hz - 10kHz (+/-3db) 216 MHz
	System Signal to Noise Ratio	SQ enabled: 80dB; SQ disabled 60dB	
	System Distortion	<2% total harmonic distortion (THD) at 80% deviation	
	Output	3.5 mm connectors, unbalanced, 0dBu nominal output level, 16 mW maximum, impedance 32 Ohms	

Controls	User Controls	Volume, channel UP/DOWN, SEEK
	Set up Controls (battery compartment)	Alkaline/NiMH batteries, SQ enable/disable
	Programming	Channel lock, squelch

Indicators	LED	Red, illuminated when unit is on. Flashes when batteries are low, or to indicate charging. Flashes when locked and SEEK is pushed.
	Display	Channel Designation, lock status, signal strength indication

Power	Battery Type	Two AA batteries, alkaline or NiMH
	Battery Life (Listen Batteries)	30 hours alkaline (LA-361), 15 hours NiMH rechargeable (LA-362)
	Battery Charging (NiMH only)	Fully automatic, 13 hours
	Power Supply	I/P 120VAC; O/P 7.5VDC 250 mA; Drop in contact points for use with charging cases. Power supply not included (LA-202)
	Power Supply Connector	2.3 mm OD by 0.7 mm ID, barrel type connector, 7.5 VDC, center positive <250 mA. Drop in contact points for use with Listen charging cases.
	Power Supply Compliance	RoHS, WEEE, UL, PSE, CE, CUL, TUV, CB compliant

Physical	Dimensions H x W x D	5.0 x 3.0 x 1.0 in. (13 x 7.6 x 2.5 cm)
	Color	Dark Grey with white silk screening
	Unit Weight	3.9 oz. (111 g)
	Unit Weight with batteries	5.8 oz. (164.4 g)
	Shipping Weight	1.0 lb. (0.45 kg)
	Door	Manually lockable. SEEK behind the door.

Environmental	Temperature - Operation	14˚ to 104˚F - (10˚ to 40˚C)
	Temperature - Storage	-4˚ to 122˚F - (20˚ to 50˚C)
	Humidity	0 to 95% relative humidity, non-condensing

** Specifications are subject to change without notification

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	Specifications	LR-400-863
RF	RF Frequency Range	863.050 - 864.950 MHz
	Number of Channels	17 Wideband
	Sensitivity	.6uV typical, 1 uV maximum for 12 dB sinad
	Frequency Accuracy	+/-.005% stability 32 to 122˚ (0 - 50˚C)
	Antenna	Integrated External Antenna
	Squelch	Programmable in 20 step, automatic on loss of RF signal
	Compliance	CE, ETSI, RoHS

** All system specifications are wireless end to end **

Audio	System Frequency Response	50Hz - 15kHz (+/-3db)
	System Signal to Noise Ratio	70db (A-Weighted)
	System Distortion	<2% total harmonic distortion (THD) at 80% deviation
	Output	3.5 mm connector, unbalanced, 0dBu nominal output level, 16 mW maximum, impedance 32 Ohms

Controls	User Controls	Channel up/down, SEEK, volume
	Set up Controls (battery compartment)	NiMH/Alkaline battery switch
	Programming	Channel Lock, DX/Local, squelch

Indicators	LED	Red, illuminated when unit is on. Flashes when batteries are low, or charging. Flashes when locked and SEEK is pushed.
	LCD Display	Channel Designation, lock status, signal strength indication, battery life

Power	Battery Type	Type: 2 AA batteries, Alkaline or NiMH
	Battery Life (Listen Batteries)	20 hours alkaline (LA-361), 10 hours NiMH rechargeable (LA-362)
	Battery Charging (NiMH only)	Fully automatic, 13 hours maximum
	Power Supply (LA-208)	7.5VDC, center positive 300mA. Drop in contact points for use with charging cases. Power supply not included (LA-208).
	Power Supply Connector	2.3 mm OD by .7 mm ID, barrel type
	Power Supply Compliance	RoHS, WEEE, UL, PSE, CE, CUL, TUV, CB compliant

Physical	Dimensions (H x W x D)	5.0 x 3.0 x 1.0 in (13.0 x 7.6 x 2.5 cm)
	Color	Dark Grey with white silk screening
	Unit Weight	3.9 oz. (111 g)
	Unit Weight with batteries	5.8 oz.. (164 g)
	Shipping Weight	1.0 lbs. (0.45 kg)
	Door	Manually lockable. Up, down, and power buttons through door. Other controls behind door (see controls)

Environmental	Temperature - Operation	14˚ - 104˚F (-10˚ - 40˚C)
	Temperature - Storage	-4˚ - 122˚F (-20˚ - 50˚C)
	Humidity	0 to 95% Relative Humidity, non condensing

** Specifications are subject to change without notification

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Frequently Asked Questions

Q What is the difference between the LR-400 and the LR-500?

A The LR-500 gives the user an opportunity to lockout unused channels and has the controls on the outside of the front door.

Q Can the LR-400 be used with multiple transmitters?

A Yes. The LR-400 can be used with multiple transmitters, but unlike the LR-500, it cannot be programmed to lock out channels.

Q How many receivers can I have in a system?

A As many as you need, the number is endless

Q What is the function of SQ?

A To reduce noise of our systems, Listen now offers a noise reduction technology called ListenSQ™ (on 72 MHz and 216 MHz only). Both the transmitter and receiver must have SQ on to achieve the desired results. If you are planning to use this product with older Listen systems or equipment not manufactured by Listen, you should disable SQ.

Q What is the warranty of Listen receivers?

A Limited lifetime warranty. The following cases will void the warranty:

- Misuse, dropping, or any other noticeable cosmetic damage
- Charging alkaline batteries instead of NiMH
- Overheating the charging process by closing the lid on the charging case.

Q How long do the batteries last on the LR-400 receiver?

A Alkaline batteries last 30 hours. NiMH rechargeable batteries last 15 hours (72 MHz and 216 MHz). With 863 MHz, Alkaline batteries last 20 hours and NiMH rechargeable batteries last 10 hours.

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LT-800 Stationary FM Transmitter

Don't miss a single sound. Listen®
www.listentech.com



Configuration

LT-800-072 (-01, -02, -03)
LT-800-216 (-01, -02, -03)
LT-800-863 (-01, -02, -03)

Thanks to its outstanding audio quality, the Listen LT-800 Stationary Transmitter can be used in a variety of applications. The LT-800 is connected to your main audio system, broadcasting a high quality audio signal to belt pack receivers, stationary receivers, or wireless speaker / receivers. The end result – your audience can hear and understand the presentation better because of improved speaker placement or because they have their own belt pack and headset. The signature Look & Listen™ LCD shows channel, lock, programming and RF power.

Highlights

- Superior Audio Quality – 80 dB (70 dB with 863 MHz) signal-to-noise ratio, setting the industry's sound quality standard.
- 57 channels (17 channels with 863 MHz).
- 100 % Digital – Listen transmitters are digitally-tuned so the transmission won't drift.
- Limited Lifetime Warranty.
- Designed for installation – rack mountable with remote antennas make installation easy and service reliable.
- Look & Listen™ LCD shows channel, channel lock, signal strength and programming information.
- Balanced/Unbalanced Inputs – you can interface with any audio source on the market.
- Auto Processor – to condition the audio for voice/music prior to transmission. VU level meter and test tone-makes installation easier to set-up.
- 30-day no obligation demonstrations available.
- Many accessory options make Listen products ideal for a wide range of applications.

Includes:

LT-800 Stationary FM Transmitter
LT-800 manual (72 & 216 MHz)
LA-207 Power Supply for LT-800
Line Cord
LA-129 Right Angle Articulating Antenna (863 MHz)
Quick reference card
Limited Lifetime Warranty/FM System Design Guide and Manual Card

Requires:

LA-101 Helical Top Mounted Antenna (72MHz)
LA-102 Telescoping Top Mounted Antenna (216MHz)
LA-106 Telescoping Top Mounted Antenna (72 MHz)
LA-107 Ground Plane Remote Antenna (216 MHz)
LA-116 Coaxial Dipole Remote Antenna (72MHz)
LA-117 Coaxial Dipole Remote Antenna (216 MHz)
LA-122 Universal Antenna Kit (72 and 216 MHz)
LA-123 90° Helical Antenna (72 MHz)
LA-124 90° Helical Antenna (216 MHz)
LA-129 90°Articulating Antenna (863 MHz)

Architectural Specification

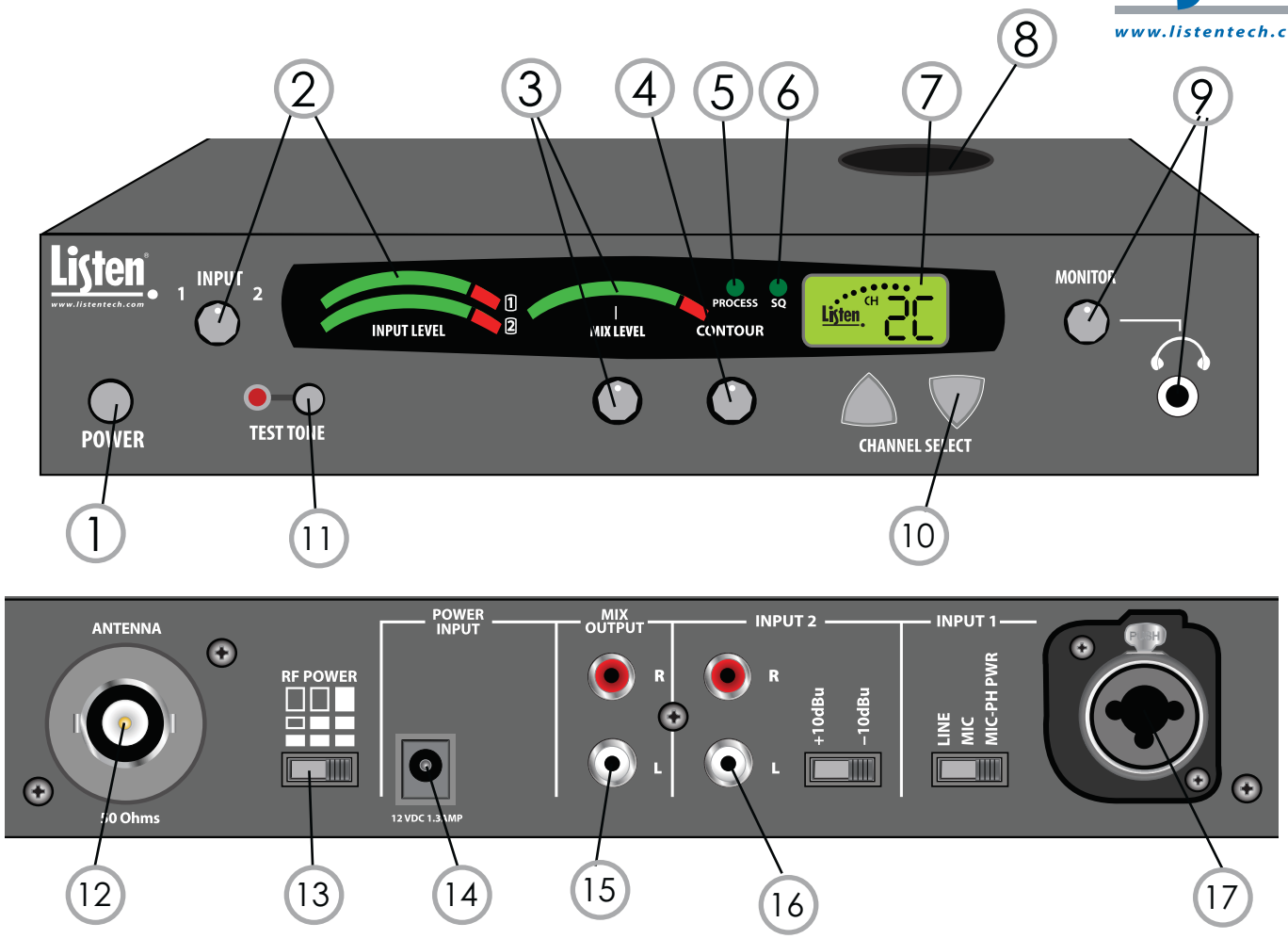
LT-800-072/216 MHz
The stationary FM transmitter shall be capable of broadcasting on 57 wide and narrow band channels. The transmitter shall have an SNR of 80 dB or greater (with SQ enabled). The output power shall be adjustable to quarter, half or full. Channel tuning shall be capable of being locked. The device shall have an audio frequency response of 50 Hz to 15k Hz, ±3 dB at 72 MHz or of 50 Hz to 10 kHz, ±3 dB at 216 MHz. It shall have two (2) mixing audio inputs and a mixed signal output. The device shall have the following audio controls: input level, mix level and an adjustable low pass filter (contour). The device shall have an audio processor that is capable of automatic gain control and limiting. The Listen LT-800 is specified.

LT-800-863 MHz
The stationary FM Transmitter shall be capable of broadcasting on 17 channels. Channel tuning shall be capable of being locked. The transmitter shall have a SNR of 70 db or greater. The output power shall be adjustable to quarter, half or full. The device shall have an audio frequency response of 50 Hz to 15 kHz, ±3 dB. It shall have two (2) mixing audio inputs and a mixed signal output. The device shall have the following audio controls: Input Levels, Mix Level, adjustable low pass filter (contour), headphone output (monitor). The device shall have an audio processor that is capable of automatic gain control and limiting. The Listen LT-800-863 is specified.

Used With:

LR-100-072 Stationary FM Receiver/Power Amplifier (72 MHz)
LR-100-216 Stationary FM Receiver/Power Amplifier (216 MHz)
LR-300-072 Portable Digital FM Receiver (72 MHz)
LR-400-072 Portable Display FM Receiver (72 MHz)
LR-400-216 Portable Display FM Receiver (216 MHz)
LR-400-863 Portable Display FM Receiver (863 MHz)
LR-500-072 Portable Programmable Display FM Receiver (72 MHz)
LR-500-216 Portable Programmable Display FM Receiver (216 MHz)
LR-500-863 Portable Programmable Display FM Receiver (863 MHz)
LR-600-072 Wireless FM Receiver/Speaker (72 MHz)
LR-600-216 Wireless FM Receiver/Speaker (216 MHz)

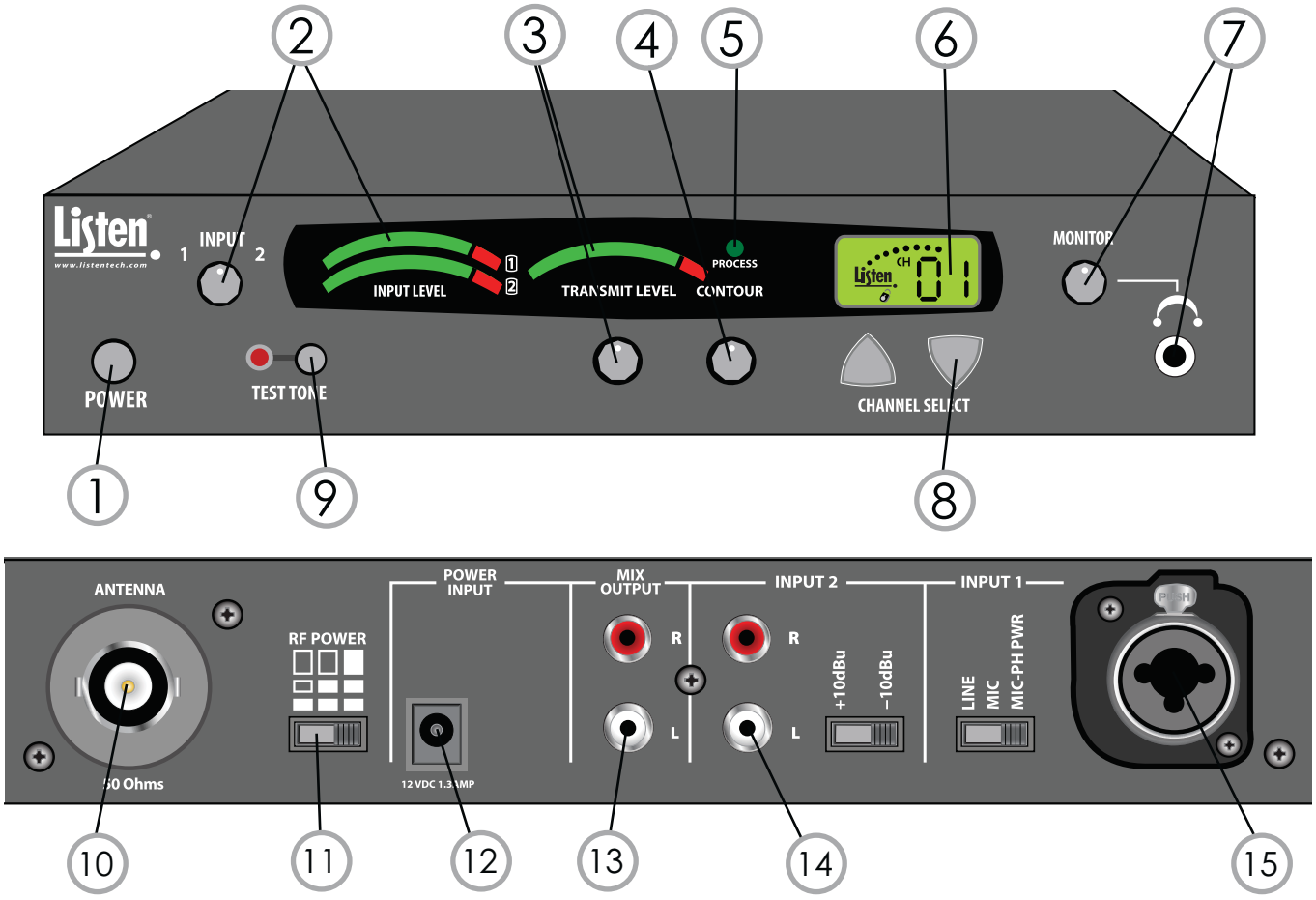
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LT-800-072/216 MHz Product Features

1. POWER on/off on front of unit for easy access.
2. Multiple audio inputs, with input level control and dual VU meters.
3. Mix Level control sets level of mixed audio. VU meter shows the output level of your mixed audio.
4. Contour equalization cuts/boosts frequencies above 5 kHz.
5. Processing (automatic gain control and compression) can be turned on and off from the front panel.
6. SQ (Super Quiet Companding Technology) can be turned on and off from the front panel.
7. LCD display shows channel selected, channel lockout, programming and RF power.
8. Top mount antenna jack for top mounted telescoping antennas.
9. Earphone jack and volume control to check audio integrity of transmission source.
10. UP/DOWN channel selection of 57 channels. User can easily change between Basic and Expanded modes.
11. The test tone level is adjustable, which adds flexibility when setting up and testing your system.
12. Top mount, rear mount, and remote antenna options.
13. Multiple transmitter power settings (full, ½ and ¼) with indication on LCD display.
14. In-line power supply (included) attaches here.
15. Two (2) phono connectors for a mixed output of Inputs 1 and 2.
16. Two (2) unbalanced phono audio inputs. Select either +10 dBu or -10 dBu.
17. Balanced XLR / ¼ inch audio input. Select either mic, line or mic phantom power level for input. Electret (Condenser) microphones can now be used with Input 1 phantom power.

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LT-800-863 MHz Product Features

1. POWER on/off on front of unit for easy access.
2. Multiple audio inputs, with input level control and dual VU meters.
3. Mix Level control sets level of mixed audio. VU meter shows the output level of your mixed audio.
4. Contour equalization cuts/boosts frequencies above 5 kHz.
5. Processing (automatic gain control and compression) can be turned on and off from the front panel.
6. LCD display shows channel selected, channel lockout, programming and RF power.
7. Earphone jack and volume control to check audio integrity of transmission source.
8. UP/DOWN channel selection of 17 channels.
9. The test tone level is adjustable, which adds flexibility when setting up and testing your system.
10. Rear mount and remote antenna options.
11. Multiple transmitter power settings (full, ½ and ¼) with indication on LCD display.
12. In-line power supply (included) attaches here.
13. Two (2) phono connectors for a mixed output of Inputs 1 and 2.
14. Two (2) unbalanced phono audio inputs. Select either +10 dBu or -10 dBu.
15. Balanced XLR / ¼ in. audio input. Select either mic, line or mic phantom power level for input. Electret (Condenser) microphones can now be used with Input 1 phantom power.

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Accessories

Antennas



LA-124

LA-101 Helical Top Mounted Antenna (72MHz)
LA-102 Telescoping Top Mounted Antenna (216MHz)
LA-106 Telescoping Top Mounted Antenna (72 MHz)
LA-107 Ground Plane Remote Antenna (216 MHz)
LA-116 Coaxial Dipole Remote Antenna (72MHz)
LA-117 Coaxial Dipole Remote Antenna (216 MHz)
LA-122 Universal Antenna Kit (72 and 216 MHz)
LA-123 90˚ Helical Antenna (72 MHz)
LA-124 90˚ Helical Antenna (216 MHz)
LA-125 Antenna Kit for Rack Mount (72 MHz)
LA-126 Antenna Kit for Rack Mount (216 MHz)
LA-129 90˚Articulating Antenna (863 MHz)
LA-130 Remote Antenna Kit (863 MHz)
LA-131 Antenna Kit for Rack Mount (863 MHz)

Power Supply



LA-207

LA-201 15 VAC Replacement Power Supply for LT-800/LR-100/LR-600
LA-207-01 12 VDC Replacement Power Supply for LT-800 (North America)
LA-207-02 12 VDC Replacement Power Supply for LT-800 (Asia, UK)
LA-207-03 12 VDC Replacement Power Supply for LT-800 (Euro)

Cables/ Connectors



LA-127

LA-112 RG-58 50 Ohm Coaxial Cable (Per ft.)
LA-113 RG-8 50 Ohm Low-Loss Coaxial Cable (Per ft.)
LA-115 RG-58 BNC Coupler
LA-127 RG-58 BNC Connector
LA-128 RG-8 BNC Connector
LA-390 RG-8/50 Ohm Preassembled Coaxial Cable (Per ft.)
LA-391 RG-58/50 Ohm Preassembled Coaxial Cable (Per ft.)

Miscellaneous



LA-304

LA-304 Assistive Listening Notification Signage Kit
LA-326 Universal Rack Mounting Kit
LA-80 2-Way RF Antenna Combiner
LA-81 4-Way RF Antenna Combiner (72 & 216 MHz)
LA-82 6-Way RF Antenna Combiner (72 & 216 MHz)

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	Specifications	LT-800-072	LT-800-216
RF	RF Frequency Range	72.025 - 75.950 MHz	216.0125 - 216.9875 MHz
	Number of Channels	17 wide band, 40 narrow band	19 wide band, 38 narrow band
	Number of Simultaneous Transmitters	6	3
	Frequency Accuracy	± .005% stability +32° to +122 °F (0° to +50 °C)	
	Transmitter Stability	50 PPM	
	Transmission Range	Up to 1,500 ft. (457 m)	Up to 3,000 ft. (914 m)
	Output Power	80,000 uV at 3 m	100 mW (max allowed by FCC)
	Antenna	Various antennas available	
	Antenna Connector	BNC	BNC
	Compliance	FCC Part 15, Part 90 Industry Canada	
** All system specifications are wireless end-to-end			
Audio	System Frequency Response	50 Hz - 15 kHz (±3 dB)	50 Hz - 10 kHz (±3 dB)
	System Signal to Noise Ratio (A-Weighted)	SQ enabled; 80 dB; SQ disabled 60 dB	SQ enabled 80 dB, SQ disabled 50 dB
	System Distortion	<2% total harmonic distortion (THD) at 80% deviation	
	Audio Input 1	Rear panel, one (1) Female XLR or 1/4 in combo connector, balanced, 0 / -55 dBu (line/mic) nominal input level adjustable, -30 / +21 dBu (line/mic) maximum input level, impedance 20k / 1k ohm (line/mic), phantom power +12 VDC	
	Audio Input 2	Rear panel, two (2) phono connectors, unbalanced, -10 / +10 dBu nominal input level adjustable, +30 dBu maximum, impedance 100k ohm	
	Audio Processing (Process)	Compression can be turned on/off. Slope internally adjustable from 1:1 to 4:1. Default 2:1	
	Contour	Cuts and boosts frequencies above 5kHz	
	Combined Audio Output (Mix)	Input 1 and input 2, mixed output (rear panel), two (2) phono connectors, unbalanced, -10 dBu nominal output level, +15 dBu maximum, impedance 10 ohm	
	Headphone Output (monitor)	Front panel, one (1) 3.5 mm (0.14 in.) stereo connector, unbalanced, adjustable output level, +3 dBu maximum, impedance 10 ohm	
Controls	Front Panel	Power, test tone on/off, channel up/down, input levels, mix level, contour, monitor volume control	
	Rear Panel	Input 1 Level (line, mic, mic-phantom power), Input 2 Level (-10/+10 dBu), RF Power (low, mid, high)	
	Internal Adjustments	Compression ratio for audio processor	
	Programming	SQ on/off, process on/off, channel lock	
Indicators	Input 1, Input 2, Mix Level VU	Indicates Input 1, Input 2, and Mix audio levels; 10 segment LED's (8 green, 2 red)	
	SQ and Processing	Indicated by a green LED when on (front panel)	
	RF Power	Indicated on the LCD (low, mid, high)	
	LCD Display	Channel designation, lock status, RF power level, programming (front panel)	
	Test Tone	Red LED illuminates when test tone is enabled.	
Power	Power Supply	In line power supply, Listen part number LA-207 (Line cord is determined by the each Country's AC power standards)	
	Power Supply Input	Input: 100-240 VAC, 50-60 Hz, 0.4 A	
	Power Supply Output	Output: 12 VDC, 1.3 A, 15.6 W	
	Power Supply Connector	Output Connector: 0.02 in (5.0 mm) OD, 0.01 in. (2.5 mm) ID, barrel type	
	Power Supply Compliance	UL, CE, GS, TÜV, RoHS	
Physical	Dimensions (H x W x D)	1.75 x 8.50 x 9.13 in. (4.5 x 21.5 x 23 cm)	
	Color	Dark grey with white silk screening	
	Unit Weight	2.6 lbs. (1.2 kg)	
	Unit Weight with LA-207 Power Supply	3.5 lbs. (1.6 kg)	
	Shipping Weight	6 lbs. (2.7 kg)	
	Rack Mounting	One (1) rack space height, 1/2 rack space wide. One (1) or two (2) transmitters can be mounted in one rack space,optional rack mount (LA-326)	
Environmental	Temperature - Operation	-10˚C (14˚F) to +40˚C (104˚F)	
	Temperature - Storage	-20˚C (-4˚F) to +50˚C (122˚F)	
	Humidity	0 to 95% relative humidity, non condensing	

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	Specifications	LT-800-863
RF	RF Frequency Range	863.050 - 864.950 MHz
	Number of Channels	17 Wideband
	Number of Simultaneous Transmitters	8
	Frequency Accuracy	+/-.005% stability 32 to 122˚ (0 to 50˚C)
	Transmitter Stability	50 PPM
	Transmission Range	Up to 400 ft. (122m)
	Output Power	10mW ERP
	Antenna	Articulating Right Angle antenna
	Antenna Connector	BNC
	Compliance	CE, ETSI, RoHS

** All system specifications are wireless end-to-end

Audio	System Frequency Response	50Hz - 15kHz (+/-3db)
	System Signal to Noise Ratio	70 dB (A-Weighted)
	System Distortion	<2% total harmonic distortion (THD) at 80% deviation
	Audio Input 1	Rear panel, one (1) Female XLR and 1/4 in combo connector, balanced, 0 / -55 dBu (line/mic) nominal input level adjustable, -30 / +21 dBu (line/mic) maximum input level, impedance 20k / 1k ohm (line/mic), phantom power +12 VDC
	Audio Input 2	Rear panel, two (2) phono connectors, unbalanced, -10 / +10 dBu nominal input level adjustable, +30 dBu maximum, impedance 100k ohm
	Audio Processing (Process)	Compression can be turned on/off. Slope internally adjustable from 1:1 to 4:1. Default 2:1
	Contour	Cuts and boosts frequencies above 5kHz
	Combined Audio Output (Mix)	Input 1 and input 2, mixed output (rear panel), two (2) phono connectors, unbalanced, -10 dBu nominal output level, +15 dBu maximum, impedance 10 ohm
	Headphone Output (Monitor)	Front panel, one (1) 3.5 mm (0.14 in.) stereo connector, unbalanced, adjustable output level, +3 dBu maximum, impedance 10 ohm

Controls	Front Panel	Power, Test Tone on/off, Channel UP/DOWN, Input level, Mix level, Contour, Monitor, volume control
	Rear Panel	Input 1 Level (line, mic, mic-phantom power), Input 2 Level (-10/+10 dBu), RF Power (low, mid, high)
	Internal Adjustments	Compression ratio for audio processor
	Programming	Process on/off, Channel lock

Indicators	Input 1, Input 2, Mix Level VU	Indicates Input 1, Input 2, and Mix audio levels. 10 segment LED's (8 green, 2 red)
	Processing	Indicated by a green LED when on (front panel)
	RF Power	Indicated on the LCD (low, mid, high)
	LCD Display	Channel Designation, lock status, RF power level, programming (front panel)
	Test Tone	Red LED illuminates when test tone is enabled.

Power	Power Supply	In line power supply, Listen part number LA-207 (Line cord is determined by the each Country's AC power standards)
	Power Supply Input	Input: 100-240 VAC, 50-60 Hz, 0.4 A
	Power Supply Output	Output: 12 VDC, 1.3 A, 15.6 W
	Power Supply Connector	Output Connector: 0.02 in (5.0 mm) OD, 0.01 in. (2.5 mm) ID, barrel type
	Power Supply Compliance	UL, CE, GS, TÜV, RoHS

Physical	Dimensions (H x W x D)	1.75 x 8.50 x 9.13 in. (4.5 x 21.5 x 23 cm)
	Color	Dark Grey with white silk screening
	Unit Weight	2.6 lbs. (1.2 kg)
	Unit Weight with LA-207-03 Power Supply	3.5 lbs. (1.6 kg)
	Shipping Weight	6 lbs. (2.7 kg)
	Rack Mounting	One (1) rack space height, 1/2 rack space wide. One (1) or two (2) transmitters can be mounted in one rack space,optional rack mount (LA-326)

Environmental	Temperature - Operation	-10 ºC (14 ºF) to +40 ºC (104 ºF)
	Temperature - Storage	-20 ºC (-4 ºF) to +50 ºC (122 ºF)
	Humidity	0 to 95% Relative Humidity, non condensing

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Frequently Asked Questions

Q Does the LT-800 include the rack mount?

A No, but an LA-326 Universal Rack Mounting Kit is available for purchase.

Q Do I need a transmitter for each audio source?

A Yes.

Q What is the range of the LT-800 transmitter?

A Line of site up to 1500 ft. (457 m) for 72 MHz.
Line of site up to 3,000 ft. (914 m) for 216 MHz.
Line of site up to 400 ft. (122 m) 863 MHz.

Q Is there a limit to the number of transmitters I can use in one room?

A Yes. The 72 MHz LT-800 has a maximum of six. The 216 MHz LT-800 has a maximum of three. The 863 MHz LT-800 has a maximum of eight.

Q How many receivers can I have on a system?

A As many as you want. The transmitter simply transmits a signal and you can have as many receivers pick that signal up as necessary. It's like a radio station transmitting and the receivers are the radios tuning into the "channel".

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Middle Atlantic Products

EXCEPTIONAL SUPPORT & PROTECTION™

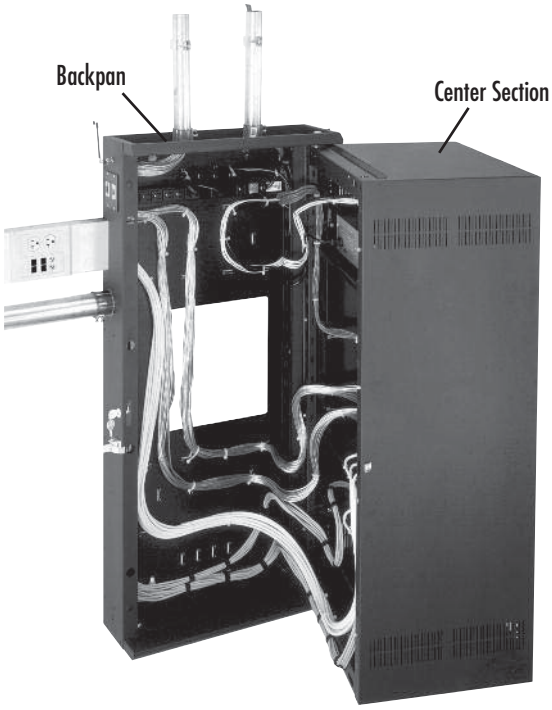
DWR Series Wall Mount Rack

SEISMIC CERTIFIED | GREENGUARD Children & Schools Indoor Air Quality Certified | RoHS | US PATENT# 7, 278, 183 | EIA/TIA Compliant | c UL us LISTED

This pivoting, sectional wall cabinet is ideal for larger systems in both secured and non-secured areas

Features

- Available in 17″, 22″, 26″ and 32″ overall depths with 15″, 20″, 24″ and 30″ of useable depth
- Tool-Free Quick-Mount™ system for easy, one-person mounting of the center section to the backpan on the jobsite
- New center section rear channel accommodates slim power to save space
- Optional minimum-clearance latch allows side-by-side or interior corner mounting
- 16-gauge steel construction with 1/8″ thick laser-cut corner braces
- Reversible padlockable center section is keyed differently from optional front door for security
- 2″ knockouts, 4″ knockouts for Wiremold 4000® Series raceways, and knockouts for UCP Series universal connector panels on side
- Grounding/bonding stud in top and bottom of center section and backpan facilitates proper grounding and bonding of electronic equipment, as per NEBS and NEC standards
- Finished in a durable black or granite gray textured powder coat
- UL listed in the US and Canada



see inside for important information regarding useable depths

DWR-24-22

Architects' and Engineers' Specifications

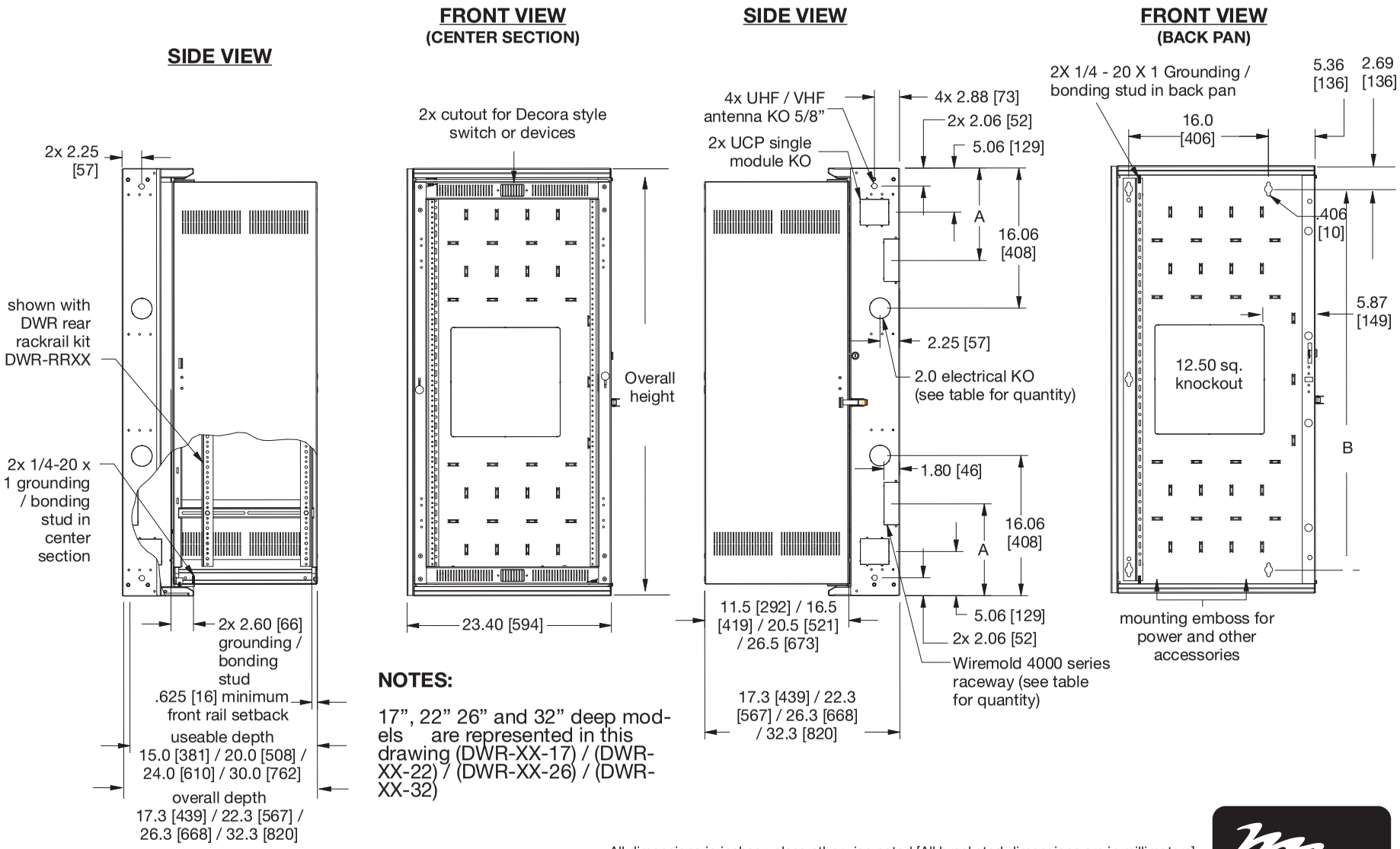
EIA compliant 19″ wall mount rack shall be Middle Atlantic Products model # DWR-__-__ (refer to chart). Overall dimensions shall be 23.4" W x __" H x __" D (refer to chart). Weight capacity shall be __ lbs. Tool-Free Quick-Mount™ system enables one-person installation. Useable depth shall be __″ (refer to chart) and shall extend into the back pan 3.5″. Center section and back pan shall be 16-gauge steel, phosphate pre-treated and finished in a black or granite gray textured powder coat. Rackrail shall be constructed of 11-gauge steel with tapped 10-32 mounting holes in universal EIA spacing with black e-coat finish and marked rack spaces. Rack shall be constructed to swing open for component cabling access, center section shall pivot for either left or right opening. Rack shall have a rear knockout panel with 1/2″, 3/4″, 1", 1-1/2″, 2″ and 3″ electrical knockouts installed in base, and a rear knockout panel with 1/2″, 3/4″, 1″, 1-1/2″, 2″ and 3″ electrical knockouts, four Decora® cutouts, and BNC knockouts for UHF/VHF antennas installed in top. Large laser knockout on back pan shall have a 12-1/2″ x 12-1/2″ cutout for electrical pull-box. Fan knockouts on top and bottom shall allow for installation of up to four 4-1/2" fans. Rack shall have 2″ knockouts, 4″ knockouts for Wiremold 4000® Series raceways, and knockouts for UCP Series universal connector panels on the side. Top, bottom and sides shall feature vertical vent pattern. DWR Series enclosures shall satisfy the 2007 & 2010 CBC; 2006, 2009 & 2012 IBC; ASCE 7-05 (2005 Edition) & ASCE 7-10 (2010 Edition) and the 2006 & 2009 editions of NFPA 5000 for use in areas of high seismicity, Seismic Use Group III, Zone 4 or Seismic Design Category (SDC) "D" with lateral force requirements for protecting 140 lbs. of essential equipment in locations with the highest level of seismicity and top floor or rooftop installations with an Importance factor (Ip) of 1.5 when used with DWRSR-ZL Latch. Rack shall be UL Listed in the US and Canada. Rack shall be GREENGUARD Indoor Air Quality Certified for Children and Schools. Rack shall be RoHS EU Directive 2002 / 95 / EC compliant. Rack shall be manufactured by an ISO 9001 and ISO 14001 registered company. Rack shall be warrantied to be free from defects in materials or workmanship under normal use and conditions for the lifetime of the rack.

OPTIONS

- Front doors shall be reinforced 16-gauge steel, model # FD-XX (solid), VFD-XX (vented, 25% open area), LVFD-XX (vented, 64% open area), PFD-XX (plexi), (XX= # of rackspaces of DWR rack)
- Keyless Latch replaces keylock, fits front & rear doors, shall be models # LATCH
- Rear rail kit 11-gauge, 10-32 threaded, sold in pairs, hardware included, shall be model # DWR-RRXX
- Fan kits with two 4-1/2″ exhaust fans, fan guards and vent blockers, shall be model # DWR-FK17 (fits DWR-xx-17), DWR-FK22 (fits DWR-xx-22), DWR-FK26 (fits DWR-xx-26), DWR-FK32 (fits DWR-xx-32)
- Vent Blockers used to promote active thermal management, shall be model # VBK-D17 (fits DWR-XX-17), VBK-SD22 (fits DWR-XX-22), VBK-E20 (fits DWR-XX-26)
- Optional cover plate / shelf kit shall be model # DWR-CVR
- Minimum-clearance latch shall allow side-by-side or corner mounting, shall be model # DWRSR-ZL

CUSTOMIZABLE SPECIFICATION CLIPS AVAILABLE AT MIDDLEATLANTIC.COM

DWR Series basic dimensions



NOTES:

17", 22" 26" and 32" deep models are represented in this drawing (DWR-XX-17) / (DWR-XX-22) / (DWR-XX-26) / (DWR-XX-32)

All dimensions in inches unless otherwise noted [All bracketed dimensions are in millimeters]

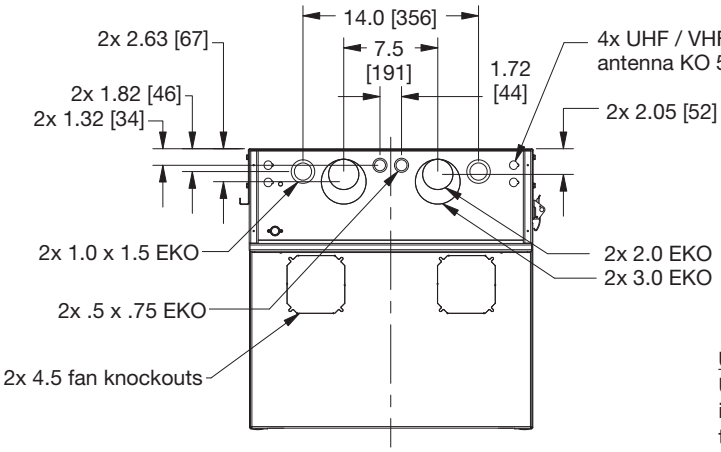
Middle Atlantic Products

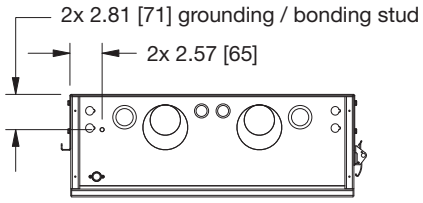
US: New Jersey • California • Illinois • Voice: 973-839-1011 Fax: 973-839-1976 • middleatlantic.com
Canada: Ontario • British Columbia • Voice: 613-836-2501 Fax: 613-836-2690 • middleatlantic.ca

DWR Series basic dimensions

TOP VIEW

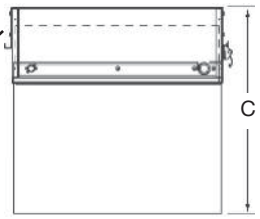
(knockouts pictured in top view are also on the bottom view)



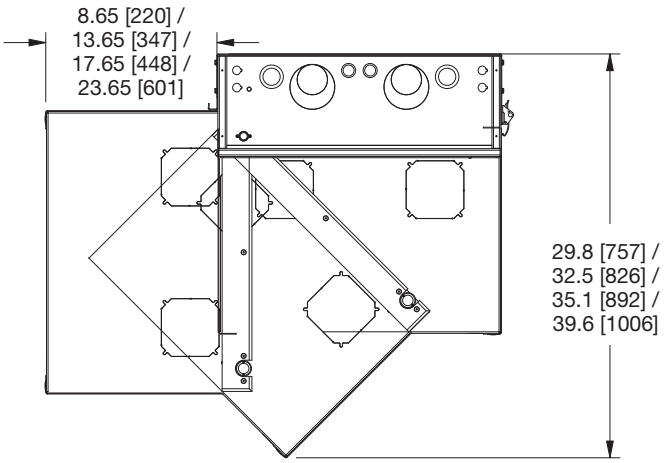


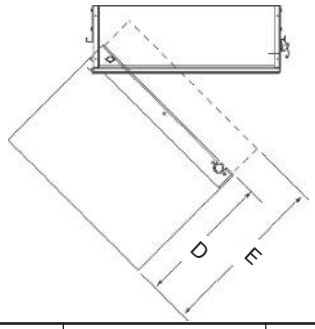
USEABLE DEPTH

Useable depth extends into backpan. Consider this when applications require large amounts of cables, connectors and/or conduit in the backpan.



CENTER SECTION CLEARANCE



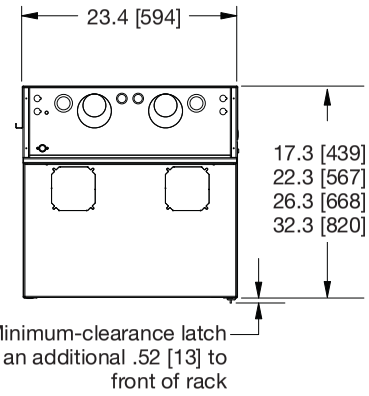


MODEL #	C OVERALL DEPTH	D CENTER SECTION DEPTH	E USEABLE DEPTH
DWR-XX-17	17.3 [439]	11.5 [292]	15.0 [381]
DWR-XX-22	22.3 [567]	16.5 [419]	20.0 [508]
DWR-XX-26	26.3 [668]	20.5 [521]	24.0 [610]
DWR-XX-32	32.3 [820]	26.5 [673]	30.0 [762]

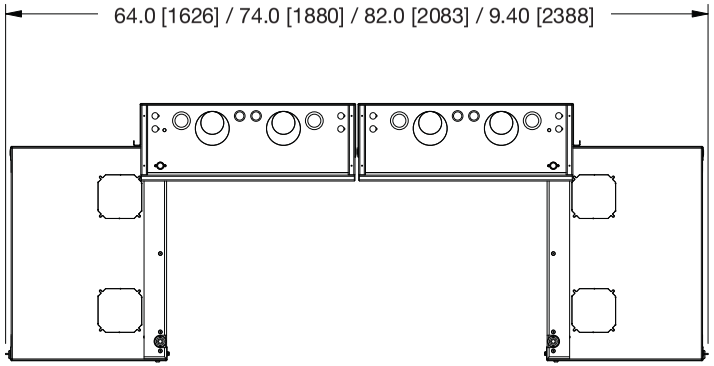
Part #	Overall Height	Racking Height	Useable Depth	Rackspaces	Weight Capacity	2" EKO Backpan Qty.	Wiremold 4000 Series Qty.	A Wiremold 4000 Series Spacing	B Mounting Hole Spacing	Qty. of Mounting Holes
DWR-10-17	24.50 (622)	17.50 (445)	15	10 spaces	200 lbs.	-	1	12.25 (311)	19.13 (486)	4
DWR-10-22	24.50 (622)	17.50 (445)	20	10 spaces	200 lbs.	-	1	12.25 (311)	19.13 (486)	4
DWR-12-17	28.00 (711)	21.00 (533)	15	12 spaces	200 lbs.	-	1	14.00 (356)	22.63 (575)	4
DWR-12-22	28.00 (711)	21.00 (533)	20	12 spaces	200 lbs.	-	1	14.00 (356)	22.63 (575)	4
DWR-12-26	28.00 (711)	21.00 (533)	24	12 spaces	200 lbs.	-	1	14.00 (356)	22.63 (575)	4
DWR-12-32	28.00 (711)	21.00 (533)	30	12 spaces	200 lbs.	-	1	14.00 (356)	22.63 (575)	4
DWR-16-17	35.00 (889)	28.00 (711)	15	16 spaces	200 lbs.	-	1	17.50 (445)	29.63 (752)	4
DWR-16-22	35.00 (889)	28.00 (711)	20	16 spaces	200 lbs.	-	1	17.50 (445)	29.63 (752)	4
DWR-18-17	38.50 (978)	31.50 (800)	15	18 spaces	250 lbs.	-	1	19.25 (489)	33.13 (841)	4
DWR-18-22	38.50 (978)	31.50 (800)	20	18 spaces	250 lbs.	-	1	19.25 (489)	33.13 (841)	4
DWR-18-26	38.50 (978)	31.50 (800)	24	18 spaces	250 lbs.	-	1	19.25 (489)	33.13 (841)	4
DWR-18-32	38.50 (978)	31.50 (800)	30	18 spaces	250 lbs.	-	1	19.25 (489)	33.13 (841)	4
DWR-21-17	43.75 (1111)	36.75 (933)	15	21 spaces	250 lbs.	4	2	10.56 (268)	38.33 (975)	4
DWR-21-22	43.75 (1111)	36.75 (933)	20	21 spaces	250 lbs.	4	2	10.56 (268)	38.33 (975)	4
DWR-24-17	49.00 (1245)	42.00 (1067)	15	24 spaces	300 lbs.	4	2	10.56 (268)	43.63 (1108)	5
DWR-24-22	49.00 (1245)	42.00 (1067)	20	24 spaces	300 lbs.	4	2	10.56 (268)	43.63 (1108)	5
DWR-24-26	49.00 (1245)	42.00 (1067)	24	24 spaces	300 lbs.	4	2	10.56 (268)	43.63 (1108)	5
DWR-24-32	49.00 (1245)	42.00 (1067)	30	24 spaces	300 lbs.	4	2	10.56 (268)	43.63 (1108)	5
DWR-35-17	68.25 (1734)	61.25 (1558)	15	35 spaces	300 lbs.	4	2	10.56 (268)	62.83 (1597)	6
DWR-35-22	68.25 (1734)	61.25 (1558)	20	35 spaces	300 lbs.	4	2	10.56 (268)	62.83 (1597)	6
DWR-35-26	68.25 (1734)	61.25 (1558)	24	35 spaces	300 lbs.	4	2	10.56 (268)	62.83 (1597)	6

DWR Series basic dimensions with Minimum-Clearance Latch installed

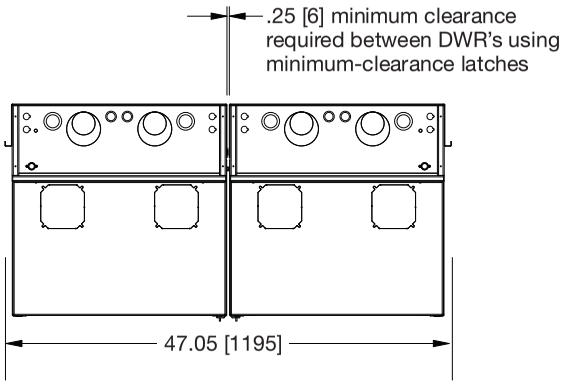
TOP VIEW



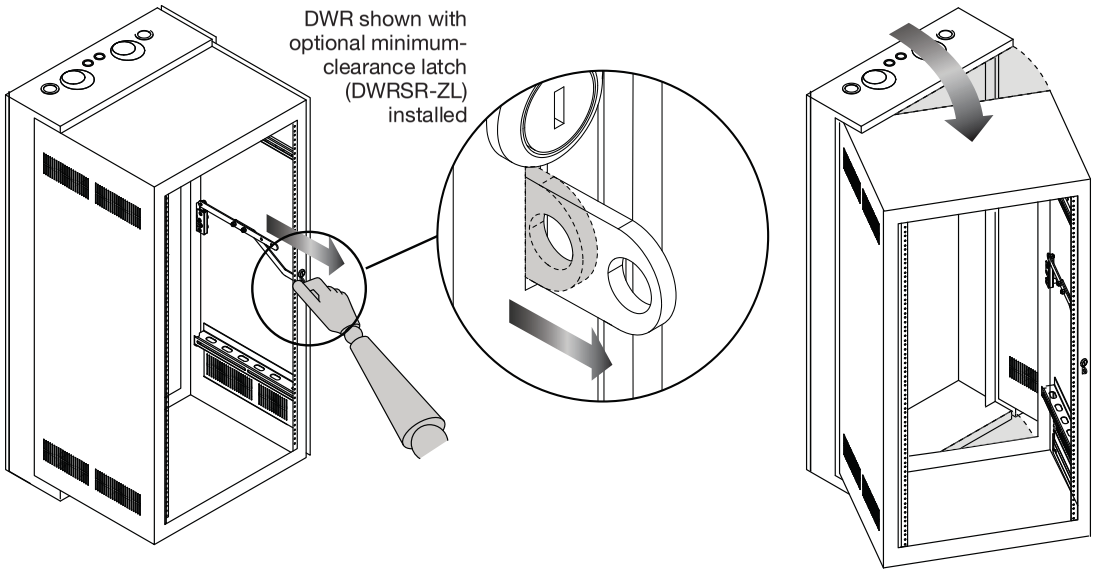
TOP VIEW
(2 DWR'S FULLY OPEN)

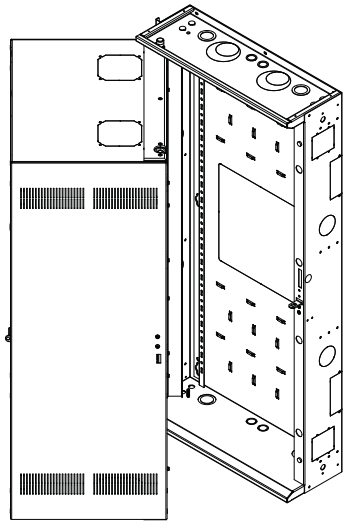


TOP VIEW
(2 DWR'S IN CLOSED POSITION)



OPTIONAL DWRSR-ZL MINIMUM-CLEARANCE LATCH OPERATION:





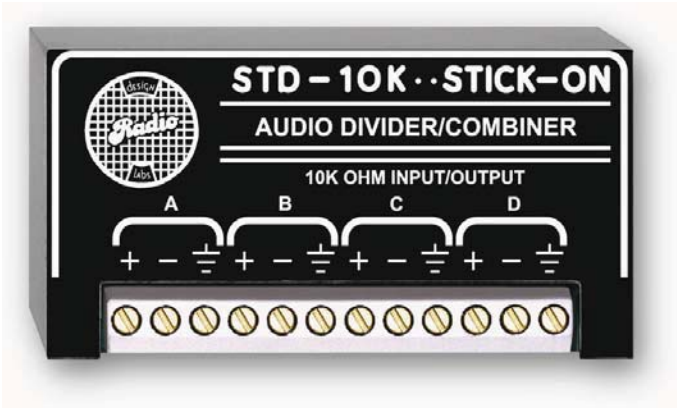
All dimensions in inches unless otherwise noted [All bracketed dimensions are in millimeters]

US: New Jersey • California • Illinois • Voice: 973-839-1011 Fax: 973-839-1976 • middleatlantic.com
Canada: Ontario • British Columbia • Voice: 613-836-2501 Fax: 613-836-2690 • middleatlantic.ca

Middle Atlantic Products

STICK-ON® SERIES

Model STD Series
Divider/Combiner Networks



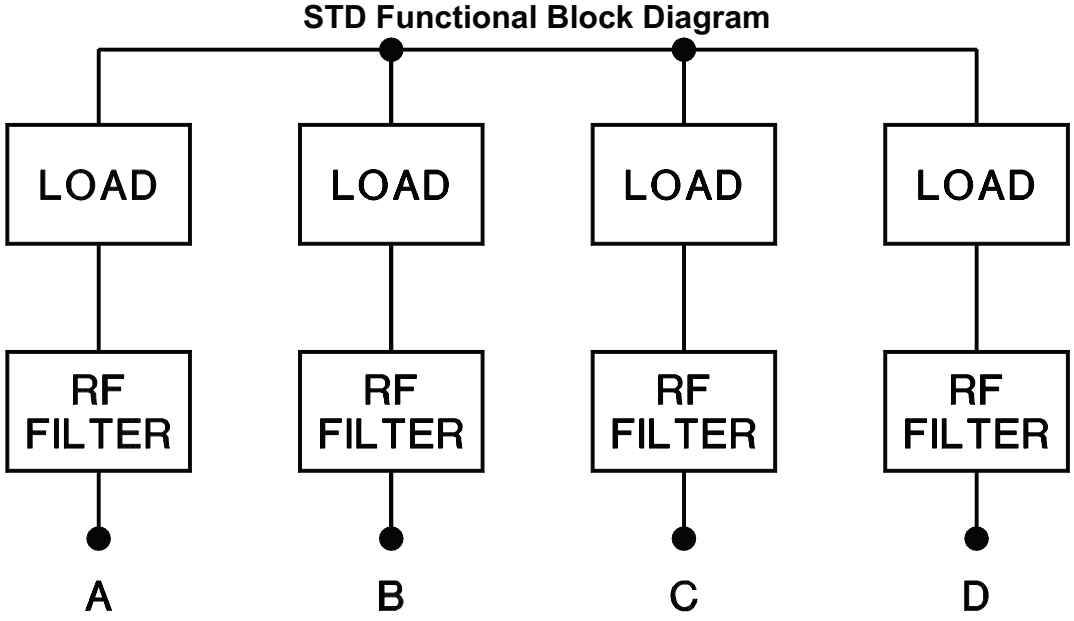
ANYWHERE YOU NEED...

- To Combine Audio Signals to a Single Output
- To Filter RF from an Audio Line
- To Combine Stereo Signals
- To Feed a Mono Signal to Stereo Inputs
- To Combine Multiple Mics to a Single Input

You Need The STD Series!

The STD series of products is part of the STICK-ON line of products from Radio Design Labs. It is a resistive branching network with RF filtering on each of the four channels. Any channel, A through D, may be either input or output. This permits combining stereo signals into mono inputs, splitting mono signals to multiple inputs, and even combining microphones with output shorting switches into a single amplifier input. The STD products are available in 150 Ω, 600 Ω and 10 kΩ models. All inputs and outputs are balanced.

STD Functional Block Diagram



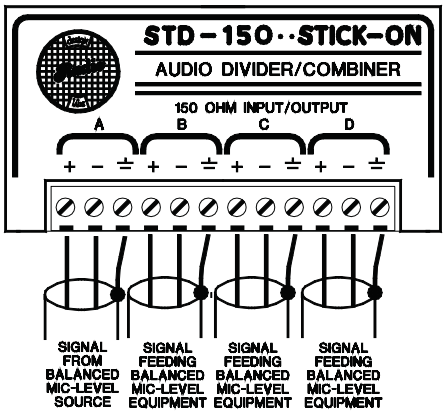
STICK-ON® SERIES

Model STD Series
Divider/Combiner Networks

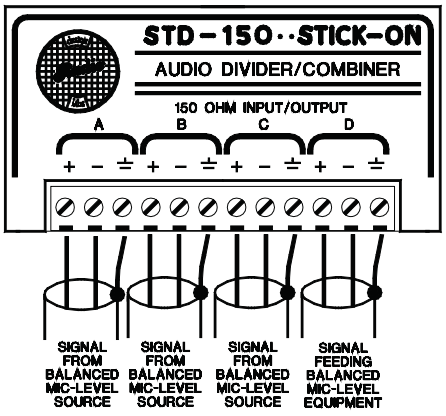
Installation/Operation

CE EN55103-1 E1-E5; EN55103-2 E1-E4
Typical Performance reflects product at publication time exclusive of EMC data, if any, supplied with product. Specifications are subject to change without notice.

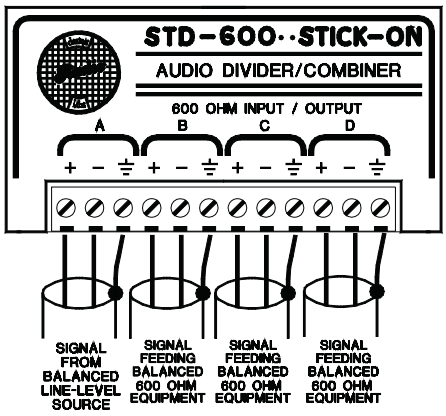
BRANCH A 150 OHM MIC TO MULTIPLE INPUTS



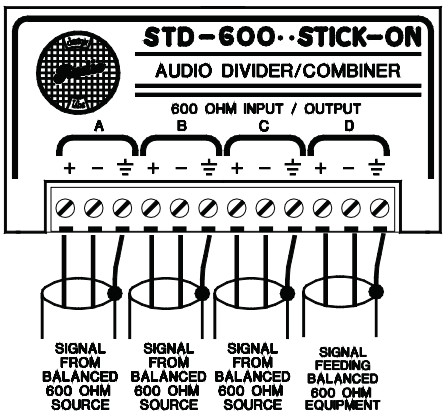
COMBINE MULTIPLE 150 OHM MICS TO SINGLE INPUT



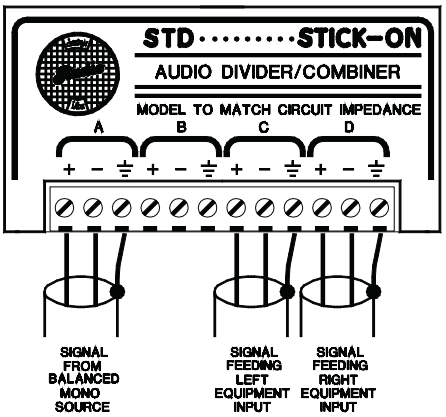
BRANCH A 600 OHM LINE TO 3 INPUTS



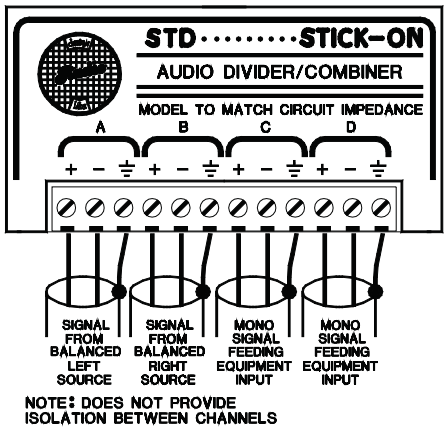
COMBINE MULTIPLE 600 OHM SIGNALS TO SINGLE INPUT



FEED MONO SIGNALS TO STEREO INPUTS



COMBINE STEREO SIGNALS INTO MONO INPUTS



A MODULE MAY BE UNBALANCED BY CONNECTING ALL 4 NEGATIVE TERMINALS TO THE ADJACENT GROUNDS. BALANCED AND UNBALANCED WIRING MAY NOT BE MIXED.

TYPICAL PERFORMANCE

Circuit Type:	Passive
Circuit Configuration:	Balanced
Input/Output Impedance:	150, 600, or 10 kΩ as marked
Number of Inputs/Outputs:	4 Total: Useable in any combination: split 1 in to 3 out; 2 in to 2 out; 3 in to 1 out
Insertion Loss:	3 dB
Isolation between Channels:	3 dB (STD products are passive and therefore not intended as isolation devices; use RDL Mixers or Mixers or Distribution Amps for isolation)
Maximum Signal Input:	+28 dBu (at 600 Ω) +22 dBu (at 150 Ω)

Radio Design Labs Technical Support Centers
U.S.A. (800) 933-1780, (928) 778-3554; Fax: (928) 778-3506
Europe [NH Amsterdam] (++31) 20-6238 983; Fax: (++31) 20-6225-287

TASCAM
TEAC PROFESSIONAL

CD-200i TECHNICAL DOCUMENTATION

TASCAM's CD-200i is a unique combination of rackmountable CD player with a dock for Apple's iPod® music player. The CD player uses the new TEAC CD-5020A transport, custom-designed for audio playback with a smooth loading drawer and low clamping noise. The internal clock has been improved for a smoother sound and decreased jitter.

In addition, a sliding drawer reveals a connector dock any Apple iPod. The iPod can be controlled from the CD-200i's front-panel or wireless remote, including transport control, album navigation and more. The iPod can be charged from the dock connector, and video can even be played through an S-video jack on the rear panel.

TASCAM's CD-200i has unbalanced phono outputs and S/PDIF digital out on coaxial and optical jacks. MP3 and WAV file playback is supported from CD media. The front-panel Folder navigation buttons change folders on CDs and albums on the iPod. A wireless remote control with numerical track select buttons is also included.





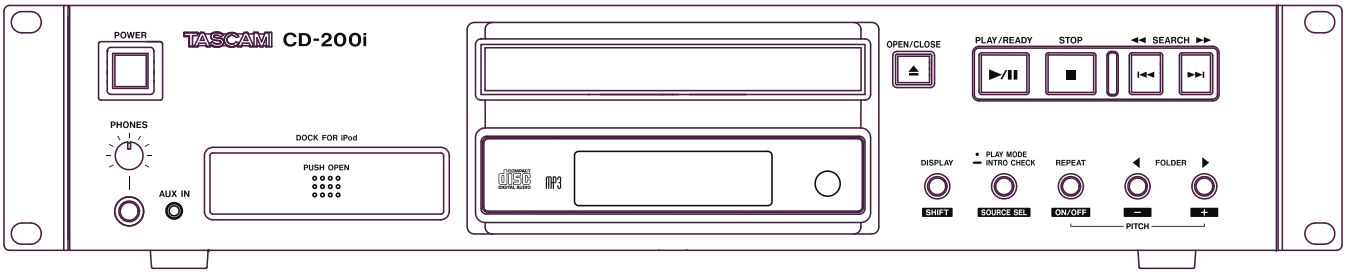


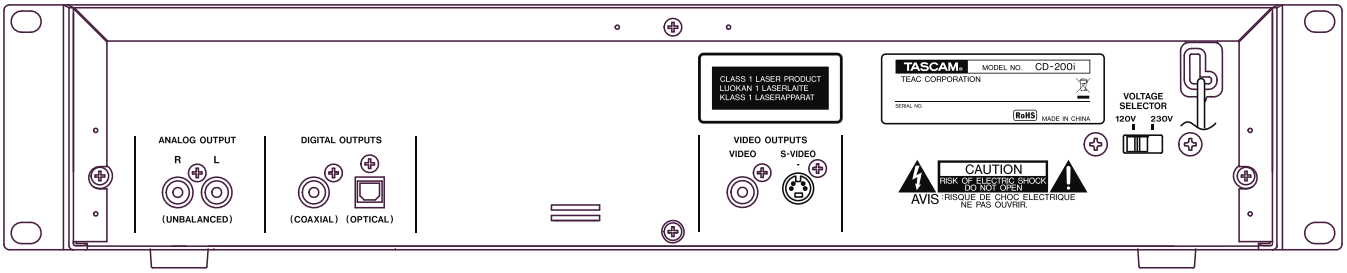
Features

- Plays audio CDs, MP3 CDs and WAV file CDs
- Dock connector for Apple iPod charging and playback
- iPod video playback from S-video or composite output
- CD TEXT and ID3 tag support
- Continue, Random and Program play modes
- Repeat All and Repeat Single play modes
- Index Search
- Shock/skip prevention memory buffer
- ±12% pitch control (analog outputs only)
- RCA unbalanced line outputs (CD and iPod)
- Coaxial and Optical S/PDIF digital out (CD only)
- 1/4" stereo headphone output
- 2u rack mountable
- Wireless 55-key remote control
- 19"W x 3.72" H x 11.73"D
- 9.3 lbs

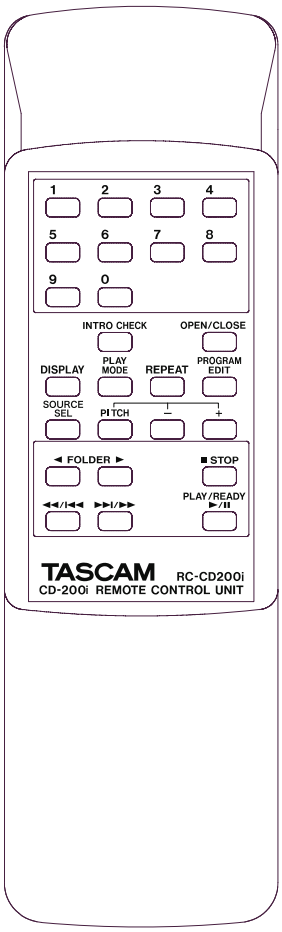
Applications

- Boardroom playback
- Health Club
- School installation
- House of worship
- Front of house pre-show playback
- Studio iPod plyback





Made for iPod



Specifications – Ratings

- Compatible disc formats: CD-DA (12-cm/8-cm), CD-ROM (12-cm/8-cm) ISO 9660 LEVEL 1/2/ROMEO/ JOLIET format (CD-R/CD-RW DISC compatible)
- Playable format: Audio CD (CD-DA), MPEG1 Audio Layer III (MP3) WAV

MP3 Playback Specifications:

- Audio Mode: STEREO/JOINT STEREO/DUAL CHANNEL/MONO
- Sampling Frequency: 32 kHz/44.1 kHz/48 kHz
- Bit Rate: 32 kbps - 320 kbps, and VBR

WAV Playback Specifications:

- Sampling Frequency: 8 kHz/11.025 kHz/12 kHz/16
- kHz/22.05 kHz/24 kHz/32 kHz/44.1 kHz/48 kHz Sampling Bit Rate: 8 bit/16 bit

Audio CD Playback Specifications:

- Sampling Frequency: 44.1 kHz
- Sampling Bit Rate: 16 bit
- Number of Channels: 2

Specifications – Input/Output

AUX IN (UNBALANCED) Jack

- Connector: 3.5 mm stereo mini jack Reference Input Level: –16 dBV Maximum Input Level: 0 dBV Input impedance: 22 k

ANALOG OUTPUT (UNBALANCED)

- Terminal Connector: RCA pin jack CD Reference Output Level: –10 dBV CD Maximum Output Level: +6 dBV
- Output Impedance: 200

PHONES Jack

- Connector: Standard Stereo Jack Maximum Output Level: 20 mW + 20 mW Load Impedance: 32

DIGITAL OUTPUT (OPTICAL) Terminal

- Connector: Optical Jack Compatible Signal Format: IEC-60958 Type II (S/PDIF)

DIGITAL OUTPUT (COAXIAL) Terminal

- Connector: RCA Pin Jack Compatible Signal Format: IEC-60958 Type II (S/PDIF)

Video Output Connector:

- RCA Pin Jack Compatible Signal Format: Composite video signal Output Impedance: 75

S-VIDEO Output Connector

- 4-pin mini-DIN connector
- Compatible Signal Format: Separate video signal

Audio Performance (CD Playback)

- Frequency Response: 20 Hz - 20 kHz ±1.5 dB
- Signal-to-Noise Ratio (S/N): More than 90 dB (20 kHz LPF + A-weighted)
- Dynamic Range: More than 90 dB (20 kHz LPF + A-weighted)
- Total Harmonic Distortion: Less than 0.01% (1 kHz, 20 kHz LPF)
- Channel Separation: More than 90 dB (1 kHz, 1 kHz BPF)

Backup Memory

The following settings are backed up even when the unit power is turned off. "(CD)" means that the settings are backed up when the output source is set to CD:

- Time and title display settings (CD)
- Playback mode (CD)
- Program (for loaded CD)
- Current folder (for loaded CD)
- Output source setting
- Repeat setting (CD)
- Pitch control ON/OFF (CD)
- Pitch control value (CD)

General/Physical

Power Requirements:

- AC 120 V, 60 Hz (U.S.A./Canada)
- AC 230 V, 50 Hz (U.K./Europe)
- AC 240 V, 50 Hz (Australia)

Power Consumption

- 12 W

Weight:

- 10.36 lb
- 4.7 kg

Operating Temperature:

- 5 to 35°C

Inclination of installation:

- 5° or less

Dimensions (W x H x D):

- 18.94 x 3.72 x 11.73 (in)
- 481 x 94.5 x 298 (mm)

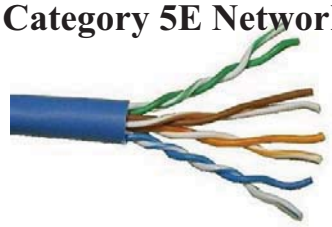
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"Made for iPod" means that an electronic accessory has been designed to connect specifically to iPod and has been certified by the developer to meet Apple performance standards. Apple is not responsible for the operation of this device or its compliance with safety and regulatory standards.

TASCAM TEAC PROFESSIONAL

Technical Data Sheet-
Category 5E Network



WEST PENN WIRE

2833 West Chestnut Street
Washington, PA 15301
Toll Free: (800) 245-4964
Fax: (724) 222-6420
www.westpenn-wpw.com

PART NUMBER:	**4245**
DESCRIPTION:	24 AWG.- 4 PAIR Solid bare copper conductors, unshielded with an overall jacket.
NEC RATING:	CMR
APPROVALS:	(UL) C(UL) Listed or c(ETL)us Listed
APPLICATION:	Indoor - Category 5E Applications- Ethernet, IP Cameras, Digital Integration Meets TIA/EIA 568B.2 Category 5e Specifications

Construction Parameters:

Conductor	24 AWG Bare Copper
Stranding	Solid
Number of Conductors	8 (4 Pair)
Insulation	Thermoplastic - .008”
Shield	None
Drain	None
Jacket Material	PVC
Overall Cable Diameter	0.202" Nom.
Approximate Cable Weight	23 Lbs/1M' Nom.
Flame Rating	UL 1666

Electrical & Environmental Properties:

Operating Temperature Rating	-20°C To +60°C
Operating Voltage Rating	300 V RMS
DC Resistance per Conductor @ 20deg C	9.38 Ohms/100m Nom.
Mutual Capacitance	14pf/ft Nominal
Nominal Impedance	100 Ohms+/-15% (1-100Mhz)
Velocity of Propogation	66% Nominal
Delay Skew	45ns/100m MAX
Standards	TIA/EIA568-B.2
Insulation Colors	1.Blue/White-Blue, 2. Orange/White-Orange 3. Green/White-Green, 4. Brown/White-Brown
Jacket Color	Gray, White, Blue- Others Available Example: 4245-GY
RoHS Compliant	Yes

Electrical Specifications:

Frequency: MHz	1	10	25	100	200
Insertion Loss: dB/100m	1.8	5.8	9.3	19.6	28.8
NEXT: dB/100m	80	64	59	50	46
ACR: dB/100m	70.3	50.9	41.1	40.3	35.8
PS-NEXT: dB/100m	73	58	52	43	40
PS-ACR: dB/100m	66.3	46.9	37.1	17.3	3.3
ELFEXT: dB/100m	67.8	47.8	39.8	27.8	21.8
PS-ELFEXT: dB/100m	64.8	25	36.8	24.8	18.8
RL: dB	20	25	24.3	20.1	18

Mechanical Properties:

Max. Recommended Pull Tension	25 lbs.
Min. Bend Radius (Install)	4x cable OD- 1inch Min.

Accessories:

Connectors: Jacks
KJ458MT-C5E-xx
Xx: BK,BU, WH, YE, RD

Connectors: Plugs

32-EZP – 32-5198UL	EZ Plugs Cat 5E

Tools:

TL-135	110 Punch down tool
TL-114	Crimp Tool

Boots
32-1900-xx – xx: Colors

Cable Assemblies:
C5EC-114CC-xx
CC: Color: BK, BU, GY, RD, WH, YE
Xx: Length Footage: 3,7,10,15,20,25

Patch Panels:

12458MD-C5E	12 port Cat5E Patch Panel
24458MD-C5E	24 port Cat5E Patch Panel
48458MD-C5E	48 port Cat 5E Patch Panel

Specification Issue Date: 11/12

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Technical Data Sheet
Communication Cables

WEST PENN WIRE

2833 West Chestnut Street
Washington, PA 15301
Toll Free: (800) 245-4964
Fax: (724) 222-6420
www.westpenn-cdt.com

PART NUMBER: **C210**

DESCRIPTION: 10/2 Stranded bare copper conductors, unshielded Cluster Speaker Cable

NEC RATING: TC, NEC Class 1 – 600V

APPROVALS: (UL) or (ETL)us Listed

APPLICATION: Cluster Speaker – Approved for direct burial and outdoor use

Construction Parameters:

Conductor	10 AWG Bare Copper
Stranding	65x28
Insulation Material	PVC/ Nylon
Insulation Thickness	0.020" PVC Nom. 0.005” Nylon Nom.
Number of Conductors	2
Shield	None
Drain	None
Jacket Material	Sunlight Resistant PVC
Jacket Thickness	0.047” Nom.
Overall Cable Diameter	0.357" Nom.
Approximate Cable Weight	73 Lbs/1M' Nom.
Flame Rating	--

Electrical & Environmental Properties:

Temperature Rating	-20deg C to 60deg C
Operating Voltage	600 V RMS
Max.Capacitance Between Conductors @ 1 KHz	pf/ft Nom.
DC Resistance per Conductor @ 20deg C	1.10 Ohms/1M' Nom.
Insulation Colors	Black ,White
Jacket Color	Gray
RoHS Compliant	--

Mechanical Properties:

Max. Recommended Pull Tension	230Lbs.
Min. Bend Radius (Install)	3.5”

Specification Issue Date: 7/06

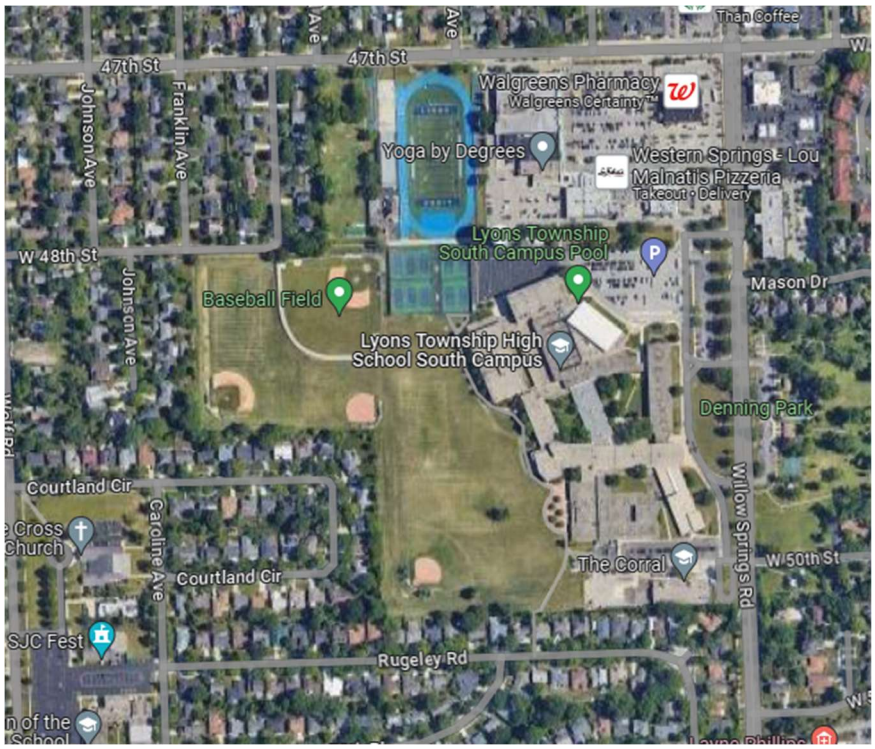
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WT Group

Engineering • Design • Consulting

Stormwater Management Report
MWRD – Village of Western Springs



Lyons Township School District 204
Lyons Township High School South Campus – Softball Field Addition

4900 Willow Springs Road,
Western Springs, Illinois 60558
WT Group Project #C2400081

January 21, 2025

JAMES GLASCOTT
062-063362
LICENSED
PROFESSIONAL
ENGINEER
STATE OF ILLINOIS

James Glascott, P.E., CPESC,
Illinois P.E. License No. 062-063362
Expires: 11-30-2025

2675 Pratum Avenue
Hoffman Estates, IL 60192

224.293.6333
wtengineering.com

Engineering with Precision, Pace & Passion.

MWRD Stormwater Management Submittal

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- Watershed Management Permit Submittal
- Erosion and Sediment Control Submittal
- Stormwater Management Submittal
- Floodplain Submittal
- Wetland-Buffer-Riparian Environment Submittal
- Maps, Exhibits and Plan Sheets Submittal
- Maintenance and Monitoring Plan Submittal
- Appendix
  - Geotechnical Engineering Report (Prepared by Geocon Professional Services, Inc., dated August 25, 2023).

Watershed Management Permit Submittal

- Watershed Management Permit Application
- Project Narrative
- Statement of Opinion

Project Narrative

Project Scope of Work:
Lyons Township School District 204 is seeking to add a new softball field and underground utilities at the Lyons Township High School South Campus, which is located at 4900 Willow Springs Road in Western Springs, IL.

Existing Conditions:
The total contiguous property area is approximately 57.18 acres. The site is not located in a combined sewer area. There are no wetlands on the site per National Wetlands Inventory Map and per field observations. Per FIRM #17031C0467J, there is no floodplain located on the project-site. Per NRCS soil survey data, the existing soil is classified as hydrologic soil group D.

Per the Geotechnical Investigation report prepared by Geocon Professional Services, Inc., dated August 25, 2023, the groundwater was not encountered in any of the borings. The boring done ranged from depth of 661.0' to 667.0'.

Stormwater Requirements:
Total site development is approximately 1.755 acres. Disturbed Area 1 will be detained and consists of 0.134-acre impervious area, 0.451-acre of landscape area and 1.170 acres of synthetic turf field for a disturbed area of 1.755 acres. Existing detention system will be used for the proposed development area. The maximum allowable release rate for the developed area per MWRD WMO is 0.20 cfs/acre. However, the Village of Western Springs maximum release rate is of 0.15 cfs/acre. Based on release rate requirements and MWRD's Nomograph method for the 1.775-acre development area will require 0.774 ac-ft of detention. The composite CN for the 1.755-acre disturbance area will approximately be 88.71.

Stormwater detention will be provided in the existing detention basin, located to west of the new softball field addition. The existing detention system was initially established under MWRD permit # 04-536 and then revised as part of MWRD permit # RL11-008 and # 14-125. Stormwater discharge from the detention is routed through a gravity outlet control structure with an orifice restrictor connecting to an existing 18" diameter storm sewer, which is located west of the detention basin. Per MWRD permit #14-125 3.504 ac-ft of detention storage was required for the 24.26 acres tributary area, and an additional 0.774 ac-ft of detention storage will be required for the proposed softball field addition bringing the total required detention for 24.26 acres to be 4.278 ac-ft.

The net allowable release rate for the detention basin is 4.90 cfs. The exiting restrictor structure will be modified to maintain previously approved release rate of 4.87 cfs at revised high water level of 665.99. On-site stormwater runoff will drain into detention basin before overflowing west to the existing storm sewer.

Volume Control Requirements:

Within the 1.755-acre development area, there will be 0.134 acres of new impervious surface. Per MWRD WMO requirements, 0.011 ac-ft (488 C.F.) of infiltration storage will be required. Approximately 0.012 ac-ft (540 C.F.) of storage will be provided under the new gravel infiltration trench between elevations of 672.50' to 673.50'. The composite CN was adjusted to 88.03 based on this provided volume.

Temporary Best Management Practices:

During construction, several erosion control devices and features will be used to minimize sediment from leaving the site. These include one construction entrance, silt fence, flexstorm catch-it inlet protection devices, seeding and erosion control blankets.

Storm Sewers:

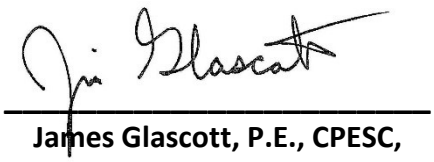
All new storm sewers were designed to pass the 100-year storm event. Flow from the new storm sewers will drain into an existing storm sewer and ultimately to existing detention.

Conclusion:

The proposed improvements will meet current MWRD WMO and Village of Western Springs Stormwater Requirements.

Statement of Opinion

There is no presence of flood protection areas on the project site or within 100 feet beyond the area of development.



James Glascott, P.E., CPESC,
Illinois Registered Professional Engineer
No. 062-063362 - Expires 11-30-2025

Erosion and Sediment Control Submittal
Soil Erosion Control Narrative

a. The following is a description of the construction activity which is the subject of this plan:

The WT Group (on behalf of Lyons Township School District 204) proposes the construction of a new softball field and underground utilities at the Lyons Township High School South Campus, which is located at 4900 Willow Springs Road in Western Springs, IL.

b. The following is a description of the intended construction sequence for the project:

1. Installation of the inlet protection devices – prior to any earth moving operations. The temporary perimeter controls and inlet protection devices will not be removed until all construction activities at the site are complete and soils have been permanently stabilized.
2. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.
3. Removal of the existing pavement and all other items to be removed as shown in the construction plans.
4. Stripping and stockpiling of topsoil and rough grading. Temporary stabilization shall be applied immediately once grading operations have temporarily or permanently stopped.
5. Installation of above-ground detention basin, storm sewers, and outlet control structure.
6. Rough grading.
7. Installation of proposed underground utilities. Install new inlet protection devices on new storm inlets. Areas around rims should be excavated to raise rim above ground surface.
8. Construction of site improvements. Inlet protection devices must be removed before installation of the proposed tiles.
9. Remove soil stockpile and dispose excess soil off-site. Rough grade and construct parking lot as shown on the construction plans.
10. Final grading and landscaping installation.
    a. Permanent landscape installation or temporary stabilization shall be provided immediately following final grading.
11. Permanent landscape installation or temporary stabilization shall be provided immediately following final grading.
12. Install volume control facilities.
13. Remove sediment from detention basin.
14. Permanent landscape installation.
15. Permanent landscape installation or temporary stabilization shall be provided immediately following final grading.
16. Erosion and sedimentation control measures shall be the responsibility of the general contractor, and shall be continually maintained as follows:
    a. The entrance shall be maintained in a condition, which will prevent tracking or flowing of sediment onto public Rights-of-Way. This may require repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public Rights-of-Way shall be cleaned immediately.

b. Temporary cover shall be continuously maintained until permanent cover is established. (Landscaping/grass seed is considered temporary until it is capable of surviving severe weather conditions.)
c. Inlets and drainage ways shall be inspected and cleaned periodically and before maintenance responsibility expires.

2. CONTROLS

This section of the plan addresses the various controls that will be implemented during the construction process (see section b. above for reference). It is the responsibility of the General Contractor for the implementation of all control measures.

a. Erosion and Sediment Controls

i) Stabilization Practices – includes temporary seeding and permanent seeding. A description of each is provided below. Except where provided in paragraph (A) below, stabilization measures shall be initiated immediately in portions of the site where construction activities have temporarily or permanently ceased as follows:

- Temporary Seeding – General grass seed will be applied to the topsoil stockpile or the rest of the site immediately in areas where grading activities have temporarily ceased.

- Permanent Seeding – Class 1 seeding and erosion control blanket will be applied to all disturbed green spaces after immediately completion of final grading.

(A) A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated must be kept on the form in SWPPP.

ii) Structural Practices. Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices include – temporary perimeter erosion fence, temporary inlet protection, temporary erosion control blanket, permanent turf reinforcement mat and stone riprap. The installation of these devices may be subject to section 404 of the Clean Water Act.

- Temporary Inlet Protection – Catch all and silt fence inlet protection devices will be utilized in order to reduce the amount of silt entering the storm sewer and will be used on all existing and proposed flared end sections and storm sewer inlets where runoff from disturbed areas is collected

b. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been complete. The installation of these devices may be subject to Section 404 of the Clean Water Act.

i) Such practices include: flow attenuation by use of open vegetated swales, catch basins and natural depressions; infiltration of runoff on the site. The practices selected for implementation were determined on the basis of the technical guidance in Section 10-300 (Design Considerations) in Chapter 10 (Erosion and Sedimentation Control) of the "Illinois Department of Transportation Drainage Manual" and the Illinois Environmental Protection Agency's "Illinois Urban Manual", 2002.

c. Other Controls

i. **Waste Disposal** - No Solid materials, including building materials, shall be discharged into waters of the state, except as authorized by a Section 404 permit.

ii. The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

iii. **Storage of Hazardous or Toxic Materials** - Toxic or hazardous materials must be stored in a controlled area using best management practices to minimize potential for soil or storm water contamination. All materials shall be stored in an area that is not accessible to the public such as locked boxes, locked vehicles, inside buildings under construction or in fenced area. No toxic or hazardous materials shall be stored up gradient of any storm drainage structure unless spill containment controls such as sandbags are in place. The contractor shall report any spillage or leak to appropriate agencies and site remediation shall be performed to remove all contamination from the site.

iv. **Portable Toilets** - The contractor shall provide and maintain temporary bathroom facilities during construction to accommodate all workers. These facilities shall be self-contained with no discharge. Waste removed from these facilities shall be disposed of properly offsite.

v. **Vehicle maintenance and Storage** - If maintenance must occur onsite, the contractor will use designated areas located away from drainage courses to prevent the run on of storm water and the runoff of spills. The contractor shall use secondary containment, such as drip pans or drop cloths to catch spills or leaks. Onsite vehicles and equipment will be inspected regularly and repaired immediately.

vi. **Vehicle and Equipment Cleaning (Concrete washout area)** - Use off-site commercial washing businesses as much as possible. If washing of vehicles and equipment must occur onsite, use designated bermed wash areas to prevent wash water contact with receiving waters. Area to be clearly marked as "Concrete wash out area". The wash area can be sloped for wash water collection and subsequent infiltration into the ground. The contractor shall use phosphate-free biodegradable soaps. The contractor shall educate employees and subcontractors on pollution prevention measures. Steam cleaning will not be permitted onsite. Use siphon system to pump out water.

vii. **Vehicle and Equipment Fueling** - Use off-site fuelling station as much as possible. If fueling of vehicles and equipment must occur onsite, use designated areas, located away from drainage course, to prevent the run-on of storm water and the runoff of spills. "Topping off" fuel tanks will be discouraged. The contractor shall use secondary containment. (Double lined tanks are considered secondary containment.)

viii. **Topsoil Stockpiling** - Stockpiling is the salvaging, storing, protecting, and use of topsoil to enhance final site stabilization and support selected vegetation. Location for a stabilized stockpile that will not erode, block drainage, or interfere with work on the site. Topsoil stockpiles should be located on flat ground if possible, and protected by a silt fence or other sediment barrier on the down gradient sides. Topsoil that will not be used for more than 3 days should be seeded as noted in section 2.a.i above.

ix. **Subcontractor Equipment** - All subcontractors shall be notified regarding the SWPPP and shall be advised as to how it pertains to their activities on the site. Specifically, all vehicles shall be required to utilize the stabilized site entrance and parking and to use the controlled wash down area. All supplies that pose a threat to storm water quality shall be kept in vehicles or inside structures under construction. All waste material is to be disposed of properly.

d. Approved State or local Plans

(i) The management practices, controls and other provisions contained in the storm water pollution prevention plan must be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, 2002. Facilities which discharge storm water associated with construction site activities muse include in the storm water pollution prevention plan procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials. Requirements specified in sediment and erosion site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI to be authorized to discharge under this permit, incorporated by reference and are enforceable under this permit. The plans shall include all requirements of this permit and include more stringent standards required by any local approval. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued to the construction site.

(ii) Dischargers seeking alternative permit requirements are not authorized by this permit and shall submit an individual permit application in accordance with 40 CFR 122.26 at the address below, along with a description of why requirements in approved local plans of permits should not be applicable as a condition of an NPDES permit.

Illinois Environmental Protection Agency
Division of Water Pollution Control, Mail Code #15
Attention: Permit Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

3. MAINTENANCE

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan.

During construction the contractor shall:

- Clean up and grade the work area to eliminate concentration of runoff.
- Cover the open ends of pipes in trenches at the close of each working day.
- Inspect, maintain or replace (at inspector's discretion) erosion and sediment control items.

Prior to any landscaping/restoration work, the contractor shall:

- All maintenance of erosion control systems will be the responsibility of the contractor. All locations where vehicles enter and exit the construction site and all other areas subject to erosion should also be inspected periodically. Inspection of these areas shall be conducted at least once every seven days and within 24 hours of the end of each 0.50 inches or greater or rainfall, or equivalent snowfall.
- The contractor shall follow inspection procedures as outlined in 4.a-d below.

Following construction

- Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern included:
    a. Litter and debris shall be controlled.
    b. Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary.
    c. Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations.
    d. Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape.
    e. Roads shall be swept, vacuumed and/or washed on a regular basis.
- All erosion control measures shall be inspected and maintained after each 0.50 inches of rainfall and/or once a week and all impervious road surfaces shall be cleaned prior to the end of each working day.
- Cut the grass on slopes in open space and detention pond: weekly during growing season.
- Stormwater facility/volume control facility:
    a. Inspect stormwater detention facility to ensure that the constructed volume for detention is maintained. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe: monthly.

b. Debris removal. Trash, brush, grass clippings, sediment, and other debris should be removed from the detention facility to maintain the designed storage volume. To prevent clogging, the outlet control structure should also be inspected and all debris should be removed: monthly.
c. Restoration of eroded areas. For areas where there is evidence of erosion, or in areas where future erosion is likely, protection should be provided to prevent further damage. All bare areas should be seeded and restored. Areas located along the side slopes of the detention facility will require seeding in conjunction with an erosion control blanket: monthly.

- Minor Stormwater System:
  a. Debris removal. Trash, wood chips, grass clippings, sediment, and other debris should be removed from the catch basins, inlets, outfalls, and storm sewers to prevent clogging. Cleaning should be done in such a way that the debris is not discharged back into the stormwater system: every two weeks.
  b. Reset covers/lids on as-needed basis.
  c. Remove accumulated sediment from manhole bottom when 50% of sump is filled.
  d. Visually inspect pipes by removing manhole lids, make repairs as necessary.
  e. Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary.
  f. Replant and reseed any eroded areas.
  g. Removal of obstructions. Inspections should be performed to ensure that all overland flow routes are free from obstructions. If an obstruction has been placed in an overland flow route, it should be removed immediately: every two weeks.

- Overflow weir:
  a. Removal of obstructions. Inspections should be performed to ensure that the overflow weir is free from obstructions. If an obstruction has been placed in the overflow weir, it should be removed immediately: every two weeks.
  b. Restore riprap as necessary.
  c. Regrade to provide positive drainage as necessary.
  d. Regular mowing to control vegetation.

4. INSPECTIONS

Qualified personnel (provided by the contractor) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and location where vehicles enter or exit the site at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.25 inches or greater or equivalent snowfall. Qualified personnel means a person knowledgeable in the principles and practices of erosion and sediment control measures, such as a licensed Professional Engineer (P.E.) and a Certified Professional in Erosion and Sediment Control (CPESC), a Certified Erosion Sediment and Storm Water Inspector (CESSWI) or other knowledgeable person who possesses the skills to assess conditions at the construction site that should impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the construction activities.

a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants

entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ensure that they are operating correctly. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

b. Based on the results of the inspection, the description of potential pollutant sources identified in section 1 above and pollution measures identified in section 2 above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within 7 calendar days following the inspection.

c. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this storm water pollution prevention plan, and actions taken in accordance with section 4.b. shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part 4.d of this permit.

d. Signatory Requirements. All Notices of Intent, storm water pollution prevention plans, reports, certifications or information either submitted to the Agency or the operator of a large or medium municipal separate storm sewer system, or that this permit requires be maintained by the permittee, shall be signed.
All Notices on Intent shall be signed as follows:

- For a corporation: by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means: (1) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy decision-making functions for the corporation: or (2) any person authorized to sign documents that has been assigned or delegated said authority in accordance with corporate procedures;

- For a partnership or sole proprietorship: by a general partner or the proprietor, respectively; or

- For a municipality, State, Federal, or other public agency: by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes (1) the chief executive officer of the agency, or (2) a senior executive officer having responsibility for the overall operations or a principal geographic unit of the agency.

All reports required by the permit and other information requested by the Agency shall be signed by a person described above or by a duly authorized representative of that person. A person is a duly authorized representative only if:

- The authorization is made in writing by a person described above and submitted to the Agency.

- The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility of activity, such as the position of manager, operator, superintendent, or position of equivalent responsibility or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position).

- Changes to Authorization. If an authorization under Part I.C (Authorization) is no longer accurate because a different individual or position has responsibility for the overall operation of the construction site, a new authorization satisfying the requirements of Part I.C must be submitted to the Agency prior to or together with any reports, information, or applications to be signed by authorized representative.

- Certification. Any person signing documents under this Part shall make the following certification:

  > "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

e. The contractor shall notify the appropriate Agency Field Operation Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or for violations of any condition of this permit. The permittee shall complete and submit within 5 days an "Incidence of Noncompliance" (ION) report for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit. Submission shall be on forms provided by the Agency and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. A copy shall also be mailed to the following address:

   WT GROUP, LLC, CIVIL ENGINEERING DIVISION
   ATTN: JAMES GLASCOTT, PE, CPESC, PRINCIPAL IN CHARGE
   CIVIL ENGINEERING DIVISION
   2675 PRATUM AVENUE
   HOFFMAN ESTATES, ILLINOIS 60192

f. All reports of noncompliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements) of this permit.

5. NON-STORM WATER DISCHARGES

Except for flows from firefighting activities, sources of non-storm water that is combined with storm water discharges associated with the industrial activity addressed in this plan are described below. Appropriate pollution prevention measures, as described below, will be implemented for the non-storm water component(s) of the discharge.

Landscape Watering – Water used for new seed and landscape installation will be applied at a rate that will be absorbed into the soil, and not create surface runoff. If runoff occurs, the silt fences and inlet protection fabric will remove sedimentation.

Dust Control Watering - Water used for the purpose of controlling airborne dust as necessary shall be pumped and filtered before it is allowed to leave the site.

Vehicle and Equipment Cleaning - Use off-site commercial washing businesses as much as possible. If washing of vehicles and equipment must occur onsite, use designated bermed wash areas to prevent wash water contact with receiving waters, with the area to be clearly marked as “Concrete wash out area”. The wash area can be sloped for wash water collection and subsequent infiltration into the ground. The contractor shall use phosphate-free biodegradable soaps. The contractor shall educate employees and subcontractors on pollution prevention measures. Steam cleaning will not be permitted onsite. Use siphon system to pump out water.

Stormwater Management Submittal

- Proposed Condition Calculations
  - Allowable Release
  - Required/Provided Volume Control Storage
  - Curve Number Calculation
  - Curve Number Adjustment Calculation
  - Restrictor Calculation
  - Detention Volume Summary
  - Overflow Calculation

- Best Management Practice

Proposed Condition Calculations

- Allowable Release
- Required/Provided Volume Control Storage
- Curve Number Calculation
- Curve Number Adjustment Calculation
- Restrictor Calculation
- Stormwater Volume Summary
- Overflow Calculation

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CIVIL ENGINEERING
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
(224) 293-6333
WWW.WTENGINEERING.COM

PROJECT NAME: LTHS South Softball
PROJECT NUMBER: C2400081
LOCATION: Western Springs, IL
DATE: 1/13/2024
BY: DMC

RELEASE RATE CALCULATIONS

100-Year Allowable Release Rate =	0.15	CFS / Acre Disturbed (Village of Western Springs)
100-Year Allowable Release Rate =	0.20	CFS / Acre Disturbed (MWRD)
Disturbed Area =	1.755	Acres
Allowable Release Rate =	0.263	CFS(Village of Western Springs)
Allowable Release Rate =	0.351	CFS(MWRD)
Max Release Rate =	**0.263**	**CFS**

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(224) 293-6333
WWW.WTENGINEERING.COM

PROJECT NAME: LTHS South Softball
PROJECT NUMBER: C2400081
LOCATION: Western Springs, IL
DATE: 1/6/2025
BY: JPG

MWRD Required Volume Control Storage - Underground Infiltration Trench

$V_c = Std_c$ x Unit Conversion x A_{IMPV}

Where:
V_c = Volume Control Storage (Cubic Feet)
Std_c = Control Standard = 1.0 in.
Unit Conversion = 1 ft / 12 in.
A_{IMPV} = Proposed Impervious Area (ft^2) = 5855 ft^2
0.13 ac

V_c = 1.0in x 1ft / 12in x 5855 ft^2 = 488 ft^3
0.011 ac-ft

VOLUME CONTROL RESERVOIR VOLUME

CA-7 Stone Volume from 672.5' to 673.5'
Stone Layer Length = 50'
Stone Layer Width = 30'
Total Area = 1500 Sq. Ft.
Volume = Total Area x Depth of Stone
Total Volume = 1500 C.F.
Stone Volume = Total Volume - Pipe Volume
Stone Volume = 1500 C.F.

AT GRADE POND VOLUME			
ELEVATION	AREA (SF)	INCR. STORAGE VOL. (C.F.)	Volume (CF)
673.50	1500		
		1500	**1500**
672.50	1500		

SUMMARY:

		Volume (CF)		
1' Stone layer below	$V_{C=}$	1500 x0.36 x 1.0=	540	ft^3
		TOTAL PROVIDED:	**540**	**ft^3**
		TOTAL PROVIDED:	**0.012**	**ac-ft**

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **LTHS South Softball** **PERMIT NUMBER:**

LOCATION: **Western Springs, IL** **DATE:** **1/10/2024**

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- ___ UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER: AREA 1

CONDITION (SELECT WITH DROP-DOWN)

- **X** PROPOSED CONDITION
- ___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Pervious	D	80	0.45	36.08
Impervious		98	0.13	13.13
Synthetic Turf Field	D	91	1.17	106.47
TOTALS:			1.76	155.68

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{155.68}{1.76} \rightarrow \textbf{Composite CN} = \textbf{88.71}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: LTHS South Softball **PERMIT NUMBER:**

LOCATION: Western Springs, IL **DATE:** 1/10/2024

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	1.755	acres
2.	Total Impervious Area	0.134	acres
3.	Composite CN	88.71	
4.	Volume Control Storage Provided, VC_P	0.012	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	1.27	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.21	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	1.05	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.011	ac-ft
10.	Additional Volume Control Storage Provided	0.001	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	1.043	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		7.13	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.36	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	**88.03**

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: LTHS South Softball **PERMIT NUMBER:**

LOCATION: Western Springs, IL **DATE:** 1/10/2024

DEVELOPMENT INFORMATION

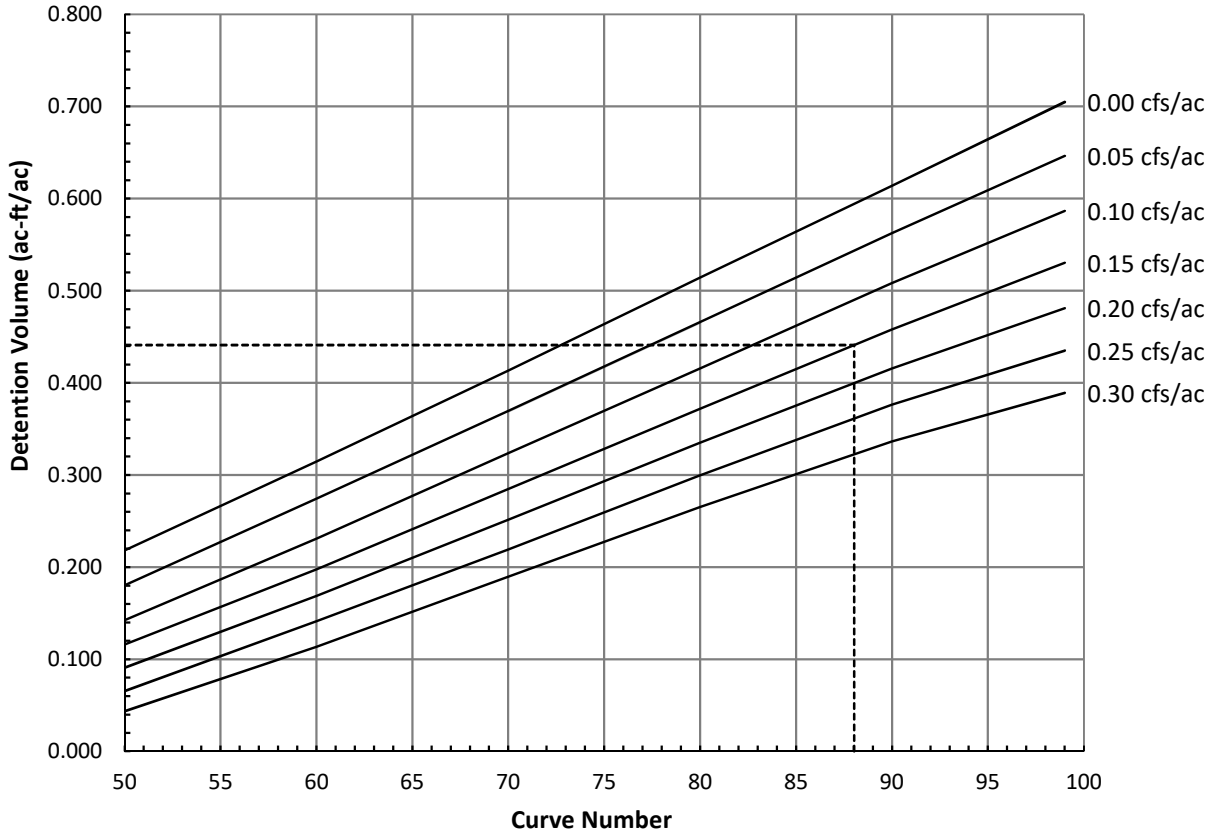
1.	Detained Area	1.755	acres
2.	Curve Number	88.03	
3.	Actual Release Rate	**0.263**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**0.774**	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



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HOFFMAN ESTATES, IL 60192
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PROJECT NAME: LTHS South Softball
PROJECT NUMBER: C2400081
LOCATION: Western Springs, IL
DATE: 1/21/2025
BY: DMC

RESTRICTOR RELEASE RATE:

$$Q. = (DIA/2)^2 \times C \times 3.14 \sqrt{2 \times G \times H}$$

G =	32.2	FT/S
DIA. =	7.85	IN
C =	0.61	
OUTLET ELEVATION=	656.48	FEET
HWL ELEVATION=	665.99	FEET
TAILWATER ELEVATION=	657.23	FEET
HEAD=	8.76	FEET
$Q_{(OVERFLOW\ ELEVATION)}$ =	**4.87**	**CFS**

WATER ELEVATION	HEAD	DISCHARGE
665.99	8.76	**4.870**
665.55	8.32	**4.746**
665.00	7.77	**4.586**
664.00	6.77	**4.281**
663.00	5.77	**3.952**
662.00	4.77	**3.593**
661.00	3.77	**3.195**
660.00	2.77	**2.738**
659.00	1.77	**2.189**
658.00	0.77	**1.444**
657.00	-0.23	**0.000**
RESTRICTOR INVERT 656.48	-0.75	**0.000**

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PROJECT NAME: LTHS South Softball
PROJECT NUMBER: C2400081
LOCATION: Western Springs, IL
DATE: 1/24/2025
BY: DMC

EXISTING STORAGE VOLUME

ELEVATION	AREA				STORAGE VOLUME	CUMULATIVE STORAGE VOLUME		DISCHARGE
665.99	174,117	SQ. FT.	OR	3.9972 AC.				4.870 CFS
					73,336 CU. FT.	196,575 CU. FT. **OR**	4.5127 AC-FT	
665.55	159,229	SQ. FT.	OR	3.6554 AC.				4.749 CFS
					70,933	123,239 CU. FT. **OR**	2.8292 AC-FT	
665.00	98,708	SQ. FT.	OR	2.2660 AC.				4.586 CFS
					49,845 CU. FT.	52,307 CU. FT. **OR**	1.2008 AC-FT	
664.00	982	SQ. FT.	OR	0.0225 AC.				4.281 CFS
					2,462 CU. FT.	2,462 CU. FT. **OR**	0.0565 AC-FT	
656.48	0	SQ. FT.	OR	0.0000 AC.				

TOTAL POND $V_{665.99}$ PROVIDED = 4.5127 AC-FT

Overflow Calculation

- Curve Number Calculation
- TR20 Model
- Overflow Weir Calculation

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **LTHS South Softball** **PERMIT NUMBER:**

LOCATION: **Western Springs, IL** **DATE:** **1/10/2024**

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- ___ UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER: Tributary to basin

CONDITION (SELECT WITH DROP-DOWN)

- **X** PROPOSED CONDITION
- ___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Pervious	D	80	13.38	1070.08
Impervious		98	9.23	904.93
Synthetic Turf Field	D	91	1.17	106.47
Gravel	D	91	0.48	43.68
		TOTALS:	24.26	2125.16

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{2125.16}{24.26} \rightarrow \textbf{Composite CN} = \textbf{87.60}$$

```
WinTR-20 Printed Page File      Beginning of Input Data List
C:\WinTR-20\Project\C2400081- LTHS Softball\Overflow.inp

WinTR-20: Version 1.11                  0         0         .01       0
Lyons Township High School - Proposed
Western Springs, IL

SUB-AREA:
          Area 1    OUTLET              0.03791   87.60     1.000     YN NN



STORM ANALYSIS:
          100Y48H                       9.28      48 Hour   2
          100Y24H                       8.57      24 Hour   2
          100Y12H                       7.46      12 Hour   2
          100Y6H                        6.43      6 Hour    2
          100Y3H                        5.49      3 Hour    2
          100Y2H                        4.97      2 Hours   2
          100Y1H                        4.03      1 Hour    2




RAINFALL DISTRIBUTION:
          48 Hour             2.
                    0.        .0231     .0479     .0712     .0978
                    .1253     .1523     .1791     .2033     .2283
                    .2541     .2835     .3125     .3390     .3633
                    .3861     .4124     .4508     .5129     .5931
                    .6919     .8005     .8971     .9604     1.00
          24 Hour             1.
                    0.        .0205     .0431     .0667     .0912
                    .1171     .1436     .1691     .1964     .2278
                    .2633     .3093     .3635     .4392     .5211
                    .6102     .6989     .7819     .8492     .8974
                    .9311     .9534     .9706     .9856     1.00
          12 Hour             0.5
                    0.        .0229     .0482     .0778     .1133
                    .1579     .2139     .2841     .3644     .4529
                    .5435     .6238     .6976     .7548     .8038
                    .8470     .8781     .9022     .9217     .9381
                    .9529     .9657     .9774     .9884     1.00
          6 Hour              0.25
                    0.        .0836     .1773     .2811     .3833
                    .4745     .5550     .6225     .6722     .7082
                    .7417     .7697     .7981     .8255     .8518
                    .8740     .8947     .9117     .9270     .9403
                    .9536     .9656     .9774     .9885     1.00
          3 Hour              0.125
                    0.        .0836     .1773     .2811     .3833
                    .4745     .5550     .6225     .6722     .7082
                    .7417     .7697     .7981     .8255     .8518
                    .8740     .8947     .9117     .9270     .9403
                    .9536     .9656     .9774     .9885     1.00
          2 Hours             0.083
                    0.        .0836     .1773     .2811     .3833
                    .4745     .5550     .6225     .6722     .7082
                    .7417     .7697     .7981     .8255     .8518
                    .8740     .8947     .9117     .9270     .9403
                    .9536     .9656     .9774     .9885     1.00
          1 Hour              0.0417
                    0.        .0836     .1773     .2811     .3833
                    .4745     .5550     .6225     .6722     .7082
                    .7417     .7697     .7981     .8255     .8518
                    .8740     .8947     .9117     .9270     .9403
                    .9536     .9656     .9774     .9885     1.00


GLOBAL OUTPUT:
          2         .01       0.1       YNNNN     YNNNNN


VERIFICATION:
          DATA PREP                     Y Y                             Y Y
```

PROCESSING Y Y Y

WinTR-20 Printed Page File End of Input Data List

Lyons Township High School - Proposed
Western Springs, IL

Name of printed page file:
C:\WinTR-20\Project\C2400081- LTHS Softball\Overflow.out

STORM 100Y48H

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.038		7.774		42.07	11.94	314.98
OUTLET	0.038		7.774		42.07	11.94	314.98

STORM 100Y24H

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.038		7.078		16.14	17.73	467.57
OUTLET	0.038		7.078		16.14	17.73	467.57

STORM 100Y12H

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.038		5.994		5.41	28.85	760.96
OUTLET	0.038		5.994		5.41	28.85	760.96

STORM 100Y6H

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.038		4.996		1.77	44.27	1167.77
OUTLET	0.038		4.996		1.77	44.27	1167.77

STORM 100Y3H

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.038		4.094		1.28	56.88	1500.34
OUTLET	0.038		4.094		1.28	56.88	1500.34

STORM 100Y2H

Lyons Township High School - Proposed
Western Springs, IL

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.038		3.600		1.13	60.93	1607.20
OUTLET	0.038		3.600		1.13	60.93	1607.20

STORM 100Y1H

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.038		2.719		0.98	61.40	1619.72
OUTLET	0.038		2.719		0.98	61.40	1619.72

Lyons Township High School - Proposed
Western Springs, IL

Area or Reach Identifier	Drainage Area (sq mi)	Alternate	Peak Flow by Storm 100Y48H (cfs)	100Y24H (cfs)	100Y12H (cfs)	100Y6H (cfs)	100Y3H (cfs)
Area 1	0.038		11.94	17.73	28.85	44.27	56.88
OUTLET	0.038		11.94	17.73	28.85	44.27	56.88

Area or Reach Identifier	Drainage Area (sq mi)	Alternate	Peak Flow by Storm 100Y2H (cfs)	100Y1H (cfs)	(cfs)	(cfs)	(cfs)
Area 1	0.038		60.93	61.40			
OUTLET	0.038		60.93	61.40			



Channel Report

Overflow

User-defined

Invert Elev (ft)	= 666.35
Slope (%)	= 8.32
N-Value	= 0.240

Calculations

Compute by:	Known Q
Known Q (cfs)	= 61.40

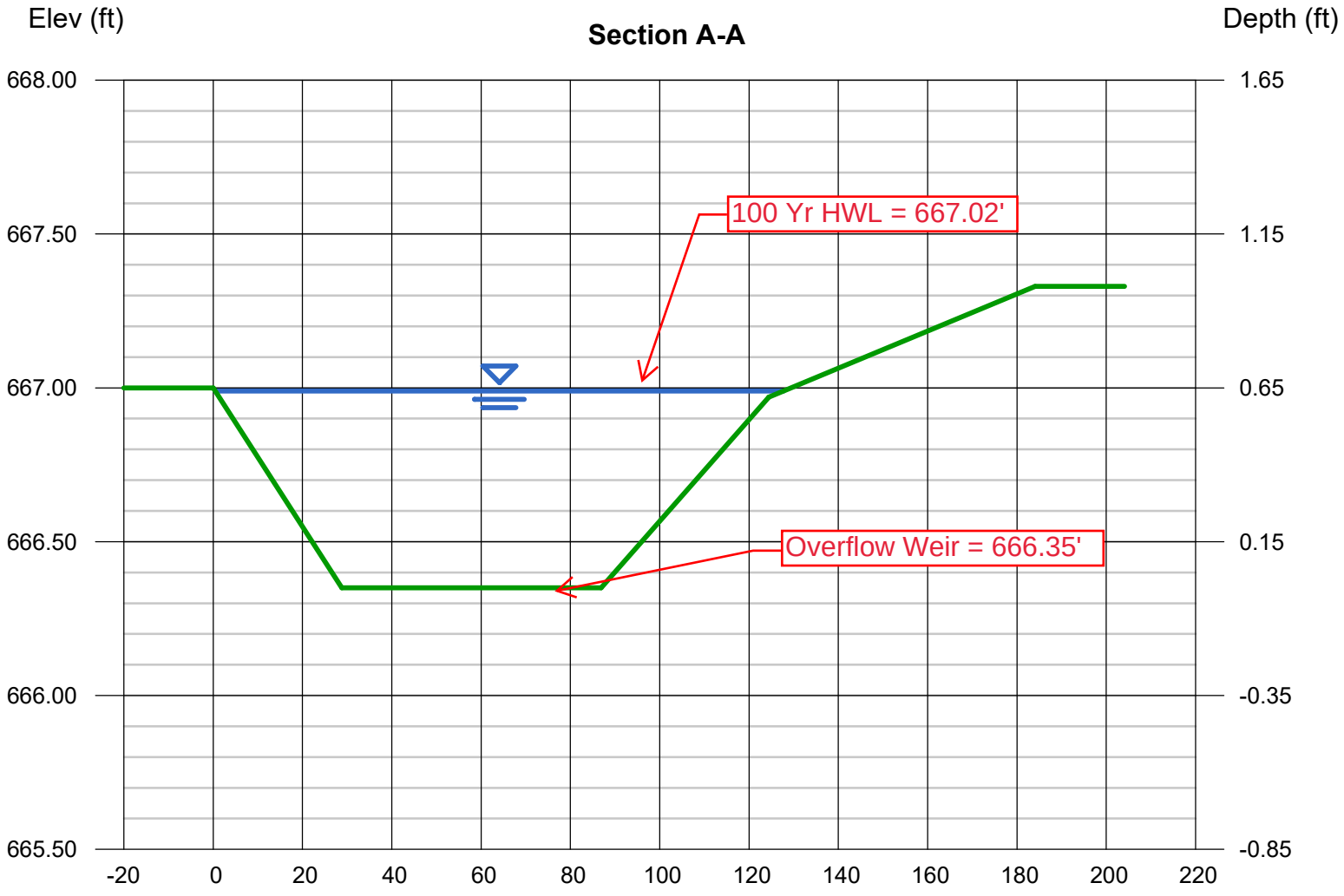
100 Yr Peak Flow

(Sta, El, n)-(Sta, El, n)...

(0.00, 667.00)-(28.79, 666.35, 0.240)-(86.87, 666.35, 0.240)-(124.43, 666.97, 0.240)-(184.08, 667.33, 0.240)

Highlighted

Depth (ft)	= 0.64
Q (cfs)	= 61.40
Area (sqft)	= 58.67
Velocity (ft/s)	= 1.05
Wetted Perim (ft)	= 127.32
Crit Depth, Yc (ft)	= 0.30
Top Width (ft)	= 127.30
EGL (ft)	= 0.66



Best Management Practice

During construction operations for the proposed Cook County site improvements, temporary Best Management Practices (BMPs) are to be provided as shown on the Storm Water Pollution Prevention Plan. The temporary BMP practices for the site include one construction entrance, silt fence, inlet protection and use of fertilizer, seed and erosion blanket on all disturbed green spaces.

Lyons Township School 204 District shall be responsible for maintaining the proposed BMPs.

Floodplain Submittal

Per FEMA Map #17031C0467J, there is no floodplain present on the project site.

Wetland-Buffer-Riparian Environmental Submittal

Per National Wetland Inventory Map, and verified in the field, there are no wetlands/riparian present on the project site.

Maps, Exhibits, and Plan Sheets Submittal

Refer to the provided latest set of engineering plans prepared by WT Group for the additional requirements of the Maps submittal.

Maintenance and Monitoring Plan Submittal
Maintenance Schedule

The following Maintenance tasks shall be performed by Lyons Township School District 204 at the required frequency as described below:

- Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern included:
    a. Litter and debris shall be controlled.
    b. Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary.
    c. Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations.
    d. Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape.
    e. Roads shall be swept, vacuumed and/or washed on a regular basis.
- All erosion control measures shall be inspected and maintained after each 0.50 inches of rainfall and/or once a week and all impervious road surfaces shall be cleaned prior to the end of each working day.
- Cut the grass on slopes in open space and detention basin: weekly during growing season.
- Stormwater facility/volume control facility:
    a. Inspect stormwater detention facility to ensure that the constructed volume for detention is maintained. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe: monthly.
    b. Debris removal. Trash, brush, grass clippings, sediment, and other debris should be removed from the detention facility to maintain the designed storage volume. To prevent clogging, the outlet control structure should also be inspected and all debris should be removed: monthly.
    c. Restoration of eroded areas. For areas where there is evidence of erosion, or in areas where future erosion is likely, protection should be provided to prevent further damage. All bare areas should be seeded and restored. Areas located along the side slopes of the detention facility will require seeding in conjunction with an erosion control blanket: monthly.
- Minor Stormwater System:
    a. Debris removal. Trash, wood chips, grass clippings, sediment, and other debris should be removed from the catch basins, inlets, outfalls, and storm sewers to prevent clogging. Cleaning should be done in such a way that the debris is not discharged back into the stormwater system: every two weeks.
    b. Reset covers/lids on as-needed basis.
    c. Remove accumulated sediment from manhole bottom when 50% of sump is filled.
    d. Visually inspect pipes by removing manhole lids, make repairs as necessary.
    e. Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary.
    f. Replant and reseed any eroded areas.
    g. Removal of obstructions. Inspections should be performed to ensure that all overland flow routes are free from obstructions. If an obstruction has been placed in an overland flow route, it should be removed immediately: every two weeks.

- Overflow weir:
    a. Removal of obstructions. Inspections should be performed to ensure that the overflow weir is free from obstructions. If an obstruction has been placed in the overflow weir, it should be removed immediately: every two weeks.
    b. Restore riprap as necessary.
    c. Regrade to provide positive drainage as necessary.
    d. Regular mowing to control vegetation.

Appendix

- Geotechnical Engineering Report (Prepared by Geocon Professional Services, Inc., dated August 25, 2023).

August 25, 2023

Lyons Township High School District 204
c/o: Mr. Paul Gajda
DLA Architects
Two Pierce Place, Suite 1300
Itaska, IL 60143

Subject: Geotechnical Engineering Report
Lyons Township High School – Courtyard Enclosure Addition
4900 Willow Springs Road
Western Springs, IL 60558
GEOCON Project No. 23-G0944

Dear Mr. Gajda:

Pursuant to our proposal for geotechnical engineering services, we have completed a subsurface exploration and geotechnical analyses for the above referenced project. This Geotechnical Engineering Report includes our findings and recommendations for the proposed project referenced above.

GEOCON Professional Services, Inc. (GEOCON) appreciates the opportunity to be of service during this phase of the project. If there are any questions or comments you may have regarding the contents of this report, or if we may be of any further service, please contact us at your convenience.

Sincerely,

GEOCON Professional Services, LLC.

Benjamin Skolek, EIT
Project Engineer

Joe Abu-Bakr, PE
Project Engineer

LICENSED PROFESSIONAL ENGINEER
YOUSEF ABU-BAKR
062-073444
OF ILLINOIS

GEOTECHNICAL ENGINEERING REPORT

Lyons Township High School
Courtyard Enclosure Addition
4900 Willow Springs Road
Western Springs, IL 60558

Prepared for:
Lyons Township High School District 204
c/o: Mr. Paul Gajda
DLA Architects
Two Pierce Place, Suite 1300
Itaska, IL 60143

Prepared by:
GEOCON Professional Services, LLC.
22774 Citation Road, Unit A
Frankfort, Illinois 60423

August 24th, 2023

GEOCON Project No. 23-G0944

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APPENDIX

Figure 1: Boring Location Diagram
Figure 2: Site Vicinity Map
Soil Boring Logs
General Notes

GEOTECHNICAL ENGINEERING REPORT
Lyons Township High School - Courtyard Enclosure Addition
4900 Willow Springs Road
Western Springs, IL 60558

INTRODUCTION

This report presents the results of a subsurface exploration for the proposed building addition at the existing Lyons Township High School, referenced above. The purpose of this report was to determine and evaluate the subsurface conditions existing at the subject site, and to establish related geotechnical parameters to be utilized for the economical design and construction of the foundations for this project.

Authorization to perform this subsurface exploration and analysis was provided in the form of a signed GEOCON Proposal No. 23-P845, dated August 9th, 2023. The above referenced document described the project scope and contained general conditions for performance of the work.

SITE AND PROJECT DESCRIPTION

It is understood the proposed project will consist of constructing a new two-story, slab on grade, approximately 13,000 SF footprint building addition connected to the north end of the existing school courtyard. The new addition is anticipated to consist of a steel and masonry frame and will match or be near the existing building's finished floor elevation. Foundation loads were not provided but are anticipated to be light to moderate. It is understood an existing utility tunnel is located beneath the north hallway, adjacent to the proposed building addition. Note that it will be critical as elevation details are determined to evaluate and consider both the utility tunnel elevations as well as the existing building foundations.

SUBSURFACE EXPLORATION

The scope of the exploration, including the number, location, and depth of the borings, was determined by the client. A total of four (4) hand auger soil borings were drilled for the project located within the proposed building addition footprint. The borings were planned to be extended to 15 feet below ground surface but were terminated at depths ranging from 7 to 13 feet below grade due to auger refusal caused by hard clay soils. Hand augers were utilized due to the access constraints.

The boring locations were marked in the field by GEOCON prior to drilling and surface elevations noted on the logs were estimated from Google Earth. After completion of the borings, the holes were backfilled with soil cuttings and patched with like materials as encountered at the boring.

For safety reasons, the boreholes were not allowed to remain open and precluded the collection of delayed water readings.

Drilling and Sampling Procedures

The soil borings were performed with hand auger and geoprobe equipment. Soil samples were secured at continuous 2-foot intervals to termination depths ranging from 7 to 13 feet.

Water level observations were made during drilling operations and upon completion and of the borings. This data is noted on the boring logs and within the *Groundwater Conditions* section.

It should be noted that it is difficult to determine the stratigraphy of the upper 2 to 3 feet of the profile from soil borings due to the size of the bore hole, about 2 inches in diameter. Further, the method of sample collection sampler tends to push through softer soils such as fill or topsoil, resulting in little or no sample recovery from these soils. It is recommended that shallow test pits be excavated to better define the exact depth of fill if such information is required prior to construction.

Laboratory Tests

Additional characteristics of the foundation materials were determined in the laboratory to provide data on which to classify and estimate the engineering properties of the subsurface soil deposits encountered in the borings. All samples were visually classified by the geotechnical engineer according to the Unified Soil Classification System (ASTM D-2488). An explanation of the symbols used in this system is included in the Appendix.

Representative samples were tested in the laboratory to determine the natural moisture content of the soils. All moisture contents are expressed as a percentage of the dry weight of soil. Representative samples of the cohesive soils encountered in the borings were tested in the laboratory with a calibrated RIMAC spring tester to determine the approximate unconfined compressive strength of the soil samples.

The laboratory testing program selected for this project is intended to assist with determination of soil classification as well as strength and deformation characteristics of the subsurface soil deposits that will provide foundation support for the proposed structures. All laboratory testing was performed in general accordance with the respective ASTM Methods, as applicable, and the results are included on the boring logs included in the Appendix. Unless notified to the contrary, all samples will be disposed of after one month.

SOIL CONDITIONS

The types of materials encountered at the test boring locations are described on the Soil Boring Logs. The lines delineating the changes in strata on the logs represent an approximate boundary between the various soil classifications. It must be recognized that the soil descriptions are considered representative for the specific test hole location, but the variations may occur between the sampling intervals and boring locations. A summary of the major soil profile components is described in the following paragraphs. A more detailed description and supporting data for each boring location can be found on the individual boring logs.

The surface materials encountered at the boring locations consisted of 5 to 8 inches of topsoil. Underlying the topsoil, all borings encountered brown and gray clay fill with traces of gravel which extended to 4 feet below ground level. The fill was described as very stiff to hard with compressive strengths ranging from 2.2 to 4.5+ tsf and exhibited moisture contents ranging from 16.5 to 24.3 percent.

Beneath the clay fill, native brown and gray lean clay with traces of gravel was encountered at a depth of 4 feet below ground level and extended to the termination depths of all borings ranging from 7 to 13 feet below ground level. The clay was described as very stiff to hard with compressive strengths ranging from 2.1 to 5.8 tsf and exhibited moisture contents ranging from 15.4 to 24.3 percent.

Further information regarding the soil conditions can be found on the boring logs included in the Appendix.

GROUNDWATER CONDITIONS

Groundwater was not encountered in any of the borings. It should be noted that due to the relatively limited stabilization times under which the water levels measurements were made, these observed borehole groundwater level readings may not indicate the static water level for the site at the time of construction. In addition, groundwater levels fluctuate over time and are influenced by seasonal precipitation and varying permeability characteristics of the subsurface soils.

ENGINEERING RECOMMENDATIONS

Site Preparation and Mass Grading

All existing structures or other below ground objects encountered during demolition should be completely removed from within new foundation influence zones. If trenches are created after removal of existing structures, they must be backfilled as described under Controlled Compacted Fill. All demolition trenches must be cleared of debris and loose unsuitable soils that are not adequate for foundation support.

As previously stated, it is understood an existing utility tunnel is located beneath the north courtyard hallway where the building addition will connect. The exact depth, location, and soil backfill quality of the tunnel is unknown, thus test pits against the existing north foundations and tunnel are recommended prior to construction. The purpose of the test pits is to determine details of the tunnel and building foundations as well as the condition of the overdig backfill that may be encountered during footing excavation.

In order to evaluate the subgrade, it is recommended that after stripping the topsoil the subgrade soils be proof rolled to identify any weak or unsuitable areas at or just below the subgrade elevation. Proofrolling may be accomplished with a fully loaded single axle dump truck or other pneumatic tire equipment which provides a similar subgrade loading. Areas that experience rutting or pumping under the proof roll load should be improved by subgrade improvement methods such as disking and drying or removal and replacement. Disking, drying and recompaction must be carried out during suitable weather conditions which allows for drying of the subgrade prior to recompaction. The removal and replacement method involves undercutting any excessively wet or soft soils and replacing with IDOT CA-1 crushed limestone aggregate or equivalent. The CA-1 aggregate can be supplemented with geogrid in minimum lifts of 1 foot and capped off with a minimum of 6 inches of CA-6 aggregate or equivalent to reduce surface water to infiltrate the subgrade. After the subgrade soils are stabilized, and suitable for support of new site grading fill or the floor slab, low areas may then be raised to the planned grades with properly compacted fill as described in the following section.

The existing subgrade soils will be susceptible to disturbance from precipitation, construction traffic, and vibrations. Care should be taken to avoid disturbance of the subgrade soil and construction traffic over prepared subgrades should be avoided. If the subgrade soils become disturbed during construction, they should be scarified and recompacted or removed and replaced prior to placing new site grading fill or granular subbase material.

Mass grading and earthwork operations should be observed and evaluated by a representative of the geotechnical engineer.

Controlled Compacted Fill

It is recommended that fill materials used for structural support in the building area consist of well-graded granular soils or lean clay, free of organic matter or other deleterious material. All structural fill should be placed on firm subgrades, and the fill should be placed in lifts and properly compacted. All newly placed fill should be placed in 9 inch or less loose lifts and compacted to at least 95 percent of the maximum dry density as determined by ASTM D-1557 (Modified Proctor) method of test. The fill should be placed within +/- 2 percent of the optimum moisture content value determined by laboratory Proctor testing.

Backfill placed in utility excavations or against foundation walls should consist of a granular material. Proper placement and compaction of backfill in these areas is considered essential in order to reduce

the potential for distress of overlying floor slabs and footings. The placement of backfill against unsupported walls may induce movement, particularly where the backfill is placed on one side of the wall to a higher elevation than the backfill on the other side. Small, hand-operated compactors should be used in confined areas.

The site should be graded to promote runoff of surface water in order to minimize ponding of precipitation on the prepared subgrades, or in excavations. If the subgrade becomes saturated, or becomes deteriorated from repeated construction traffic, the affected material should be removed, and these materials should be disked and recompacted or undercut and replaced with suitable fill prior to further construction in those areas.

GEOCON recommends that the evaluation of the subgrade and selection of fill materials for various applications should be done in consultation with the geotechnical engineer, and placement of fill for structural applications be monitored and tested by a representative of the geotechnical engineer.

Foundations

Based on the soil conditions encountered during the subsurface investigation and laboratory test results, standard depth spread footings may be used to support the planned structure. Spread footings may be placed directly on suitable native clays or on newly placed controlled compacted fill extending to suitable bearing soils. Spread footings can be designed for a net allowable bearing pressure of 3,000 pounds per square foot (psf). The net allowable soil bearing pressure is the pressure in excess of the minimum surrounding overburden pressure at the footing base elevation.

The final details of anticipated soil conditions as well as the impact of the new foundations on the existing tunnel and building foundations are difficult to fully predict at this time. Refer to the *Site Preparation and Mass Grading* section for the recommended test pits.

If undocumented fill or unsuitable soils with less than adequate bearing strength are encountered at foundation level, these soils should be undercut to reach suitable bearing soils.

Inspection and testing of the foundation subgrade soil should be performed by a representative of the geotechnical engineer at the time of construction. At a minimum, the foundation observation and testing program should include visual inspection of the foundation excavations prior to concrete placement, to verify material type and confirm that any loose or otherwise disturbed soil has been removed from the excavation. Dynamic Cone Penetrometer (DCP) and hand penetrometer testing should be performed to verify that the natural clay soils present within the influence zone of the foundations exhibits a minimum Qu of 1.5 tsf.

Unsuitable or lower strength bearing soils present within the influence zone of the foundation systems that do not meet the minimum strength requirements described above should be removed and replaced with select granular material, consisting of IDOT CA-1 crushed limestone aggregate capped off with a minimum of 6 inches of CA-6 or equivalent. Fill materials placed below the foundations should extend a minimum of 6 inches beyond the edge of the footings for each foot of fill placed. Lean concrete may be a viable option to backfill the undercuts if the side walls consist of predominantly clay soils, in which case the excavation widths would only need to be widened by 6 inches on each side of the foundation.

Care should be taken when excavating adjacent to any existing structures so as not to undermine the existing foundations. If excavations below the existing foundations are required, it may be necessary to excavate and backfill for any new foundations in small segments to prevent damage to any existing structures.

It is generally recommended that exterior footings be placed at a minimum depth of 42 inches below the finished grade for frost protection purposes. All footings should be protected from the effects of frost if construction is carried out during winter months.

To avoid disproportionately small footing sizes, it is recommended that continuous footings have a minimum dimension of 18 inches and isolated footings have a minimum dimension of 24 inches. A one-third increase in allowable design bearing pressure could be used in designing footings for added temporary live loads such as those due to wind gusts or seismic activity.

Foundation Settlement

The results of the field and laboratory testing were used to estimate settlement of the proposed foundations. Correlations between physical soil index properties such as moisture content and compressibility parameters were used in the analyses. It is our opinion that foundation settlement will be within tolerable limits (less than 1 inch) provided the recommended design and construction criteria are followed. It is recommended that the construction of foundations be monitored and tested by a representative of the geotechnical engineer.

Seismic Considerations

Based on seismic testing performed previously as well as data obtained from the borings, a Seismic Site Classification of "D" is applicable for this site in accordance with the 2021 Edition of the IBC. The following tables contain Site Coefficients and Seismic Design Parameters for the project:

Table 1. Values for Short Time Periods

Site Class	S_s	F_a	S_{MS}	S_{DS}
D	0.11g	1.6	0.176g	0.117g

S_s: The maximum considered earthquake ground motion for a short time period at the project area is 11.0% (0.11g) based on Figure 1613.2.1(2) from the IBC code.
F_a: The site coefficient for short time periods from Table 1613.2.3(1) from the IBC code.
S_{MS}: Maximum considered earthquake spectral response accelerations for short time periods.
S_{DS}: Five percent damped design spectral response accelerations for short time periods.

Table 2. Values for 1-Second Periods

Site Class	S_1	F_v	S_{M1}	S_{D1}
D	0.062g	2.4	0.149g	0.099g

S_1: The maximum considered earthquake ground motion for a 1-second time period at the project area is 6.2% (0.062g) based on Figure 1613.2.1(4) from the IBC code.
F_V: The site coefficient for 1-second time periods from Table 1613.2.3(2) from the IBC code.
S_{M1}: Maximum considered earthquake spectral response accelerations for 1-second time periods.
S_{D1}: Five percent damped design spectral response accelerations for 1-second time periods.

Lateral Loads

Resistance to lateral loads can be computed as the sum of the passive earth pressure against the soil adjacent to the foundation and the frictional resistance at the base of the foundation. For shallow foundations, a coefficient of friction of 0.5 may be used for compacted granular material and 0.35 for foundations supported on clay. For the purposes of resisting lateral loads, passive resistance in the frost zone should be neglected due to potential strength loss during freeze thaw cycles. The capacities

provided above are ultimate values, and it is recommended that an appropriate factor of safety be used to arrive at allowable values of lateral resistances.

Slabs-on-Grade

Floor slab subgrades should be prepared during grading operations in accordance with the recommendations presented in previous sections of this report. It is anticipated that some amount of time will pass between mass grading and final preparation of the floor slab subgrade. Any areas that experience deterioration over time from weather or repeated construction traffic should be repaired by disking and recompaction, or by undercutting and replacement.

Based on the borings, portions of the floor subgrade are expected to be placed on undocumented fill. If the existing fill materials are left in place below the new floor slab, there is a risk of poor slab performance which must be acceptable to the owner. It is understood that complete removal and replacement may be costly, therefore other options to decrease the associated risk may include partial removal and replacement, possibly in conjunction with a geotextile.

Beneath slab-on-grade areas, a minimum of 6 inches of aggregate is recommended to facilitate fine grading and provide a capillary cut-off. Floor slabs should be isolated from walls and foundations to minimize the risk of cracking due to differential movements between the walls and the floor slab.

Slabs should be at least nominally reinforced with steel welded wire mesh to help reduce cracking and maintain the structural integrity of the slab. Slab reinforcement, joint layout and concrete slab thickness design should be performed by a qualified structural engineer with consideration given to the expected loading and environment, drainage, and subgrade conditions. The floor slab subgrade and aggregate base materials should be placed and compacted to a minimum of 95 percent of the Modified Proctor test (ASTM D-1557) maximum dry density. Floor slabs can be designed using a vertical modulus of subgrade reaction of 100 pounds per cubic inch (pci).

CONSTRUCTION CONSIDERATIONS

Groundwater Control

Groundwater and/or surface water infiltration may be encountered during excavation of the footings especially if construction occurs during or after periods of increased precipitation. It is likely that dewatering can be accomplished using a series of sump pumps and pits to dewater the excavations for the greater portion of the site.

When designing site drainage patterns, site runoff should be diverted away from the foundations and directed towards on-site detention areas, or storm sewer systems. Such measures reduce the potential for softening and possible erosion of the foundation and pavement subgrade soils. It is especially important that water not be allowed to collect next to the building foundations.

Excavations

All excavations should comply with the requirements of OSHA 29CFR, Part 1926, Subpart P, “Excavations,” regarding excavation and trench safety, as well as other applicable codes. This document states that excavation safety is the sole responsibility of the contractor and accordingly reference to this OSHA requirement should be included in the project specifications. Excavation slopes shall in no case be steeper than those specified by OSHA, and all excavations should be monitored by a competent person, as defined by the OSHA standard. Appropriate shoring or sloping techniques should be used to prevent cave-ins.

Excavations near existing foundations or utilities should be made with caution as disturbance within foundation influence zones that support adjacent structures could result in excessive settlement. If the proposed construction extends into the influence zone of the existing foundations, a shoring or underpinning system may be required to protect or support the adjacent structures.

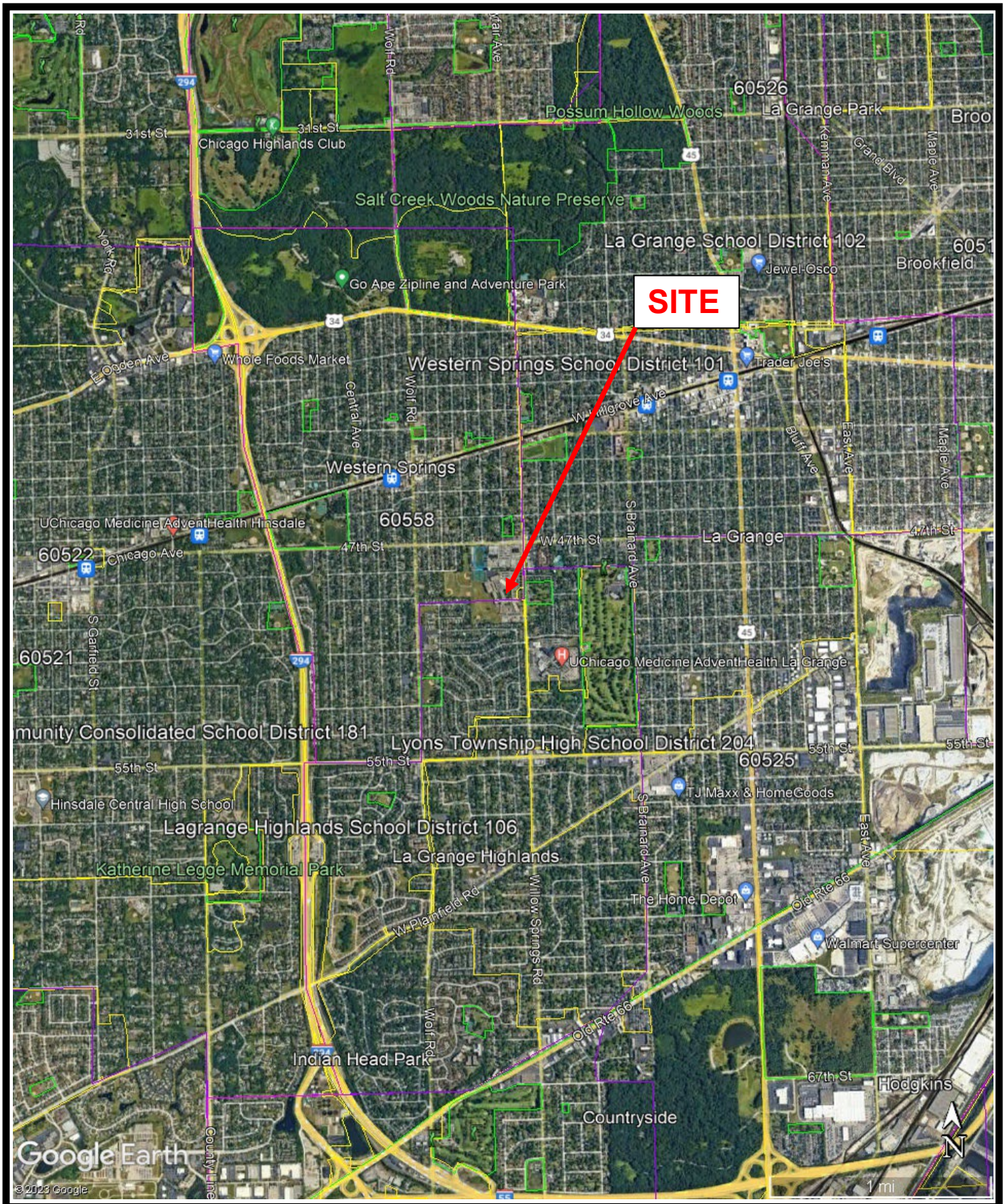
GENERAL COMMENTS

This geotechnical exploration and foundation analysis has been conducted to aid in the evaluation of the foundation conditions on the subject site. The recommendations presented herein are based on the available soil information obtained and the design information provided. Any changes in the soil conditions encountered during construction, design, or building locations should be brought to the attention of the soils engineer to determine if modifications in the recommendations are required. The final design plans and specifications should also be reviewed by the soils engineer to determine that the recommendations presented herein have been interpreted and implemented as intended. It is recommended that the earthwork and foundation operations be monitored by the Geotechnical Engineer, to test and evaluate the bearing capacities, and the selection, placement, and compaction of controlled fills.

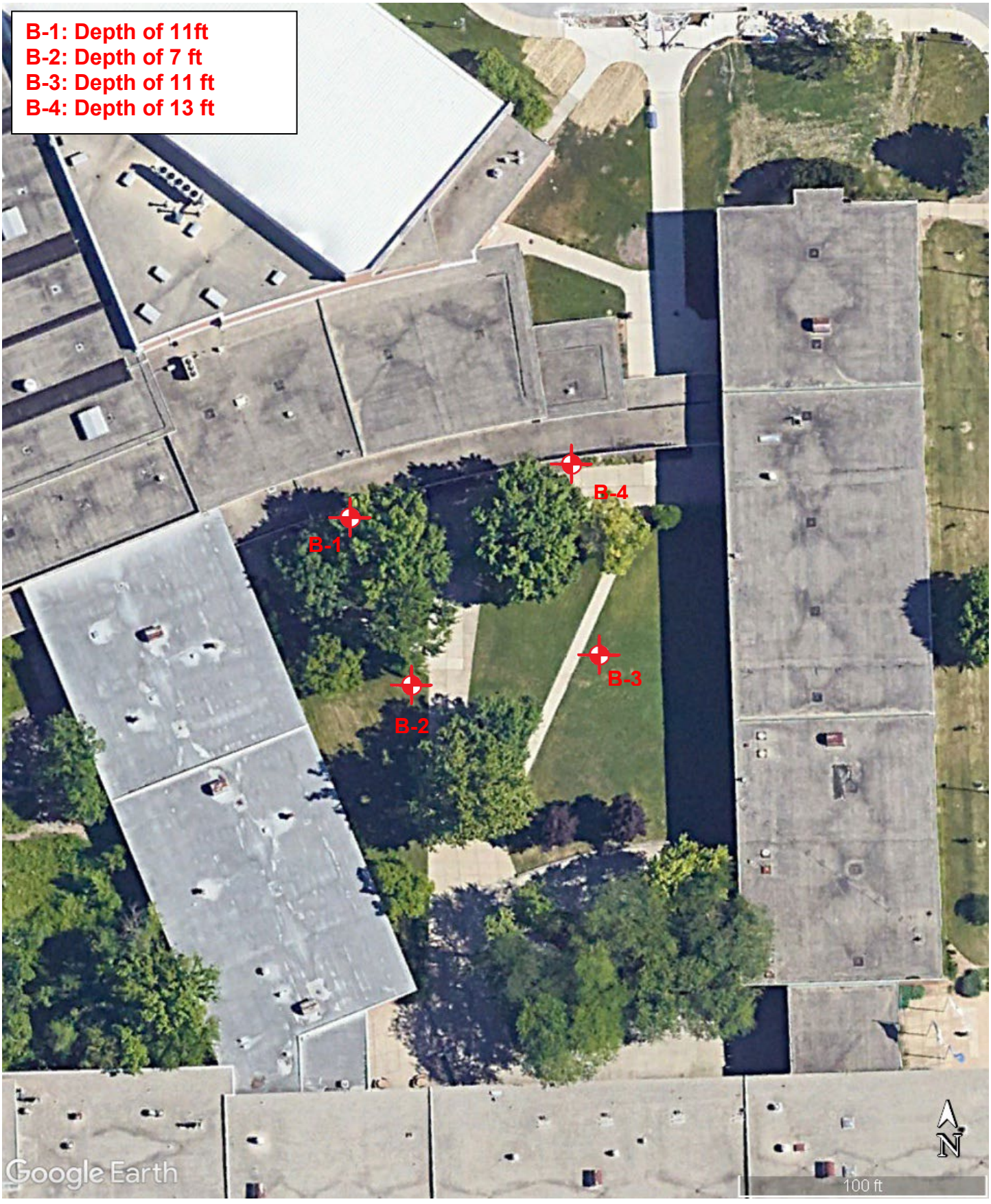
This geotechnical study has been conducted in a manner consistent with that level of care ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. The findings, recommendations, and opinions contained herein have been promulgated in accordance with generally accepted practice in the fields of foundation engineering, soils mechanics, and engineering geology. No other representations expressed or implied, and no warranty or guarantee is included or intended in this report.

APPENDIX

Figure 1: Boring Location Diagram
Figure 2: Site Vicinity Map
Soil Boring Logs
General Notes



GEOCON PROFESSIONAL SERVICES 22774 Citation Road, Unit A Frankfort, IL 60423 P.815.806.9986 F. 815.464.8691	**FIGURE 1** SITE VICINITY MAP Lyons Township High School – Courtyard Enclosure 4900 Willow Springs Road Western Springs, IL 60558	**PROJECT NUMBER**: 23-G0944 **DATE:** August 2023



GEOCON PROFESSIONAL SERVICES
22774 Citation Street, Unit A
Frankfort, IL 60423
P.815.806.9986 F. 815.464.8691

FIGURE 2
BORING LOCATION DIAGRAM
Lyons Township High School – Courtyard Enclosure
4900 Willow Springs Road
Western Springs, IL 60558

PROJECT NUMBER: 23-G0944

DATE: August 2023

BORING NO. B-1

GEOCON PROFESSIONAL SERVICES

CLIENT DLA Architects **PROJECT NAME** LTHS - Courtyard Enclosure

PROJECT NUMBER 23-G0944 **PROJECT LOCATION** Willow Springs, IL 60558

DATE COMPLETED 8/10/23 **LOGGED BY** DJ/BS **DRILLING METHOD** Geoprobe Macro-core

DEPTH (ft)	ELEVATION (ft.)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (Qp) (tsf)	UNC. STRENGTH (Qu) (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	ORGANIC CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX
0.0	673.5		6" TOPSOIL											
			brown & gray LEAN CLAY (FILL) trace gravel very stiff	HA 1	100		3.25	3.4	17.9					
2.5	670.0			HA 2	100		3.0	3.0	17.7					
			brown & gray LEAN CLAY trace gravel very stiff	HA 3	100		2.25	2.3	15.4					
5.0														
7.5				HA 4	100		2.0	2.1	16.0					
10.0				HA 5	100		3.25	3.2	16.3					
	663.0													

Refusal at 11.0 feet.
Bottom of borehole at 11.0 feet.

COMPLETION DEPTH 11 ft **GROUND ELEVATION** 674 ft

CAVE DEPTH ft **BACKFILL** Soil Cuttings

GROUND WATER LEVELS:

AT TIME OF DRILLING ---

AT END OF DRILLING ---

AFTER DRILLING ---

NOTES

Groundwater conditions were recorded at the time of drilling and may not be representative at the time of construction.

Lines of Demarcation represent an **approximate** boundary between soil types. Variations may occur between sampling intervals and between boring locations, and the transition may be gradual. Dashed lines are indicative of potentially erratic or unknown changes.

9370 W. Laraway Road, Suite D Frankfort, IL 60423 Phone 815-806-9986

GPS STANDARD GEOTECH LOG - OZ STD DATA TEMPLATE.GDT - 8/23/23 09:27 - K:\GEOTECHNICAL\2023\23-G0944 GEO LYONS TOWNSHIP HIGH SCHOOL, WILLIOW SPRINGS, IL - COURTYARD ENCLOSURE\LAB\23-G0944 DRAFT LOGS.GPJ

BORING NO. B-2

GEOCON PROFESSIONAL SERVICES

CLIENT DLA Architects **PROJECT NAME** LTHS - Courtyard Enclosure

PROJECT NUMBER 23-G0944 **PROJECT LOCATION** Willow Springs, IL 60558

DATE COMPLETED 8/10/23 **LOGGED BY** DJ/BS **DRILLING METHOD** Geoprobe Macro-core

DEPTH (ft)	ELEVATION (ft.)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (Qp) (tsf)	UNC. STRENGTH (Qu) (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	ORGANIC CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX
0.0	673.4		7" TOPSOIL											
			brown & gray LEAN CLAY (FILL) trace gravel very stiff	SS 1	133		2.25	2.2	23.8					
2.5	670.0		brown & gray LEAN CLAY trace gravel very stiff to hard	SS 2	133		2.25	2.2	16.5					
5.0				SS 3	133		4.5+	5.8	17.4					
	667.0													

Refusal at 7.0 feet.
Bottom of borehole at 7.0 feet.

COMPLETION DEPTH 7 ft **GROUND ELEVATION** 674 ft

CAVE DEPTH ft **BACKFILL** Soil Cuttings

GROUND WATER LEVELS:

AT TIME OF DRILLING ---

AT END OF DRILLING ---

AFTER DRILLING ---

NOTES

Groundwater conditions were recorded at the time of drilling and may not be representative at the time of construction.

Lines of Demarcation represent an **approximate** boundary between soil types. Variations may occur between sampling intervals and between boring locations, and the transition may be gradual. Dashed lines are indicative of potentially erratic or unknown changes.

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GPS STANDARD GEOTECH LOG - OZ STD DATA TEMPLATE.GDT - 8/23/23 09:27 - K:\GEOTECHNICAL\2023\23-G0944 GEO LYONS TOWNSHIP HIGH SCHOOL, WILLIOW SPRINGS, IL - COURTYARD ENCLOSURE\LAB\23-G0944 DRAFT LOGS.GPJ

GEOCON PROFESSIONAL SERVICES

BORING NO. B-3

CLIENT DLA Architects **PROJECT NAME** LTHS - Courtyard Enclosure

PROJECT NUMBER 23-G0944 **PROJECT LOCATION** Willow Springs, IL 60558

DATE COMPLETED 8/10/23 **LOGGED BY** DJ/BS **DRILLING METHOD** Geoprobe Macro-core

DEPTH (ft)	ELEVATION (ft.)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (Qp) (tsf)	UNC. STRENGTH (Qu) (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	ORGANIC CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX
0.0	673.6		5" TOPSOIL											
			brown & gray LEAN CLAY (FILL) trace gravel very stiff	SS 1	133		2.5	2.6	20.5					
2.5														
	670.0			SS 2	133		3.0	2.9	17.5					
			brown & gray LEAN CLAY trace gravel very stiff											
5.0				SS 3	133		2.75	2.8	23.0					
7.5				SS 4	133		3.25	3.2	15.8					
10.0				SS 5	133		2.25	2.2	16.5					
	663.0													

Refusal at 11.0 feet.
Bottom of borehole at 11.0 feet.

COMPLETION DEPTH 11 ft **GROUND ELEVATION** 674 ft

CAVE DEPTH ft **BACKFILL** Soil Cuttings

GROUND WATER LEVELS:

AT TIME OF DRILLING ---

AT END OF DRILLING ---

AFTER DRILLING ---

NOTES

Groundwater conditions were recorded at the time of drilling and may not be representative at the time of construction.

Lines of Demarcation represent an **approximate** boundary between soil types. Variations may occur between sampling intervals and between boring locations, and the transition may be gradual. Dashed lines are indicative of potentially erratic or unknown changes.

9370 W. Laraway Road, Suite D Frankfort, IL 60423 Phone 815-806-9986

BORING NO. B-4

GEOCON PROFESSIONAL SERVICES

CLIENT DLA Architects **PROJECT NAME** LTHS - Courtyard Enclosure

PROJECT NUMBER 23-G0944 **PROJECT LOCATION** Willow Springs, IL 60558

DATE COMPLETED 8/10/23 **LOGGED BY** DJ/BS **DRILLING METHOD** Geoprobe Macro-core

DEPTH (ft)	ELEVATION (ft.)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (Qp) (tsf)	UNC. STRENGTH (Qu) (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	ORGANIC CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX
0	673.3		8" TOPSOIL											
			brown & gray LEAN CLAY (FILL) trace gravel very stiff to hard	SS 1	100		4.5+		17.3					
	670.0			SS 2	100		2.25	2.3	24.3					
5			brown & gray LEAN CLAY trace gravel very stiff to hard	SS 3	100		2.5	2.5	18.7					
				SS 4	100		2.5	2.5	19.5					
10				SS 5	100		3.25	3.2	16.7					
	661.0			SS 6	100		4.5		16.4					

Refusal at 13.0 feet.
Bottom of borehole at 13.0 feet.

COMPLETION DEPTH 13 ft **GROUND ELEVATION** 674 ft

CAVE DEPTH ft **BACKFILL** Soil Cuttings

GROUND WATER LEVELS:

AT TIME OF DRILLING ---

AT END OF DRILLING ---

AFTER DRILLING ---

NOTES

Groundwater conditions were recorded at the time of drilling and may not be representative at the time of construction.

Lines of Demarcation represent an **approximate** boundary between soil types. Variations may occur between sampling intervals and between boring locations, and the transition may be gradual. Dashed lines are indicative of potentially erratic or unknown changes.

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GPS STANDARD GEOTECH LOG - OZ STD DATA TEMPLATE.GDT - 8/23/23 09:27 - K:\GEOTECHNICAL\2023\23-G0944 GEO LYONS TOWNSHIP HIGH SCHOOL, WILLIOW SPRINGS, IL - COURTYARD ENCLOSURE\LAB\23-G0944 DRAFT LOGS.GPJ

GENERAL NOTES

CLIENT DLA Architects **PROJECT NAME** LTHS - Courtyard Enclosure

PROJECT NUMBER 23-G0944 **PROJECT LOCATION** Willow Springs, IL 60558

SAMPLE IDENTIFICATION

Visual soil classifications are made in general accordance with the United Soil Classification System (USCS) on the basis of textural and particle size categorization, and various soil behavior characteristics. Visual classifications should be substantiated by appropriate laboratory testing when a more exact soil identification is required to satisfy specific project applications criteria.

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487-98)

MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS >50% RETAINED ON NO. 200 SIEVE	GRAVELS >50% OF COARSE FRACTION RETAINED ON NO 4. SIEVE	CLEAN GRAVELS <5% FINES	$C_u \geq 4$ AND $1 \leq C_c \leq 3$	GW	WELL-GRADED GRAVEL
			$C_u \geq 4$ AND/OR $1 \geq C_c \geq 3$	GP	POORLY-GRADED GRAVEL
		GRAVELS WITH FINES >12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS >50% OF COARSE FRACTION PASSES ON NO 4. SIEVE	CLEAN SANDS <5% FINES	$C_u \geq 6$ AND $1 \leq C_c \leq 3$	SW	WELL-GRADED SAND
			$C_u \geq 6$ AND/OR $1 \geq Cc \geq 3$	SP	POORLY-GRADED SAND
		SANDS AND FINES >12% FINES	FINES CLASSIFY AS ML OR MH	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS >50% PASSES NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT<50	INORGANIC	PI>7 AND PLOTS>"A" LINE	CL	LEAN CLAY
			PI>4 AND PLOTS<"A" LINE	ML	SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT>50	INORGANIC	PI PLOTS >"A" LINE	CH	FAT CLAY
			PI PLOTS <"A" LINE	MH	ELASTIC SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC ODOR		PT	PEAT

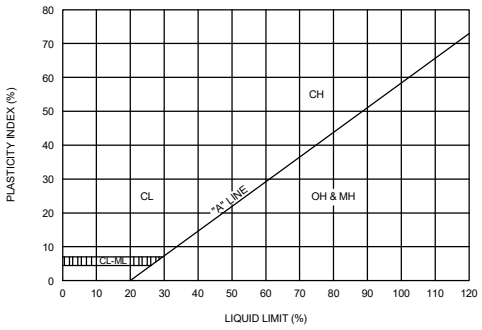
PROJECT LITHOLOGIC SYMBOLS (USCS)

CL: USCS Low Plasticity Clay

FILL: Fill (made ground)

TOPSOIL: Topsoil

PLASTICITY CHART



PROJECT SAMPLE TYPES

Hand Auger (HA)

Split Spoon (SS)

SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

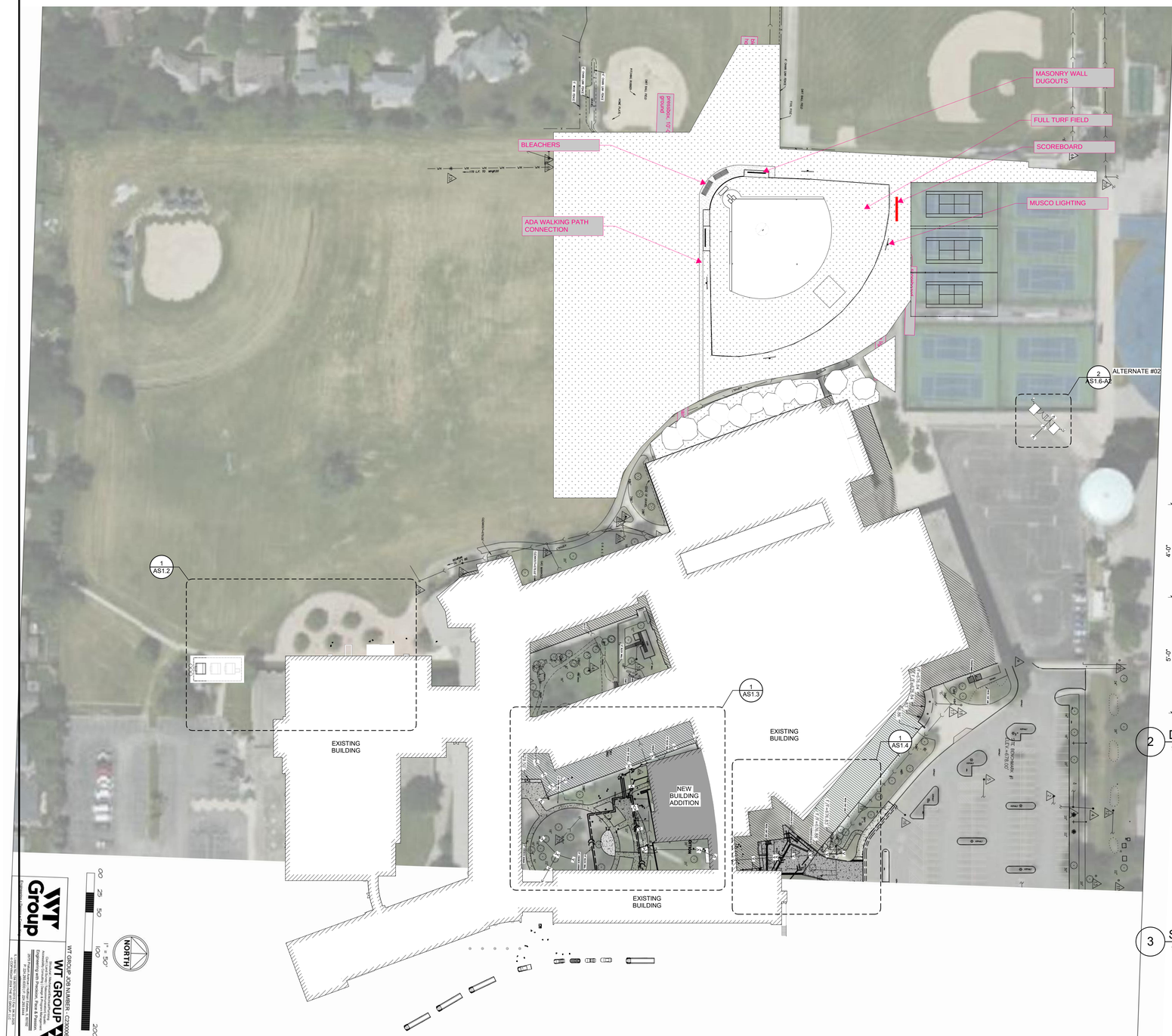
NON-COHESIVE SOILS		COHESIVE SOILS		
RELATIVE DENSITY	N-VALUE*	CONSISTENCY	N-VALUE*	COMPRESSIVE STRENGTH (TSF)
VERY LOOSE	0 - 4	VERY SOFT	0 - 2	0 - 0.25
LOOSE	4 - 10	SOFT	2 - 5	0.25 - 0.50
MEDIUM DENSE	10 - 30	MEDIUM STIFF	5 - 10	0.50 - 1.0
DENSE	30 - 50	STIFF	10 - 14	1.0 - 2.0
VERY DENSE	OVER 50	VERY STIFF	14 - 32	2.0 - 4.0
		HARD	OVER 32	OVER 4.0

* N-VALUE: NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH O.D. (1-3/8 INCH I.D.) SPLIT-BARREL SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE (ASTM-1586 STANDARD PENETRATION TEST).

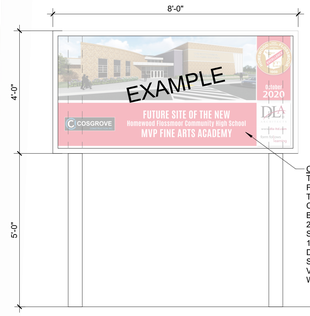
ABBREVIATIONS

SS	-	SPLIT-SPOON SAMPLE	LL	-	LIQUID LIMIT (%)
ST	-	SHELBY TUBE SAMPLE	PL	-	PLASTIC LIMT (%)
AU	-	AUGER SAMPLE	PI	-	PLASTIC INDEX (%)
MC	-	MOISTURE CONTENT (%)	NP	-	NON PLASTIC
-200	-	PERCENT PASSING NO. 200 SIEVE	DD	-	DRY DENSITY (PCF)
Qp	-	POCKET PENETROMETER (TSF)	DCP	-	DYNAMIC CONE PENETROMETER
Qu	-	UNCONFINED STRENGTH (TSF)	IBV	-	IMMEDIATE BEARING VALUE

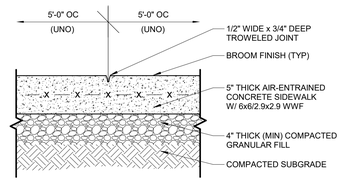
GPS GEO GENERAL NOTES - OZ STD DATA TEMPLATE.GDT - 8/21/23 16:12 - K:\GEOTECHNICAL\2023\23-G0944 GEO LYONS TOWNSHIP HIGH SCHOOL, WILLIOW SPRINGS, IL - COURTYARD ENCLOSURE\LAB\23-G0944 DRAFT LOGS.GPJ



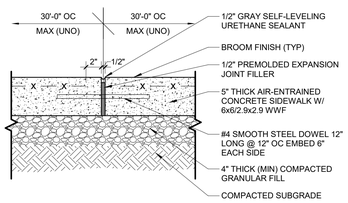
1 MASTER SITE PLAN
1/64" = 1'-0"



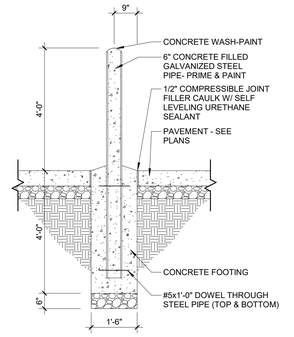
2 DETAIL - CONSTRUCTION SIGN
1/2" = 1'-0"



3 SIDEWALK CONTROL JOINT DETAIL
1 1/2" = 1'-0"



4 SIDEWALK EXPANSION JOINT DETAIL
1 1/2" = 1'-0"



5 BOLLARD DETAIL
1/2" = 1'-0"

GENERAL SITE PLAN NOTES

1. SEE SHEET **G1** FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES ON SITE AND UTILITIES INVOLVING COORDINATION OF WORK. THE CONTRACTOR SHALL PROVIDE THE OWNER AND PROJECT ARCHITECT AT LEAST TWO (2) WORKING DAYS OF NOTICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. SEE CIVIL DWGS. FOR DEMOLITION WORK, RE-GRADING, AREAS TO RECEIVE SOD, EROSION CONTROL BLANKETS, AND ADDITIONAL INFORMATION.
4. TAKE SPECIAL CARE NOT TO DAMAGE OR DISTURB EXISTING UTILITY SERVICES. ALL UTILITY SERVICES DAMAGED SHALL BE PLACED BACK IN SERVICE PROMPTLY, AT NO EXPENSE TO OWNER.
5. AT AREAS INDICATED AS NEW CONC. TO REPLACE EXISTING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY REMOVE AND APPROPRIATELY DISPOSE OF EXISTING CONC. AND/OR ASPHALT WALKS BASE AND INSTALL NEW PER DETAILS SHOWN.
6. ALL POSTS, FENCE FABRIC, CONC. FOOTINGS, ETC. THAT ARE REMOVED SHALL BE DISPOSED OF AND NOT REUSED IN ANY PORTION OF THE PROJECT UNO. NEW PERIMETER CHAIN LINK FENCE AND CONC. FOOTINGS TO BE INSTALLED IN NEW LOCATIONS AS INDICATED.
7. PATCH/REPAIR/PAINT ALL EXISTING DISTURBED ADJACENT/DAMAGED CONSTRUCTION TO A FINISHED APPEARANCE WHETHER OR NOT INDICATED ON THE PLANS. NEW MATERIALS & FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR, VERIFY LOCATIONS WITH ARCHITECT.
8. CONTRACTOR RESPONSIBLE FOR ALL DAMAGE THAT OCCURS TO EXISTING CONSTRUCTION THAT IS TO REMAIN, EVEN IF NOT IN DESIGNATED WORK AREAS.
9. CONFIRM WITH OWNER ITEMS TO BE SALVAGED, RELOCATE TO OWNER DESIGNATED LOCATION.
10. AFTER CONCRETE/ASPHALT WORK HAS BEEN COMPLETED, RESTORE ALL ADJACENT DAMAGED GRASS AREAS W/ NEW SOD, UNO - SEE SPECIFICATIONS AND CIVIL DRAWINGS.
11. ALL PAVEMENT MARKINGS SHOWN ON ARCHITECTURAL, OR CIVIL DRAWINGS INCLUDING, BUT NOT LIMITED TO, STRIPING ARROWS, STOP BARS, HATCHING, ADA SYMBOLS, ETC. ARE ASSUMED TO BE INCLUDED IN THE BID.
12. AFTER ALL WORK HAS BEEN COMPLETED, RESTORE ALL ADJACENT DAMAGED GRASS AREAS WITH NEW PULVERIZED BLACK DIRT (6" MIN) AND APPROVED SOD AND ALL ADJACENT PLANTED AREAS WITH MATCHING/SIMILAR MATERIALS OF SIMILAR SIZE/AGE AS DIRECTED BY OWNER, AT NO EXPENSE TO OWNER.
13. NEW LANDSCAPING OMITTED FOR CLARITY - SEE LANDSCAPING DRAWINGS FOR NEW LANDSCAPING AND ADDITIONAL INFORMATION.
14. ASPHALT GRINDINGS SHALL NOT BE REUSED AS AN ASPHALT BASE.
15. SEE SHEET AS1.1 FOR TYPICAL EXPANSION JOINT AND CONTRACTION JOINT DETAILS. JOINTS TO BE 5'-0" O.C. MAX UNO, INCLUDING ANY WHERE NO PATTERN IS SPECIFICALLY SHOWN.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES, AND EXTENT OF ROUGH GRADING AND FINE GRADING, INCLUDING DE-ROCKING AND IMPORTING FRESH DIRT, AS REQUIRED.
17. VERIFY ALL EXISTING CONDITIONS RELATED TO CONSTRUCTION COMPARED TO THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES OR CONFLICTS BETWEEN THE TWO ARE DISCOVERED, NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A BID AND/OR PERFORMING WORK.
18. COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
19. CONTRACTOR IS RESPONSIBLE TO LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF UTILITIES SERVING BUILDINGS AND STRUCTURE TO BE DEMOLISHED. EXISTING UTILITIES TO BE DISCONNECTED TO THE POINT OR SOURCE OR AS DETERMINED TO THE AUTHORITY HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE SHUT DOWNS WITH ALL UTILITY COMPANIES AND TO COORDINATE WITH EXISTING CONDITIONS. UTILITY COMPANIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, GAS, WATER, TELEPHONE AND CABLE.
20. THE CONTRACTOR IS TO IMPLEMENT A STORMWATER POLLUTION AND PREVENTION PLAN (SWPP) AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
21. FIELD VERIFY AND COORDINATE THE EXACT LOCATIONS AND EXTENT OF ALL DEMOLITION AS REQUIRED. PROPERLY DISPOSE ALL ITEMS OFF SITE THAT ARE TO BE REMOVED. VERIFY WITH OWNER IF ANY ITEMS NEED TO BE SALVAGED BEFORE DISPOSING.
22. LEGALLY DISPOSE OF ALL MATERIALS OR RECYCLE OF THEM PER THE ILLINOIS EPA AND FEDERAL GOVERNMENT.

SITE PLAN LEGEND

- NEW CONCRETE- SEE CIVIL DRAWINGS
- NEW HEAVY AGGREGATE CONCRETE- SEE CIVIL DRAWINGS
- APPROXIMATE AREA OF NEW LANDSCAPING - SEE LANDSCAPING DRAWINGS
- —x—x— CHAINLINK FENCE
- —o—o— DECORATIVE METAL FENCE

ACCESSIBLE ROUTE GENERAL NOTES

1. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH APPLICABLE CODES: ILLINOIS ACCESSIBILITY CODE 2018, DEPARTMENT OF JUSTICE ADA 2010, IBC 2015.
2. IF CODES CONFLICT CONTRACTOR SHALL INSTALL THE MORE STRINGENT REQUIREMENTS.
3. PATHS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 OR A CROSS SLOPE GREATER THAN 1:50.
4. REFER TO CIVIL DRAWINGS FOR GRADING AND ELEVATIONS. IF CIVIL GRADES CONFLICT WITH ACCESSIBLE ROUTE REQUIREMENTS NOTIFY ARCHITECT IMMEDIATELY.
5. CONTRACTOR SHALL BE REQUIRED TO CONFIRM AS BUILT ACCESSIBLE ROUTE COMPLIES WITH REQUIREMENTS BY A CERTIFIED SURVEY, AND SHALL CORRECT AREAS THAT DO NOT COMPLY AT NO ADDITIONAL COST TO THE OWNER.

ACCESSIBLE ROUTE LEGEND

- —→—→— NEW ACCESSIBLE ROUTE

form follows learning℠
DLA ARCHITECTS Ltd.
Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063
www.dla-ltd.com

LYONS TOWNSHIP SCHOOL DISTRICT 204
LYONS TOWNSHIP HIGH SCHOOL SOUTH CAMPUS
2024 SOFTBALL FIELD PROJECT
4900 WILLOW SPRINGS ROAD, WESTERN SPRINGS, IL 60558

DATE:	DESCRIPTION:
01.24.2024	ISSUED FOR BID

PROJECT # 2023.074
DATE: 01/24/2024
SHEET TITLE: MASTER SITE PLAN
SHEET: AS1.1

WT GROUP JOB NUMBER - C2030000
WT GROUP
Architecture | Engineering | Planning | Property Management
Engineering Lyons Township | Project & Planning
Architecture Lyons Township | Project & Planning
Engineering Lyons Township | Project & Planning
Architecture Lyons Township | Project & Planning
Property Management Lyons Township | Project & Planning
Property Management Lyons Township | Project & Planning
Property Management

KTJ
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mtjurusik@ktjlaw.com

15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

July 6, 2022

Brian Stachacz
Director of Business Services
Lyons Township High School District 204
South Campus
4900 Willow Springs Road
Western Springs, Illinois 60558

Via U.S. Mail and
email: bstachacz@lths.net

Re: 2022 CCRD Filed Ordinance regarding a Video Display Board

Dear Mr. Stachacz:

For your records, I have enclosed the following original Ordinance, which was recorded with the Cook County Clerk:

Ordinance Number and Name	Date Recorded	Document Number
Ordinance No. 22-3069 -- AN ORDINANCE APPROVING AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A VIDEO DISPLAY BOARD AT THE 4900 WILLOW SPRINGS ROAD PROPERTY (LTHS SOUTH CAMPUS – BENNETT FIELD)	6-8-2022	2215957005

If there are any questions, please contact me.

Sincerely,

KLEIN, THORPE AND JENKINS, LTD.

Michael T. Jurusik

Michael T. Jurusik

Enclosure
cc: Elaine Haeske, Deputy Village Clerk (via email; w/ encl.)
Ellen Baer, Village Manager (via email; w/ encl.)
Casey Biernacki, Deputy Village Manager (via email; w/ encl.)
Martin Scott, Director of Community Development (via email; w/ encl.)

527770_1

Prepared by:
Klein, Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606-2903
Attorney: Michael T. Jurusik

On Behalf Of:
The Village of Western Springs
Record against:
PINs: 18-08-102-030-0000,
18-08-103-009-0000,
18-08-103-010-0000,
18-08-104-003-0000,
18-08-104-004-0000,
18-08-106-002-0000,
18-08-106-004-0000,
18-08-106-006-0000 and
18-08-106-007-0000
4900 Willow Springs Road
Western Springs, Illinois 60558

2215957005

Doc# 2215957005 Fee $65.00

KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/08/2022 10:22 AM PG: 1 OF 8

[Above space for Recorder's Office]

RECORDER OF DEEDS OFFICE, COOK COUNTY, ILLINOIS

RECORDING COVER SHEET FOR VILLAGE OF WESTERN SPRINGS, ILLINOIS

ORDINANCE NO. 22-3069

AN ORDINANCE APPROVING AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A VIDEO DISPLAY BOARD AT THE 4900 WILLOW SPRINGS ROAD PROPERTY (LTHS South Campus – Bennett Field)

After recording return to:
RECORDER'S BOX 324 [MTJ]

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Elaine T. Haeske, Deputy Clerk Of The Village Of Western Springs, In The County Of Cook And State Of Illinois, Do Hereby Certify That Attached Hereto Is A True And Correct Copy Of Ordinance 22-3069 Approving An Amendment to the Conditional Use Permit for the Construction and Operation of a Video Display Board at the 4900 Willow Springs Road Property (LTHS South Campus – Bennett Field) Dated February 28, 2022.

IN WITNESS WHEREOF, I Have Hereunto Set My Hand And Affixed The Seal Of The Said Village Of Western Springs This 2nd day of June 2022.

(SEAL)

Elaine T. Haeske

Elaine T. Haeske, Deputy Village Clerk
Village Of Western Springs

ORDINANCE NO. 22-3069

VOTE: Passed on a roll call vote.

Voting aye: Trustees Fink, Lewis,

Rudolph, Tyrrell and John.

Voting nay: None.

Absent: Trustee Chen.
DATE: February 28, 2022
OTHER: Published in Pamphlet Form.
Meeting Conducted by Electronic Attendance with Village Manager Ellen Baer and Village Attorney Michael Jurusik physically present at Village Hall during the Meeting.

AN ORDINANCE APPROVING AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A VIDEO DISPLAY BOARD AT THE 4900 WILLOW SPRINGS ROAD PROPERTY (LTHS SOUTH CAMPUS – BENNETT FIELD).

WHEREAS, Lyons Township High School District 204 (the "Applicant") is the owner of the 4900 Willow Springs Road property, commonly referred to as LTHS South Campus (the "Property"); and

WHEREAS, the Applicant has submitted its Application and supporting documents to petition for approval of all necessary zoning relief in accordance with the applicable provisions of the Village of Western Springs' (the "Village") Municipal Code and the Development Control Ordinance ("DCO") in order to construct an outdoor video display board at Bennett Field (the "Project"). The Application and its supporting documents are on file with the Community Development Department and are incorporated by reference into this Ordinance as Group Exhibit "A" and made a part hereof; and

WHEREAS, the Property is legally described as follows:

PARCEL 1: THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: THE NORTH QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 8 AFORESAID.

PARCEL 3: THE NORTH ONE-THIRD (1/3) OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 8 AFORESAID.

PARCEL 4: THE NORTH HALF (1/2) OF THE SOUTH TWO-THIRDS (2/3) OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 8 AFORESAID.

PARCEL 5: THE SOUTH ONE-THIRD (1/3) (EXCEPT THE EAST 460.52 FEET MEASURED ON THE SOUTH LINE) OF THE SOUTH HALF (1/2) OF THE NORTH HALF

(1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 8 AFORESAID.

PARCEL 6: THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 8 AFORESAID.

PARCEL 7: THE SOUTH ONE-FIFTH (1/5) (EXCEPT THE NORTH 50 FEET THEREOF) OF THE NORTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 8 AFORESAID.

PARCEL 8: THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) (EXCEPT THE SOUTH 33 FEET AND THE EAST 890.61 FEET THEREOF) OF SECTION 8 AFORESAID, IN COOK COUNTY, ILLINOIS.

P.I.N.s: 18-08-102-030-0000, 18-08-103-009-0000, 18-08-103-010-0000, 18-08-104-003-0000, 18-08-104-004-0000, 18-08-106-002-0000, 18-08-106-004-0000, 18-08-106-006-0000 and 18-08-106-007-0000

; and

WHEREAS, the Application contains the following documents, which are incorporated herein by reference as part of **Group Exhibit "A"**: (a) Application for Development Approval – Conditional Use Permit (Village form) dated November 12, 2021 (4 pages); (b) Picture of Proposed New Video Board (1 page); (c) Letter from Daktronics dated October 20, 2021 (1 page); (d) Site Plan (1 page); (e) Pictures of Bennett Field (11 pages); and (f) Ariel View of LTHS South Campus (1 page); and

WHEREAS, pursuant to notice published and posted as required by applicable State law and the applicable provisions of the Western Springs Municipal Code, on **January 31, 2022** the Western Springs Plan Commission conducted a public hearing to consider the zoning relief requested in the Application (the "Public Hearing"). At the **January 31, 2022** Public Hearing, the Western Springs Plan Commission passed a motion approving Recommendation No. 22-01, which recommended approval of the zoning relief needed for the Applicant to construct the Project, including the amendment of the Conditional Use Permit for the Project, subject to certain conditions related to the Project (See, Section V. (Conditions) of Report and Recommendation No. 22-01). A copy of Recommendation No. 22-01 is on file with the Village Clerk's Office and is incorporated into this Ordinance by reference; and

WHEREAS, the President and Board of Trustees of the Village of Western Springs (the "Village Board"), at public meetings held on **February 14, 2022** and **February 28, 2022**, generally discussed the Applicant's request for zoning approval and its pending Application. At the **February 28, 2022** public meeting, the Village Board considered the findings, recommendations and conditions of the Plan Commission as set forth in Report and Recommendation No. 22-01 and, with the passage of this Ordinance, the Village Board accepted, adopted and approved the findings, recommendations and conditions set forth in Report and Recommendation No. 22-01, subject to the approvals and conditions of this Ordinance; and

WHEREAS, in accordance with the authority granted by applicable statutory municipal zoning authority set forth in the Illinois Municipal Code (65 ILCS 5/11-13) and the applicable provisions of Title 10 (Development Control Ordinance) of the Western Springs Municipal Code, the President and Board of Trustees approve the zoning relief, as requested by the Applicant relative to the amendment of the

Conditional Use Permit for the design, construction, operation and maintenance of the requested video display board, subject to the conditions contained in Section 4 of this Ordinance.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

SECTION 2. The President and Board of Trustees of the Village of Western Springs find just cause to grant the following additional zoning relief and development approvals relative to the Property, subject to the conditions set forth in Section 4 below:

1. Approval and issuance of an amendment to the Conditional Use Permit to replace the existing scoreboard at Bennett Field with an outdoor video display board at the Property, in accordance with the Application and the Village Code Officer's zoning and plan review recommendations and requirements.

SECTION 3. The above zoning relief and development approvals in Section 2 above are SUBJECT TO THE FOLLOWING CONDITIONS:

A. The number of movie nights at Bennett Field is restricted to two (2) per calendar year. The Applicant may petition the Village Board for two (2) additional movie nights per calendar year.
B. No advertising or other messaging on the scoreboard display is allowed, except for when Bennett Field is being used for a school event or other school purpose.
C. A landscape buffer shall be installed as shown on the plan dated February 11, 2022, prepared by WT Group with the exception that two (2) to three (3) arborvitaes, as determined by the Village Forester, shall be planted near the Northwest corner of the site instead of the two (2) serviceberry trees.

SECTION 4. The sections, terms, provisions and conditions of this Ordinance shall be severable, and if any section, term, provision or condition is found to be invalid or unenforceable for any reason by a court of competent, final jurisdiction, the remaining sections, terms, provisions and conditions shall remain in full force and effect.

SECTION 5. Any ordinance, or portion thereof, in conflict with this Ordinance is repealed to the extent of such conflict. The terms, provisions and conditions set forth in this Ordinance, including those incorporated herein by reference, are covenants that run with the land and shall be released or amended only by mutual agreement of the Applicant and the Village or unless amended by an ordinance approved by the Village Board after the required public hearing.

SECTION 6. This Ordinance shall be in full force and effect from and after its adoption, approval and publication as provided by law.

SECTION 7. A certified copy of this Ordinance shall be recorded against title to the Property with the Cook County Recorder of Deeds Office ("CCRD") by the Village at the Applicant's cost. The Village shall provide the Applicant with a stamped copy of this Ordinance after it is filed with the CCRD. The terms, provisions and conditions set forth in this Ordinance, including those incorporated herein by reference,

are covenants that run with the land and shall be released or amended only upon the written consent of the Village Board.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Special Meeting thereof, held on the 28th day of February, 2022, and approved by me as President on the same day.

Alice F. Gallagher, Village President

ATTEST:

Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on 28th day of February, 2022.

Edward Tymick, Village Clerk

Group Exhibit "A"

The Application and its supporting documents

(Incorporated by reference
and on file with the Department of Community Development)

ACKNOWLEDGMENT AND CONSENT TO COMPLY WITH
THE TERMS, CONDITIONS, OBLIGATIONS AND PROVISIONS SET FORTH IN
WESTERN SPRINGS ORDINANCE NO. 22-_____

I, Brian Stachacz, the authorized agent / official of Lyons Township High School District 204, have read and understand each of the above terms, conditions, obligations and provisions contained in this Ordinance, and I represent that Lyons Township High School District 204 agrees to be bound by the same.

By: _____
Name: Brian Stachacz
Authorized Agent / Official of Lyons Township High School District 204

Date: 3/2/22

ATTEST:

By: _____
Notary Public

OFFICIAL SEAL
LISA A TOULOUMIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 9/16/2025

Date: 3/2/22

Memorandum
4/1/2025

To: Kelsey Fawell, Senior Planner and Heather Valone, Director of Community Development

From: Jeff Koza, Director of Engineering Services/Village Engineer

Re: PC-2024-05 LTHS CUP Amendment – New Synthetic Turf Softball Field

---

I am in receipt of site engineering plans for the subject project received from WT Group with revision date 1/13/2025 and the Stormwater Report for the project dated 1/21/2025. A detailed engineering review was not completed however these documents did receive a cursory initial review. Below are my initial comments on the proposal.

Understanding of scope of work

Lyons Township High School (LTHS) desires to construct a new synthetic turf softball field located just south of the existing tennis courts with a video scoreboard, dugout, bleachers, and press box. This softball field is a new facility within the campus that will replace the existing softball field located in the southwest corner adjacent to Courtland Court.

Site layout/grading

The site of the proposed field is currently an open grass field in the middle of the school property. The land currently slopes westerly. The engineering plans for the proposed turf softball field show revised grading that levels the playing field surface. Along the perimeter of the field there will be grading and drainage swales required to match to the existing grading of the land along the edges of the new field. The proposed turf field is located internal to the site and it does not border any adjacent property owners. The proposed field does not require altering grading or changing of drainage patterns along the perimeter of the school property.

Stormwater Management – MWRD WMO Requirements

From a macro level site perspective, the proposed stormwater management plan appears to meet Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance (WMO) requirements. The development triggers a requirement for added stormwater detention. The calculations in the applicant's Stormwater Report and Plans show that the existing detention facility (located west of the proposed turf softball field) can handle the required additional detention volume within the existing detention basin without need to modify the basin grading. There are minor proposed modifications to this detention basin's outfall restrictor structure needed to utilize the excess capacity of the basin but the applicant has included this work in the plans. One item of note is the current plans show the detention basin facility overflow weir discharging west towards 4837 and 4843 Johnson Avenue with no obvious flow path or drainage swale to safely convey the water. The purpose of the overflow weir is that should the detention basin ever fill to capacity it would spillover at a designated location with a clearly defined overflow path that would ideally not endanger and homes. Upon reviewing the site plan topography, it appeared as if the basin overflow weir could be placed on the north edge of the basin which borders 48th Street. The applicant's

engineer indicated the original detention basin plans had the overflow located in this northern location thus it is required that the overflow weir be reestablished along the north edge of the existing detention basin.

Volume control storage is required for the development per MWRD WMO, however the amount of volume control storage is minimal because MWRD does not require volume control storage for a synthetic turf field. Thus, volume control storage is only required for the hard surfaces around the field. The plans show an infiltration trench (callout #29 on Sheet C-5.0) however there did not appear to be a detail for this trench nor was it clear how the trench would interact with the extensive underdrain system that is proposed under the turf field. Generally, stormwater is routed to a volume control storage facility and it was not clear how that would occur with the proposed design. The applicant is asked to revise or clarify how the proposed design volume control system interacts with the turf field's underdrain system.

Stormwater Management – Village Requirements

Village code requirements for stormwater management are outlined in 10-11-11-A.

> *A stormwater management grading plan showing the proposed grading of the site will be required for all development, redevelopment, site modification, building modification or grading of any property within the Village. The proposed grading of the site must be designed and constructed incorporating Best Management Practices into the site design to minimize increased runoff rates, volumes, and pollutant loads so as to assure that the proposed grading: 1) does not increase the flood or drainage hazards to others; 2) does not create unstable conditions susceptible to erosion; 3) does not increase flood damage to existing and proposed buildings due to stormwater; and 4) accomplishes the other specific purposes listed in subsection 10-11-1D of this chapter.*

As previously stated, the applicant is modifying the existing permitted detention basin to provide the additional detention that is required due to the project, but an argument can be made that there will be an increase in runoff rate and volume of stormwater runoff leaving the site as a result of the improvements. It seems unlikely that this will cause flooding or drainage hazards to others since the design provides flooding protection with the increase in detention basin storage volume. It does seem possible that adding a control structure with a restricted release and overflow weir for the field drain system could help slow the release of runoff to the Village sewer system without negatively impacting the playability of the fields. The applicant's engineer will be asked to review this idea's feasibility. At a minimum if the current design remains as shown the property's stormwater fee ERU calculation would need to be adjusted post construction to account for the fact that most runoff is not being retained on site.

Existing Village Maintained 6" Water Main

The Village owns and operates a 6" water main that per Village GIS data and atlases is located just west of the west edge of the school buildings. This places the water main potentially close to or within the proposed new field limits. The location of this water main needs to be confirmed by the applicant and the water main needs to be shown on the plans. If the water main is located under the new field additional conversation and possible agreements or a letter of understanding would need to be put in place to address a situation that would arise should it be determined a water main repair under the field is needed. This water main has broken before in recent years and has been identified as a possible replacement candidate project in the Village's Capital Infrastructure Plan.

Overall Assessment

Engineering Services is appreciative of the detailed engineering submittal that was provided by the applicant. None of the items outlined in this memo appear to be insurmountable and Engineering Services anticipated that they can be satisfactorily addressed through plan revisions by the applicant's engineer.

Draft 4.8.2025

THE CONTENT OF THIS DRAFT RECOMMENDATION, INCLUDING ALL FACTS, STATEMENTS, CONCLUSIONS AND RECOMMENDATIONS, IS PROVIDED FOR YOUR REVIEW, CONSIDERATION AND AMENDMENT. AS A COLLECTIVE BODY, THE PLAN COMMISSION SHOULD REACH AGREEMENT ON THE FINAL CONTENT OF THIS DOCUMENT AND THEN TAKE FINAL ACTION ON THE APPLICATION.

WESTERN SPRINGS PLAN COMMISSION
REPORT AND RECOMMENDATION NO. 25-01

PLAN COMMISSIONERS PRESENT: [INSERT]

ABSENT: [INSERT]

OTHER: [INSERT]

DATE: April 16, 2025

FINDINGS AND RECOMMENDATIONS TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS

RE: PC-2025-01: Application for an Amendment to the Conditional Use Permit for the Construction, Operation, and Maintenance of an Outdoor Video Scoreboard and Softball Field at the 4900 Willow Springs Road Property (Lyons Township High School District 204 South Campus)

[APPROVAL/DENIAL] of an Amendment to a Conditional Use Permit (CUP) to Construct an Outdoor Video Scoreboard and Softball Field (the "Project" or "Development").

Applicant:	**Lyons Township High School District 204**
Property Owner:	**Lyons Township High School District 204**
Property:	**4900 Willow Springs Road, Western Springs, Illinois 60558**
Current Zoning:	**R2 – Single-Family Residence District**

I. BACKGROUND FACTS

1. On March 6, 2025, Lyons Township High School District 204 (the "Applicant" or "LTHS") filed a General Information Application for Land Use and Development in the Village with supporting documents (the "Application") for the 4900 Willow Springs Road Property (the "Property"). Lyons Township High School District 204 (the "Property Owner") is the owner of the "Property".

2. The Applicant submitted the Application and supporting documents to petition for approval of all necessary zoning relief in accordance with the applicable provisions of the Village's Municipal Code and the Development Control Ordinance ("DCO") in order to construct, operate and maintain an outdoor video scoreboard and softball field at the Property. The Application proposes the relocation of the existing softball field with accessory structures (bleachers, dugout, lighting, hardscape, etc.), as well as for the addition of a new video scoreboard. The requested "Zoning Relief" is set forth in the Application (i.e., approval of an amendment to the Conditional Use Permit to complete the Project). The Property is legally described in the Application, and commonly referred to as LTHS South Campus.

3. The Application consists of information supporting the requested Zoning Relief, a description of the proposed improvements to be constructed as part of the Project, and the proposed Design Plans, copies of which are incorporated by reference into this Report and Recommendation as **Group Exhibit "A"** and made a part hereof.

4. Based on the regulations set forth in the Village's DCO, the requested Zoning Relief has to be considered by the Plan Commission at a public hearing and then the Village Board must approve the Zoning Relief.

5. Pursuant to notice published and posted as required by State law and the Western Springs Municipal Code, on **April 16, 2025,** the Plan Commission conducted a public hearing to consider the Zoning Relief requested in the Application (the "Public Hearing").

6. At the Public Hearing, the Plan Commission considered and accepted into the public record written and oral testimony, including documents that were marked as exhibits for identification purposes, which were submitted and/or presented by the Applicant and the Applicant's representative (**[INSERT]**), Village Attorney Anne Skrodzki, the Interested Parties (**[INSERT]**), the Community Development Director (Heather Valone), the Senior Planner (Kelsey Fawell), and the public. All of the written and oral testimony, exhibits and a transcript of the Public Hearing were incorporated in and made a part of this Recommendation. Each of the documents accepted into the record and identified by an exhibit number are identified below:

A. The Application with its attachments (incorporated by reference as **Group Exhibit "A"**).
B. The Public Hearing Notice, the Newspaper Publisher's Certificate dated **[INSERT]**, **2025**, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated **[INSERT, 2025** submitted by Heather Valone, the Affidavit of Posting of Signage for Public Hearing dated **[INSERT]**, **2025** and prepared and executed by Village Building Official Robert Schmidt confirming that the required mailing, publications and sign postings of the Public Hearing Notice to surrounding Property owners and taxpayers of record were performed in accordance with State law (incorporated by reference as **Group Exhibit "B"**).
C. Village Staff Memorandum dated **April 16, 2025,** and prepared by Community Development Director Heather Valone and Senior Planner Kelsey Fawell ("Village Staff Memo") and (incorporated by reference as **Group Exhibit "C**").
D. The Village's Official Land Use Plan adopted by Ordinance No. 03-2226 dated February 24, 2003, as amended by Ordinance No. 11-2643 dated August 22, 2011 (the "2011 Western Springs Downtown Redevelopment Plan" or "2011 Downtown Plan") (incorporated by reference as **Group Exhibit "D"**).
E. The Official Zoning Map of the Village (incorporated by reference as **Group Exhibit "D"**).
F. The Western Springs Municipal Code, including the Development Control Ordinance ("DCO") (incorporated by reference as **Group Exhibit "D"**).
G. The transcript of the April 16, 2025**,** Public Hearing prepared by a court reporter (**Robin Chimniak**) (incorporated by reference as **Exhibit "E"** and retained on file with the Community Development Department).
H. Additional documents submitted to the Plan Commission during the Public Hearing (each being incorporated by reference into this Recommendation and retained on file with the Community Development Department), consisting of:

- Supplemental Application Materials (**Group Exhibit "F"**): **[INSERT]**

- Village Supplemental Materials (**Group Exhibit "G"**): **[INSERT]**

- Materials Submitted by Interested Parties (**Group Exhibit "H"**): **[INSERT]**

    - Letter / Email dated ___, 2024 (__ page(s)) and prepared by ____ (incorporated by reference as Group Exhibit "H-1").
    - Letter / Email dated ___, 2024 (__ page(s)) and prepared by ____ (incorporated by reference as Group Exhibit "H-2").

7. Copies of all the Exhibits identified in this Recommendation are on file with the Village's Department of Community Development and are incorporated by reference in this Recommendation.

8. The Village's Code Officer, Community Development Director Heather Valone, and Senior Planner Kelsey Fawell have submitted the Village Staff Memo, which reviews the Application, the applicable provisions of the DCO and the Zoning Relief requested, and concludes that the Project meets the applicable DCO provisions for purposes of conducting the Public Hearing and consideration of approval of the requested Zoning Relief. See, **Group Exhibit "C"**.

9. Subject to the Zoning Relief requested, the Application and other submittals by the Applicant conform to the applicable requirements of the Western Springs Municipal Code, including Title 10 (Development Control Ordinance), Chapter 3 (Administrative Bodies and Procedures), Subsection 14 (Conditional Uses).

II. FINDINGS OF FACT

Based upon the information contained in the Application, all the documents received into the record and the testimony heard during the Public Hearings, the Plan Commission makes the following findings of fact relative to its recommendation to the Village Board regarding the Zoning Relief requested in the Application:

A. Conditional Use Permit Standards Based upon the Petition and the testimony and evidence presented at the Public Hearing, the Plan Commission has considered each of the seven standards set forth in Title 10 (Development Control Ordinance); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (Conditional Uses) of the Village Code and made the finds as follows:

As a general finding of fact, that is applicable to and in satisfaction of each of the seven (7) conditional use standards, the Plan Commission states that the LTHS South Campus currently operates under a conditional use permit, and the proposed Project will make improvements that are consistent and compatible with and would enhance the existing educational, athletic, social and cultural activities and opportunities that are permitted and offered at the LTHS South Campus. Moreover, the Project will benefit and support the students who attend and the school personnel who work at the LTHS South Campus.

Standards for Approval of Amendments to Conditional Uses

The Findings of Fact relative to Subsection 10-3-14(G)(4) (Standards) of the DCO for approval of amendments to Conditional Uses are as follows:

1. **That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

   The Plan Commission finds that the establishment, maintenance or operation of the Development **will / will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The existing school use is not to be changed by this amendment request, nor is it anticipated to increase the current number of staff and students. As no new facilities and only relocation of existing facilities is proposed, the proposed improvements **will / will not** generate enough traffic to become a detriment to the public.

2. **That the conditional use will not be injurious to the uses and enjoyment in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair Property values within the neighborhood in which it is to be located.**

   The Plan Commission finds that the establishment, maintenance or operation of the Development **will / will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. LTHS is an existing school with an existing CUP. The existing use is not proposed to change, nor is the number of staff and students. No new facilities are being proposed, only the relocation of existing facilities. The scoreboard is facing south, and not directly facing the residential neighborhood to the southwest. Site lighting plans have also been provided and prepared for both the field lighting and the video scoreboard. These plans identify that the proposed lighting measurements will comply with the requirements of the DCO. The Plan Commission is recommending conditions that the scoreboard and affiliated A/V system comply with Section 5-2 of the DCO, which regulates noise through the adoption of the state of Illinois Noise Pollution Control regulations, Chapter 8. The Plan Commission is also recommending the scoreboard only be utilized for softball games. Further recommendations include landscape screening along the southwest corner adjacent to the field, a time restriction at 9:00 pm, and tilting the scoreboard east towards the school building to minimize impacts on nearby residences to the southwest. The existing video scoreboard at the football stadium on the Property, approved in 2022, is 17’ high by 25’ wide. As such, the Plan Commission is recommending the proposed scoreboard for the softball field be the same dimensions, reducing the size of the proposed scoreboard.

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

   The Plan Commission finds that the establishment of the conditional use **will / will not** impede the normal and orderly development and improvement of the surrounding Property for uses permitted in the district. LTHS is an existing school with an existing CUP. This existing use is not proposed to change, nor is the number of staff and students. No new facilities are being proposed; only the relocation of existing facilities. The other adjacent properties are fully developed and those that are occupied are being used for permitted uses within their respective zoning districts. The adjacent uses are single-family residential, with the exception of Garden Market (4700 Gilbert Avenue) to the north, zoned commercial.

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4. **That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

   LTHS has provided the requisite civil engineering plans to acknowledge and confirm that the necessary, public utilities, drainage, and stormwater management plan will be provided with the improvements. A review letter from Jeff Koza, Village Engineer has also been provided and discusses stormwater management. Although the Village Engineer has reviewed the plans there are outstanding technical items that require correction. The Plan Commission is recommending that the civil engineering plans lighting/photometrics, geometry, storm water management, and utilities be reviewed and approved by the Village Engineer prior to the release of any Village permit.

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

   No changes to parking facilities are proposed. Further, the number of staff and students is not anticipated to increase with the proposed improvements. The improvements include the relocation of additional facilities; no new facilities are proposed. The Plan Commission finds that adequate ingress and egress **has/ has not** been provided to the Property in order to minimize traffic congestion in the public streets.

6. **That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.**

   The Plan Commission finds that the construction and operation of the proposed Development at the Property **will / will not** be contrary to the objectives of the current Land Use Plan, as amended by the Village in **2021.** The Property **is / is not** contrary to the objectives of the current Comprehensive Plan, as the Village's future land use map designates this property as Educational and Institutional. In fact, the Project improvements align with the current Comprehensive Plan for the Village, specifically Section F (Community Facilities and Services), Goal 1 (Municipal, education, library and other public service facilities should reflect the high quality of the Village overall), Objective 1 (Maintain and enhance the Village's existing community facilities).

7. **That the conditional 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 pursuant to the recommendations of the Plan Commission and approved by the Village Board.**

   The Plain Commission finds that the granting of a Conditional Use Permit for the construction, maintenance and operation of the Project at the Property **will / will not** conform to the applicable regulations of the R2 - Single-Family Residential District, except for the Zoning Relief to certain regulations as requested herein and may be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board. The requested Zoning Relief is enumerated in Section D below.

III. OTHER REQUESTED RELIEF: _____

IV. RECOMMENDATIONS

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Subject to Section V (Conditions) set forth below, the Plan Commission recommends **[APPROVAL/DENIAL]** of the Application and the Requested Zoning Relief as follows:

V. CONDITIONS

The recommendation of **[APPROVAL/DENIAL]** of the Applicant's request for the issuance of a Conditional Use Permit is conditioned upon and subject to: **[INSERT]**

- **A.** The scoreboard shall be tilted east towards the school building to minimize impacts on residences to the southwest;
- **B.** The scoreboard shall be a maximum of 17' high by 25' wide;
- **C.** The scoreboard and A/V system shall only be utilized for softball games;
- **D.** The scoreboard and A/V system shall comply the Section 5-2 of the Village Code;
- **E.** The scoreboard and sound system shall be in used only for games and no later than 9:00 pm;
- **F.** No advertising or other messaging on the scoreboard display is allowed, except for when the scoreboard is being utilized for a softball game;
- **G.** Landscape screening consisting of trees be planted along the southwest corner of the property, adjacent to the residential homes along Courtland Circle with a minimum mature plant height of eight feet;
- **H.** The civil engineering plans lighting/photometrics, geometry, storm water management, and utilities be reviewed and approved by the Village Engineer prior to the release of any Village permit;
- **I.** The Property Owner shall take all commercially reasonable actions in substantial conformance with the documents listed in Group Exhibit "A" to ensure that noise from the A/V system complies with the applicable noise regulations set forth in Section 5-2 (Noise Control) of the Village Code, including the applicable noise regulations adopted by the Illinois Pollution Control Board, in relation to the adjacent properties and other neighboring properties;
- **J.** The basin overflow weird be relocated to the north edge of the basin which borders 48th Street, in accordance with the Village Engineer; and
- **K.** The Applicant must submit revisions or clarify how the proposed design volume control systems interacts with the turf field's underdrain system, which must be reviewed and approved by the Village Engineer prior to the release of any Village permit.

Motion to [APPROVE/DENY] the Application made by Commissioner _____; seconded by Commissioner _____ (Votes in Favor of Motion: _____; Votes Not in Favor of Motion: _____; and Absent from Meeting / Voting: _____).

[APPROVED/DENIED] by a vote of the Members of the Plan Commission on this 16 day of April 2025.

Village of Western Springs Plan Commission

By: _____
Peter Glimco, Chair

Exhibit List

From Public Hearing for Approval of an Amendment to the Conditional Use Permit for the Construction, Operation, and Maintenance of an Outdoor Video Scoreboard at the 4900 Willow Springs Road Property (Lyons Township High School District 204)

Group Exhibit "A"
Listing by title of each of the Application's supporting documents and submittals
(attached)

Group Exhibit "B"

The Public Hearing Notice, the Newspaper Publisher's Certificate dated **[INSET DATE]**, **2025**, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated **[INSET DATE], 2025** submitted by, the Affidavit of Posting of Signage for Public Hearing dated **[INSET DATE]**, **2025**
(attached)

Group Exhibit "C"
Village Staff Memorandum dated **April 16, 2025,** and prepared by Community Development Director Heather Valone and Senior Planner Kelsey Fawell ("Village Staff Memos")
(attached)

Group Exhibit "D"
The Village's Official Land Use Plan and Official Village Zoning Map
(on file with the Community Development Department)

Exhibit "E"
The transcript of the April 16, 2025, Public Hearing prepared by a court reporter (Robin Chimniak)

Group Exhibit "F":
Supplemental Application Materials

Group Exhibit "G"
Village Supplemental Materials

Group Exhibit "H"
Materials Submitted by Interested Parties
(attached)

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Group Exhibit "A"

Application for Development Approval and Zoning Relief prepared by Jim Glascott of WT Group dated January 16, 2025

General Information Application prepared by Lyons Township High School District 204 dated October 16, 2024

Findings of Fact

Application Cover Letter prepared by Brian Stachacz of Lyons Township High School District 204 dated January 29, 2025

Plat of Survey prepared by Emmet Kennedy and Co. revised February 20, 1967

Lyons Township High School District 204 Lyon Township High School South Campus Proposed Softball Field prepared by WT Group and DLA Architects, Ltd. dated January 13, 2025

South Campus Addition and Remodeling Village of Western Springs Zoning Information prepared by DLA, Ltd. Architects dated January 17, 2025

Issued for Bid Lyons Township School District 204 Lyons Township High School South Campus Softball Stadium prepared by DLA, Ltd. Architects dated January 10, 2025

Homewood Flossmoor – Softball Public Address System prepared by PlusOneAV audio, video, lighting

Stormwater Management Report MWRD – Village of Western Springs prepared by James Glascott of WT Group dated January 21, 2025

Lyons Township High School District 204 Lyon Township High School South Campus Proposed Softball Field – Master Site Plan prepared by DLA, Ltd. Architects dated January 24, 2024

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A. The scoreboard shall be tilted east towards the school building to minimize impacts on residences to the southwest;
B. The scoreboard shall be a maximum of 17' high by 25' wide;
C. The scoreboard and A/V system shall only be utilized for softball games;
D. The scoreboard and A/V system shall comply the Section 5-2 of the Village Code;
E. The scoreboard and sound system shall be in used only for games and no later than 9:00 pm;
F. No advertising or other messaging on the scoreboard display is allowed, except for when the scoreboard is being utilized for a softball game;
G. Landscape screening consisting of trees be planted along the southwest corner of the property, adjacent to the residential homes along Courtland Circle;
H. The civil engineering plans lighting/photometrics, geometry, storm water management, and utilities be reviewed and approved by the Village Engineer prior to the release of any Village permit; and
I. The Property Owner shall take all commercially reasonable actions in substantial conformance with the documents listed in Group Exhibit "A" to ensure that noise from the A/V system complies with the applicable noise regulations set forth in Section 5-2 (Noise Control) of the Village Code, including the applicable noise regulations adopted by the Illinois Pollution Control Board, in relation to the adjacent properties and other neighboring properties;
J. The basin overflow weird be relocated to the north edge of the basin which borders 48th Street, in accordance with the Village Engineer; and
K. The Applicant must submit revisions or clarify how the proposed design volume control systems interacts with the turf field's underdrain system, which must be reviewed and approved by the Village Engineer prior to the release of any Village permit.

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AGENDA ITEM SUMMARY

PLAN COMMISSSION

Plan Commission: April 16, 2025

AGENDA ITEM D.2.

To: Planning and Zoning Committee
From: Heather Valone, Director of Community Development, Kelsey Fawell, Senior planner
CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Michael Jurusik, Jeff Koza, Village Engineer, Village Attorney, Anne Skrodzki, Village Attorney
RE: PC-2025-02 – R&M General Contractors, 5129 Wolf Road - Vacation of Public Right-of-Way and Plat of Resubdivision for a Five-Lot Single Family Residence Subdivision

Summary

R & M General Contractors, LLC (the "Applicant") submitted an application requesting the vacation of the cul-de-sac at the end of the 5100 block of Johnson Avenue, a plat of resubdivision to create five new single family lots, and re-establish the cul-de-sac and right-of-way ("ROW") south of the existing cul-de-sac. The Applicant is also seeking that the existing conditional use on the 5129 Wolf Road property be dissolved. The Applicant is the contract purchaser of the property at 5129 Wolf Road also known as the St. James Lutheran Church property (the "Subject Property") (Figure 1).



Figure 1 The dashed red line indicates the boundaries of the 5129 Wolf Road property.

The Applicant is joined in the application by two neighboring property owners, Andrew Schreiber, owner of 5120 Johnson Avenue, and Randy Porzel, owner of 5121 Johnson Avenue, adjacent to the cul-de-sac. The application requests that the existing cul-de-sac be vacated and portions of the rounded portion of the cul-de-sac area be vacated and combined with the existing properties 5120 Johnson Avenue, 5121 Johnson Avenue, and one of the proposed lots (Figure 2). The Applicant is asking that the fee for the vacation of the cul-de-sac be waived.

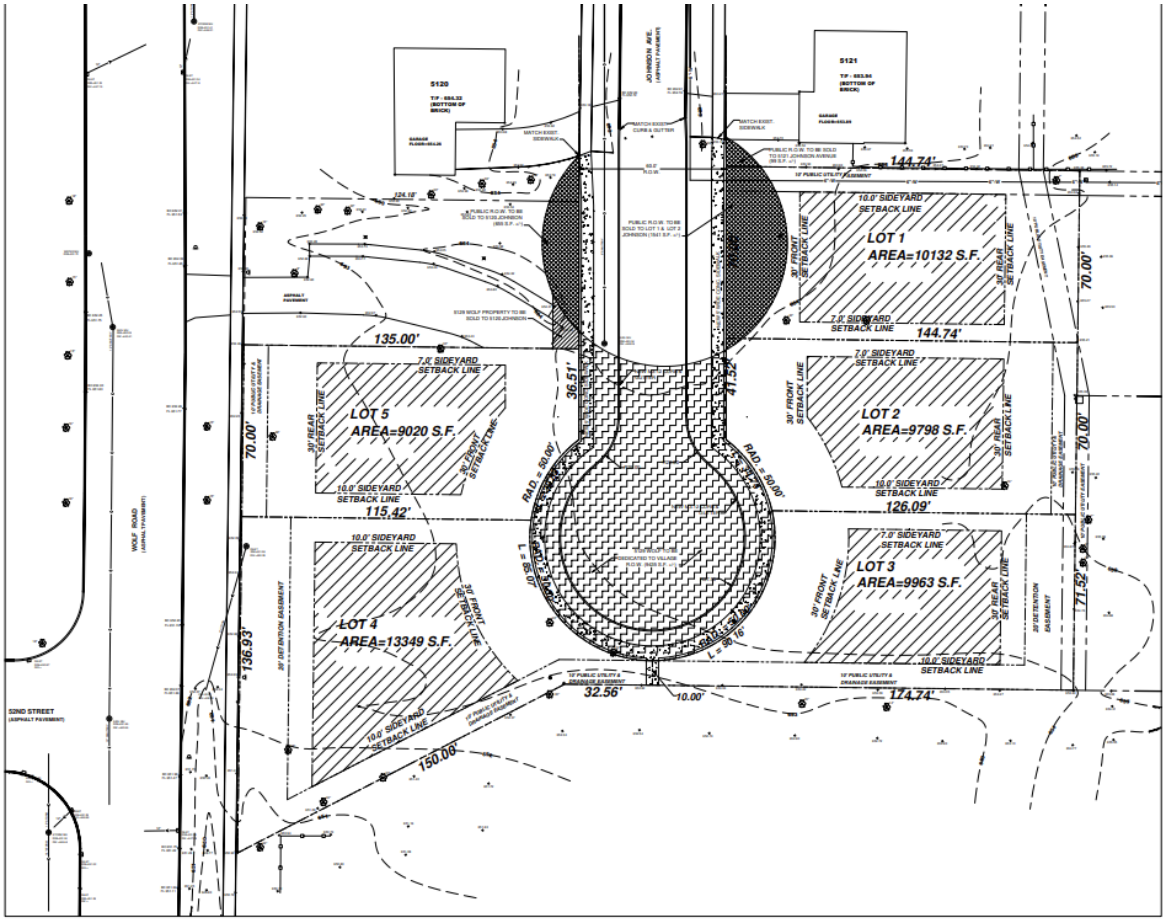


Figure 2 Depicts the location of the existing cul-de-sac and the proposed related cul-de-sac. The dark gray areas show the area to be vacated.

The Applicant is proposing to re-establish the cul-de-sac roughly 120 ft. south extending Johnson Avenue. The re-established street, parkway, and sidewalks would be re-dedicated to the Village. The applicant is also proposing a paved pathway connecting the sidewalk to Springdale Park at the end of the cul-de-sac. The sidewalk segment is five feet wide and 10 ft. long. The Applicant is not seeking any zoning change or relief.

Background

The Subject Property has been used for religious purposes since 1957. In 1995, the Subject Property was issued a conditional use permit to allow the property to also be used as a

Montessori school. In 2016 the Subject property was approved for a resubdivision to create three lots and allow for reconfiguration of the parking areas. Two of the three lots were intended to be sold for development of single family houses. The conditional use permit for the Montessori school was also dissolved for the two lots proposed for single family residential development. The lot that fronted on Caroline Avenue was sold and was developed as a single family house. The property that fronted on both Johnson Avenue and Wolf Road was sold to Mr. Schreiber of 5120 Johnson Avenue. The property has remined unchanged with a portion of the church's circle drive connecting to Wolf Road. The conditional use for the Montessori school remains on the last church lot. The Montessori school no longer operates at the Subject Property. The Subject Property is zoned R-2 Single Family Residence.

Plat of Vacation

The Applicant is proposing the existing single family houses addressed 5120 and 5121 obtain the portions of Johnson Avenue cul-de-sac directly abutting their properties converting them from irregular shaped lots to traditional rectangular lots. Staff is recommending that these two lots be required to submit plats of consolidation to permanently incorporate the vacated portions of land into the lots. These plats can be administratively approved by the Director of Community Development.

A portion of the curved street area would also be consolidated into one of the five proposed lots. This consolidation is included in the plat of resubdivision included in the application package (Attachment 1). Staff is recommending that the plat of vacation be updated to list that the areas being dedicated to the Village are for roadway and ROW purposes. The plat of vacation must also be updated with the correct Village Board signature blocks for the Village President and the Village Clerk. The total area being vacated should also be updated to include both areas being vacated.

The Applicant is requesting that the fee for the vacation of the cul-de-sac be waived. The Village's ROW disposal policy requires a price per square foot of land are to be paid for vacated ROW. The estimated value of the area is $187,308. The Applicant is provided documentation showing that the re-establishment of the ROW area will cost $137,880. Additionally, the Applicant would be dedicating additional land area back to the Village with a value of $112,359. This totals $250,239 in costs in lieu of payment of the fee. The Village has accepted improvements / work in kind, in lieu of fee payment for previous applications. Although the Applicant is requesting that they fee be waived, the Applicant is still required to pay all closing and processing fees.

Plat of Resubdivision

The plat of resubdivision provided by the Applicant indicates the layout of the five proposed single family residential lots and provides easements for stormwater management. However, the plat of resubdivision does not match the engineering plans for easements related to public

utilities and drainage. Staff is recommending that the plat be updated to match the engineering plans. A rear public utility easement is also need in the rear yard of the lot labeled Lot 1. Additionally, a 10 ft. public utility and drainage easement is needed between lots labeled Lot 4 and Lot 5 as the Village's Municipal Services department is recommending that the watermain proposed to serve the new five lot cul-de-sac be looped to the watermain on Wolf Road rather than Caroline. Please see Attachment 2 for more information.

Staff is also recommending that no access easements be placed on the rear yards of Lots 4 and 5 to prevent driveways from access Wolf Road. This would mean that all driveways for the proposed new construction houses would access on Johnson Avenue. The plat of resubdivision must also be updated with the Plan Commission Chair's signature block and remove the signature block for the Director of Community Development. The plat of resubdivision must also be updated with the correct Village Board signature blocks for the Village President and the Village Clerk.

The plat of resubdivision must also be updated to match the lot layout for lot 5 and 5120 Johnson Avenue. The inconsistency shows an irregular area for lot 5 in front of lot 5120 (Figure 3). The plat should be corrected to match the engineering plans. This will require that the lot 5120 Johnson Avenue be included in the plat of resubdivision.

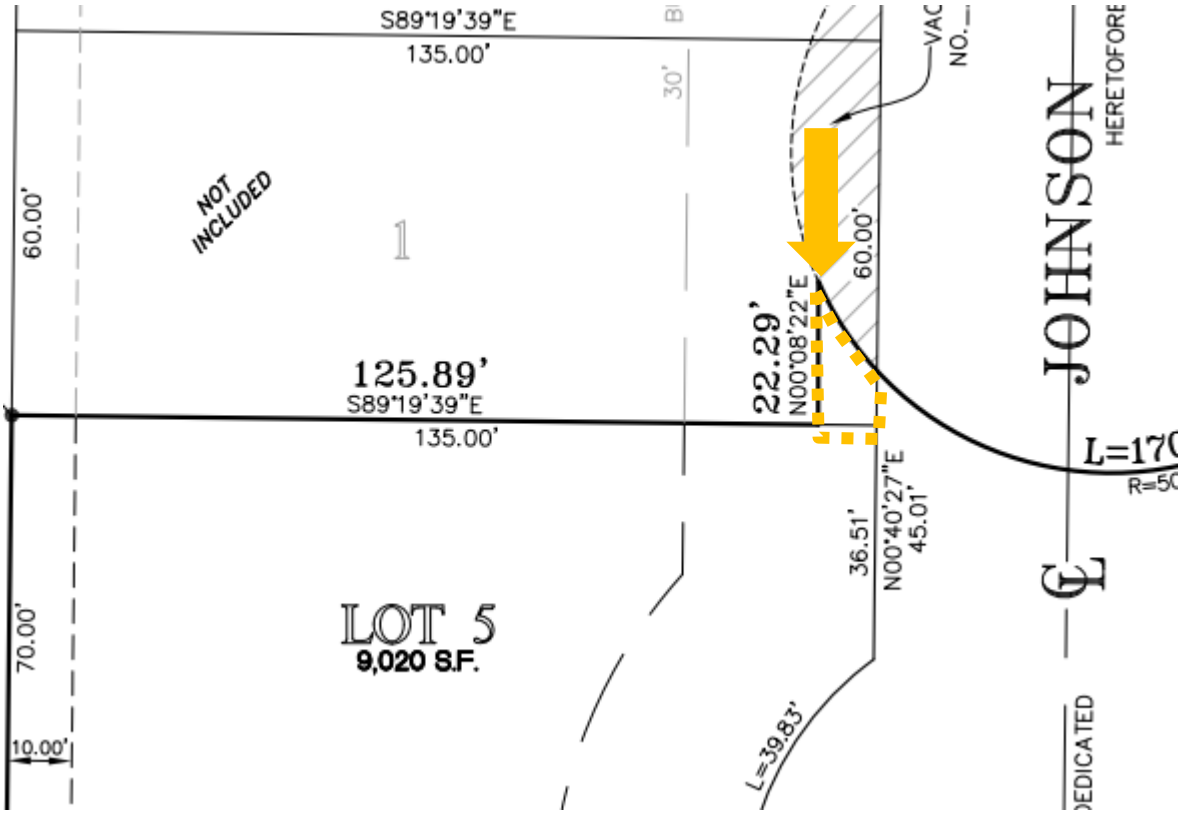


Figure 3 The orange dashed area and arrow indicated the area to be corrected on the plat of resubdivsion to match the engineering plans.

ROW Design

The Applicant is proposing to re-establish the cul-de-sac and adjacent parkway area. The cul-de-sac is designed to meet the DCO requirements. The parkway is proposed with a traditional grass area behind the curb and a five foot sidewalk. The Applicant is not showing parkway trees within the roughly six foot wide grass area. The Applicant's narrative does include the installation of parkway trees. Parkway trees will be required to be planted as required by the DCO to be installed before the individual lot building permits can be completed. The Applicant will also be required to extend the watermain and sanitary sewer to the south to serve the proposed lots. As indicated above the Applicant is required to loop the watermain to Wolf Road. The Applicant is proposing extra sidewalk area at the end of the cul-de-sac to provide a paved sidewalk section to Springdale Park. A hydrant is also required and proposed within the re-established cul-de-sac ROW. The Village Engineer notes that Section 10-10-10 of the DCO requires a streetlight. The Applicant must revise the plans to include a streetlight within the re-established ROW area.

Engineering

Please see the memorandum prepared by the Village Engineer (Attachment 3) for a detailed discussion of the Applicant's stormwater management proposal and other engineering related improvements. The Village Engineer indicates that the proposed subdivision will need to update the design of the stormwater runoff. The proposed design has the runoff going to Springdale Park which is not permitted. The Applicant will need to redesign the runoff to be captured in storm sewer. Two potential alternatives are described in the attached Village Engineer's memorandum. Additionally, the Village Engineer is recommending that the individual lots (1 to 5) provide stormwater facilities on each lot rather than shared facilities only on two of the proposed lots. The individual facilities will elevate the need for a homeowner's association to manage the shared drywells / stormwater management facilities. Additionally, it would be more in keeping with new single family construction within other subdivisions. The Applicant must provide stormwater management agreements for maintenance of the drywells / stormwater management facilities as a covenant running with the land to ensure that the facilities are maintained in conformance with the Village and Metropolitan Water Reclamation District requirements. The covenants must be recorded with the plat of resubdivision.

The Village Engineer notes that although Applicant does not own this the 5120 Johnson Avenue parcel it is imperative that this driveway pavement be removed as a part of this development to avoid confusion with access to the cul-de-sac and lot. The Applicant will need to come to an agreement with the landowner to get the driveway removed.

Public Comment

As of the writing of this staff report, staff has received no public comments. Any additional written comments received after the transmittal of the Plan Commission packet will either be provided by email prior to the meeting or given to members at the meeting.

Conclusion

The Applicant is proposing to shift the existing cul-de-sac on the 5100 block of Johnson Avenue south enabling the creation of five new single family lots and converting the two existing lots at 5120 and 5121 Johnson Avenue into traditional rectangular lots. The Applicant is also proposing extend the utilities to serve the proposed single family lots. The request includes a waiver of the per square foot fee for the vacated cul-de-sac areas. The application also requests the that the current conditional use for the Montessori school be dissolved.

The Plan Commission has a number of options in recommending approval or denial of the requested vacation and resubdivision:

1. Approval as presented for substantial conformity with the provisions of the DCO.

2. Approval as above with modifications to be accepted by the Applicant.

3. Denial of the plans as presented for failure to be in substantial conformity with the DCO.

Staff is recommending approval of the application with the following conditions:

Plat of Vacation

1. The plat of vacation be updated to list that the areas being dedicated to the Village are for roadway and ROW purposes.

2. The plat must be updated with the correct Village Board signature blocks for the Village President and the Village Clerk.

3. The total area being vacated should be updated to include both areas being vacated and the area on the plat corrected.

4. Prior to the issuance of a building or development permit, the Applicant shall enter into a Development Agreement with the Village, as prepared by the Village Attorney and approved by the Village Board, which includes conditions for the construction and relocation of the cul-de-sac.

Plat of Resubdivision

1. The plat must be updated to match the engineering plans related to public utility and drainage, and detention easements.

2. A public utility easement is need in the rear yard of Lot 1.

3. A 10 ft. public utility and drainage easement is needed between Lots 4 and 5.

4. The plat must be updated to include no access easements on the rear yards of lots 4 and 5 to prevent driveways from access Wolf Road.

5. Update the plat of resubdivision with Plan Commission Chair's signature block and remove the signature block for the Director of Community Development.

6. The plat must also be updated with the correct Village Board signature blocks for the Village President and the Village Clerk.

7. The inconsistency between the shape of Lot 5 and 5120 Johnson Avenue must be corrected to match the engineering plans.

ROW Design

8. The Applicant be required to plan parkway trees as required by the DCO before the completion of the building permits for the individual single family houses.

9. The plans must be updated to include a streetlight within the new ROW area.

Engineering

10. An agreement between the Applicant and the owners of 5120 Johnson Avenue will need to be submitted showing that the apron on the 5120 Johnson Avenue lot within the Wolf Road ROW will be removed.

11. The engineering plans must be updated to include storm sewer to convey the discharge from the site.

12. The engineering plans must be updated to show drywells / stormwater management facility on each individual lot (1 to 5).

13. Covenants for lots 1 to 5 for the maintenance of drywells /stormwater management facility in accordance with the Village and MWRD's standards must be submitted for review and approval by the Village Engineer and Attorney for recording with the plat of resubdivision. The covenant must provide the operations and maintenance manual and conformance with MWRD's requirements maintenance.

17. The civil engineering plans lighting/photometrics, geometry, storm water management, and utilities be reviewed and approved by the Village Engineer prior to the release of any Village permit.

Attachments

1. Applicant submittal package

2. Memorandum prepared by Matt Supert, Director of Municipal Services RE: 5129 Wolf Road – Water Main Extension Layout dated 3/19/2025

3. Memorandum prepared by Jeff Koza, Village Engineer RE: PC-2025-02 5129 Wolf Road Vacation and Resubdivision dated 4/1/2025

4. Draft Recommendation - Plan Commission Recommendation No. 25-02 R&M General Contactors, 5129 Wolf Road - Vacation of Public Right-of-Way and Plat of Resubdivision for a Five Lot Single Family Residence Subdivision.

Raftery Construction
1923 W. Diversey
Chicago, IL. 60614
708-732-5087
enda@rafteryconstructionco.com

To whom it may concern,

Raftery Construction is planning the development of 5 single family homes to be constructed at 5129 Wolf Road, Western Springs, IL 60558. The lot sizes will range from 9,168 square feet to 13,526 square feet.

The new development involves the demolition of the current church building. The current cul-de-sac and sidewalk will be removed and extended approximately 140ft South towards Springdale Park. The 2 current entries onto Wolf Road will be closed off with the new subdivision only having access from Johnson Ave.

Raftery Construction would like to request the vacation of the existing cul-de-sac and the price to be waived for the vacation in lieu of the work to be done to re-establish the cul-de-sac and the following public improvements;

- Approximately 9,435 square feet to be dedicated to the Village

- New concrete curbs and street to extend from existing Johnson Ave to new cul-de-sac at South end of subdivision.

- New concrete sidewalks extending from existing and to follow the new cul-de-sac.

- New public sidewalk giving direct access to Springdale Park from Johnson Ave.

- New water main to extend to the end of the cul-de-sac.

- New fire hydrant will be installed at the end of the new water main.

- New sanitary sewer.

- Trees will be planted in the Parkway

We have met in person with the homeowners at 5120 Johnson Ave and 5121 Johnson Ave to explain the proposed development and outline the changes that would be made with the cul-de-sac. Both neighbors have been co-operative in signing the applications and providing the plats of survey for their property.

Enda Raftery

Raftery Construction Co.

GENERAL INFORMATION APPLICATION
For Land Use and
Development in the Village

Applicant(s)

Name: R&M General Contractors

Address 1923 W. Diversey | _____

_ Chicago, IL. 60614_____

Telephone (__708_) __732__-__5087____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

E-mail enda@rafteryconstructionco.com

Property Owner(s)

Name: Chicago Synod of the Evangelical Lutheran Church in America

Address: 1420 W Dickens Ave, Chicago, IL 60614

_____

Telephone (_773__) ___248__-____0021____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

E-mail TAnderson@mcselca.org

Agent/Attorney

Name _____

Address _____

_____

Telephone (_____) _____-_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

Engineer

Name _____Alecs Hur_____

Address _____

_____

Telephone (_630__) _772___-__9393_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

If the property is in a trust, provide name, address and number of trust. Also provide name, address and percentage ownership of trust beneficiaries.

_____

_____

I hereby make application for the following (check as appropriate).

Annexation	_____	Map Amendment	_____
Subdivision	X____	Resubdivision	_____
Planned Development	_____	Conditional Use	_____
Variation(s)	_____	Outdoor dining	_____
Other (Temporary Use, etc.)	X	Appeal	_____

Briefly describe your request (or attach a cover letter/narrative):

- See attached cover letter

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property:

   - 5129 Wolf Rd, Western Springs, IL 60558

2. Legal Description (Attach additional sheet if necessary):

   - See attached plat of survey

3. Permanent Index Number:

   - 18083190250000

4. Parcel Size (sq. ft. or acres):

   - 59,677sqft

5. Applicant is (check one):
___ Property Owner __ Attorney X Contract Purchaser * ___ Agent ____ Other (specify)

* Provide one copy of the executed sales contract or written permission from the current owner to petition the Village

6. What are the current land uses and zoning on and around the site?

	Current Zoning	Land Uses
On Site	R2	Church
North of Site	R2	Residential
South of Site	R2	Residential
East of Site	R2	Residential
West of Site	R1	Church

7. Describe any existing structures and the site

   - Church Building on site

I hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge.

Date 02/24/2025 Signature Enda Raftery
(Applicant or Contract Purchaser)

Date 03/07/2025 Signature Thomas J Anderson
(Property Owner)

GENERAL INFORMATION APPLICATION
For Land Use and
Development in the Village

Applicant(s)

Name: R&M General Contractors

Address 1923 W. Diversey | _____

_ Chicago, IL. 60614_____

Telephone (__708_) __732__-__5087____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

E-mail _enda@rafteryconstructionco.com_____

Property Owner(s)

Name: Andrew Schreiber

Address: 5120 Johnson Ave, Western Springs, IL 60558

_____

Telephone (_708__) ___567__-____9908____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

E-mail drew5120@aol.com

Agent/Attorney

Name _____

Address _____

_____

Telephone (_____) _____-_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

Engineer

Name _____Alecs Hur_____

Address _____

_____

Telephone (_630__) _772___-__9393_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

If the property is in a trust, provide name, address and number of trust. Also provide name, address and percentage ownership of trust beneficiaries.

_____

_____

I hereby make application for the following (check as appropriate).

Annexation	_____	Map Amendment	_____
Subdivision	____	Resubdivision	_____
Planned Development	_____	Conditional Use	_____
Variation(s)	_____	Outdoor dining	_____
Other (Temporary Use, etc.)	X	Appeal	_____

Briefly describe your request (or attach a cover letter/narrative):

- See attached cover letter

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property:

   - 5129 Wolf Rd, Western Springs, IL 60558

2. Legal Description (Attach additional sheet if necessary):

   - See attached plat of survey

3. Permanent Index Number:

   - 18083190060000

4. Parcel Size (sq. ft. or acres):

   - 10,751 sqft

5. Applicant is (check one):
__X_ Property Owner __ Attorney Contract Purchaser * ___ Agent ____ Other (specify)

* Provide one copy of the executed sales contract or written permission from the current owner to petition the Village

6. What are the current land uses and zoning on and around the site?

	Current Zoning	Land Uses
On Site	R2	Church
North of Site	R2	Residential
South of Site	R2	Residential
East of Site	R2	Residential
West of Site	R1	Church

7. Describe any existing structures and the site

   - Church Building on site

I hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge.

Date 02/24/2025 Signature Enda Raftery
(Applicant or Contract Purchaser)

Date 2/27/25 Signature
(Property Owner)

GENERAL INFORMATION APPLICATION
For Land Use and
Development in the Village

Applicant(s)

Name: R&M General Contractors

Address 1923 W. Diversey | _____

_ Chicago, IL. 60614_____

Telephone (__708_) __732__-__5087____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

E-mail enda@rafteryconstructionco.com

Property Owner(s)

Name: Chicago Synod of the Evangelical Lutheran Church in America

Address: 1420 W Dickens Ave, Chicago, IL 60614

_____

Telephone (_773__) ___248__-____0021____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

E-mail TAnderson@mcselca.org

Agent/Attorney

Name _____

Address _____

_____

Telephone (_____) _____-_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

Engineer

Name _____Alecs Hur_____

Address _____

_____

Telephone (_630__) _772___-__9393_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

If the property is in a trust, provide name, address and number of trust. Also provide name, address and percentage ownership of trust beneficiaries.

_____

_____

I hereby make application for the following (check as appropriate).

Annexation	_____	Map Amendment	_____
Subdivision	X____	Resubdivision	_____
Planned Development	_____	Conditional Use	_____
Variation(s)	_____	Outdoor dining	_____
Other (Temporary Use, etc.)	X	Appeal	_____

Briefly describe your request (or attach a cover letter/narrative):

- See attached cover letter

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property:

   - 5129 Wolf Rd, Western Springs, IL 60558

2. Legal Description (Attach additional sheet if necessary):

   - See attached plat of survey

3. Permanent Index Number:

   - 18083190250000

4. Parcel Size (sq. ft. or acres):

   - 59,677sqft

5. Applicant is (check one):
___ Property Owner __ Attorney X Contract Purchaser * ___ Agent ____ Other (specify)

* Provide one copy of the executed sales contract or written permission from the current owner to petition the Village

6. What are the current land uses and zoning on and around the site?

	Current Zoning	Land Uses
On Site	R2	Church
North of Site	R2	Residential
South of Site	R2	Residential
East of Site	R2	Residential
West of Site	R1	Church

7. Describe any existing structures and the site

   - Church Building on site

I hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge.

Date 02/24/2025 Signature Enda Raftery
(Applicant or Contract Purchaser)

Date _____ Signature _____
(Property Owner)

GENERAL INFORMATION APPLICATION
For Land Use and
Development in the Village

Applicant(s)

Name: R&M General Contractors

Address 1923 W. Diversey | _____

_ Chicago, IL. 60614_____

Telephone (__708_) __732__-__5087____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

E-mail enda@rafteryconstructionco.com

Property Owner(s)

Name: Randy Porzel

Address: 5121 Johnson Ave, Western Springs, IL 60558

_____

Telephone (_630__) ___728__-____4539____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

E-mail rporzel@myprivatevista.com

Agent/Attorney

Name _____

Address _____

_____

Telephone (_____) _____-_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

Engineer

Name _____Alecs Hur_____

Address _____

_____

Telephone (_630__) _772___-__9393_____

Telephone (_____) _____-_____

Fax (_____) _____ - _____

If the property is in a trust, provide name, address and number of trust. Also provide name, address and percentage ownership of trust beneficiaries.

_____

_____

I hereby make application for the following (check as appropriate).

Annexation	_____	Map Amendment	_____
Subdivision	____	Resubdivision	_____
Planned Development	_____	Conditional Use	_____
Variation(s)	_____	Outdoor dining	_____
Other (Temporary Use, etc.)	X	Appeal	_____

Briefly describe your request (or attach a cover letter/narrative):

- See attached cover letter

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property:

   - 5129 Wolf Rd, Western Springs, IL 60558

2. Legal Description (Attach additional sheet if necessary):

   - See attached plat of survey

3. Permanent Index Number:

   - 18083190120000

4. Parcel Size (sq. ft. or acres):

   - 8,076 sqft

5. Applicant is (check one):
__X_ Property Owner __ Attorney Contract Purchaser * ___ Agent ____ Other (specify)

* Provide one copy of the executed sales contract or written permission from the current owner to petition the Village

6. What are the current land uses and zoning on and around the site?

	Current Zoning	Land Uses
On Site	R2	Church
North of Site	R2	Residential
South of Site	R2	Residential
East of Site	R2	Residential
West of Site	R1	Church

7. Describe any existing structures and the site

   - Church Building on site

I hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge.

Date 02/24/2025 Signature Enda Rafferty
(Applicant or Contract Purchaser)

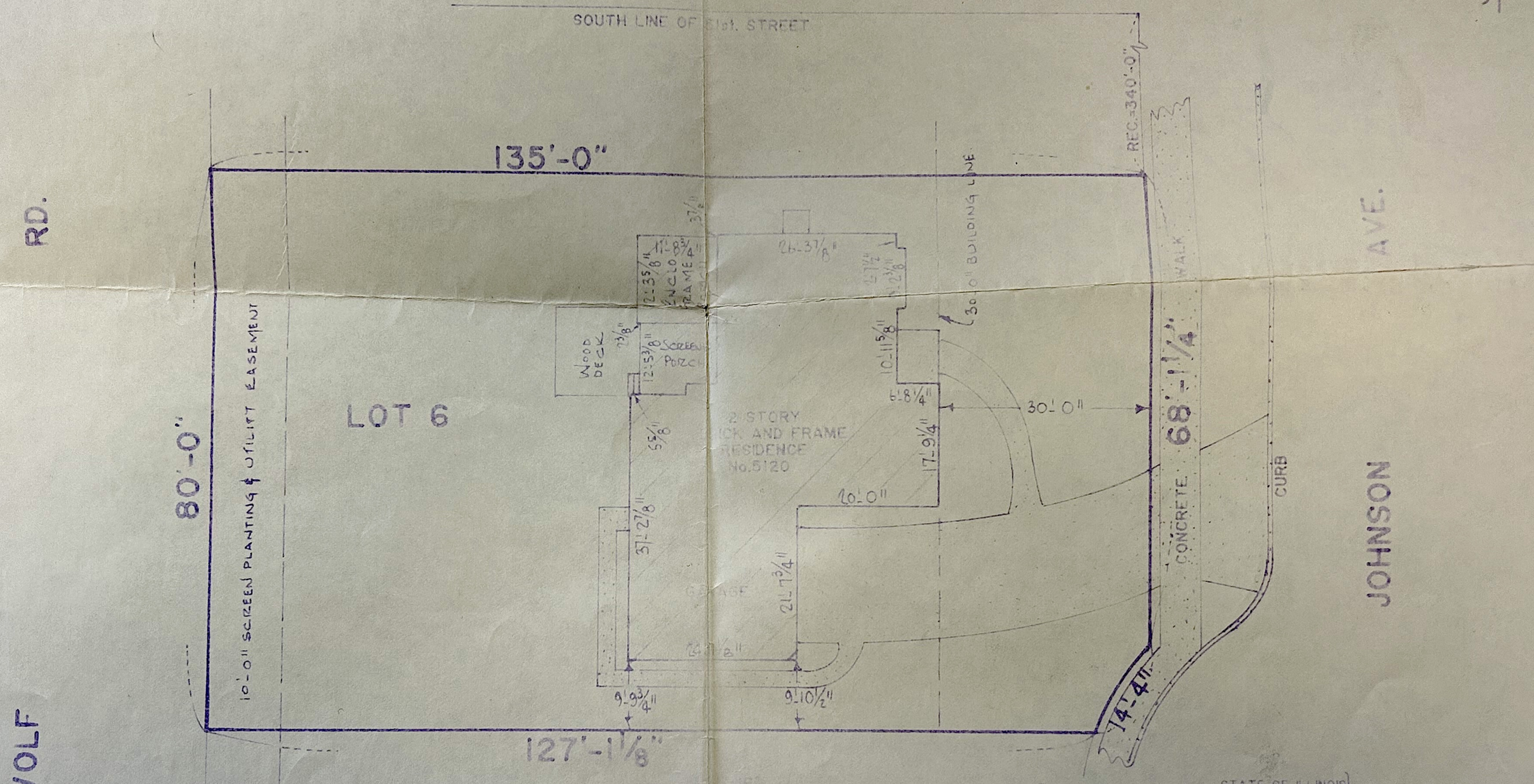
Date 2-21-25 Signature
(Property Owner)

VANDERWALKER
LAND SURVEYORS

12543 S. 73rd AVE.
PALOS HEIGHTS, ILL. 60463
(312) 361-1161

Plat of Survey

Lot 6 in Block 14 in Springdale Unit 2, being a Subdivision in the West 1/2 of Section 8, Township 38 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.



ORDERED BY
CENTURY 21 - PETROS REALTY
ORDER No. 866-41
RESURVEYED TO LOCATE BUILDINGS
DATE
ORDERED BY

NOTES: CHECK [illegible] FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS [illegible] SHOWN.
DO NOT ASSUME [illegible] PROPERTY STAKES ARE [illegible] PROPERTY CORNERS UNLESS [illegible] ALSO DO NOT ASSUME [illegible] STAKES ARE MAIN IN PLACE.
COMPARE ALL [illegible] BEFORE BUILDING AND REPORT [illegible] DIFFERENCE.

STATE OF ILLINOIS }
COUNTY OF COOK }

I FRANK T. VANDERWALKER, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE HEREON DRAWN PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF JUNE 19 [illegible]

[signature]
REGISTERED ILLINOIS LAND SURVEYOR No. [illegible]
To insure an authentic copy surveyor's seal must be [illegible]

PLAT OF SURVEY

OF

LOT 6 IN BLOCK 13 IN SPRINGDALE UNIT 2, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

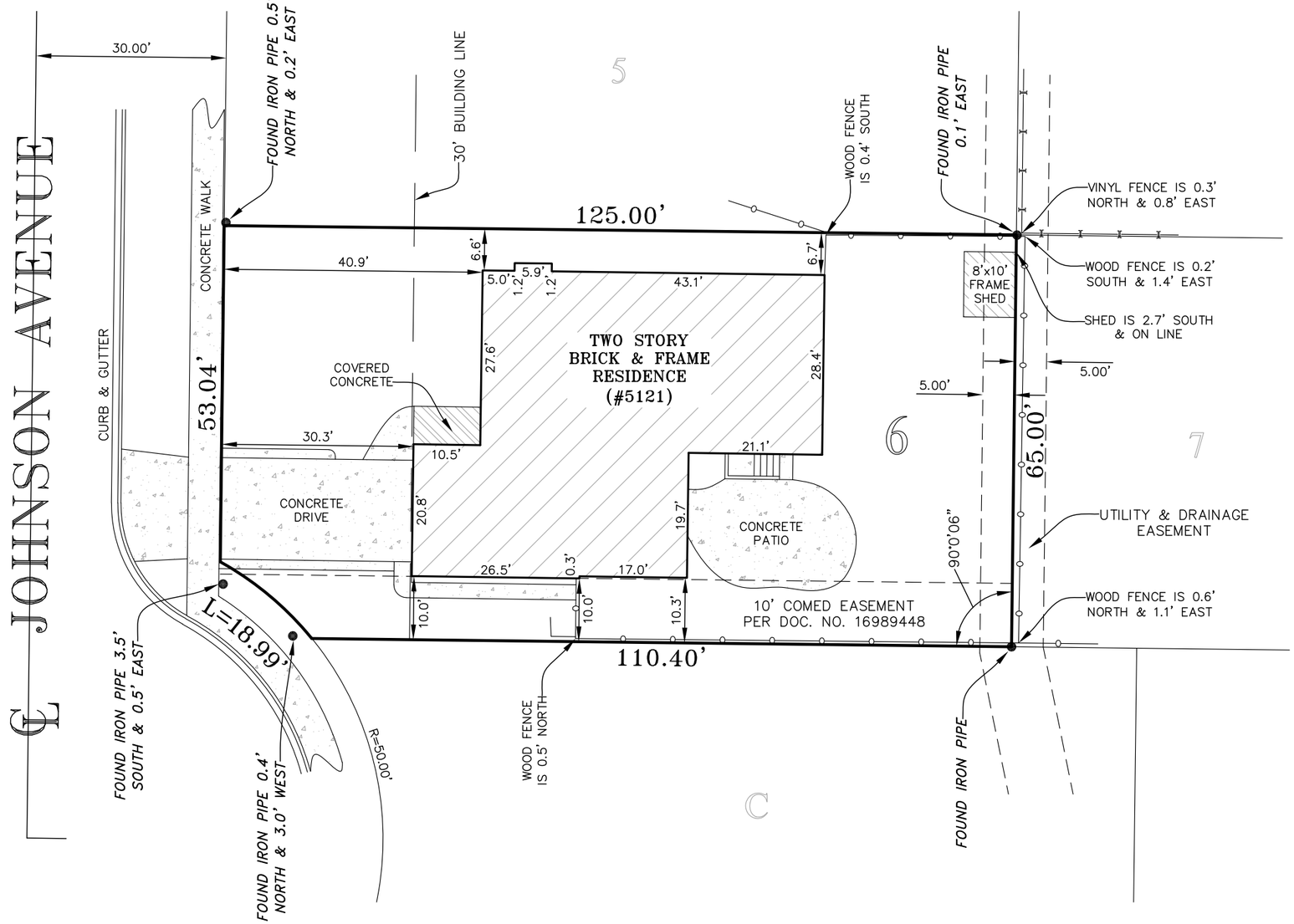
LEGEND

(R) – RECORD	TF – TOP OF FOUNDATION
(M) – MEASURED	BL – BRICK LEDGE
D – DEED	TC – TOP OF CURB
L – ARC LENGTH	BC – BACK OF CURB
R – RADIUS	TW – TOP OF WALL
CH – CHORD	FF – FINISHED FLOOR

PROFESSIONAL LAND SURVEYOR
WAYNE W. NEKOLA
035-002923
BOLINGBROOK
ILLINOIS
STATE OF ILLINOIS

NORTH

SCALE: 20'



FIELD WORK COMPLETED ON THE 4TH DAY OF MARCH, 2025.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF MARCH, 2025.

IPLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2026.

© COPYRIGHT NEKOLA SURVEY INC. 2025 "ALL RIGHTS RESERVED"

PREPARED FOR: GABRIEL GROUP, INC.

JOB ADDRESS: 5121 JOHNSON AVE., WESTERN SPRINGS, IL.

JOB NO.: 25-02-0073

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

☒ – "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.

AREA = 8,026 SQ. FT. MORE OR LESS

RUSSELL W. SCHOMIG, PLS # 035-002446
WILLIAM K. SCHOMIG

• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/NSPS • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

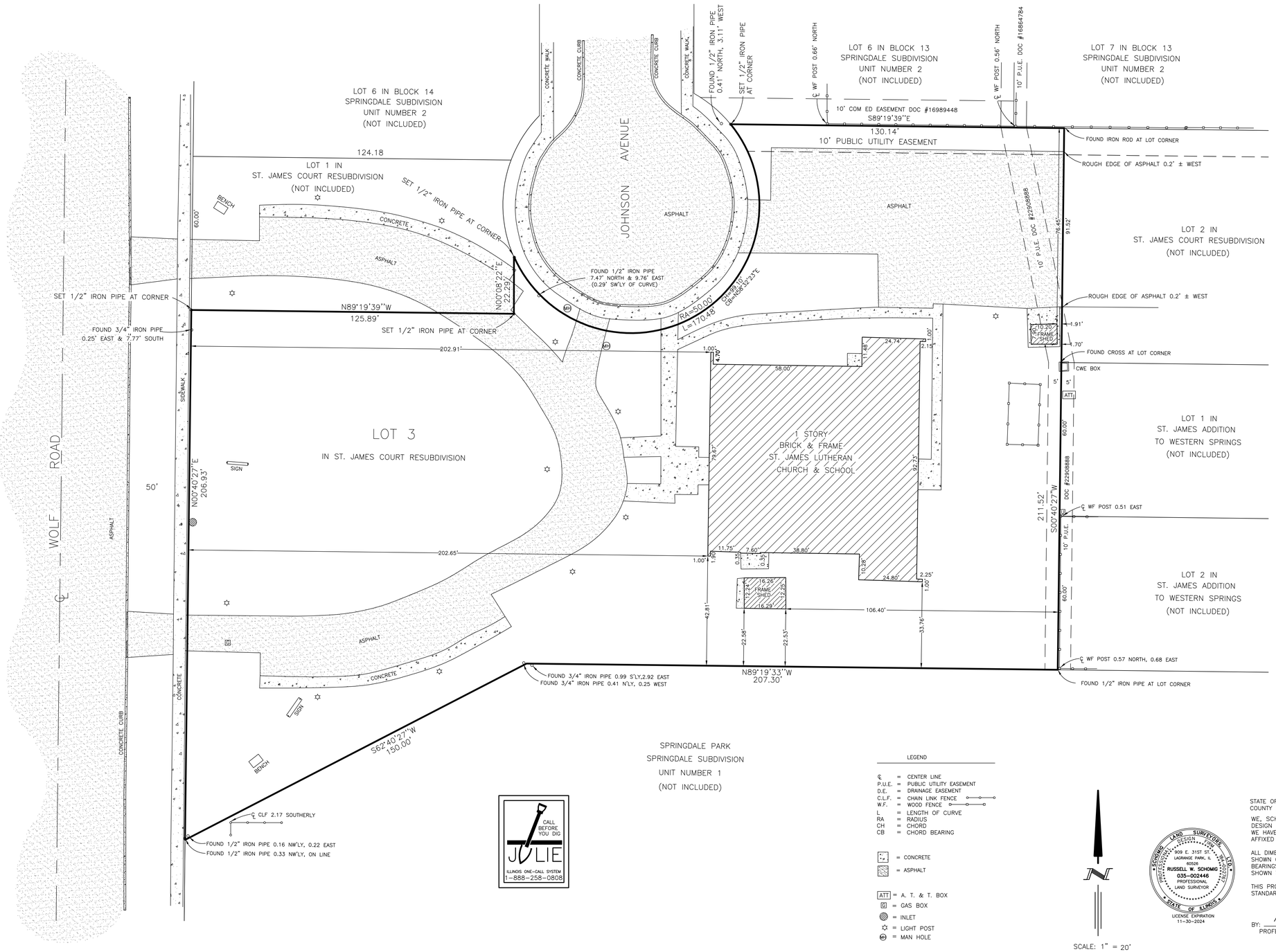
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE (708) 352-1452
FAX (708) 352-1454

LOT 3 IN ST. JAMES COURT RESUBDIVISION OF LOT "C" IN SPRINGDALE UNIT NUMBER TWO (EXCEPT LOTS 1 AND 2 IN ST. JAMES ADDITION TO WESTERN SPRINGS RESUBDIVISION AND CERTIFICATE OF CORRECTION RECORDED APRIL 24, 1957 AS DOCUMENT NUMBER 16886199), BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5129 WOLF ROAD, WESTERN SPRINGS



SPRINGDALE PARK
SPRINGDALE SUBDIVISION
UNIT NUMBER 1
(NOT INCLUDED)

LEGEND

℄	=	CENTER LINE
P.U.E.	=	PUBLIC UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
C.L.F.	=	CHAIN LINK FENCE
W.F.	=	WOOD FENCE
L	=	LENGTH OF CURVE
RA	=	RADIUS
CH	=	CHORD
CB	=	CHORD BEARING

= CONCRETE
= ASPHALT

ATT = A. T. & T. BOX
= GAS BOX
= INLET
= LIGHT POST
= MAN HOLE

CALL BEFORE YOU DIG
JULIE
ILLINOIS ONE-CALL SYSTEM
1-888-258-0808

SCALE: 1" = 20'

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

60,290 SQ. FT.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED TO THIS PLAT.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED, AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

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

SCHOMIG LAND SURVEYORS, LTD. PROFESSIONAL DESIGN FIRM 184.005261
909 E. 31ST ST.
LAGRANGE PARK, IL
60526
RUSSELL W. SCHOMIG
035-002446
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
LICENSE EXPIRATION
11-30-2024

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446

THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW.
© COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: SEPTEMBER 12, 2024

BUILDING LOCATED: SEPTEMBER 12, 2024 FIEL 021632.CRD

ORDERED BY: LEVIT LIPSHUTZ & ORZOFF; STEPHANIE ORZOFF

PLAT NUMBER: 150601L3; ROLL 108-4(L3); FC2683

EXISTING TOPOGRAPHY & EROSION CONTROL PLAN

FOR

5129 WOLF ROAD - WESTERN SPRINGS, IL

SCALE: 1" = 20'

GENERAL NOTES:

1. Utilities and improvements shown hereon based on visible field verified structures
2. Boundary information shown hereon is for graphical depiction only.
3. This drawing does not constitute a plat of survey.
4. Contractor shall verify in field to determine if utilities are abandoned or non-functional prior to start of construction.

PLAN CONTENT

SHEET 1	EXISTING TOPOGRAPHY & EROSION CONTROL PLAN
SHEET 2	SITE GEOMETRY PLAN
SHEET 3	SITE GRADING
SHEET 4	SITE UTILITY PLAN
SHEET 5	DETAILS
SHEET 6	EXISTING & PROPOSED RIGHT OF WAY EXHIBIT

BENCHMARK INFORMATION

STORM MANHOLE LOCATED AT THE INTERSECTION OF WOLF ROAD AND 53RD STREET.

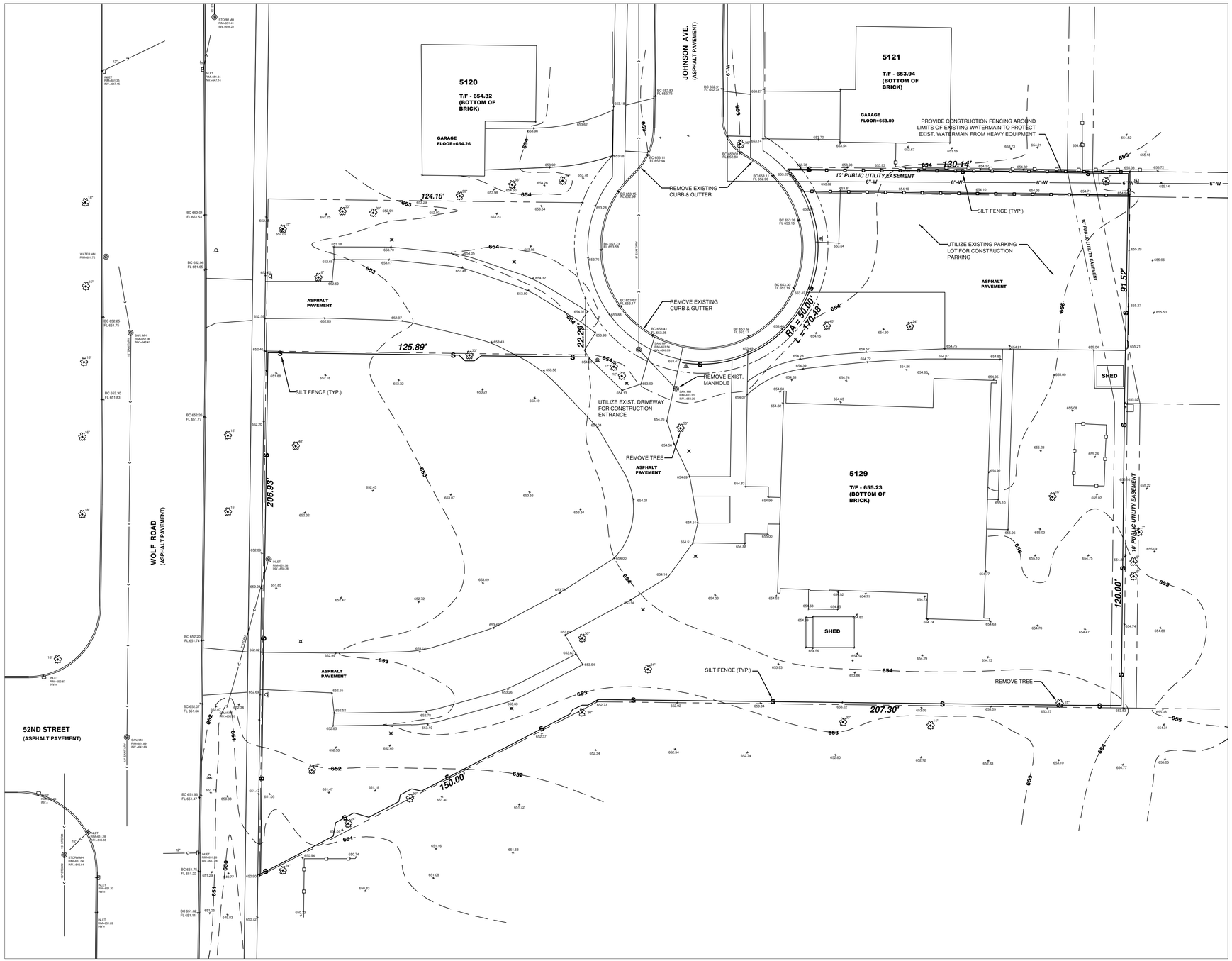
ELEVATION = 651.28

BENCHMARK: SANITARY MANHOLE LOCATED AT THE INTERSECTION OF WOLF ROAD AND 52ND STREET.

RIM ELEVATION = 651.89

LEGEND

	Existing	Proposed
Sanitary Sewer	— S —	— S —
Storm Sewer	— S —	— S —
Watermain	— 8" W —	
Contour Lines	704	704
Spot Elevations	705.00	705.00
Fence		
Fire Hydrant		
Manhole		
Light Pole		
Power Pole		
B-Box	V	NEW B-BOX
San. Cleanout	C	SAN. CLEANOUT
Tree		
Shrubs		
Drainage Pattern		
Silt Fence		— S —


5120
T/F - 654.32
(BOTTOM OF BRICK)
GARAGE FLOOR=654.26
5121
T/F - 653.94
(BOTTOM OF BRICK)
GARAGE FLOOR=653.89
5129
T/F - 655.23
(BOTTOM OF BRICK)
SHED
SHED
JOHNSON AVE.
(ASPHALT PAVEMENT)
WOLF ROAD
(ASPHALT PAVEMENT)
52ND STREET
(ASPHALT PAVEMENT)
ASPHALT PAVEMENT
ASPHALT PAVEMENT
ASPHALT PAVEMENT
124.18'
125.89'
22.29'
RA = 50.00'
L = 170.48'
130.14'
91.52'
206.53'
207.30'
150.00'
120.00'
10' PUBLIC UTILITY EASEMENT
10' PUBLIC UTILITY EASEMENT
10' PUBLIC UTILITY EASEMENT
PROVIDE CONSTRUCTION FENCING AROUND LIMITS OF EXISTING WATERMAIN TO PROTECT EXIST. WATERMAIN FROM HEAVY EQUIPMENT
REMOVE EXISTING CURB & GUTTER
REMOVE EXISTING CURB & GUTTER
REMOVE EXIST. MANHOLE
SILT FENCE (TYP.)
SILT FENCE (TYP.)
SILT FENCE (TYP.)
UTILIZE EXIST. DRIVEWAY FOR CONSTRUCTION ENTRANCE
UTILIZE EXISTING PARKING LOT FOR CONSTRUCTION PARKING
REMOVE TREE
REMOVE TREE
STORM MH RIM=651.34 INV.=647.14
INLET RIM=651.35 INV.=647.15
STORM MH RIM=651.72
INLET RIM=651.28 INV.=646.88
STORM MH RIM=651.94 INV.=646.94
INLET RIM=651.32 INV.=
INLET RIM=650.87 INV.=
INLET RIM=651.28 INV.=
SAN. MH RIM=652.96 INV.=643.91
SAN. MH RIM=653.54 INV.=649.54
SAN. MH RIM=650.58 INV.=650.00
SAN. MH RIM=651.89 INV.=642.89
INLET RIM=651.58 INV.=650.28
INLET RIM=651.34 INV.=647.94
INLET RIM=651.88 INV.=647.88
INLET RIM=651.29 INV.=647.79
INLET RIM=650.94 INV.=
INLET RIM=651.28 INV.=
WATER MH RIM=651.72
12" STORM
12" STORM
18" STORM
12" STORM
12" STORM
12

GEOMETRY PLAN

FOR

5129 WOLF ROAD - WESTERN SPRINGS, IL

SCALE: 1" = 20'

LOT COVERAGE INFORMATION

LOT AREA = 60330 S.F. (+/-)

EXISTING IMPERVIOUS AREA

TOTAL EXISTING IMPERVIOUS AREA =	20970 S.F.
BUILDING & SHEDS =	6760 S.F.
DRIVEWAY & WALKWAYS =	7810 S.F.
PARKING LOT =	6400 S.F.

PROPOSED IMPERVIOUS AREA

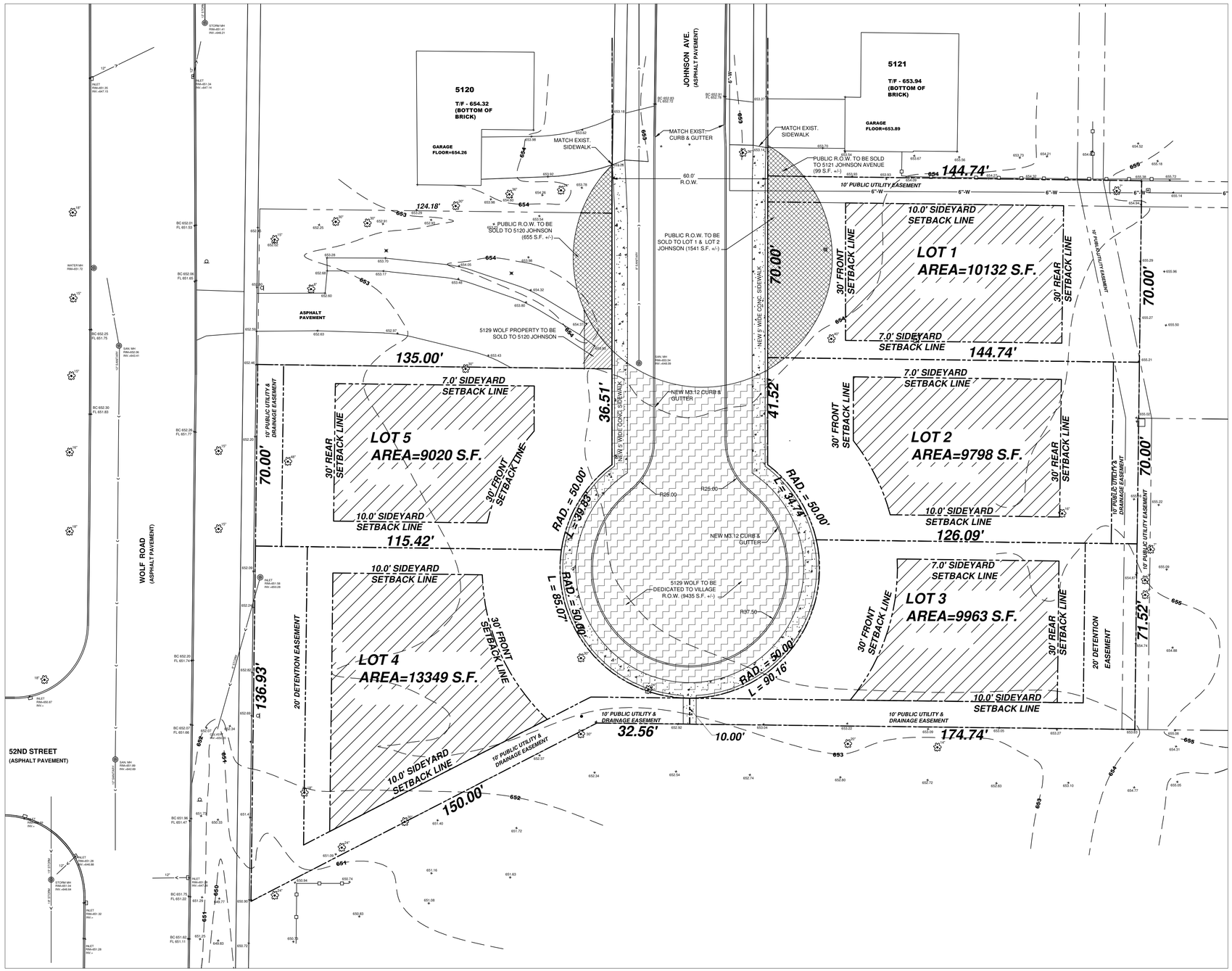
TOTAL PROPOSED AREA OF 5 LOTS = 52194 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 50 % x LOT AREA
TOTAL PROPOSED IMPERVIOUS AREA = 50 % x 52194 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 26097 S.F. (50 %)

VOLUME CONTROL CALCULATIONS

REQUIRED VOLUME CONTROL VOLUME = IMPERVIOUS AREA x 1" / 12
REQUIRED VVOLUME CONTROL VOLUME = 26097 S.F. x 1" / 12
REQUIRED VOLUME CONTROL VOLUME = 2175 C.F.

DRY WELL VOLUME = (15' x 30' + 20' x 15' + 15' x 30' + 15' x 30') x 4.0'
DRY WELL VOLUME = 6600 C.F.
DRY WELL STORAGE VOLUME = 6600.0 C.F. x 0.35 % VOID RATIO
DRY WELL STORAGE VOLUME = 2310.0 C.F.

ALL DRIVEWAYS WILL CONNECT TO JOHNSON AVENUE, NOT WOLF ROAD.



MASS GRADING NOTES

1. ALL UNSUITABLE MATERIAL MUST BE REMOVED FROM THE PROPOSED BUILDING AREA OR AS INDICATED ON THE SOILS REPORT FOR THE SUBJECT DEVELOPMENT.

2. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE MASS GRADING OPERATIONS OF A SUBDIVISION OR PARCEL OF LAND, THE DEVELOPER OR BUILDER, MUST NOTIFY THE VILLAGE ENGINEER TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION. IN ADDITION, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ALL REQUIRED BONDS MUST BE POSTED AND PERMIT FEES PAID, ALL MASS GRADING OPERATIONS OF A SUBDIVISION OR INDIVIDUAL BUILDING PARCEL, AS WELL AS ANY ROADWAY OR PARKING LOT IMPROVEMENT, MUST BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IN ILLINOIS, CURRENT EDITION, AS WELL AS THE AMERICAN SOCIETY OF STATE HIGHWAY OFFICIALS, CURRENT EDITION.

3. ALL GRADING OPERATIONS MUST BE CONSTRUCTED ACCORDING TO THE ELEVATIONS AND GRADES, AS SHOWN ON THE PLANS OR MODIFIED BY THE VILLAGE ENGINEER. ALL EXCAVATED MATERIAL SHALL BE PLACED AND STOCKPILED ON THE SUBJECT PROPERTY, AS PREVIOUSLY APPROVED. THE SUBDIVIDER OR BUILDER MUST ADHERE TO THE APPROVED ENGINEERING PLANS, DURING THE COURSE OF CONSTRUCTION OF THE DESIGNATED IMPROVEMENTS. POSITIVE DRAINAGE MUST BE PROVIDED AT ALL TIMES IN AN ATTEMPT NOT TO AFFECT THE SUBJECT DEVELOPMENT OR TO INFRINGE UPON ADJACENT PROPERTIES.

GENERAL NOTES:

1. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST REVISION, AND THE STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST REVISION, SHALL GOVERN CONSTRUCTION FOR THE PROPOSED IMPROVEMENTS, UNLESS SUPERCEDED BY SPECIAL PROVISIONS IN THE VILLAGE OF WESTERN SPRINGS SUBDIVISION AND ENGINEERING SPECIFICATIONS MANUAL.

2. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF WESTERN SPRINGS AT LEAST TWO (2) WORKING DAYS BEFORE THE INITIAL START OF OPERATIONS, OPENING ANY STREET PAVEMENT OR ANY TEMPORARY STOP OR RESUMPTION OF OPERATIONS.

3. ALL NEW UNDERGROUND SERVICES SHALL BE PLACED AT LEAST FIVE (5) FEET FROM SANITARY AND WATER SERVICES.

4. WHEREVER THE WORDS "ENGINEER" OR "INSPECTOR" APPEAR, IT SHALL BE INTERPRETED TO MEAN A REPRESENTATIVE OF THE VILLAGE OF WESTERN SPRINGS.

5. A COPY OF THE CITY APPROVED STAMPED PLANS AND SPECIFICATIONS AND OTHER AGENCIES' PERMITS, I.E. COUNTY HIGHWAY, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, ETC., MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION OF THE PROJECT WORK.

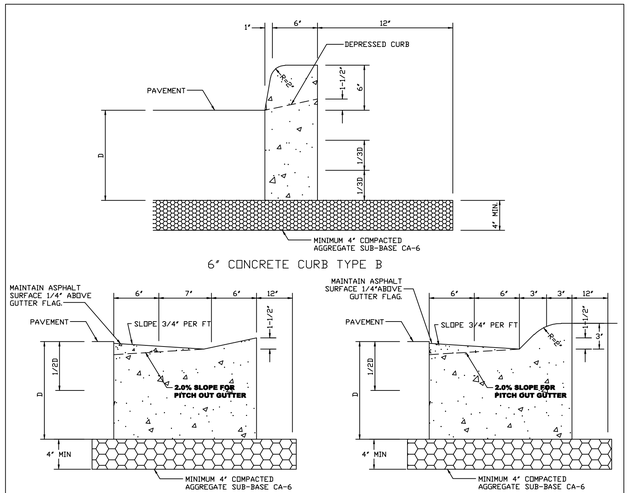
6. CHANGES IN THE ENGINEERING PLANS MUST BE APPROVED BY THE VILLAGE ENGINEER, A WRITTEN REQUEST, ACCOMPANIED BY REVISED ENGINEERING PLANS, IS TO BE SUBMITTED AND APPROVED BEFORE CHANGES ARE STARTED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES (AMERITECH, COMMONWEALTH EDISON ELECTRIC COMPANY, ETC.) PRIOR TO CONSTRUCTION AND ALL UTILITIES DAMAGED AND/ OR DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER, LOCATIONS AS SHOWN ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION, CALL J.U.L.I.E. FOR MAJOR UTILITY LOCATIONS.

8. THE CONTRACTOR IS TO VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK AND, IF THERE ARE ANY DISCREPANCIES, IS TO NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE DONE UNTIL THE DISCREPANCIES ARE RESOLVED.

9. EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE REMOVED TO A MINIMUM DISTANCE OF 15 FEET ON EACH SIDE OF ANY EXISTING UTILITIES TO REMAIN IN SERVICE AND/OR ANY PROPOSED UTILITIES.

10. CONCRETE STREET PATCH REQUIRED TO BE FULL CONCRETE PANEL REPLACEMENT, 1 / 2 STREET A THE TIME TO MAINTAIN TRAFFIC. NO PARTIAL AREA PATCHING PERMITTED.



GENERAL NOTES:

1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED, AND TWO # 6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER x 18") SHALL BE GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION.
2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.

CURB AND GUTTER

GEOMETRY PLAN

5129 WOLF ROAD - WESTERN SPRINGS, IL

DRAWN BY: -
CHECKED BY: -
FILE NAME: -
JOB DIRECTORY: -

REVISION
GENERAL REVISION
REVISIONS

PREPARED FOR
RAFFERTY CONSTRUCTION

Gabriel Group, Inc.
Civil Engineering Solutions
P.O. Box 5376 - Oak Brook, IL 60522
Tel: 630-772-9393 Fax: 630-756-4151

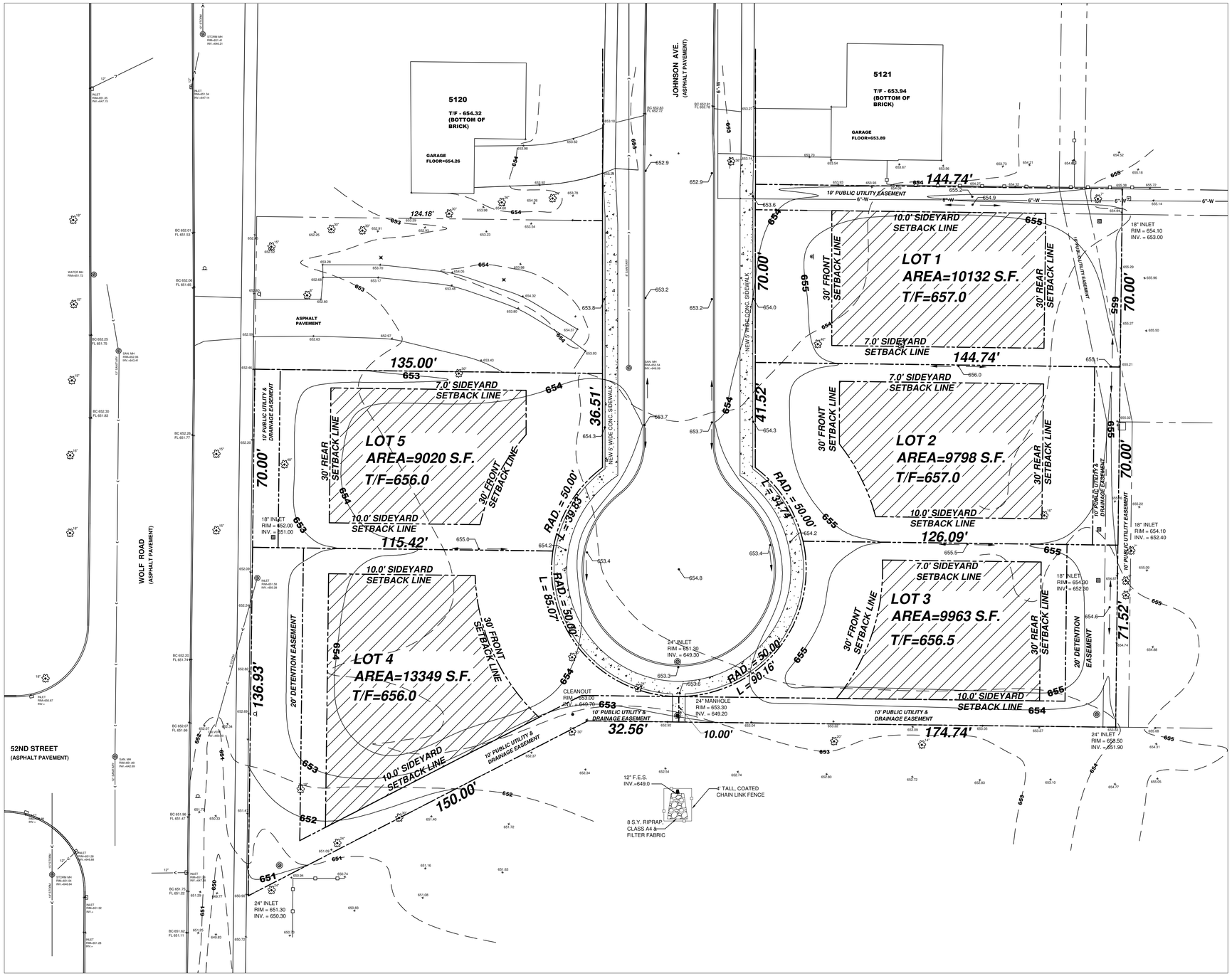
Sheet 2 / 6

SCALE: 1" = 20'

GRADING PLAN

FOR

5129 WOLF ROAD - WESTERN SPRINGS, IL



MASS GRADING NOTES

1. ALL UNSUITABLE MATERIAL MUST BE REMOVED FROM THE PROPOSED BUILDING AREA OR AS INDICATED ON THE SOILS REPORT FOR THE SUBJECT DEVELOPMENT.

2. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE MASS GRADING OPERATIONS OF A SUBDIVISION OR PARCEL OF LAND, THE DEVELOPER OR BUILDER, MUST NOTIFY THE VILLAGE ENGINEER TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION. IN ADDITION, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ALL REQUIRED BONDS MUST BE POSTED AND PERMIT FEES PAID, ALL MASS GRADING OPERATIONS OF A SUBDIVISION OR INDIVIDUAL BUILDING PARCEL, AS WELL AS ANY ROADWAY OR PARKING LOT IMPROVEMENT, MUST BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IN ILLINOIS, CURRENT EDITION, AS WELL AS THE AMERICAN SOCIETY OF STATE HIGHWAY OFFICIALS, CURRENT EDITION.

3. ALL GRADING OPERATIONS MUST BE CONSTRUCTED ACCORDING TO THE ELEVATIONS AND GRADES, AS SHOWN ON THE PLANS OR MODIFIED BY THE VILLAGE ENGINEER. ALL EXCAVATED MATERIAL SHALL BE PLACED AND STOCKPILED ON THE SUBJECT PROPERTY, AS PREVIOUSLY APPROVED. THE SUBDIVIDER OR BUILDER MUST ADHERE TO THE APPROVED ENGINEERING PLANS, DURING THE COURSE OF CONSTRUCTION OF THE DESIGNATED IMPROVEMENTS. POSITIVE DRAINAGE MUST BE PROVIDED AT ALL TIMES IN AN ATTEMPT NOT TO AFFECT THE SUBJECT DEVELOPMENT OR TO INFRINGE UPON ADJACENT PROPERTIES.

GRADING PLAN

5129 WOLF ROAD - WESTERN SPRINGS, IL

FILE NAME: - -
DRAWN BY: - -
JOB DIRECTORY: / - -
CHECKED BY: - -

GENERAL REVISION
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Sheet 3 / 6

SCALE: 1" = 20'

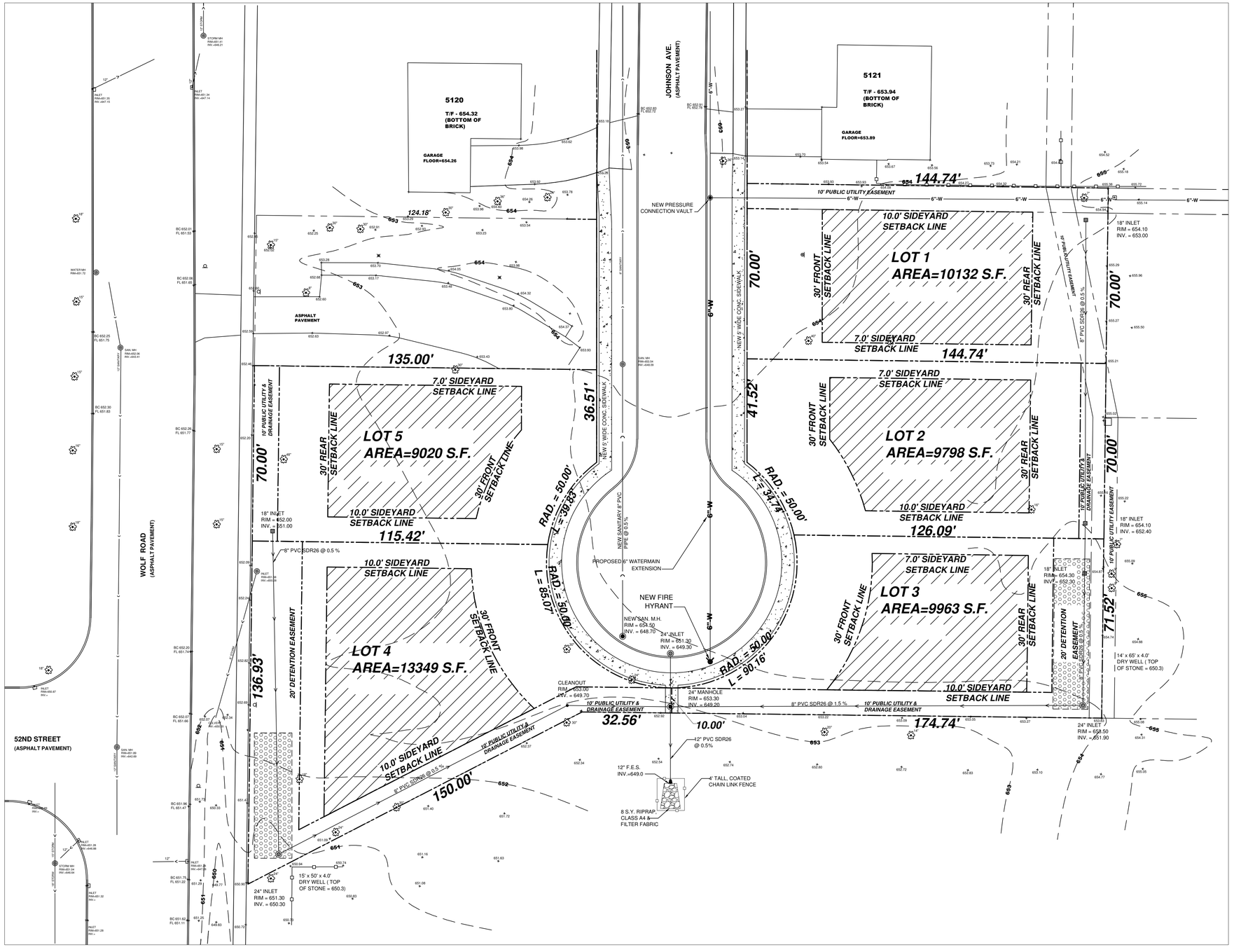
UTILITY PLAN

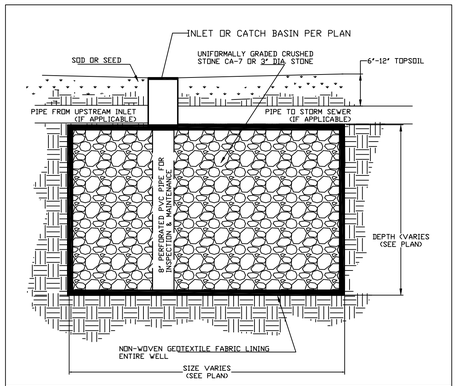
FOR

5129 WOLF ROAD - WESTERN SPRINGS, IL

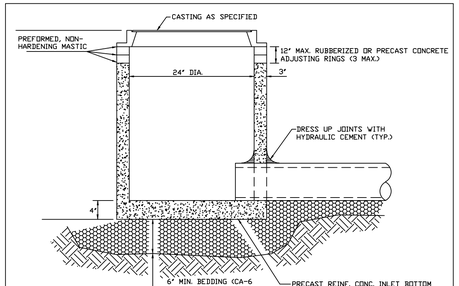
DRY WELL NOTES

-INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF PROPOSED DRY WELL PRIOR TO ANY OTHER ON-SITE CONSTRUCTION OR DEMOLITION
-DRY WELL SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO START OF HOUSE CONSTRUCTION
-DRY WELL TO BE INSPECTED AND REPAIRED AS NECESSARY, BUT AT A MINIMUM OF ONCE DURING THE SPRING AND ONCE DURING THE FALL.
-DRY WELLS SHALL BE A LEAST 10 FEET FROM STRUCTURES WITH DRAINTILE.





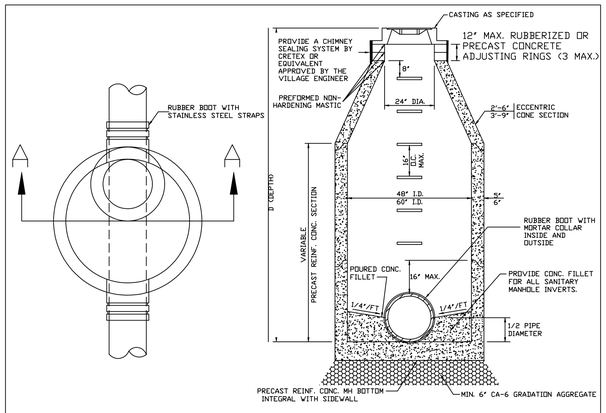
REV.:	REV.:	DRY WELL	
REV.:	REV.:		
DRAWN BY: KRH	DATE: 04-09-01		STORM-10



GENERAL NOTES:

1. PROVIDE PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITED.
2. PROVIDE GRANULAR BACKFILL AROUND INLET TO SUBGRADE ELEVATION IN PAVED AREAS. MATERIAL SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COARSE AGGREGATE (CA-6 GRADATION)
3. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE OR EQUIVALENT AND SHALL HAVE A MINIMUM THICKNESS OF TWO INCHES.

		INLET TYPE A	



PLAN SECTION A-A

GENERAL NOTES:

1. PROVIDE PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITED.
2. PROVIDE SELECT GRANULAR BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS. MATERIAL SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" COARSE AGGREGATE CA-6 GRADATION, OR AS OTHERWISE DIRECTED BY THE VILLAGE ENGINEER.
3. APPLY A CONTINUOUS LAYER OF NON-HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL (RUB-R-NEK OR EZ STICK) TO EACH JOINT TO PREVENT INFLOW.
4. WHEN THE FRAME DOES NOT MEET PROPOSED ELEVATION, A MINIMUM OF TWO TAPERED RUBBERIZED ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. ONE CONCRETE RING NOT LESS THAN TWO INCHES THICK MAY ALSO BE USED. A MAXIMUM OF THREE ADJUSTING RINGS MAY BE USED TO A MAXIMUM HEIGHT OF 12 INCHES. THE RING(S) AND FRAME SHALL BE SET ON A BED OF PREFORMED NON-HARDENING MASTIC (RUB-R-NEK OR APPROVED EQUAL).
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GUAGE WIRE OR EQUIVALENT.
6. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME.
7. ONLY PLASTIC POLYMER STEPS SHALL BE USED.
8. WHEN MANHOLE DEPTH IS OVER 12 FEET, THE THICKNESS OF THE BASE SHALL BE A MINIMUM OF 10 INCHES. WHEN MANHOLE DEPTH IS LESS THAN 12 FEET, THE THICKNESS SHALL BE A MINIMUM OF 8 INCHES.
9. DRESS UP INTERIOR JOINTS WITH HYDRAULIC CEMENT.
10. SANITARY MANHOLES SHALL BE CONSTRUCTED WITH A CHIMNEY SEALING SYSTEM BY CRETEX OR AN EQUAL APPROVED BY THE VILLAGE.

REV.: ERH	REV.: 1-14-03	SANITARY MANHOLE	
REV.: ERH	REV.: 7-14-99		
DRAWN BY: VJGL	DATE: 2-16-98		SANITARY 1

UTILITY PLAN

5129 WOLF ROAD - WESTERN SPRINGS, IL

DRAWN BY: -
CHECKED BY: -
FILE NAME: -
JOB DIRECTORY: -

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REVISIONS

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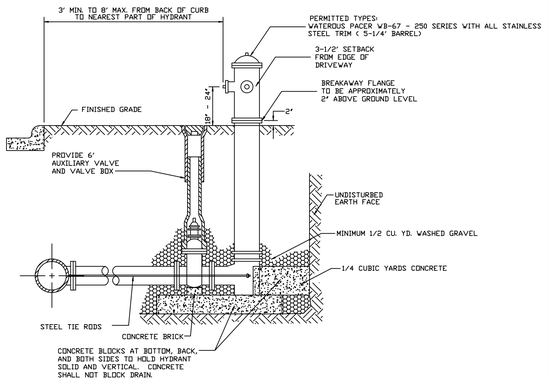
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Sheet 4 / 6

DETAIL SHEET

FOR

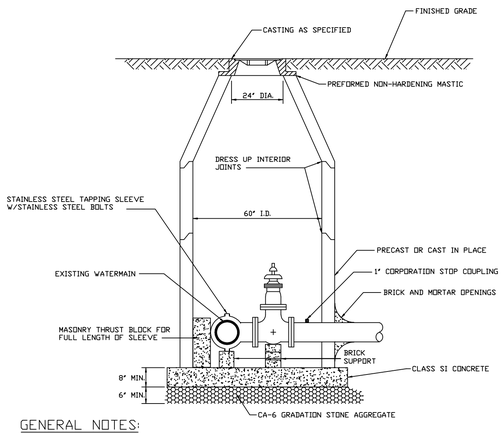
5129 WOLF ROAD - WESTERN SPRINGS, IL



GENERAL NOTES:

1. MAXIMUM BARREL EXTENSIONS ARE 18 INCHES AND SHALL BE WATEROUS EXTENSION FOR WATEROUS HYDRANTS.
2. ALL HYDRANTS ARE TO BE SUPPLIED WITH A 6" FLANGED AND MECHANICAL JOINT AUXILIARY VALVE THAT CONFORMS TO AWWA 500-80. ALL TRIM BOLTS ARE TO BE STAINLESS STEEL.

HYDRANT SETTING



GENERAL NOTES:

1. PROVIDE PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITTED.
2. PROVIDE TRENCH BACKFILL, CA-6 GRADATION, AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS.
3. APPLY A CONTINUOUS LAYER OF NON-HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL (RUB-R-NEK OR E Z STICK) TO EACH JOINT TO PREVENT INFLOW.
4. WHEN THE FRAME DOES NOT MEET PROPOSED ELEVATION, A MINIMUM OF TWO TAPERED RUBBERIZED ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. ONE CONCRETE RING NOT LESS THAN TWO INCHES THICK MAY ALSO BE USED. A MAXIMUM OF THREE ADJUSTING RINGS MAY BE USED TO A MAXIMUM HEIGHT OF 12 INCHES. THE RINGS) AND FRAME SHALL BE SET ON A BED OF PREFORMED NON-HARDENING MASTIC (RUB-R-NEK OR APPROVED EQUAL).
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GUAGE WIRE OR EQUIVALENT.
6. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME.
7. PLASTIC POLYMER STEPS SHALL NOT VE INSTALLED, UNLESS APPROVED BY THE VILLAGE ENGINEER OR HIS/HER DESIGNEE.
8. DRESS UP INTERIOR JOINTS WITH HYDRAULIC CEMENT.
9. VALVE MUST ALIGN WITH CENTER OF VAULT OPENING.
10. CONES MUST BE CONCENTRIC WITH VALVES 12" AND SMALLER.
11. BUTTERFLY VALVES REQUIRE ECCENTRIC CONES.

TYPICAL PRESSURE CONNECTION IN VAULT

DETAIL SHEET

5129 WOLF ROAD - WESTERN SPRINGS, IL

FILE NAME: -
JOB DIRECTORY: -
DRAWN BY: -
CHECKED BY: -

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REVISIONS

PREPARED FOR
RAFTERY CONSTRUCTION

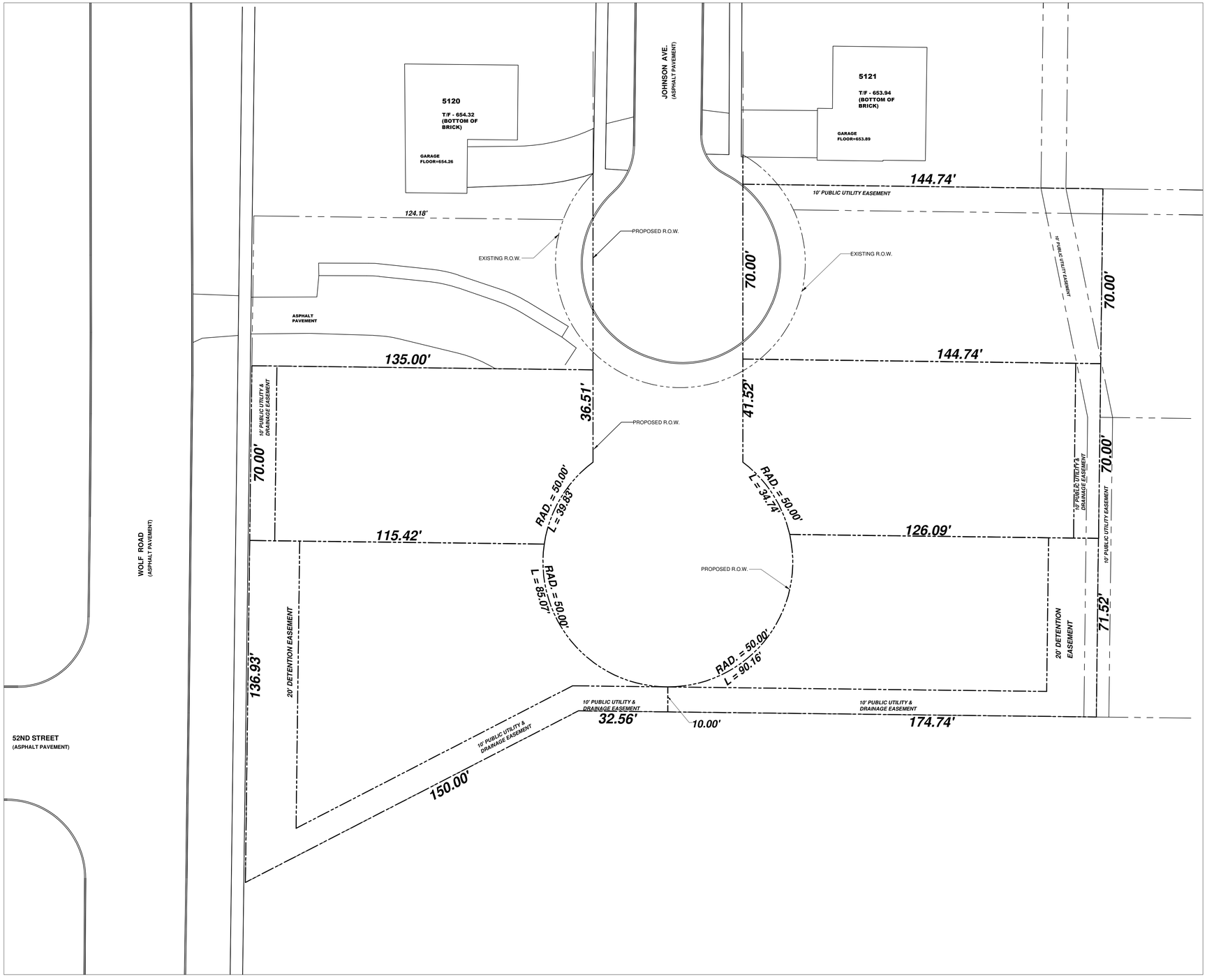
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Civil Engineering Solutions
P.O. Box 5376 - Oak Brook, IL 60522
Tel: 630-772-9393 Fax: 630-756-4151

SCALE: 1" = 20'

EXISTING & PROPOSED RIGHT OF WAY EXHIBIT

FOR

5129 WOLF ROAD - WESTERN SPRINGS, IL



EXISTING & PROPOSED RIGHT OF WAY EXHIBIT

5129 WOLF ROAD - WESTERN SPRINGS, IL

FILE NAME : -
JOB DIRECTORY : -
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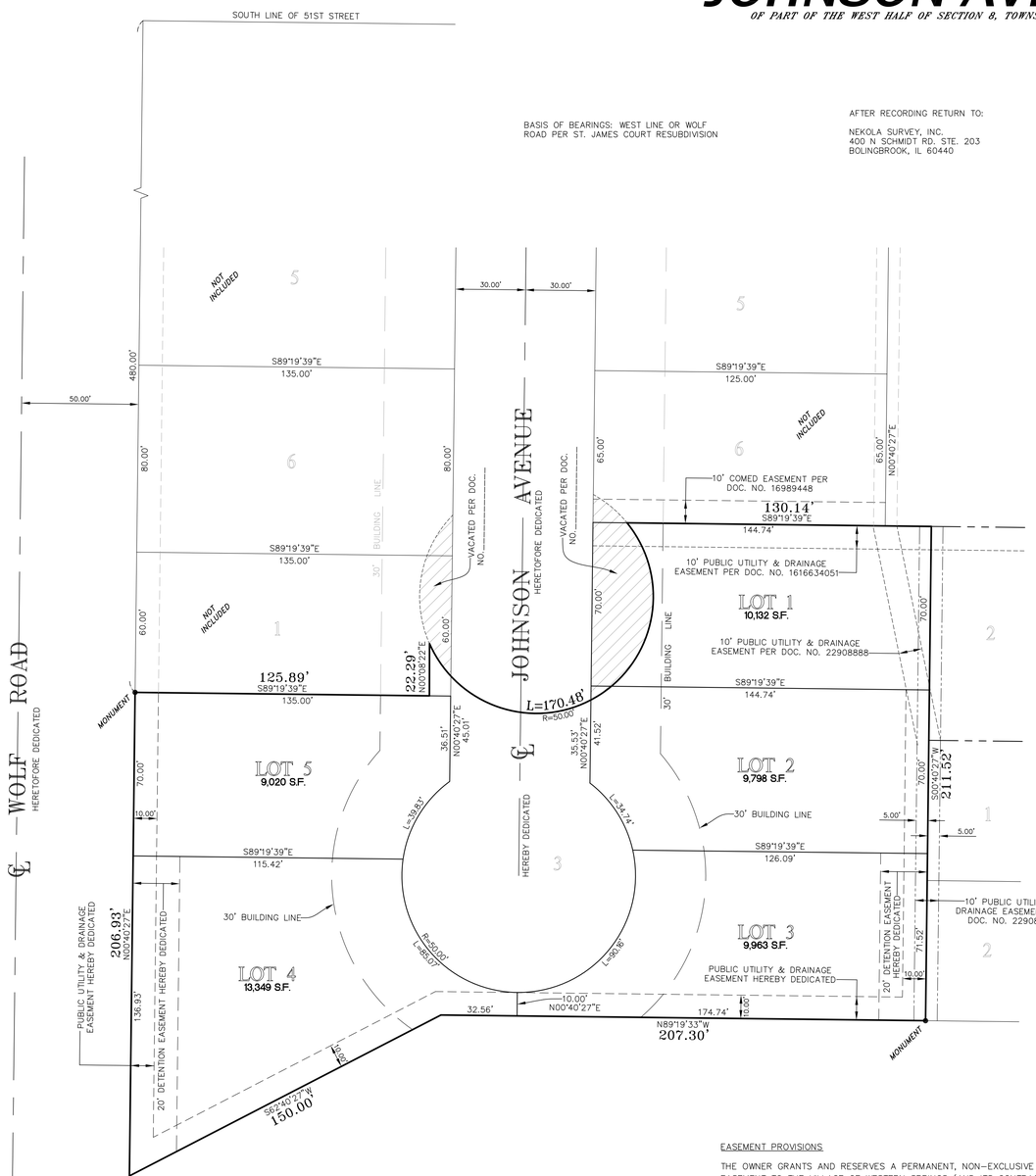
Sheet 6 / 6

FINAL PLAT OF

JOHNSON AVENUE RESUBDIVISION

OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

PIN: 18-08-319-025



BASIS OF BEARINGS: WEST LINE OF WOLF ROAD PER ST. JAMES COURT RESUBDIVISION

AFTER RECORDING RETURN TO:

NEKOLA SURVEY, INC.
400 N SCHMIDT RD. STE. 203
BOLINGBROOK, IL 60440

PROJECT NO. 25-01-0900
DRAWN BY: KAB

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

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SUBMITTED BY:

VILLAGE OF WESTERN SPRINGS
740 HILLGROVE AVENUE
WESTERN SPRINGS, IL 60558

EASEMENT PROVISIONS

THE OWNER GRANTS AND RESERVES A PERMANENT, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT TO THE VILLAGE OF WESTERN SPRINGS (AND ITS CONTRACTORS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS) AND TO THOSE PUBLIC UTILITY COMPANIES AND TELECOMMUNICATIONS COMPANIES OPERATING WITHIN THE VILLAGE, INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, SBC / AT&T TELEPHONE COMPANY, NICOR GAS COMPANY, COMCAST CABLE COMPANY (AND THEIR CONTRACTORS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS) (THE "GRANTEES"), OVER, UNDER AND ACROSS THE ENTIRE VACATED ALLEY RIGHT-OF-WAY AREA FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE ABOVE GROUND AND UNDERGROUND CONDUITS AND CABLES, SEWERS, WATER MAINS AND SURFACE WATER DRAINAGE, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT THAT EXISTS IN THE PUBLIC UTILITY EASEMENT AREA OR OTHER LAND ADJACENT THERETO FOR THE PURPOSE OF SERVING THE SUBJECT PROPERTY AND OTHER ADJACENT PROPERTY WITH TELEPHONE, ELECTRIC, SEWER, GAS, CABLE TELEVISION, WATER SERVICE AND SURFACE WATER DRAINAGE UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

EACH GRANTEE, AT ITS OWN COST, SHALL BE RESPONSIBLE TO RESTORE THE PUBLIC UTILITY EASEMENT AREA TO ITS ORIGINAL CONDITION DUE TO ANY DAMAGE TO THE EASEMENT AREA CAUSED BY THE GRANTEE'S EXERCISE OF ITS RIGHTS UNDER THIS EASEMENT; PROVIDED, HOWEVER, THE VILLAGE SHALL NOT BE RESPONSIBLE FOR RESTORATION OF THE PUBLIC UTILITY EASEMENT AREA TO ITS ORIGINAL CONDITION IF THE OWNERS AND/OR ANY ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE ON-SITE BUILDING AND RELATED ON-SITE IMPROVEMENTS FAIL TO PERFORM THE MAINTENANCE OR REPAIR WORK REQUIRED UNDER ANY OF THEIR/ITS OBLIGATIONS TO THE VILLAGE.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

THIS IS TO CERTIFY THAT _____ IS/ARE THE OWNER(S) OF THE LAND DESCRIBED ABOVE AND AS OWNER(S) HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN, FOR THE USE AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTE AND DO HEREBY DEDICATE, GRANT, CONVEY AND WARRANT SAID LAND TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION.

DATED THIS _____ DAY OF _____, 20___.

BY: _____ _____
SIGNATURE NAME AND TITLE

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID,

DOES CERTIFY THAT _____, _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT UNDER HIS

OWN FREE AND VOLUNTARY ACT ON BEHALF OF _____ OR FOR HIM/HERSELF FOR THE USES AND PURPOSES SET FORTH IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

OF_____, 20___.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, _____, AT _____ O'CLOCK _M.

_____
RECORDER

CERTIFICATE OF OWNERSHIP AND SCHOOL DISTRICT CERTIFICATE

CERTIFIES THAT [NAME(S)] IS THE OWNER OF RECORD OF FEE SIMPLE TITLE TO THE REAL PROPERTY LEGALLY DESCRIBED IN THIS PLAT OF CONSOLIDATION AND EASEMENT DEDICATION AND THAT IT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED AND SUBDIVIDED BY CONSOLIDATION AS SHOWN ON THIS PLAT.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE REAL PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF CONSOLIDATION AND EASEMENT DEDICATION LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

- WESTERN SPRINGS ELEMENTARY SCHOOL DISTRICT NO. 101
- LYONS TOWNSHIP HIGH SCHOOL DISTRICT NO. 204

DATED THIS _____ DAY OF _____, 20 ___.

BY: _____
NAME

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID,

DOES CERTIFY THAT _____, _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT UNDER HIS

OWN FREE AND VOLUNTARY ACT ON BEHALF OF _____ OR FOR HIM/HERSELF FOR THE USES AND PURPOSES SET FORTH IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

OF_____, 20___.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JEFFEREY KOZA, VILLAGE ENGINEER FOR THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, CERTIFY THAT THE CONSOLIDATION OF THE PLATTED LOTS DESCRIBED IN THIS PLAT OF CONSOLIDATION AND EASEMENT DEDICATION WILL RESULT IN A CONSOLIDATED LOT(S) THAT MEETS THE APPLICABLE WESTERN SPRINGS MUNICIPAL CODE PROVISIONS AND SUBDIVISION REGULATIONS.

APPROVED THIS _____ DAY OF_____, 2015

BY_____
VILLAGE ENGINEER

COUNTY CLERKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ , COUNTY CLERK FOR COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL PROPERTY INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT OF CONSOLIDATION AND EASEMENT DEDICATION.

GIVEN UNDER MY HAND AND SEAL THIS _____DAY OF _____, 20___.

_____
COUNTY CLERK

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS PLAT OF CONSOLIDATION AND EASEMENT DEDICATION HAS BEEN APPROVED BY THE COOK COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO THE COUNTY HIGHWAY (WOLF ROAD) SHOWN ON THE PLAT PURSUANT TO ILLINOIS COMPILED STAT. 765 ILCS 205/0.01 ET SEQ. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE REAL PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.

DATED THIS __ __ DAY OF _____ , 20___.

_____
COUNTY ENGINEER

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JOHN MASTANDONA, TREASURER FOR THE VILLAGE OF WESTERN SPRINGS, CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF REAL PROPERTY INCLUDED IN THIS PLAT. IN ADDITION, THE OWNER IS NOT DELINQUENT IN THE PAYMENT OF ANY CURRENT, UNCONTESTED TAXES OR FEES OWED TO THE VILLAGE.

DATED AT WESTERN SPRINGS, ILLINOIS, THIS _____ DAY OF _____, 20___.

_____
VILLAGE TREASURER

CERTIFICATE OF ADMINISTRATIVE APPROVAL BY DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, HEATHER VALONE, DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE VILLAGE OF WESTERN SPRINGS, CERTIFY THAT I HAVE REVIEWED THIS PLAT OF CONSOLIDATION AND EASEMENT DEDICATION OR PLAT OF RESUBDIVISION AND EASEMENT DEDICATION, AND HAVE APPROVED THIS PLAT AND ITS EASEMENT DEDICATION, AND HAVE ACCEPTED THE EASEMENT DEDICATION ON BEHALF OF THE VILLAGE OF WESTERN SPRINGS. I AM AUTHORIZED TO EXECUTE THIS PLAT PURUSANT TO SUBSECTION 10-3-4(B)(8) (CHIEF BUILDING OFFICIAL AND DEPARTMENT OF COMMUNITY DEVELOPMENT; DUTIES AND RESPONSIBILITIES; ADMINISTRATIVE APPROVALS) AND SECTION 10-10-21 (PLATS OF CONSOLIDATION) OF THE DEVELOPMENT CONTROL ORDINANCE OF WESTERN SPRINGS MUNICIPAL CODE OF 1997, AS AMENDED.

DATED AT WESTERN SPRINGS, ILLINOIS, THIS _____ DAY OF _____, 20__.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, WAYNE W. NEKOLA AN ILLINOIS LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED AS:

LOT 3 IN ST. JAMES COURT RESUBDIVISION OF LOT "C" IN SPRINGDALE UNIT NUMBER TWO (EXCEPT LOTS 1 AND 2 IN ST. JAMES ADDITION TO WESTERN SPRINGS RESUBDIVISION AND CERTIFICATE OF CORRECTION RECORDED APRIL 24, 1957 AS DOCUMENT NUMBER 16886199), BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH , RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALSO THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTERN SPRINGS WHICH HAS ADOPTED A CITY PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE DIVISION 12 OF ARTICLE 11 OF ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREINAFTER AMENDED.

I HEREBY AUTHORIZE AN AGENT OF THE VILLAGE OF WESTERN SPRINGS TO RECORD THIS PLAT OF SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF MARCH, 2025.

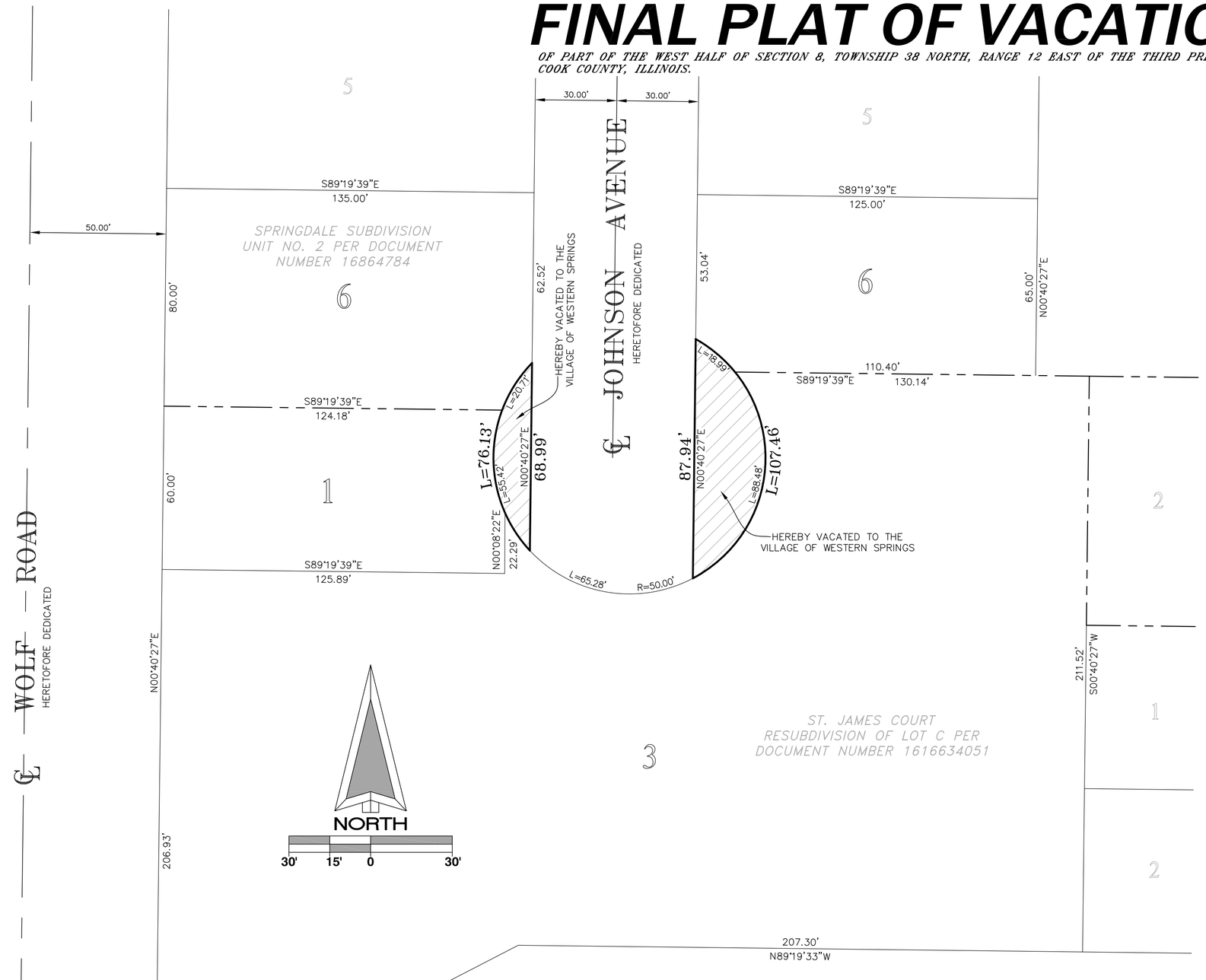
PROFESSIONAL LAND SURVEYOR
WAYNE W. NEKOLA
035-002923
BOLINGBROOK ILLINOIS
STATE OF ILLINOIS

_____
ILLINOIS LAND SURVEYOR No. 035-002923
LICENSE EXPIRES: NOV. 30 2026

FINAL PLAT OF VACATION

OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

PIN: 18-08-319-006
18-08-319-012
18-08-319-023
18-08-319-025



TOTAL VACATED AREAS
2,294.63 S.F.

PROJECT NO. 25-01-0900
DRAWN BY: KAB

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

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VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AT A

MEETING HELD THIS_____, DAY OF_____, 20___.

_____ ATTEST:_____
MAYOR CLERK

SCHOOL DISTRICT BOUNDARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND KNOWN AS _____ TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE HIGH SCHOOL DISTRICT NO. ____, AND ELEMENTARY SCHOOL DISTRICT NO ____ IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20___.

BY:_____ BY_____

SUBMITTED BY:

VILLAGE OF WESTERN SPRINGS
740 HILLGROVE AVENUE
WESTERN SPRINGS, IL 60558

PROFESSIONAL LAND SURVEYOR
WAYNE W. NEKOLA
035-002923
BOLINGBROOK
ILLINOIS
STATE OF ILLINOIS

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, _____. AT _____ O'CLOCK _M.

_____
RECORDER

GRANTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS.

THIS _____ DAY OF _____, 20___.

BY:_____ ATTEST:_____

GRANTEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY: _____ THIS _____ DAY OF _____, 20___.

BY:_____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE IS(ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS_____DAY OF_____, 20_____.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, WAYNE W. NEKOLA AN ILLINOIS LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED AS:

PART OF LOT 6 IN BLOCK 13 AND PART OF LOT 6 IN BLOCK 14 IN SPRINGDALE UNIT NUMBER 2, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO:

PART OF LOTS 1 AND 3 IN ST. JAMES COURT RESUBDIVISION OF ST. JAMES 2ND ADDITION TO WESTERN SPRINGS, BEING A RESUBDIVISION OF LOT "C" IN SPRINGDALE UNIT 2 (EXCEPT LOTS 1 AND 2 IN ST. JAMES ADDITION TO WESTERN SPRINGS RESUBDIVISION AND CERTIFICATE OF CORRECTION RECORDED APRIL 24, 1957 AS DOCUMENT NO. 16886199) RECORDED JUNE 14, 2016 AS DOCUMENT NO. 1616634051 BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALSO THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTERN SPRINGS WHICH HAS ADOPTED A CITY PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE DIVISION 12 OF ARTICLE 11 OF ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREINAFTER AMENDED.

I HEREBY AUTHORIZE AN AGENT OF THE VILLAGE OF WESTERN SPRINGS TO RECORD THIS PLAT OF VACATION.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF FEBRUARY, 2025.

_____
ILLINOIS LAND SURVEYOR No. 035-002923
LICENSE EXPIRES: NOV. 30 2026

Gabriel Group, Inc.
Civil Engineering Solutions

P.O. Box 5376
Oak Brook, IL 60522
Phone: (630) 772-9393
Fax: (630) 756-4151

February 3, 2025

Re: 5129 Wolf Road Resubdivision Engineer Estimate of Cost for Public Improvements

To Whom It May Concern,

Below is the Engineer Estimate of Cost for Public Improvements.

ITEM	UNITS	UNIT PRICE	QUANTITY	COST
6" D.I.P. WATERMAIN	L.F.	$50.00	190	$ 9500.00
VALVE VAULT	EA.	$4,000.00	1	$ 4,000.00
FIRE HYDRANT	EA.	$5,000.00	1	$ 5,000.00
CONCRETE SIDEWALK	S.F.	$8.00	2310	$ 18480.00
CURB & GUTTER	L.F.	$15.00	480	$ 7200.00
48” SAN. MANHOLE	EA.	$3,000.00	1	$ 3,000.00
8" SANITARY SEWER	L.F.	$40.00	105	$ 4200.00
ASPHALT PAVEMENT	S.F.	$10.00	8500	$ 85000.00
PARKWAY TREE	EA.	$300.00	5	$ 1500.00
		TOTAL COST		**$137880.00**

If you have any questions or need additional information, please feel free to contact me at 630-772-9393.

Very truly yours,



Alecs Hur, P.E.

To: Heather Valone, Director of Community Development
From: Matthew Supert, Director of Municipal Services
CC: Jeff Koza, Director of Engineering Services
Ron Derengowski, Water Plant Superintendent
RE: 5129 Wolf Road – Water Main Extension Layout Questions

It is recommended to abandon the existing 6" main running through a public utility easement along the south property line 5121 Johnson Avenue and north of proposed Lot #1.

Extend new watermain south to new the newly proposed cul-de-sac as required and extend new loop west to Wolf Road. The elimination of the side yard adjacency between two buildings decreases any potential hazard of a watermain break to those two adjacent homes and access for future maintenance would increase with an open southern exposure to the park.

Title 35 - Section 604.1415(c) of the Illinois Administrative Code advises that "Dead Ends" in the water system should be minimized.

The recommended new water main loop out to Wolf Road has a preliminary estimated run of approximately 472 lineal feet compared to re-establishing the loop back out to Caroline Avenue (~560 lineal feet). Engineering or survey verification is recommended for total proposed distances from new cul-de-sac.

Memorandum

4/1/20254/9/2025

To: Heather Valone, Director of Community Development

From: Jeff Koza, Director of Engineering Services/Village Engineer

Re: PC-2025-02 5129 Wolf Road Vacation and Resubdivision

Engineering Services is in receipt of site engineering plans for the subject project. The plans were prepared by the Gabriel Group, Inc. The plans do not have a date but were included with the initial submittal package submitted to the Village in March 2025. The plans that were submitted are preliminary plans thus Engineering Services did not perform a detailed plan review.

Understanding of scope of work

The Developer seeks to demolish the St. James Lutheran Church and construct five new single family homes. The property is approximately 1.38 acres in size. The Developer plans to extend Johnson Avenue to serve the new homes with a cul-de-sac at the southern limits of the development.

Prior Review and Correspondence

Prior to submitting a formal application, the developer's engineer provided the Village with conceptual engineering plans in an attempt to seek informal Staff review comments and general direction. Staff completed two informal reviews and provided emailed comments on the conceptual plans to the engineer. Many of the Staff comments have been implemented into the plans already. Staff is appreciative of the early coordination on the project.

Right of Way – Roadway & Sidewalk Improvements

The plans show removal of the existing Johnson Avenue cul-de-sac, extending Johnson Avenue south and placement of a new cul-de-sac at the south end of the development. This design makes sense. The increased traffic generated from five single family homes is minimal and should have no impact to existing residents who currently live on the street. The proposed roadway and cul-de-sac geometry as presented appears to meet relevant Village codes. The plans do not show a pavement section. It is recommended an asphalt pavement section be used to match the existing roadway. The developer will need to provide calculations to ensure the proposed pavement section meets Village code. A sidewalk is proposed to be placed just inside the right of way and will run along the cul-de-sac. Staff previously recommended a short sidewalk segment be placed at the south end of the cul-de-sac leading to Springdale Park. Although there is no current path in the park nearby to connect to the Park District may choose to build facilities in the future. This will help ensure the public maintains access to the park through the new subdivision.

Right of Way – Underground Utilities

Sanitary Sewer:
The existing sanitary sewer begins at the existing cul-de-sac and runs and flows northward on Johnson Avenue. The proposed development seeks to extend the existing sanitary sewer southward so it can serve

the five homes. The design concept makes sense and based on the topographic survey it appears it is feasible to extend the sewer and maintain gravity flow in the sewer.

Water Main
There is an existing 6" water main that runs north-south on Johnson Avenue. The water main on Johnson Avenue currently turns and heads east just south of 5121 Johnson Avenue and then runs east in an existing easement and connects to the water main on Caroline Avenue. This water main appears to be original to the subdivision and is estimated to have been constructed in the 1950's. The proposed plans show the water main being extended southward and ending at a dead end with a new fire hydrant on the south end of the cul-de-sac. Municipal Services has reviewed this design and is recommending abandoning the water main that exists in the easement south of 5121 Johnson Avenue and that a new water main be placed starting at the south end of the cul-de-sac west along the south edge of the property and connecting to the Village water main on Wolf Road. This would maintain a looped water main and eliminate a water main that runs between multiple homes which is a maintenance concern. Please see the memorandum from Director Supert dated March 19, 2025 for more information.

Storm Sewer:
There are currently no Village owned storm sewers in the general vicinity of the site. Stormwater runoff on the existing cul-de-sac flows northward on Johnson Avenue to storm inlets at the intersection of Johnson Avenue and 51st Street which are over 450 feet away from the existing cul-de-sac. Generally best practices for the placement and spacing of stormwater inlets would have inlets spaced at most 250 feet apart. Staff is recommending adding new storm inlets in the new roadway as a part of the development to ensure runoff is captured from the development. The challenge though is there is no storm sewer nearby to connect the storm inlets to. The plans show a storm inlet at the south end of the cul-de-sac with the inlet and the entire rear yard storm subdivision storm sewer system discharging south onto Park District property. This design is not feasible. The Village plans to construct a stormwater detention facility in Springdale Park in 2025, but the facility will only receive stormwater during flooding events. The proposed plan design sends all stormwater to the park and the nearby baseball field thus it is not feasible. There appears to be two possible options for discharge of stormwater. The first would be to run 450 feet of new storm sewer main northward and connect to the existing 51st Street storm sewer. Another idea would be to place a new storm sewer in the existing easement that runs along the north edge of the property between Johnson and Caroline Avenues. This may be feasible if the existing water main is abandoned and it would be a shorter run than going to 51st Street. The existing easement language would need to be reviewed to ensure the easement could be repurposed for storm sewer placement.

Stormwater Management – MWRD WMO Requirements

Development in the Village is required to conform with the Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance (WMO) requirements. MWRD will require volume control retention but traditional stormwater detention is not required since the size of this development is under three acres. Generally, the volume control requirement is met be placing the volume control storage at the bottom of a detention basin. However, since this development does not need to provide a detention basin in order to meet the volume control requirement, the developer shows installation of a drywell on lots 3 and 4 to meet volume control requirements. These drywells are placed in a "detention easement" area along the rear property lines of those lots. A drywell is essentially a pit of open graded stone in which stormwater is stored in the voids between rock. Stormwater runoff fills up the voids between rocks and then the water slowly infiltrates the native soils thus the water stored is retained on site.

The use of drywells to achieve MWRD WMO compliance may be a viable solution however there are several issues with the current plans that need to be further refined during plan development.

1. The plans show each of the five lots containing inlets and stormwater piping that conveys the stormwater to the drywells. However, it is not clear how the stormwater piping and the drywells interface with each other. The plans show the stormwater that is piped through the drywell essentially bypassing the drywell which is ineffective in accomplishing the goal of the volume control requirement. Best management practices would be to have the piped stormwater enter the drywell and "fill it up" before exiting the drywell through an overflow storm sewer pipe.
2. The placement of drywells on only two of the five lots creates a future infrastructure management issue in the long term. The drywells serve the entire five lot subdivision but if no Homeowners Association (HOA) exists who is responsible for maintaining the stormwater infrastructure? It was unclear if an HOA had been contemplated for the development. This subdivision will have an MWRD WMO permit issued. This requires in perpetuity that the stormwater management system must function per the approved permit plans. If the drywell stops working will the owners of lots 3 and 4 be required to pay for and fix the drywell on their own? That does not seem fair to these future lot owners.
3. The drywell shown on lot 3 takes up more than half of the backyard of the lot. Since it is likely the drywell will require replacement in the future the detention easement would need to provide language prohibiting placement of permanent structures over the drywell. This negatively impacts the useability of the backyard of lot 3. Lot 4 is also impacted by this detention easement.

Given the concerns detailed in #2 and #3 Staff is recommending using a drywell on each lot. This would also be more consistent with other new construction houses that have individual stormwater management facilities within their private property. This would split maintenance responsibilities equally amongst owners. Easements would still be needed for each lot where the drywells / stormwater management facilities are placed.

Stormwater Management – General Comments

Village code requirements for stormwater management are outlined in 10-11-11-A.

> *A stormwater management grading plan showing the proposed grading of the site will be required for all development, redevelopment, site modification, building modification or grading of any property within the Village. The proposed grading of the site must be designed and constructed incorporating Best Management Practices into the site design to minimize increased runoff rates, volumes, and pollutant loads so as to assure that the proposed grading: 1) does not increase the flood or drainage hazards to others; 2) does not create unstable conditions susceptible to erosion; 3) does not increase flood damage to existing and proposed buildings due to stormwater; and 4) accomplishes the other specific purposes listed in subsection 10-11-1D of this chapter.*

As previously stated, the plans show placement of the subdivision storm sewer outfall in Springdale Park which is not feasible. Thus, the storm sewer design as presented will need to be completely revised. The developer's engineer will need to demonstrate compliance with the above stated code specifically the section about minimizing runoff rate and volume. A brief stormwater technical memo is appropriate for this development. A stormwater maintenance agreement will be needed for each lot no matter what the final design ends up being. The most difficult challenge is determining where a connection to the Village storm sewer can be made. It is not possible to discharge storm sewers at grade as that would violate the cited

Village code. An operations and maintenance ("O&M") plan is required for the private property stormwater systems. Each property owner must be aware of their responsibilities for stormwater management.

Site Layout and Grading

The proposed lot layout and grading plan generally seem to be adequate. The existing property slopes westward with approximately 2.5 feet of elevation change from west to east property lines. The proposed grading plans show the proposed homes are the highpoint of the lot with positive drainage away from the homes in both the front and rear yards. Side yard swales will be needed to convey stormwater. Special attention will be needed along the property lines to ensure existing drainage patterns are not altered at the property line.

The plans do not show removal of the north portion of the church driveway that is located on the vacant parcel adjacent to lot 5. It is understood that the developer does not own this parcel however it is imperative that this driveway pavement be removed as a part of this development. The developer will need to workout an agreement with the land owner to get the driveway removed. The driveway aprons within Wolf Road right of way will also need to be removed. Leaving the driveway as is would be an eyesore for the neighborhood.

Street Lighting

Street lighting is required for all subdivisions as stated in 10-10-10 of Village Code. The plans do not show any new street lighting. There is no street lighting on Johnson Avenue currently. The developer will need to comply with Code.

Soil Conditions – New Village Right of Way

If approved, the Developer will need to provide documentation to the Village at time of permit submittal demonstrating that soils located on the property that is to become Village right of way is clean and meets Clean Construction and Demolition Debris (CCDD) 663 form requirements. This can be accomplished with a geotechnical investigation and report. The Village does not want to take on new right of way and then find out afterwords that the soils are contaminated as that would result in increased costs to dispose of soils to the Village. It would appear there is a low likelihood that this is the case, but the Village will request the developer complete an investigation to confirm. The report should also include a summary of the land past uses and confirm no underground storage tanks or any other contaminant generators existed on the property.

Private Utilities (Telephone, Cable, Electric, Gas etc.)

No information was provided in the initial submittal related to private utilities. The Developer's attention is called to 10-10-12 of Village Code which gives guidance for placement of these utilities. A separate utility permit from each utility will need to be obtained from the Village prior to installation of new facilities.

Outside agency permitting

Based on a review of the engineering plans it appears permits will be required from the following agencies:

- MWRD WMO permit

    - Stormwater Management
    - Sanitary Sewer construction
- Illinois Environmental Protection Agency (IEPA) - Water main extension/construction
- Illinois Environmental Protection Agency (IEPA) - NPDES Permit Notice of Intent (NOI)
- Cook County Department of Transportation and Highways (CCDOTH)
    - Existing church driveway apron removal and Wolf Road curb repair
    - Proposed water main connection within Wolf Road

Overall Assessment

The plans provided by the developer are preliminary in nature. The final development permit plans will need to address the concerns outlined in this memo. That being said, at this time there does not appear to be any major issues from an engineering perspective that would prevent the development from proceding.

THE CONTENT OF THIS DRAFT RECOMMENDATION, INCLUDING ALL FACTS, STATEMENTS, CONCLUSIONS AND RECOMMENDATIONS, IS PROVIDED FOR YOUR REVIEW, CONSIDERATION AND AMENDMENT. AS A COLLECTIVE BODY, THE PLAN COMMISSION SHOULD REACH AGREEMENT ON THE FINAL CONTENT OF THIS DOCUMENT AND THEN TAKE FINAL ACTION ON THE APPLICATION.

WESTERN SPRINGS PLAN COMMISSION
REPORT AND RECOMMENDATION NO. 25-02

PLAN COMMISSIONERS PRESENT: Jocelyn Brumbaugh, Ryan DeProsperis, Peter Glimco, Peter Hanson, Michele Johann, Patrick Turner, and Steve Winegar.

ABSENT: None.

OTHER: None.

DATE: April 16, 2025

FINDINGS AND RECOMMENDATIONS TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS

RE: PC-2025-02: R&M General Contractors, LLC, 5129 Wolf Road - Vacation of Public Right-of-Way and Plat of Resubdivision for a Five-Lot Single Family Residence Subdivision.

APPROVAL / DENIAL of the vacation of the cul-de-sac on the 5100 block of Johnson Avenue and waiver of fee.

APPROVAL / DENIAL of a plat of resubdivision for five single family lots and the reconfiguration of the property addressed 5120 Johnson Avenue.

APPROVAL / DENIAL of the dissolution of the conditional use for the Montessori school on the 5129 Wolf Road property.

Applicant:	**R&M General Contractors**
Property Owner:	**Andrew Schreiber, Randy Porzel, and Chicago Synod of the Evangelical Lutheran Church in America**
Properties:	**5129 Wolf Road, 5120 Johnson Avenue, and 5121 Johnson Avenue, Western Springs, Illinois 60558**
Current Zoning:	**R-2 – Single Family Residence District**
Lot Size:	**59,677 SF or 1.38 AC**

I. BACKGROUND FACTS

1. On March 7, 2025, R&M General Contractors, (the "Applicant"), the contract purchaser and prospective developer of the real property commonly known as 5129 Wolf Road, Western Springs, Illinois ("Property"), filed a General Information Application for Land Use and Development in the Village with supporting documents (the "Application") for the vacation of the cul-de-sac adjacent to 5129 Wolf Road, and 5120 Johnson Avenue, and 5121 Johnson Avenue, resubdivision of the 5129 Wolf Road into five single family lots, and dissolution of a conditional use permit for the property at 5129 Wolf Road Property (the

Draft

"Application"). Andrew Schreiber is the fee simple owner of 5120 Johnson Avenue, Randy Porzel is the fee simple owner of 5121 Johnson Avenue, and Chicago Synod of the Evangelical Lutheran Church in America is the fee simple owner of 5129 Wolf Road (collectively, the "Property Owners"), and all have submitted signed applications to the Village of Western Springs ("Village") that allowed the Applicant to file the Application.

2. The Application consists of information supporting the vacation, resubdivision, dissolution of the conditional use permit, and a description of the proposed improvements to be constructed as part of the Project, and the proposed Design Plans, copies of which are incorporated by reference into this Report and Recommendation as **Group Exhibit "A"** and made a part hereof.

3. Based on the regulations set forth in the Village's Development Control Ordinance ("DCO"), the resubdivision and vacation has to be considered by the Plan Commission at a public hearing and then the Village Board must consider approval of the Application.

4. As a supplement to its Application, the Applicant provided the following revised or supplemental documents: [RESERVED]

5. Pursuant to notice published and posted as required by State law and the Western Springs Municipal Code, on April 16, 2025**,** the Plan Commission opened and conducted a public hearing to consider the Application.

6. At the Public Hearing, the Plan Commission considered and accepted into the public record written and oral testimony, including documents that were marked as exhibits for identification purposes, which were submitted and/or presented by the Applicant and the Applicant's representatives, Village Attorneys Michael Jurusik and Anne Skrodzki, the Interested Parties, the Community Development Director (Heather Valone), the Senior Planner (Kelsey Fawell), other Village staff and the public. All of the written and oral testimony, exhibits and a transcript of the Public Hearing are incorporated in and made a part of this Recommendation. Each of the documents accepted into the record and identified by an exhibit number are identified below:

A. The Application with its attachments (incorporated by reference as **Group Exhibit "A"**).
B. The Affidavit of Mailing of Public Hearing Notice dated **March 27, 2025** submitted by Heather Valone, (incorporated by reference as **Exhibit "B"**).
C. Village Staff Memorandum dated **April 11, 2025,** and prepared by Community Development Director Heather Valone (incorporated by reference as **Exhibit "C**").
D. The Village's Official Land Use Plan adopted by Ordinance No. 03-2226 dated February 24, 2003, as amended (incorporated by reference as **Group Exhibit "D"**).
E. The Official Zoning Map of the Village (incorporated by reference as **Group Exhibit "D"**).
F. The Western Springs Municipal Code, including the Development Control Ordinance ("DCO") (incorporated by reference as **Group Exhibit "D"**).
G. The transcript of the April 16, 2025**,** Public Hearing prepared by a court reporter (Robin Chimniak) (incorporated by reference as **Group Exhibit "E"** and retained on file with the Community Development Department).
H. Additional documents submitted to the Plan Commission during the Public Hearing (each being incorporated by reference into this Recommendation and retained on file with the Community Development Department), consisting of:

- Supplemental Application Materials (**Group Exhibit "F"**): **[INSERT]**

- Village Supplemental Materials (**Group Exhibit "G"**): **[INSERT]**

- Materials Submitted by Interested Parties (**Group Exhibit "H"**): **[INSERT]**

    - Letter / Email dated ___, 2025 (__ page(s)) and prepared by ____ (incorporated by reference as Group Exhibit "H-1").
    - Letter / Email dated ___, 2025 (__ page(s)) and prepared by ____ (incorporated by reference as Group Exhibit "H-2").

7. Copies of all the Exhibits identified in this Recommendation are on file with the Village's Department of Community Development and are incorporated by reference in this Recommendation.

8. The Village's Code Officer, Community Development Director Heather Valone, has submitted the Village Staff Memo, which reviews the Application, the applicable provisions of the DCO and the Application, and concludes that the Project **meets / does not meet** the applicable DCO provisions for purposes of conducting the Public Hearing and consideration of approval of the Application. See, **Exhibit "C"**.

9. The Application and other submittals by the Applicant conform to the applicable requirements of the Western Springs Municipal Code, including Chapter 3 (Administrative Bodies and Procedures), Subsection 11 (Variations) and Subsection 14 (Conditional Uses) of the DCO.

II. FINDINGS OF FACT

Based upon the information contained in the Application, all the documents received into the record and the testimony heard during the Public Hearing, the Plan Commission makes the following findings of fact relative to its recommendation to the Village Board regarding the Application:

A. The Applicant's current Site Plan proposes the vacation of the cul-de-sac and right-of-way in the 5100 block of Johnson Avenue, with fee simple title being conveyed to the Applicant and adjacent property owners of 5120 and 5121 Johnson Avenue so that they will hold title to the vacated portions of the existing cul-de-sac. The proposed vacation of the Johnon Avenue cul-de is subject to the approval of five (5) of the six (6) Village Trustees per the Illinois Vacation Statute (65 ILCS 5/11-91), and this area is an integral part of the Development because it allows for the Applicant to resubdivide the 5129 Wolf Road property into five single family lots that have direct access to a public street, complying with the requirements of the DCO. Per the Village's Right-Of-Way Disposal Policy ("ROW Policy"), the Village Board may grant deviations, exceptions or variations from this Policy under the appropriate circumstances, provided that such deviation, exemption or variation is approved by a three-fourths vote of the corporate authorities and, in the case of a proposed residential planned development, the Village Board "reserves the right to set a price for the sale of such right-of-way based on: (1) the fair market value of the property; or (2) on the benefits (as documented in the public record by the Village Board) which will accrue to the Village as a result of the vacation and the incorporation of the vacated right-of-way into the Development" (Sections A and B of the ROW Policy). In lieu of paying the fair market value assigned to the Johnson Avenue cul-de-sac as set forth in the ROW Policy (which equals $187,308), the Applicant has requested that the Village Board approve the vacation of the Johnson Avenue cul-de-sac in exchange for the Applicant completing equivalent "like-kind, like value" improvements consisting of the re-establishment of the cul-de-sac roughly 120 ft. south of the existing cul-de-sac, the extension of the water and sanitary sewer utilities, sidewalks, parkway, parkway trees, sidewalks with in the parkway, sidewalk to Springdale Park, and a hydrant at an

estimated construction cost of $137,880.00, in addition to land area re-dedication valued at $112,359 based on the estimate submitted, attached as **Exhibit "A"**. Because this Application involves a proposed residential development, the Plan Commission **finds / does not find** that it is appropriate for the Village Board to grant the following deviations, exceptions or variations from the ROW Policy: (1) to offer the Johnson Avenue cul-de-sac for sale only to the Applicant and the property owners of 5120 and 5121 Johnson Avenue for purposes of its incorporation into the five lot residential development for street and ROW purposes and to correct the irregular shared lots at 5120 and 5121 Johnson Avenue to vacate and convey title to the Johnson Avenue cul-de-sac to the Applicant and the property owners of 5120 and 5121 Johnson Avenue, at no cost, in exchange for the construction of the street and ROW; creation of a five lot residential subdivision; and correction of the irregular shaped lot provided that the final actual, documented construction costs are approximately $250,239.00 as confirmed by the Village Engineer. As part of the Village's construction inspection and post-construction approval process of the new cul-de-sac, within five (5) business days of any written request for Development-related documents from the Village, the Applicant shall provide the Village with true and accurate copies of expenditure summaries, as prepared and certified by the Applicant, with appropriate supporting documentation (i.e., construction escrow statements, paid invoices, proof of payment to contractors, subcontractors, suppliers, executed lien waivers, contractor's sworn statement and affidavit, lender financing statements, lender progress payments and evidence of wire transfers, etc.), as deemed reasonably necessary by the Village (i.e., Village Manager, Village Engineer or Village Attorney) to verify the actual incurred costs of the enhancements to and construction of those stormwater drainage facilities. If the actual cost of the construction of the stormwater drainage improvements is less than the fair market value assigned to the Johnson Avenue cul-de-sac as set forth in the ROW Policy ($187,308.00), the Applicant shall pay to the Village the dollar amount that represents the difference between the actual cost of the construction of the stormwater drainage improvements and the fair market value assigned to the Johnson Avenue cul-de-sac ($187,308.00) upon written demand of the Village. If, after acquiring title to the Johnson Avenue cul-de-sac, the Applicant, or its successors-in-interests, successor owners, assignees or transferees, do not construct the Development or do not complete the reestablished street, ROW, and utilities, as shown on the Village-approved Development Plans, the Applicant or its successors-in-interest, successor owners, assignees or transferees shall be obligated to pay the Village an amount equal to $187,308.00 plus all of the incurred reimbursable costs and fees that are payable to the Village under the ROW Policy (e.g., engineering, legal, survey fees and 10% administrative fees, etc.) upon written demand of the Village. In the event the Village does not approve of the vacation of the Johnson Avenue cul-de-sac, the Applicant will have to petition for an amendment to the planned development ordinance and present a revised Site Plan for review and consideration by the Plan Commission at a public hearing, and then review and consideration by the Village Board.

B. The Plats **conform / do not conform** to the applicable requirements of the DCO, as conditioned in Section V of this recommendation.

C. The Montessori school no longer operates within the 5129 Wolf Road property and the conditional use permit can be **dissolved / cannot be dissolved**.

IV. RECOMMENDATIONS

Subject to Section V (Conditions) set forth below, the Plan Commission recommends **APPROVAL / DENIAL** of the Application as follows:

V. CONDITIONS

The recommendation of **APPROVAL / DENIAL** of the Applicant's request for the issuance of a conditional use permit for a planned development for the Project ("Conditional Use Permit for Planned Development") the vacation, resubdivision, and dissolution of the conditional use permit is conditioned upon and subject to the following conditions:

Plat of Vacation

1. The plat of vacation be updated to list that the areas being dedicated to the Village are for roadway and ROW purposes.

2. The plat must be updated with the correct Village Board signature blocks for the Village President and the Village Clerk.

3. The total area being vacated should be updated to include both areas being vacated and the area on the plat corrected.

4. Prior to the issuance of a building or development permit, the Applicant shall enter into a Development Agreement with the Village, as prepared by the Village Attorney and approved by the Village Board, which includes conditions for the construction and relocation of the cul-de-sac.

Plat of Resubdivision

5. The plat must be updated to match the engineering plans related to public utility and drainage, and detention easements.

6. A public utility easement is need in the rear yard of Lot 1.

7. A 10 ft. public utility and drainage easement is needed between Lots 4 and 5.

8. The plat must be updated to included no access easements on the rear yards of lots 4 and 5 to prevent driveways from access Wolf Road.

9. Update the plat of resubdivision with Plan Commission Chair's signature block and remove the signature block for the Director of Community Development.

10. The plat must also be updated with the correct Village Board signature blocks for the Village President and the Village Clerk.

11. The inconsistency between the shape of Lot 5 and 5120 Johnson Avenue must be corrected to match the engineering plans.

ROW Design

12. The Applicant be required to plan parkway trees as required by the DCO before the completion of the building permits for the individual single-family houses.

13. The plans must be updated to include a streetlight within the new ROW area.

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Engineering

14. An agreement between the Applicant and the owners of 5120 Johnson Avenue will need to be submitted showing that the apron on the 5120 Johnson Avenue lot within the Wolf Road ROW will be removed.

15. The engineering plans must be updated to include storm sewer to convey the discharge from the site.

16. The engineering plans must be updated to show drywells / stormwater management facility on each individual lot (1 to 5).

17. Covenants for lots 1 through 5 for the maintenance of drywells /stormwater management facility in accordance with the Village and MWRD's standards must be submitted for review and approval by the Village Engineer and Attorney for recording with the plat of resubdivision. The covenant must provide the operations and maintenance manual and conformance with MWRD's requirements maintenance.

18. The civil engineering plans lighting/photometrics, geometry, storm water management, and utilities be reviewed and approved by the Village Engineer prior to the release of any Village permit.

Motion to **APPROVE / DENY** this Western Springs Plan Commission Recommendation PC-2025-02: R&M General Contactors, 5129 Wolf Road - Vacation of Public Right-of-Way and Plat of Resubdivision for a Five Lot Single Family Residence Subdivision subject to the conditions stated above in Section V (Conditions) and the refinements to those conditions which were agreed to by the Commissioners during the April 16, 2025 Public Hearing, which are incorporated herein, made by Commissioner _____; seconded by Commissioner _____ (Votes in Favor of Motion:_____; Votes Not in Favor of Motion: _____; and Absent from Meeting / Voting: _____).

APPROVED / DENIED by a vote of the Members of the Plan Commission on this 16th day of April, 2025.

Village of Western Springs Plan Commission

By: _____
Peter Glimco, Chair

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Exhibit List

From Public Hearing for R&M General Contractors, 5129 Wolf Road - Vacation of Public Right-of-Way and Plat of Resubdivision for a Five-Lot Single Family Residence Subdivision

Group Exhibit "A"
(Attached)

Exhibit "B"
The Affidavit of Mailing of Public Hearing Notice dated March 27, 2025 submitted by Heather Valone,
(attached)

Exhibit "C"
Village Staff Memorandum dated April 11, 2025, prepared by Community Development Director Heather Valone
(attached)

Group Exhibit "D"
The Village's Official Land Use Plan and Official Village Zoning Map (on file with the Community Development Department)

Exhibit "E"
Transcript of the April 16, 2025, Public Hearing
(on file with the CD Dept.)

Group Exhibit "F"
Village Supplemental Materials
(attached OR on file with the CD Dept.)

Group Exhibit "G"
Materials Submitted by Interested Parties
(attached)

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