

REGULAR MEETING PLAN COMMISSION/ZONING BOARD OF APPEALS JANUARY 16, 2023 - 7:00PM VILLAGE HALL - BOARD ROOM

The Plan Commission/Zoning Board of Appeals hears requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

II. APPROVAL OF DECEMBER 19, 2022 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact [CONTINUED FROM AUGUST 15, SEPTEMBER 19, OCTOBER 17, and DECEMBER 5, 2022]

Request to amend Ordinance #A-834-02-17 for a special use for final plat approval and a medical office in the T-1 Transitional District and a variation from Zoning Ordinance section XI.C.8 to permit parking in the front yard. The petitioner is requesting to reconfigure the existing parking lot and add additional spaces.

B. Z-26-2022: 525 Village Center Drive (AT&T); Special Use, PUD Amendment, and Findings of Fact [CONTINUED FROM DECEMBER 5, 2022]

PETITIONER REQUESTS THAT THE CASE BE CONTINUED UNTIL FEBRUARY 6, 2023.

Request for a special use for a personal wireless facility as per section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility. The petitioner seeks to co-locate a cellular site at an existing rooftop, including installation of an antennae and support equipment.

IV. CORRESPONDENCE

A. <u>Board Report</u> January 9, 2023

B. <u>Building Report</u> No report

V. OTHER CONSIDERATIONS

A. PC-01-2023 10S630 Garfield Ave. (Aliyeva); Extraterritorial Review of a Variation

Review of a DuPage County request for a variation for lot width from 165 ft. to 143.55 ft. in order to divide a parcel into two lots.

B. PC-02-2023 Annual Zoning Review

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

January 23 Village Board

Commissioner Stratis is the scheduled representative.

February 6 Plan Commission

A. Z-26-2022: 525 Village Center Drive (AT&T); Special Use, PUD Amendment, and Findings of Fact [CONTINUED FROM DECEMBER 5, 2022 AND JANUARY 16, 2023]

Request for a special use for a personal wireless facility as per section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility. The petitioner seeks to co-locate a cellular site at an existing rooftop, including installation of an antennae and support equipment.

B. Z-01-2023: Zoning Ordinance Amendments for Outdoor Dining (Village of Burr Ridge); Text Amendment and Findings of Fact

Request to consider text amendments to Section VIII of the Zoning Ordinance to amend outdoor dining regulations for restaurant uses in the Business Districts.

February 13 Village Board

Commissioner Broline is the scheduled representative.

February 20 Plan Commission

No cases are currently scheduled.

February 27 Village Board

Commissioner Petrich is the scheduled representative.

VIII. ADJOURNMENT

<u>VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS</u> <u>MINUTES FOR REGULAR MEETING OF DECEMBER 19, 2022</u>

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 7 – Irwin, McCollian, Petrich, Broline, Stratis, Morton, and Trzupek **ABSENT**: 1 – Parrella

Community Development Director Janine Farrell was present.

II. APPROVAL OF PRIOR MEETING MINUTES – DECEMBER 5, 2022

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to approve the minutes of the December 5, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES:7 – Irwin, McCollian, Petrich, Broline, Stratis, Morton, and TrzupekNAYS:0

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting.

A. Z-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC); Special Uses and Findings of Fact [CONTINUED FROM NOVEMBER 21 and DECEMBER 5, 2022]

Chairman Trzupek introduced the case and asked for a summary. Director Farrell noted there are three separate special use requests for automobile and equipment service, outdoor storage, and a fence in a non-residential district. There have not been any changes to the business plan. Since the last meeting, a security plan was submitted, the Fire District was consulted and provided a letter, a revised landscape plan was submitted with additional landscaping at the entrance, a different fence is proposed, and information about two previous zoning cases was provided. The revised fence is in the same area as before within the side yard and remains 8' in height, but it is now 50% open with flat pickets. Since the dumpster is now visible through the fence, screening is required. An additional condition was added that vehicle work is limited to the interior only.

Chairman Trzupek asked if the petitioner was present. Patrick Daly, the petitioner, introduced himself.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton did not recall demand for an open fence. The petitioner stated that it was the Village's requirement. Commissioner Morton asked if a 7 ft. fence would be permissible. The petitioner stated a 7 ft. fence is acceptable.

Commissioner Stratis supports a 7 ft. or 8 ft. fence and prefers the open top with flat pickets for security purposes in the industrial area.

Commissioner Broline believed there was no advantage to a bar on top of the fence and supports the proposal.

Commissioner Petrich asked why the whole area needs to be fenced. The petitioner replied that they want to restrict customers to the work area where cars and trucks are moving and there is battery storage. Commissioner Petrich asked why an alternate location within an entirely enclosed building wasn't selected. Commissioner Petrich supports an 8 ft. fence and flat picket top but struggled with the outdoor storage.

Commissioner McCollian confirmed with the petitioner that employees will work until midnight and that bay doors are only open for moving cars.

Commissioner Irwin struggled with the height and amount of fence and questioned why the employees need to park in the fenced-in area. Commissioner Irwin confirmed with the petitioner that vehicles and compromised batteries will be stored outside.

Chairman Trzupek agreed with Commissioner Irwin's concerns about the extent of the fence and the employees parking in the fenced-in area. Chairman Trzupek preferred the open fence at 7 or 8 ft. and supported employees outside of the fenced area to reduce the amount of area fenced.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to close the public hearing for Z-24-2022.

ROLL CALL VOTE was as follows:

AYES:7 – Irwin, Morton, McCollian, Petrich, Broline, Stratis, and TrzupekNAYS:0 – None

MOTION CARRIED by a vote of 7-0.

Chairman Trzupek confirmed with Director Farrell that the location of the fence could be conditioned as part of the approval.

Commissioner Stratis confirmed with the petitioner that the location of the fence was due to the placement of the loading dock where deliveries will occur, and cars will be brought in and out of the building. The petitioner explained that the movement of cars occurs during the night shifts and there is a need to secure that area. The batteries that are compromised need to be isolated and stored outdoors which also needs to be protected inside the fence.

Commissioner Petrich requested an additional condition be added so the special use applies only to Tesla and that approval did not include sales.

Commissioner Broline, Chairman Trzupek, and Commissioner Morton discussed a previous zoning case pertaining to truck sales and approvals related to the fence. Director Farrell explained that once the special use expires, the fence would need to be removed or the petitioner would need to apply for a new special use for a fence. The Commissioners noted that should the fence receive approval tonight, the request may come back in the future if Tesla no longer operates at the site.

Commissioner Irwin and the petitioner discussed the ramp and the new opening in the rear of the building to allow for circulation of vehicles.

Commissioner Petrich and Chairman Trzupek noted this is a unique location and set of circumstances which pertain only to this property and request.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend approval of Z-24-2022, requests for special uses for (1) automobile and equipment service and (2) outdoor storage pursuant to Zoning Ordinance section X.F.2; and a special use for (3) a fence in a non-residential district pursuant to Zoning Ordinance section IV.J., with Findings of Fact, and with the following conditions:

- 1. The special uses are limited to Tesla Motors, Inc.
- 2. The development shall substantially comply with the submitted plans, attached as Exhibit A.
- 3. The fence is permitted to be up to 7' in height, within the side yard, and with the flat picket top as depicted on the plans attached as Exhibit A.
- 4. Vehicle repair work shall be confined to the interior of the building only.
- 5. Only the sale of parts is permitted. There shall be no sales of vehicles from the premises.

ROLL CALL VOTE was as follows:

- **AYES:** 6 Stratis, Petrich, McCollian, Broline, Morton, and Trzupek
- **NAYS:** 1 Irwin

MOTION CARRIED by a vote of 6-1.

V. CORRESPONDENCE

A. Board Reports

There were no comments on the Board Report.

B. **Building Reports**

Commissioner Petrich confirmed with Director Farrell that the properties on Drew with detached structures were sheds and garages.

VI. OTHER CONSIDERATIONS

There were no other considerations. Commissioner Broline stated that the Commission is conscientious about not creating precedent. Director Farrell and Chairman Trzupek stated that special uses should be evaluated on the specific use and individual basis.

VII. PUBLIC COMMENT

There were no other public comments.

VIII. FUTURE MEETINGS

Director Farrell noted that the Shirley Ryan AbilityLab, the cell tower antennae at the Village Center, and the annual zoning review will be on the January 16th agenda. Chairman Trzupek stated that he will not be able to attend the meeting.

IX. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to adjourn the meeting at 7:35 p.m.

ROLL CALL VOTE was as follows:

- AYES: 7 Irwin, Stratis, Petrich, Broline, Stratis, Morton, and Trzupek
- **NAYS**: 0 None

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted:

Janine Farrell, AICP

Plan Commission/Zoning Board Minutes December 19, 2022 Regular Meeting

Community Development Director



Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Request to amend Ordinance #A-834-02-17 for a special use for final plat approval and a medical office in the T-1 Transitional District and a variation from Zoning Ordinance section XI.C.8 to permit parking in the front yard.

HEARINGS: August 15, 2022, September 19, 2022, and January 16, 2023

TO: Plan Commission Greg Trzupek, Chairman

FROM: Janine Farrell, AICP Community Development Director

PETITIONER: MedProperties, LLC

PETITIONER STATUS: Tenant/Manager

PROPERTY OWNER: MPG RIC Burr Ridge, LLC

EXISTING ZONING: T-1/Transitional

LAND USE PLAN: Recommends office uses

EXISTING LAND USE: Medical office

SITE AREA: 2.61 Acres

SUBDIVISION: None

PARKING: 83 Spaces (72 regular, 11 ADA)



The petitioner, MedProperties LLC, is requesting to amend previously approved plans for a medical office (Ordinance #A-834-02-17) in order to reconfigure the existing parking lot. Since the property is zoned T-1/Transitional, the new development required site plan approval in 2016 (continued into 2017). Any subsequent changes to those approved plans also requires Plan Commission and Board of Trustees approval.

This petition was heard on August 15 and September 19, 2022. During the public hearings, members of the public objected to the request and noted their concerns about the fence, head lights in the parking lot, parking lot lighting, interior lighting, trash pick-up, and stormwater. These items and the petitioner's responses are detailed below, and full details are provided in Exhibit A.

The Shirley Ryan AbilityLab (SRA) currently operates its outpatient and day rehab center at the site. The existing parking lot contains 83 parking spaces. The petitioner wishes to make changes to the parking lot which will add 30 parking spaces for a total of 113 spaces (see following page for details and diagrams illustrating the changes). The addition of these spaces will help alleviate the lack of parking issues for the property. The petitioner stated that their group transportation van program ended during the pandemic, resulting in more individuals arriving separately, each requiring parking. At the August 15, 2022 meeting, the petitioner was asked to confirm with SRA that this van program will not return. The petitioner provided information in Exhibit A stating that the "AbilityLab has no current plan to reinstate the medi-van program." The Plan Commission and Board of Trustees do not have the authority to require reinstatement of the transportation program.

The Zoning Ordinance requires six parking spaces for each doctor for a medical office use. According to the original zoning case information, there are only a few doctors present on site. Since this is a rehabilitation facility, therapy is provided other medical professionals like Physical Therapists. The minimum parking requirement is met for a medical office use, but for a general office use (if the building was ever converted), 100 parking spaces would be required (building is 24,898 sq. ft. per Plat of Survey). With the proposal, this requirement would be met. Additionally, the Shirley Ryan AbilityLab has a lease agreement with the Village of Burr Ridge to use ten parking spaces at the rear of the Village Hall for overflow parking. The Shirley Ryan AbilityLab intends to renew this lease agreement and increase the request to thirty parking spaces in conjunction with this proposal. The Board of Trustees is the authorized agent to approve the lease agreement.

Stormwater

Stormwater concerns were discussed at the previous public hearings. The petitioner attended the November 22, 2022 Stormwater Management Committee where the proposal was discussed. An excerpt of these meeting minutes is included as Exhibit E. The Stormwater Committee unanimously recommended approval of the stormwater facility modifications as part of the proposed improvements to the site. In summary, the runoff from the neighboring residential properties is conveyed separately from the runoff of the development and proposed new impervious surface. The runoff from the development and proposed additional impervious surface currently is and will be directed to the existing detention facility and the high-water elevation will be raised approximately 3 inches. The Village Engineer, David Preissig, reviewed the reports and plans regarding the stormwater on the site and from a preliminary review, it complies with the Village's requirements.

Landscaping, Fence, Headlights, and Parking Lot Lighting

Neighbors stated that the fence does not adequately block headlights from vehicles within the parking lot. SRA ceases operation at 6:00pm, however, a cleaning crew works overnight and parks

alongside the western boundary fence. SRA worked with the cleaning crew to change the location where the crew parks to mitigate the headlight issue at the fence line. SRA is also proposing to add additional evergreen landscaping along the fence line to block the headlights. The petitioner submitted a revised landscape plan which may be adopted by the Plan Commission if approval is recommended.

Neighbors stated that there is glare from the parking lot lights. Since the last hearing, SRA added light shields to the parking lot lights to prevent glare and light spillover.

Lighting – Interior

SRA worked with their cleaning crew to modify their procedures and have the western side of the facility cleaned first, and also to turn off the lights in that area once they finished. Since the last hearing, roller shades have been installed on the windows on the western side to minimize the light spilling through the windows.

Trash pick-up

At the August 15, 2022, neighbors stated that trash pick-up is disruptive. There is no proposed change to the location of the dumpsters through this request. SRA worked with their trash company to modify the schedule and will have pick-up no earlier than 7:00a.m. on Wednesday and Thursday (garbage and recycling).

Summary of proposed changes

- Elimination of two landscape islands along the west side and subsequent reconfiguration of the islands so no more than 15 spaces are in a row.
- Addition of parking spaces to the north, including five spaces within the front yard. The required front yard is 50 ft. and the petitioner is proposing a 24.2 ft. setback from the property line adjacent to S. Frontage Rd. Since parking is prohibited within the front yard and in front of the building, variation approval is required.
- Elimination of three ADA spaces to the rear of the building.
- Drop off to the south (outpatient program entrance) has been reconfigured with a smaller loading area and addition of ADA spaces.
- Reconfiguration of the south parking area, eliminating and reconfiguring landscape islands.



A comparison of the existing site plan (left) with the proposed changes (right). Red circles indicate areas of change.

Public Hearing History - Related to MedProperties, LLC

Z-12-2016:

- Special uses for Final Plan approval and to permit a medical office in the T-1 district (Ordinance A-834-02-17)
- Variations for the following: (1) a parking lot and dumpster enclosure 20 ft. from rear lot line, 30 ft. minimum requirement; (2) a parking lot and shared access drive without the 8 ft. setback from the south side lot line; (3) a parking lot drive aisle to encroach into the front yard.
- The Plan Commission held public hearings on October 17, November 21 (case was continued, no public comments or discussion), and December 5, 2016 on the requests. The minutes from October 17 and December 5 are included as attachments.

Public Comment

Several public comments were made at the August 15 and September 19, 2022 meetings. Excerpts from those meeting minutes are included as Exhibit D. Additional public comments were received via email and are included as Exhibit F.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend approval of the amendment to Ordinance #A-834-02-17 for a special use for final plat approval and a medical office in the T-1 Transitional District, and a variation from Zoning Ordinance section XI.C.8 to permit parking in the front yard, staff recommends the following conditions:

- 1. Development shall comply with the submitted site plan, subject to final engineering approval, attached as Exhibit A.
- 2. Development shall comply with the submitted landscape plan, subject to staff review and approval, attached as Exhibit A.

Appendix

Exhibit A – Petitioner's Materials and Public Notifications

- Petition with supplemental narrative (revised from September 19, 2022)
- Findings of Fact
- Authorization from owner
- Stormwater Report (revised from September 19, 2022)
- Signage consent and sign photo
- Public notifications
- Plat of Survey
- Proposed site plan
- Existing landscape plan
- Proposed landscape plan

Exhibit B – Ordinance #A-834-02-17 and plans from 2017 approval

Exhibit C – Excerpts of minutes from October 17 and December 5, 2016 Plan Commission meetings

Exhibit D – Excerpts of minutes from August 15 and September 19, 2022 Plan Commission meetings

Exhibit E – Excerpt of minutes from November 22, 2022 Stormwater Management Committee meeting

Exhibit F – Public Comments



Exhibit A VILLAGE OF BURR RIDGE

JUL 1 5 2022

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

GENERAL INFORMATION (to be completed by Petitioner)						
PETITIONER (All correspondence will be directed to the Petitioner): MedProperties, LLC						
STATUS OF PETITIONER: Manager						
PETITIONER'S ADRESS: 71 S. Wacker Drive, Suite 3725, Chicago, IL 60606						
ADDRESS OF SUBJECT PROPERTY: 7600 County Line Road, Burr Ridge, IL 60527 and 7630						
PHONE: 847-977-0986						
EMAIL: jsullivan@medpropertiesgroup.com						
PROPERTY OWNER: MPG RIC Burr Ridge, LLC						
PROPERTY OWNER'S ADDRESS: 71 S. Wacker Drive, Suite 3725 PHONE: 847-977-0986						
Chicago, IL 60606 PUBLIC HEARING REQUESTED: X Special Use Rezoning Text Amendment X Variation(s)						
DESCRIPTION OF REQUEST:						
Please see Supplement to Petition for description of request.						
PROPERTY INFORMATION (to be completed by Village staff)						
PROPERTY ACREAGE/SO FOOTAGE 260 DOWS EXISTING ZONING TI TUMPSITION						
EXISTING LISE/IMPROVEMENTS: MALION OFFICE						
SUBDIVISION:						
PIN(S) = 09 - 25 - 402 - 019 and 09 - 25 - 402 - 026						
The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.						
7/15/2022						
Petitioner's Signature Date of Filing						

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

Second Supplemental Submission

Applicant: MedProperties, LLC

Property: 7600 County Line Road ("Subject Property")

Description of Request:

The Subject Property is currently developed as medical office building pursuant to a Special Use Permit and Variations granted by the Village in 2017. Applicant seeks an amendment to its Special Use Approval and an additional variation to allow for additional parking at the Subject Property. The use of the Subject Property as a medical office will not change. No changes to the building on the Subject Property are proposed.

Ordinance No. A-834-02-17 - An Ordinance Granting Special Use Approvals Pursuant To The Burr Ridge Zoning Ordinance For Final Plan Approval And To Permit A Medical Office In The T-1 Transitional District was approved by the Village Board on January 9, 2017. This Ordinance granted special use approval for site, landscaping and building elevation plan approval and special use approval for the use of the Subject Property for a medical office.

Ordinance No. A-834-03-17 - An Ordinance Granting Variations From The Village of Burr Ridge Zoning Ordinance To Permit The Construction Of A Parking Lot And Dumpster Enclosure 20 Feet From The Rear Lot Line Rather Than The Required 30 Feet; To Permit The Parking Lot And Shared Access Drive Without the Required 8 Foot Setback From The South Side Lot Line; And To Permit A Parking Lot Drive Aisle To Encroach Into The Front Yard was approved by the Village Board on January 9, 2017. This Ordinance granted variations from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 20 feet from the rear lot line rather than the required 30 feet; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard.

Applicant now seeks an amendment to the Special Use Permit to approve a revised site plan that allows for additional parking and an additional variation from Section XI.C.8.c to allow five additional parking spaces in the NE corner of the Subject Property to extend beyond the building setback line. Currently, the Subject Property has 83 parking spaces. Applicant seeks to add an additional 30 parking spaces in total through both the amended site plan and variation, providing 113 total parking spaces for the Subject Property.

Background:

Applicant previously submitted a complete application for an amendment to its Special Use Approval and an additional variation which included proposed Findings of Fact, as well as a Supplemental Submission prior to the second public hearing. Applicant appeared before the Plan Commission on August 15, 2022 and September 19, 2022 and provided testimony as to both the request for an amendment to its Special Use approval and variation. At the public hearings, members of the public raised specific comments relating to the Subject Property and requested zoning relief. The Plan Commission continued the public hearing to January 16, 2023 in order to allow Applicant to address these comments. Applicant is providing the following Second Supplemental Submission to provide additional information to the Plan Commission and address the comments and questions raised by the residents.

Car Headlights: At the Plan Commission meetings on August 15, 2022 and September 19, 2022, residents expressed concerns associated with light coming from the parking lot over the fence from car headlights. By way of background, the site was designed with a 20' wide buffer yard at the western perimeter to serve two primary functions: (i) provide storm water management of the residential water shed to accommodate storm water runoff through our site; and (ii) create a visual landscape buffer with a 6' high privacy fence (offset 1' within the Subject Property line) in conjunction with continuous landscape plantings. The fence was previously approved by the Village Board of Trustees by Ordinance No. A-834-02-17 which granted the Special Use approval for the Subject Property. The final design of the fence was subsequently reviewed and approved by Village staff as required under the Ordinance. Applicant has confirmed with the Village that any change to the fence's location or height would require additional zoning approval from the Village.

An inventory of the plants visible from above the fence line include:

- (5) J.N. Musclewood (intermediate deciduous tree, mature height 25-35')
- (3) Tulip Tree (deciduous shade tree, mature height 70-90')
- (3) State Street Maple (deciduous shade tree, mature height 50')
- (31) American Hazelnut (deciduous large shrub, mature height 10-15')
- (11) Blackhaw Viburnum (deciduous intermediate tree, mature height 12-15')
- (8) Autumn Jazz Viburnum (deciduous large shrub, mature height 10')
- (48) Northwind Switch Grass (tall ornamental grass, mature height 7')

Applicant has investigated several potential options as it relates to mitigating light from car headlights into the residential lots located to the west of the Subject Property. Applicant proposes an evergreen screen for the purpose of abating vehicle headlights at the west parking lot perimeter that are partially screened by an existing privacy fence. A revised Landscape Plan and Images of the proposed west parking lot perimeter are enclosed for your reference. The proposal includes:

• New continuous evergreen hedge to obstruct vehicle headlights adjacent to residential lots 71 and 72 to supplement the existing 6' privacy fence at property line (~2' below parking lot pavement). No additional measures are necessary for the privacy fence

adjacent to residential lots 69 and 70 as it is at, or slightly below the parking lot and effectively impedes headlights.

- Specified 38-Mission Arborvitae sized at 5' height x 3.5' wide at installation (mature size 10-15' high x 6-8' wide, broadly pyramidal, and wider than other arborvitae species at 5' height).
- Mission Arborvitae evergreen hedge is at minimum 5' setback from back of curb near upper slope of stone channel with close spacing at 5' on center.
- The hedge at installation will have an 18" gap between plants with 70% coverage that will fill-in in 2-3 years for 100% coverage, based on a conservative 6" annual growth rate.
- The hedge will appear to be ~4' high viewed from the parking lot as elevation of hedge location is 1' lower at upper slope; however, with proximity of hedge sited at a 5' setback, versus the fence at 20' setback from parking, an initial lower screen will be both effective and aesthetically pleasing.

Interior Building Lighting: At the Plan Commission meetings on August 15, 2022 and September 19, 2022, residents expressed concerns associated with the interior building lighting during afterhours, specifically during the night and at the locations of 2 openings on the west side of the property. Subsequent to the September 19, 2022 meeting, Applicant has installed 4 roller shades at the 4 windows along the west side of the property that did not have shades installed. *See* enclosed invoice with photograph. These 4 windows, which encompass 2 openings (each opening is at the end of a corridor inside of the building), now have roller shades installed to impede any light from emitting during the day/night. All windows along the west side of the building now have roller shades installed.

Parking Lot Lights: At the Plan Commission meeting on September 19, 2022, a resident showed a picture of visible light emitting directly from the parking lot light fixture lamp. Subsequent to the September 19, 2022 meeting, Applicant has installed parking lot light shields affixed to the parking lot light fixtures located on the building side of the west side of the property. *See* enclosed plan and photographs. These parking lot light fixtures now have light shields installed on the west side of the lamp, which eliminates the ability to see directly into the lamp and light emitting directly from the parking lot light fixture.

Stormwater Details: Subsequent to the last plan commission meeting, Mackie Consultants, LLC updated the Stormwater Management Report to address the concerns noted by the Plan Commission. *See* enclosed Detention Basin Cross Section Exhibit. The soils report and drainage conditions were further analyzed to confirm the separation between the offsite storm sewer flow and the onsite stormwater management system.

A cross section was developed that identified a 29-foot separation between the dry well conveying offsite flows and the high-water elevation of the stormwater management system. The soils report for this area, dated January 2017 stated "Although permeability tests were not performed on the existing clay fill, clayey topsoil and native clay soils, we would estimate their permeability to be in the range of 10-6 to 10-8 cm/sec, making them practically impervious." Based on the distance between the two structures and the existing clay soils, the two systems should be considered

separate. Therefore, increases in the high-water level of the detention basin do not have an impact on the flow in the offsite storm sewer system.

Mackie Consultants, LLC also presented the proposed improvements to the Village of Burr Ridge Stormwater Management Committee on Tuesday, November 22, 2022. After the presentation and a Q&A session with the stormwater committee members, the Stormwater Committee voted to recommend approval of the stormwater facility modifications to be constructed as part of the proposed improvements to the Shirley Ryan Ability Lab. As of the date of this summary (January 9th), the minutes from the board meeting have not been published online, therefore, we are unable to provide the actual text of the motion. The proposed design will maintain the existing drainage from the residential properties to the west. The runoff from the additional impervious areas will be directed to the existing detention facility. The proposed design does not include any modifications to the existing outlet control structure. The high-water elevation of the detention will be raised approximately 3-inches, however, as previously noted this system is separate from the storm sewer system that conveys the runoff from the residential areas.

Therefore, the proposed parking lot improvements will not impact the offsite drainage conveyed from the residential properties to the west.

<u>Contact Information For Residents</u>: Applicant sincerely hopes that this additional information and mitigation efforts resolves most, if not all, of the concerns expressed by residents at the August 15, 2022 and September 19, 2022 Plan Commission meetings. Applicant is committed to being a good neighbor and will continue to work with residents to address any further concerns or issues that may arise in the future. If any resident has a question, comment or concern about the Subject Property, they may contact the AbilityLab's front desk, either by phone or in-person. AbilityLab staff that work at the front desk have been instructed to alert upper management of any communications with residents. Additionally, residents are welcome to contact Applicant directly using the below contact information:

> Jane Szymczak Assistant Property Manager, MedProperties Group Address: 71 S Wacker Drive, Suite 3725, Chicago, IL 60606 Direct: 847 897 7304 Fax: 847-897-7333 E-Mail: jszymczak@medpropertiesgroup.com Web: http://www.medpropertiesgroup.com/

Shirley Ryan AbilityLab Burr Ridge

Parking Lot Light Shields





Shirley Ryan AbilityLab Burr Ridge

Window Roller Shades - West Side of Building



INDECOR CONTRACT WINDOW TREATMENTS

Quote: 3737 / Date: 10/12/2022

Customer Med Properties IL US Jack Sullivan jsullivan@medpropertiesgroup.com

Project: Med Properties

Indecor Inc. 8222 Lehigh Ave Morton Grove, IL

60053, US (773) 561-7670

Prepared By: Jeff Hunt

(773) 406-6359 jeffhunt@indecorinc.com

Scope of Work

4 Mechoshade Manual Clutch Rollershades

- Fabric: 1513 Grey
- Includes Fascia
- M5 Clutch

* Tax not applied to part or subcomponent

Included(+)

 *Installation price is based on standard fastening procedures for drywall, aluminum, or wood surfaces. There will be additional charges for structural difficulties such as steel or concrete.
2. Price is good for 90 days from date on quote.
3. Non Union Installation
4. Field verification

Excluded(-)

1. Attic Stock 2. Sales Tax

2. 34185 14

Notes

Summary

Subtotal

\$ 3,094.50

Findings of Fact – Special Use Burr Ridge Zoning Ordinance Address: 7600 County Line Road

Pursuant to Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

In 2017, the Village granted a special use permit for the use of the property as a medical office. Petitioner is only seeking an amendment to the site plan for the property related to on-site parking. The use will not change.

The use of this property as a medical office has been providing benefits to the Village and its residents since 2017. The Shirley Ryan AbilityLab (*"AbilityLab"*) is the premier rehabilitation institution recognized worldwide for its advanced technology, research and treatment practices. The location of this facility in Burr Ridge provides residents and the surrounding communities with access to a world renowned, comprehensive rehabilitation facility not currently available in the community. This facility provides expert care for patients who no longer require hospitalization, but still need intensive rehabilitation care and is part of the AbilityLab's ongoing commitment to bring its services directly to residents in the Chicagoland area via outpatient clinics.

b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The amendment to the site plan will have no impact on the hours of operation, level of traffic, intensity of use, and quality of the facility. No significant impact or change is anticipated because of the amendment to the site plan to provide additional on-site parking.

c. The special 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 or impair property values within the neighborhood in which it is to be located.

In 2017, the Village granted a special use permit for the use of the property as a medical office. Petitioner is only seeking an amendment to the site plan for the property related to on-site parking. The use will not change. Since its approval in 2017, the special use has not been injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor has it substantially diminished or impaired property values within the neighborhood.

d. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

In 2017, the Village granted a special use permit for the use of the property as a medical office. Petitioner is only seeking an amendment to the site plan for the property related to on-site parking. The use will not change.

Since its approval in 2017, the special use has not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Much of the surrounding property is currently developed and fully improved. In addition, the medical use is consistent with the current use patterns in existence today. Existing office and commercial uses along County Line Road act as a transitional buffer to the surrounding residential uses and all of these uses successfully coexist presently. There are no anticipated impacts to any future development of surrounding properties by the amendment to the site plan.

e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.

Adequate utilities, access roads, drainage and/or necessary facilities have already been provided for the property. This is reflected in the plans submitted with the Petition and previously submitted in the application for the zoning relief granted for this property in 2017.

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

The additional parking spaces requested in the site plan will alleviate congestion and parking limitations in the area. Due to the pandemic, the Tenant's group transportation van program was eliminated, resulting in more family members and caretakers transporting patients. It is estimated that approximately two-thirds of the patients in the Day Rehab program utilized the transportation van program, which equates to around 26 - 33 patients in AM and PM blocks. This has resulted in an increased demand for parking on the northside of the facility to allow family members and caretakers to wait until treatment is completed.

g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

In 2017, the Village granted a special use permit for the use of the property as a medical office. Petitioner is only seeking an amendment to the site plan for the property related to on-site parking. The use will not change.

The special use currently in place for this property is consistent with the Official Comprehensive Plan. In Section 2, Community Vision, Goals and Objectives, item 1.1.2 Commercial/Industrial Development, the goal is listed as "Commercial and industrial developments should strengthen and maintain property values and provide a strong tax base for the Village." The development of the property and the use of the property as a medical office building has provided financial and commercial benefits to the Village by generating tax revenue and bringing visitors and business to the area. Since 2017, this facility has proven to be an asset to the Village not only financially but by providing residents with convenient access to a world renowned medical facility.

The objective specific to an office/commercial use is to "Facilitate development of only those commercial/industrial uses that generate traffic patterns that do not significantly impact the existing residential environment." In response to the goal, the development provided a new building meeting most of the current zoning requirements with elements such as dumpster enclosures and landscaping while maintaining critical access for adjacent properties and creating a consistent street frontage along South Frontage Road.

In addition, the Comprehensive Plan contemplates maintaining similar use patterns as those that existed at the time the Comprehensive Plan was adopted. At the time of adoption in 1999, the Existing Land Use Map designated the property as office. At the same time, the Future Land Use Map designated the property as office. The special use for medical office currently in place is consistent with the Official Comprehensive Plan.

h. The special use shall, in 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 or, if applicable, the Zoning Board of Appeals.

The proposal conforms to all regulations except for the limited requested variations already approved in 2017 and the additional variation requested in this Petition. The reasons for the variation requested are further outlined below.

Findings of Fact – Variation Burr Ridge Zoning Ordinance Address: 7600 County Line Road

Requested Variation: Variation for five additional parking spaces in the NE corner of the property to be located in front of the building setback line (Zoning Ordinance Section XI.C.8.c)

Pursuant to Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing facts supporting such findings.

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 carried out.

The property is unique in its functionality as there are two main entrances to the facility servicing separate programs: one entrance on the south side for the Tenant's outpatient program, and one entrance on the north side for the Tenant's Day Rehab program. The rectangular shape and size of the parcel limited the parking layout in the original development (majority of the parking had to be located west of the building and only one row of parking could be accommodated on the west side) given setback constraints as well as other regulations and restrictions contained in the Village Zoning Ordinance. As such, more parking was planned for the south side of the facility (outpatient program) with the intent that a transportation van program would be in place for the north side of the facility (Day Rehab program), which provided parking relief. As a result of the Covid-19 pandemic, the Tenant had to eliminate its transportation van program, which caused the north side of the site to experience parking congestion. The requested additional five spaces, which are simply an extension of an existing row of parking, would provide the Tenant with needed parking spaces for its most vulnerable patient base.

b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

Without the additional parking, the property will be under-parked and congestion on the north side of the facility will occur, reducing value to the Tenant and causing continued strain on part of its operations -- strain for both the Tenant and, more importantly, the patients. If the property cannot accommodate the parking needs of the patients, it will not be viable for the Tenant to stay at this location. The enforcement of the setback line to not allow parking in front of the building would prevent five convenient and innocuous additional spaces.

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

The request is unique to the property's functionality as there are two main entrances to the facility servicing separate programs, with the Day Rehab program being accessed from the northside entrance where the five requested parking spaces would be located. The rectangular shape and size of the parcel limited the parking layout in the original development given setback constraints as well as other regulations and restrictions contained in the Village Zoning Ordinance. The position of the building on the property provides for viable parking areas that are technically in front of the building but are to the side of the facility and adjacent to an open area.

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

The purpose of the variation is to provide additional on-site parking spaces for patients and visitors to the property. The variation allows for patients and visitors to safely park, more comfortably assist patients in/out of their vehicles and will alleviate congestion at the north side of the site.

e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

The Village Zoning Ordinance, absent the requested variation, results in impractical use of the northeast corner of the property and creates legal and physical challenges related to parking for the property based upon building and parking setbacks, in combination with parcel shape and size. It will be an issue for any potential redevelopment of the property.

f. 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.

Granting the variation will maintain the parking and access to the northeast corner of the property and will have no negative impact on the surrounding properties.

g. The granting of the variation will not alter the essential character of the neighborhood or locality.

The granting of the variation will maintain the character of the locality. Not granting the variance will cause parking, congestion and vehicular circulation problems for this property and the surrounding properties. The variation will not alter the essential character of the neighborhood or locality but rather enhance and maintain the existing character. All trees that need to be removed due to a conflict with the new improvements will be replaced on a 1:1 ratio with what exists today at the facility and the perimeter landscaping will be planted with a mix of vegetation in continuous landscape close to 100% opacity along the adjacent private lot.

h. The proposed variation will not impair an adequate supply of light and 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 variation will serve to retain the existing and orderly development of the property and will have no impact on adjacent properties or roadways, public safety, or property values. Additionally, the variation will not create drainage problems on adjacent properties as the existing stormwater detention basin on the east side of the facility has adequate capacity to handle the minimal increase in impervious surface area.

i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

The proposed variation will allow for the development of a use consistent with the Comprehensive Plan.

July 15, 2022

Janine Farrell, AICP Community Development Director Village of Burr Ridge 7660 County Line Road Burr Ridge, Illinois 60527

Dear Ms. Farrell:

As you know, MPG RIC Burr Ridge, LLC ("*Owner*") is the current owner of the Property located at 7600 County Line Road in Burr Ridge, Illinois. Owner supports and has authorized MedProperties, LLC ("*MedProperties*" or "Manager") and its representatives and agents to apply for a special use permit and variations and other necessary relief and permits related to the Property.

Please do not hesitate to contact me if you need any additional information. Thank you.

Sincerely,

MPG RIC Burr Ridge, LLC

By: Name: Title:



January 12, 2023

Janine Farrell, AICP Community Development Director Village of Burr Ridge 7660 County Line Road Burr Ridge, IL 60527

Re: Parking Lot Improvements Shirley Ryan Ability Lab Burr Ridge, Illinois

Dear Ms. Farrell:

The addition of the new impervious surfaces associated with the parking lot improvements and increase in high water elevations of the stormwater management area on the Shirley Ryan Ability Lab will not alter the rate of flow of the stormwater associated with the existing residential properties located to the west of the project area. In addition, the proposed improvements will not have an adverse impact to the drainage system conveying flows from the from these neighboring properties.

All stormwater improvements will be construction in accordance with Village of Burr Ridge requirements.

Please let me know if you have any questions or comments.

Very truly yours, MACKIE CONSULTANTS, LLC

Trudy K. Buehler, PE Senior Project Manager

Cc: Jack Sullivan, MedProperties Caitlyn Culbertson, Elrod Friedman

N:\4328\Engineering\Design\Special Use\230112.Letter regarding drainage.docx

STORMWATER MANAGEMENT REPORT

FOR

PARKING LOT IMPROVEMENTS SHIRLEY RYAN ABILITY LAB BURR RIDGE, ILLINOIS

Prepared By:



Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com

Dated: September 8th, 2022 Revised: November 14, 2022

STORMWATER MANAGEMENT NARRATIVE PARKING LOT IMPROVEMENTS SHIRLEY RYAN ABILITY LAB BURR RIDGE, ILLINOIS Dated: November 14, 2022

The proposed improvements include the reconfiguration of the existing parking lot to add 30 parking spaces. The parking spaces are being added by increasing the size of the parking areas and by reconfiguring existing islands. The proposed plan adds 4,073 square feet of additional impervious area.

Existing conditions:

The Shirley Ryan Ability Lab improvements were constructed in 2017/2018. Stormwater Management for the site was provided in accordance with the DuPage Countywide Stormwater and Floodplain Ordinance and Village of Burr Ridge requirements current at the time of construction. A copy of the original Stormwater Management Report completed by Manhard Consulting, dated March 20, 2017 has been provided in Tab 4.

A detention basin is located on the east side of the site. This detention basin provides the Stormwater Detention Storage and Post Construction Best Management Practice (PCBMP) Storage requirements. The PCBMP high water elevation is 705.60 while the detention storage high water elevation is 706.20.

The PCBMP volume is controlled through a notch in a weir wall located within the flared end section that discharges to an outlet control structure. The outlet control structure contains a weir wall that has a 3-inch restrictor.

A storm sewer system and conveys the drainage from onsite to the detention system.

The Stormwater Report completed by Manhard Consulting, LLC also notes that a separate storm sewer system was constructed to convey by-pass flows from the west of the subject property to the south. Approximately 8.24 acres of offsite upstream tributary area drains through the site. To accommodate this offsite flow, a 24-inch storm sewer was constructed from a drainage ditch along the west side of the site to the existing drainage ditch southeast of the subject property.

In addition, an 8-inch drain tile that conveyed offsite flows was reconstructed and connected to the 24-inch storm sewer system conveying the offsite flows. It should be noted that the drain tile was deeper than the 24-inch storm sewer system, therefore, a dry well was constructed to connect the 8-inch drain tile to the 24-inch storm sewer system. The dry well allows the runoff conveyed through the drain tile to either infiltrate into the ground or when the water elevation

reaches the elevation of the 24-inch storm sewer to be conveyed through the storm sewer system. The detail for this dry well can be found on page C-110 in Tab 5.

Based on the information provided by the previous consultant, the onsite storm sewer system was completely separate from the storm sewer system conveying the offsite flows. The drywell is approximately 30-feet from the high-water elevation of the detention facility.

Proposed Conditions:

As previously noted, the proposed development increases the impervious area onsite. Therefore, additional PCBMP storage volume and detention volume will be required. The additional PCBMP storage volume was calculated as 1.25" over the increase in impervious coverage. The detention volume required was calculated utilizing the NRCS Runoff requirements for the increase in curve number.

Additional PCBMP volume required = 424 cubic feet Additional detention volume required = 736 cubic feet

Total PCBMP Volume required = 8,281 cubic feet Total Detention Storage volume required = 3,959 cubic feet.

To provide the additional PCBMP volume, we are proposing to raise the PCBMP high water elevation by modifying the height of the weir wall located within the flared end section that discharges to the outlet control structure. We will also then be raising the detention basin high water elevation. The existing weir wall within the outlet control structure is at elevation 706.8 which is still lower than the proposed high-water elevation. We are also not proposing to modify the restrictor within the outlet control structure. The PCBMP high water elevation will be raised 0.35 feet (705.6 to 705.95) while the detention volume high water elevation will be raised 0.30 feet (706.2 to 706.5).

Per the existing topographic survey, the adjacent grades around the detention facility are approximately 707.5. Therefore, the freeboard requirements are still being met.

As previously noted, the onsite storm sewer system is separate from the storm sewer system conveying offsite flows, therefore, the increase in high water elevation of the detention facility will not have an impact on the conveyance of the offsite flows. In addition, the dry well is approximately 30-feet from the high-water elevation of the detention facility.

We also obtained a copy of the original soils report for the site dated January 27, 2017. The soils report contains a section on the construction of the Stormwater Management facility and notes there is existing native clay material adjacent to the detention facility. The report

"estimates their permeability to be in the range of 10^{-6} to 10^{-8} cm/sec, making them practically impervious."

The proposed improvements have been designed to provide the necessary PCBMP and detention volume storage requirements due to the increase in impervious area. These modifications will not have an impact on the surrounding areas.

List of Appendices:

- Tab 1:Stormwater Management Plan depicting existing and proposed conditionsCross Section of relationship between dry well and detention facility
- Tab 2: Stormwater Management Calculations
- Tab 3:Soils Report, dated January 27, 2017
- Tab 4:Stormwater Management Report completed by Manhard Consulting datedMarch 20, 2017
- Tab 5:Record Drawings completed by Manhard Consulting, dated April 24, 2018

TAB 1



				DESIGNED	JT	ОТОР
С				DRAWN	SC	2108
				APPROVED	ТКВ	
				DATE	09/08/2022	
	11-14-2022 DATE	REVISED PER STORMWATER COMMENTS DESCRIPTION OF REVISION	TKB BY	SCALE	1" = 20'	


▼ 705.95 PROPOSED HWL PCBMP ▼ EXISTING HWL PCBMP

POND BOTTOM = 703

 $\frac{1}{2} = \frac{1}{2} = \frac{1}$

└24″ PERMEABLE SOIL MIXTURE

DETENTION BASIN CROSS SECTION EXHIBIT SHIRLEY RYAN ABILITY LAB BURR RIDGE, ILLINOIS



TAB 2



Stormwater Overview Shirley Ryan Ability Lab **Burr Ridge, Illinois** November 14, 2022

Total Site Area		113,758 sq. feet	2.61 acres
Existing Impervious A	rea	75,421 sq. feet	1.73 acres
Existing Curve Numb	er	89.9	
Proposed Impervious	A	79,494 sq. feet	1.82 acres
Proposed Curve Number	er	90.8	
Additional Impervious	Area	4,073 sq. feet	
Additional Volume Co	ontrol Requirement:	1.25 inch per sf o	of impervious area
Volume Co	ontrol Required =	424 cubic feet	
Volume Co	ontrol required for entir	8281 cubic feet	
Additional Detention S	Storage Requirement:		
Curve Number =	80.00 = CN for gr	ass areas	
Area =	0.09 acres		
Precipitation =	8.57 inches	100 yr, 24hr	
Computed Results: NR	CS Runoff Equation		
S =	2.50 inches		
Runoff =	6.16 inches		
Volume =	2091 required		
Curve Number =	98.00 = CN for pr	oposed areas	
Area =	0.09 acres		
Precipitation =	8.57 inches	100 yr, 24hr	
Computed Results: NR	CS Runoff Equation		
S =	0.20 inches		
Runoff =	8.33 inches		
Volume =	2827 cubic feet n	eeded for proposed site design	
Additional	Detention Required =		736 cubic feet
Detention r	equired per original desig	0.074 ac-ft =	3223 cubic feet
Total dete	ntion storage required =		3959 cubic feet
Stormwater Storage to	o be provided	Q 4 47	aubia faat
PUBMP S	lorage Provided =	8,447	cubic feet

Detention Storage Provided =



Stormwater Detention Volume Calculations

Shirley Ryan Ability Lab Burr Ridge, Illinois November 14, 2022

	Area		Average	Incremental	Cummulative
Elevation			Area	Storage	Storage
(ft)	(ft^2)	(ac)	(ft^2)	(cu-ft)	(cu-ft)
703.23	80	0.002			0
			829	638	
704.00	1,577	0.036			638
			2,810	2,810	
705.00	4,042	0.093			3,447
			5,263	4,999	
705.95	6,483	0.149			8,447
			6,634	332	
706.00	6,784	0.156			8,778
			7,352	3,676	
706.50	7,920	0.182			12,454

	Elevation	Storage	Storage
	(ft, NAVD88)	(cf)	(ac-ft)
NWL	703.23	0	0.000
	704.00	638	0.015
	705.00	3447	0.079
PCBMP	705.95	8447	0.194
	706.00	8778	0.202
HWL	706.50	12454	0.286

PCBMP Volume Provided =	8,447 cf
Detention Volume Provided=	4,008 cf

Existing Curve Number									
Shirley Ryan Ability Lab									
	Nov	ember 14, 2	022						
T ()									
Type of Area:	200		Maion Stam	water Crister					
Detained Af	ta Area		Major Storii	iwater Syster	m				
Unstream A	rea		Other		_				
	ica								
Condition:									
Proposed Co	ondition	Х	Existing Con	ndition					
	-		-						
Per the NRCS Soil Map:		soils consis	t of mainly	Urban Soils					
These soils have a H	ydrologic So	il Group of	C OR D						
		Total	Total	Percent					
	Area	Area	Area	of Total	Curve				
Location	(sq ft)	(sq ft)	(acres)	Area	Number				
Dominus Among									
Green Space	2	38 337	0.88	34%	74.0				
Green Space		50,557	0.00	5470	74.0				
Impervious Areas									
- Roads, Root	fs, Sidewalk	75,421	1.73	66%	98.0				
Open Water		0	0.00	0%	100.0				
Overall Project Area		112 750	of	10007					

Weighted Curve Number: 89.9

89.9

Runoff Curve Number Shirley Ryan Ability Lab **Burr Ridge**, Illinois November 14, 2022 Type of Area: Detained Area Major Stormwater System Unrestricted Area Other: _____ Upstream Area Х Condition: **Existing Condition Proposed Condition** Х Per the NRCS Soil Map: soils consist of mainly Urban Soils These soils have a Hydrologic Soil Group of CORD Total Total Percent of Total Area Curve Area Area Location Area Number (sq ft) (sq ft) (acres) **Pervious Areas** Green Space 34,264 0.79 30% 74.0 **Impervious Areas** Roads, Roofs, Sidewalks 79,494 1.82 70% 98.0 Open Water 0 0.00 0% 100.0 **Overall Project Area** 113,758 sf 100%

Weighted Curve Number: 90

90.8

TAB 3



Corporate Office

360 S. Main Place, Carol Stream, IL 60188-2404 630.462.2600 • Fax 630.653.2988

Local Offices:

457 E. Gundersen Drive, Carol Stream, IL 60188-2492 630.653.3920 • Fax 630.653.2726

650 N. Peace Road, Suite D, DeKalb, IL 60115-8401 815.748.2100 • Fax 815.748.2110

1350 TriState Parkway, Unit 122, Gurnee, IL 60031-9135 847.249.6040 • Fax 844.767.4721

2235 23RD Avenue, Rockford, IL 61104-7334 815.394.2562 • Fax 815.394.2566

203 Earl Road, Suite A, Shorewood, IL 60404-9446 815.744.1510 • Fax 815.744.1728

Report of Soils Exploration

RIC Outpatient Facility

7630 S. County Line Road

Burr Ridge, Illinois

Geotechnical & Environmental Engineering

Construction Materials Engineering & Testing

Laboratory Testing of Soils, Concrete & Asphalt

Geo-Environmental Drilling & Sampling

HDR Engineering/ Architecture, Inc.



Local Office January 27, 2017

Mr. Todd Eicken HDR Engineering/Architecture, Inc. 30 West Monroe Street, Suite 700 Chicago, Illinois 60603

Re: L-86,243 RIC Outpatient Facility 7630 S. County Line Road Burr Ridge, Illinois

Dear Mr. Eicken:



TESTING SERVICE CORPORATION

Local Office:

457 E. Gundersen Drive, Carol Stream, IL 60188-2492 630.653.3920 • Fax 630.653.2726

Corporate Office:

360 S. Main Place, Carol Stream, IL 60188-2404 630.462.2600 ● Fax 630.653.2988

This report presents results of a soils exploration performed for the proposed Rehabilitation Institute of Chicago (RIC) Outpatient Facility in Burr Ridge, Illinois. These geotechnical engineering services have been provided in accordance with TSC Proposal No. 57,989B dated January 6, 2017 and the attached General Conditions, incorporated herein by reference.

The project site is located at 7630 S. County Line Road, part of a commercial/office development. Two (2) existing buildings (to be demolished) with asphalt parking/driveway and landscaped areas around them are presently located on the property. A drainage ditch is present along the east end of the side next to South Frontage Road. The proposed building site is relatively flat with the ground surface elevations at the boring locations only varying by about 1½ feet.

The proposed RIC Outpatient Facility will be a 1-story building with a footprint of $\pm 24,400$ sf. It will be a slab-on-grade structure (i.e. no basements) with top of finished floor (FF) set at Elevation 709.5. The maximum exterior and interior column loads have been estimated by the Structural Engineer at 62 kips (24 kips DL) and 102 kips (42 kips DL), respectively. It is understood that the existing pavement areas are to be reconstructed as part of the proposed site redevelopment.

A Preliminary Storm Layout plan provided by Manhard Consulting (dated 1-04-17) shows a proposed detention basin along the east end of the site, i.e. in the area of the existing drainage ditch. The high water level (HWL) is shown at Elevation 706.3, with the bottom of the proposed basin ranging from Elevations 703.5 - 704.5.

Results of field and laboratory testing and recommendations based upon these data are included in this report. Specifically addressed are structure and floor slab support, site-grading/demolition issues, pavement design and construction, the detention basin, and groundwater management.

Field Investigation and Laboratory Testing

Eleven (11) soil borings were performed for this study. The boring locations were selected and laid out in the field by TSC. Reference is made to this enclosed Boring Location Plan for the drilling layout, ground surface elevations at the borings also being shown. The elevations were acquired by TSC



using a Trimble R8 GNSS Receiver which uses the North American Vertical Datum of 1988 (NAVD88), being rounded to the nearest 0.5 foot.

Borings 1 - 6 in the building area were extended 15 feet below existing grade, with Borings 7 and 8 for the proposed detention basin also to 15 feet and Borings 9 - 11 in pavement areas to 5 feet. They were drilled and samples tested in accordance with currently recommended American Society for Testing and Materials specifications. Soil sampling was performed at 2½-foot intervals in conjunction with the Standard Penetration Test (SPT), for which driving resistance to a 2" split-spoon sampler (N-value in blows per foot) provides an indication of the relative density of granular materials and consistency of cohesive soils. Water level readings were taken during and following completion of drilling operations, with the boreholes then immediately backfilled for safety reasons and those in pavement areas also patched at the surface.

Soil samples were examined in the laboratory to verify field descriptions and to classify them in accordance with the Unified Soil Classification System. Laboratory testing included water content determinations for all cohesive and intermediate (silt or loamy) soil types. An estimate of unconfined compressive strength was obtained for all cohesive soils using a calibrated pocket penetrometer (Qp), with actual measurements of unconfined compressive strength (Qu) performed on representative samples of native clay soils. Dry unit weight tests were also run on specimens of clay fill.

Reference is made to the attached boring logs which indicate subsurface stratigraphy and soil descriptions, results of field and laboratory tests, as well as water level observations. Definitions of descriptive terminology are also included. While strata changes are shown as a definite line on the boring logs, the actual transition between soil layers will probably be more gradual.

Discussion of Test Data

Boring 1 was performed in an existing sidewalk, encountering 4½" P.C. concrete underlain by 5 inches granular base course materials. Borings 2, 6 and 9 - 11 (5 total) were drilled in existing pavement areas, revealing 2 to 5 inches bituminous concrete underlain by 5 to 12 inches granular base. The pavement thicknesses were estimated from the disturbed sides of the augered boreholes and should be considered approximate; pavement cores may be taken if more accurate measurements or descriptions of the pavement (including possible fabric interlayers) are required.

Borings 3 - 5, 7 and 8 were taken in existing landscaped and ditch areas, revealing 8 to 11 inches surficial topsoil respread at the surface or under a layer of mulch (B-4). The topsoil layer in Boring 3 was underlain by a few inches of crushed stone. Fill materials were encountered below the pavement section at Borings 1, 2, 9 and 11 and below the topsoil respread/crushed stone materials in Borings 3 - 5, 7 and 8, extending to depths typically ranging from about 3 to 8 feet below existing grade (only $1\frac{1}{2}$ feet deep at B-8).

The fill materials consisted of silty clay soils with variable amounts of organic matter/topsoil. Samples of the cohesive fill exhibited variable dry unit weights and water contents ranging from 87 to 116 pounds per cubic foot (pcf) and 16 to 33 percent, respectively. The pocket penetrometer readings were also variable and ranged from 0.5 to 3.75 tons per square foot (tsf). These data represent fill materials that were not placed for the most part under controlled conditions, i.e. a non-engineered fill.

An apparent native topsoil layer was found buried beneath the fill materials in Borings 4, 5, 7 and 8, extending to depths ranging from about 3 to 9 feet below existing. Samples of the clayey topsoil materials exhibited relatively high moisture contents typically ranging from 36 to 42 percent.

The uppermost few feet of native soils below fill and buried topsoil materials in Borings 2, 4, 5 and 7 - 9 consisted of silty clay of apparent medium to high plasticity. These CL/CH materials (Unified classification) were typified by moderate unconfined compressive strengths ranging from 1.0 to 2.5 tsf at relatively high water contents of between 24 and 32 percent. Very soft to soft and very moist silty clay soils were found underlying the fill materials in Boring 3, extending to a depth of 10½ feet below existing grade. Samples of the very soft to soft cohesive soils exhibited unconfined compressive strengths/pocket penetrometer readings of 0.25 to 0.5 tsf at water contents of 24 to 36 percent.

Native soils below pavement section, existing fill and buried topsoil materials otherwise consisted predominantly of tough to hard silty clays, with an approximate 2 to 3-foot thick layer of stiff (medium) silty clay found at a depth of 5½ feet in Boring 8. They exhibited unconfined compressive strengths ranging from about 1.0 to 4.5+ tsf at water contents typically between 14 and 21 percent (occasionally both lower and higher).

Borings 6, 9 and 10 were "dry" both during and upon completion of drilling operations. Free water was found trapped within topsoil/granular base materials at depths of 6 to 12 inches below existing grade in Borings 3 and 11. Free water was otherwise found in the borings at depths ranging from 3 to 10 feet below existing grade.

Analysis and Recommendations

1) General Overview / Bearing Table

As previously discussed, the proposed redevelopment will consist of a new RIC Outpatient Facility. It will be a 1-story slab-on-grade structure. Proposed FF has been set at Elevation 709.5. Judging by the ground surface elevations at the boring locations and an assumed finished pad elevation at FF - 0'- 10", grade is within a few inches of final pad subgrade elevation.

Borings 1 - 6 were drilled in the area of the proposed building. The existing fill materials encountered to depths of approximately 5 to 8 feet below existing grade at Borings 1 - 5 exhibited dry unit weights as low as about 90 pcf and water contents as high as 30 to 33 percent. These data represent poorly-compacted/non-engineered fill materials. The existing fill was underlain by a topsoil layer in Borings 4 and 5 that extended to depths of about 6 and 9 feet below existing grade, respectively, and exhibited high moisture contents of up to 39 percent. Soft and very moist native silty clay soils were also found underlying fill materials in Boring 3, extending to a depth of 10½ feet below existing grade. The existing fill, buried topsoil and soft/very moist native clay soils are not considered suitable for foundation support, also providing a deficient base for slab-on-grade construction.

The proposed 1-story building may be supported on footing foundations. However, removal and replacement of the above described unsuitable materials as part of site-grading/building pad construction or the use of ground improvement methods are required so that footing foundations could be utilized for structure support. As previously mentioned, proposed FF for the new structure has been set at Elevation 709.5. Interior and exterior footings are expected to bear at about FF -2'-0" and -



4'-0" (minimum frost depth), respectively. This would place exterior and interior footing grades at approximate Elevations 705.5 and 707.5, respectively.

Summarized in the following table is the depth/elevation at which in-situ native soils are considered capable of supporting a net allowable bearing pressure of 3000 psf were encountered at Borings 1 - 6 in connection with footing foundations and building pad construction. Ground surface elevations and the depth of existing fill (F) are also shown.

Boring No.	Ground Surface	Depth of Existing	3000 psf Native Bearing - Building Pad Undercut		
0	Grade	FIII (Feet)	Depth (Feet)	Elevation	
1	709.0	5.0	5.0	704.0	
2	708.0	5.5	5.5	702.5	
3	708.0	5.5	10.5	697.5	
4	708.0	5.5 B	5.5	702.5	
5	709.5	9.0 B	9.0	700.5	
6	709.5	1.0 P	1.0	708.5	

- B Apparent native topsoil found buried beneath existing fill materials depth shown is to bottom of layer.
- P Pavement Section.

Alternatives for foundation and floor slab support at the boring locations include removal and replacement of the unsuitable materials as part of site-grading operations (building pad construction) and the use of ground improvement methods. Both alternatives are discussed separately in the following sections of this report. It should be noted that none of the borings were drilled within the existing buildings located on the site, with more favorable soil conditions to possibly be present there.

2) Building Pad Construction/Demolition Issues

It is understood that current plans call for the existing structures located on the site to be demolished and removed. The existing buildings encroach on the northeast and southwest portions of the proposed building footprint. Building demolition must be taken into account in foundation and site grading plans. In this regard, existing concrete floor slabs and foundation walls as well as asphalt/concrete pavements should be removed as part of site demolition in proposed building and pavement areas. This will promote subsurface drainage and minimize obstructions in future foundation and utility excavations.

All existing utility lines should also be removed in the area of the proposed building. Shallow utility lines located under proposed pavement areas should ideally be removed. Granular backfill should be placed in the excavations that are left, to be compacted to 95 percent Modified Proctor density.

Deeper pipes may be filled with flowable grout. However, the condition of backfill materials left in-place over these pipes will have to be further evaluated when the site is stripped, i.e. their suitability for pavement support.

Building pad construction will otherwise require that existing fill, buried topsoil and soft clay soils be removed and replaced to the approximate depths shown in the above bearing table for the boring locations. This will require cuts to approximate Elevations 697 to 704 at Borings 1 - 5. With top of finished floor being set at Elevation 709.5, associated new fills are expected to be in the range of about 5 to 11 feet at Borings 1 - 5. At Boring 6 (drilled near the southwest corner of the proposed building), grade after stripping of existing pavements will basically be at final pad subgrade elevation. Suitable bearing soils (tough to very tough native silty clay) were found at this elevation at the boring location.

Undercutting will require that the building pad be enlarged to permit the horizontal distribution of exterior footing loads. In the regard, it is recommended that the base of the undercut extend a minimum of 5 feet outside the outer edge of the structure plus 0.5 feet for every foot of new fill to be placed.

Existing fill can for the most part be reused as part of building pad construction. Exceptions would include surficial clayey topsoil layers. However, <u>most of the existing fill will have to be reduced in</u> <u>moisture content in order to meet the 95 percent compaction criterion</u>, i.e. those materials exceeding about 18 percent in moisture content. The topsoil and root zone materials should be used in non-structural fill areas or disposed of offsite.

Prior to the placement of new fill, exposed subgrade soils should be evaluated to determine whether adequate compaction may be achieved for the first lift. Marginal subgrade stability may mean that clay fill cannot be initially compacted. Marginal bearing soils for fill placement were revealed in Borings 2, 4 and 5, i.e. native silty clay soils exhibiting water contents exceeding 25 percent. Where this condition occurs, it is recommended that coarse aggregate be placed in the bottom of the excavation until a stable base for compaction of clay fill is achieved. This typically consists of a 12 to 24-inch "bridging" lift of coarse aggregate fill such as IDOT gradation CA-1 ("3-inch rock"), usually compacted by track-rolling.

New fill should otherwise consist of approved granular materials or inorganic silty clays of low to medium plasticity. It is recommended that compaction for the building pad be to a minimum of 95 percent of maximum dry density as determined by the Modified Proctor test (ASTM D1557). The fill should be placed in approximate 9 inch loose measure for cohesive soils and up to 12 inches for granular materials, each lift to be compacted to the specified density prior to the placement of additional fill.

Moisture control is important in the compaction of most soil types, and it is recommended that the water content of new fill be within 1 percentage point on the low side and 3 percentage points on the high side of optimum moisture as established by its laboratory compaction curve. <u>As previously discussed</u>, a large portion of existing fill materials will likely have to be reduced in moisture content in <u>order to meet this criterion</u>. If the fill replacement operation is performed when drying of high moisture content clay soils cannot be accomplished by typical discing and aeration procedures, lime modification may be utilized by mixing 3 to 5 percent of lime by-products (by soil weight) with the clay



materials. It should be noted that lime products will not be effective when the soil temperature is below approximately 50 degrees F.

Footings can be constructed on new engineered fill that is placed as part of building pad construction as described above. A net allowable bearing pressure not to exceed 3000 psf may be used in connection with footing design. The floor slab could be designed for a subgrade modulus of 150 pounds per cubic inch (pci) with associated settlement expected to be negligible.

It is recommended that all continuous wall footings be made at least 24 inches wide and isolated foundations at least 3.0 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits. Interior footings may be constructed at higher elevations as long as they are protected against frost heave in the event of winter construction.

Due to the relatively variable depth of fill that is anticipated, it is also recommended that all foundation walls be reinforced. This may consist of a minimum of two #5 rebars placed at the top and bottom of foundation walls. The reinforcing steel should be made continuous using overlaps at splices and corner bends having lengths in accordance with the direction of the Structural Engineer.

The 3000 psf bearing value may be increased by up to 33 percent for intermittent loads such as wind and seismic loading; the 33% increase may also be applied to the toe pressure of eccentrically loaded footings as long as the average bearing pressure does not exceed 3000 psf. The above recommendations should otherwise result in total foundation settlements not exceeding 1.0 inch, for which differential settlement of less than 0.7 inches would be anticipated.

3) Ground Improvement Alternative

In lieu of the removal and replacement (building pad construction) alternative described above, ground improvement methods may be utilized to reinforce the existing fill, buried topsoil and soft/very moist native silty clay soils. The recommended ground improvement technique is the use of aggregate piers (stone columns/rammed aggregate piers) to improve the existing fill, buried topsoil and soft/very moist native clay soils at least under proposed footing areas. If not risk for floor slab settlement is desired, aggregate piers should also be utilized to reinforce the existing fill, buried topsoil and soft clay soils under floor slabs-on-grade.

The aggregate piers are constructed by making 24 to 36-inch diameter holes through the fill, buried topsoil and low strength soils and backfilling them with thin lifts of compacted aggregate. Compaction densifies the aggregate and increases the lateral stress in the soil matrix. The system will serve to reduce settlements and increase bearing capacity by replacing the existing fill, buried topsoil and soft/very moist native clay soils with a stiffer composite soil matrix. Conventional columns and wall footings and floor slabs can then be supported on the aggregate pier-reinforced ground.

It is preliminarily estimated that footings bearing on the aggregate pier-reinforced ground should be able to be designed for a net allowable bearing pressure of at least 3000 psf, while limiting settlements to 1" or less. The floor slabs of the proposed building can also be supported on aggregate pier-reinforced ground with this alternative. Specialty contractors with experience in the design and installation of geopiers or stone columns should be consulted in regard to these matters. Aggregate pier ground improvement is a specialty, geotechnical design-build system that is prepared by the

installer, and it is typical for the design soil bearing capacity of the aggregate pier-improved ground and the anticipated settlements of the foundations to be provided by the selected ground improvement firm.

It is recommended that the width of all continuous wall footings be made at least equal to (and ideally larger than) the width of the aggregate pier elements and isolated foundations be made at least 3.0 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits. Interior footings may be constructed at higher elevations as long as they are protected against frost heave in the event of winter construction.

In accordance with the International Building Code (IBC), the Site Class for seismic design is to be based on average soil properties in the top 100 feet. Site Class D is to be used unless site specific soils information is available, which applies in the present case. To determine whether Site Class C can be used, we would recommend determining the in-situ shear wave velocity profile in the upper 100 feet at the site using a surface-wave seismic method such as the Refraction Microtremor (ReMi) method.

4) Ground Supported Slabs

Floor slab construction in this area typically utilizes a granular base for load distribution and as a leveling course and capillary break. Typical base course materials include IDOT gradations CA-6 (well-graded sand and gravel with fines) or CA-7 (¼" to ¾" chips). The CA-6 material should be compacted using vibratory equipment to 95 percent Modified Proctor density, the CA-7 until a dense and stable state is achieved. The CA-7 material is considered free-draining, providing a superior capillary break if one is desired.

Use of a vapor barrier beneath the floor slabs is not considered critical. In any event, the specifications and recommendations of the floor covering manufacturer(s) will take precedence and should be strictly followed.

The concrete slabs should be isolated from foundation elements, i.e. jointed around columns and foundation walls, to permit minor differential settlement to occur without causing undue cracking or distress. They should also be provided with adequate reinforcement and jointing to minimize the effects of any slab movement and control minor cracking. In this regard, slab-on-grade construction and jointing should be in accordance with ACI 360-10 (Guide to Design of Slabs-on-Ground).

5) Pavement Design and Construction

It is assumed that existing fill will be left in-place under new pavement areas, with minor settlement that may occur to typically be tolerated. As previously discussed, existing fill materials provide marginal to in some cases deficient subgrade support. This should be further evaluated on the basis of proof-rolling.

Upon stripping any vegetation/topsoil/root zone materials and existing pavements or cutting to final subgrade elevation, the exposed subgrade in pavement areas should be proof-rolled in order to detect the presence of unsuitable/unstable soil types. The proof-roll should be performed using a loaded



dump truck or other approved piece of heavy construction equipment. Proof-rolling should be performed in perpendicular directions to provide complete coverage.

All soft or unstable materials determined by proof-rolling should be reworked and recompacted or, if that does not significantly improve subgrade stability, removed and replaced. Solutions to such instability problems would likely consist of undercutting the unstable soils 1 to 2 feet and replacement with coarse granular material such as IDOT gradations CA-1 or CA-7. A geotextile fabric or geogrid product may be placed at the bottom of the undercuts prior to backfilling with the "bridging" coarse granular material.

New fill should otherwise consist of approved granular materials or inorganic silty clays of low to medium plasticity. It is recommended that compaction be to a minimum of 95 percent of maximum dry density as determined by the Modified Proctor test (ASTM D 1557). Exposed subgrade materials should also be compacted to at least 95 percent Modified Proctor density.

Moisture control is important in the compaction of most soil types, and it is recommended that the water content of new fill be within 1 percentage point on the low side and 3 percentage points on the high side of optimum moisture as established by its laboratory compaction curve. If the soil is compacted too dry, it will have an apparent stability which will be lost if it later becomes saturated. If the soil is too wet, the Contractor will not be able to achieve proper compaction.

A nominal Illinois Bearing Ratio (IBR) value of 2.5 is typically used for the design of asphalt pavements in this area, reflecting the clay subgrade which is prevalent. Use of this value assumes that any soft or unstable areas will be remediated, i.e. subgrade stabilized until passing a proof-roll.

Base course and subbase materials for anticipated asphalt pavements should otherwise conform to IDOT gradation CA-6 and be compacted to 95 percent Modified Proctor density or 100 percent of the Standard Proctor (ASTM D 698) maximum density value. Bituminous materials should be an approved IDOT Superpave minimum design, with N30 or N50 typical for light-duty parking lots and N50 or N70 for heavy-duty pavements. Standard Specifications for Road and Bridge Construction, Sections 406 and 1032 should also be referenced. They should be compacted to between 93 and 97 percent of their theoretical maximum density, as determined by the supplier.

Portland Cement Concrete (PCC) or heavy duty bituminous concrete is recommended for pavements with heavy truck traffic and high traffic load areas such as garbage truck dumpster loading areas. Standard Specifications for Road and Bridge Construction, Sections 353 and 420, should be followed.

6) Stormwater Management Facility

Borings 7 and 8 were drilled in the area of a proposed stormwater management facility along the east end of the site (existing drainage ditch). The high water level (HWL) is shown at Elevation 706.3 on the plan provided, with the bottom of the proposed basin ranging from Elevations 703.5 - 704.5. Relatively minor cuts/fills are required to construct the proposed basin. Based on the results of the borings, it is recommended that side slopes no steeper than 4H:1V be utilized for the proposed basin.

Water retention should not be a problem due to the cohesive nature of subsurface soils. Although permeability tests were not performed on the existing clay fill, clayey topsoil and native clay soils, we

would estimate their permeability to be in the range of 10⁻⁶ to 10⁻⁸ cm/sec, making them practically impervious.

7) Groundwater Management

Based on the results of the borings, serious groundwater problems are not anticipated due to the cohesive/impervious nature of existing soils. However, the accumulation of run-off water or seepage at the base of excavations should still be expected to occur during foundation construction and site work. The Contractor should be prepared to implement dewatering/unwatering procedures, as a minimum to include pumping from strategically placed sumps.

Closure

It is recommended that full-time observation and testing be provided by Testing Service Corporation personnel during foundation construction, so that the soils at foundation levels can be observed and tested. In addition, adequacy of building materials, stripping and undercutting, fill placement and compaction as well as slab-on-grade and pavement construction should be monitored for compliance with the recommended procedures and specifications.

The analyses and recommendations submitted in this report are based upon the data obtained from the eleven (11) soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings or elsewhere on the site. the nature and extent of which may not become evident until during the course of construction. As previously discussed, none of the borings were drilled within the existing buildings located on the site, with more favorable soil conditions to possibly be present there.

It has been a pleasure to assist you with this work. Please call if there are any questions or if we may be of further service.

Respectfully submitted,

TESTING SERVICE CORPORATION

Alfredo J. Bermudez Senior Geotechnical Engineer Registered Professional Engineer

Enc.



🛿. Machalinski, P.E. Vchael. Vice President



TESTING SERVICE CORPORATION

1. PARTIES AND SCOPE OF WORK: If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for Client's intended purpose. Unless otherwise expressly assumed in writing, TSC's services are provided exclusively for client. TSC shall have no duty or obligation other than those duties and obligations expressly set forth in this Agreement. TSC shall have no duty to any third party. Client shall communicate these General Conditions to each and every party to whom the Client transmits any report prepared by TSC. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

2. SCHEDULING OF SERVICES: The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

3. ACCESS TO SITE: TSC shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as a result of its services or the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires TSC to restore the site to its former condition, TSC will, upon written request, perform such additional work as is necessary to do so and Client agrees to pay to TSC the cost thereof plus TSC's normal markup for overhead and profit.

4. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that Client has advised TSC of any known or suspected hazardous materials, utility lines and underground structures at any site at which TSC is to perform services under this Agreement. Unless otherwise agreed in writing, TSC's responsibility with respect to underground utility locations is to contact the Illinois Joint Utility Locating Information for Excavators for the location of public, but not private, utilities.

5. DISCOVERY OF POLLUTANTS: TSC's services shall not include investigation for hazardous materials as defined by the Resource Conservation Recovery Act, 42 U.S.C.§ 6901, et, seq., as amended ("RCRA") or by any state or Federal statute or regulation. In the event that hazardous materials are discovered and identified by TSC, TSC's sole duty shall be to notify Client.

6. MONITORING: If this Agreement includes testing construction materials or observing any aspect of construction of improvements, Client's construction personnel will verify that the pad is properly located and sized to meet Client's projected building loads. Client shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been followed.

TSC's services shall not include determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored or whose work is being tested. TSC's services shall not include the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to perform same shall not in any way operate or excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and construction managers.

Information obtained from borings, observations and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence, but any inference or conclusion based thereon is, necessarily, an opinion also based on engineering judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site and ground water levels may fluctuate due to climatic and other variations. Construction materials may vary from the samples taken. Unless otherwise agreed in writing, the procedures employed by TSC are not designed to detect intentional concealment or misrepresentation of facts by others.

7. DOCUMENTS AND SAMPLES: Client is granted an exclusive license to use findings and reports prepared and issued by TSC and any sub-consultants pursuant to this Agreement for the purpose set forth in TSC's proposal provided that TSC has received payment in full for its services. TSC and, if applicable, its sub-consultant, retain all copyright and ownership interests in the reports, boring logs, maps, field data, field notes, laboratory test data and similar documents, and the ownership and freedom to use all data generated by it for any purpose. Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of TSC's report.

8. TERMINATION: TSC's obligation to provide services may be terminated by either party upon (7) seven days prior written notice. In the event of termination of TSC's services, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. The terms and conditions of these General Conditions shall survive the termination of TSC's obligation to provide services.

9. PAYMENT: Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.

10. WARRANTY: TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with these General Conditions and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to \$50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.

In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of Client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit on damages shall be increased to \$500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.

11. INDEMNITY: Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall. to the extent permitted by law, be several and not joint. The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC. Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

12. SUBPOENAS: TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

13. OTHER AGREEMENTS: TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement or its performance, (ii) wherein TSC waives any rights to a mechanics lien or surety bond claim; (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party or (iv) that requires TSC to indemnify any party beyond its own negligence These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.

GENERAL CONDITIONS Geotechnical and Construction Services

Testing Service Corporation Unified Classification Chart



	CR	:	SOIL CLASSIFICATION		
		TORY TEST °	Group Symbol	GROUP NAME ^b	
0	GRAVELS	CLEAN GRAVELS	$^{\rm C}_{\rm u} \ge 4$ and $1 \le ^{\rm C}_{\rm C} \le 3^{\rm e}$	GW	Well-graded gravel ^f
lLS 10.200	More than 50% of	less than 5% tines	$^{\rm C}_{\rm u}$ < 4 and/or 1 > $^{\rm C}_{\rm C}$ > 3 $^{\rm e}$	GP	Poorly-graded gravel ^f
D SOI	coarse fraction retained on No. 4	GRAVELS WITH FINES	Fines classify as ML or MH	GM	Silty gravel ^{f, g, h}
RAINE tained	sieve	more than 12% lines	Fines classify as CL or CH	GC	Clayey gravel ^{f, g, h}
E - GF 0% re sie	SANDS	CLEAN SANDS	$_{u}^{c} \ge 6$ and $1 \le _{c}^{c} \le 3^{e}$	SW	Well-graded sand ¹
U STREET SO% or more of coarse	less than 5% lines	$^{\rm C}_{\rm u}$ < 6 and/or 1 > $^{\rm C}_{\rm C}$ > 3 $^{\rm e}$	SP	Poorly-graded sand ¹	
	SANDS WITH FINES	Fines classify as ML or MH	SM	Silty sand ^{g, h, f}	
<u> </u>		more than 12% lines	Fines classify as CL or CH	SC	Clayey sand ^{g, h, f}
eve	SILTS & CLAYS	CLAYS PI > 7 or plots on or above		CL	Lean clay ^{k, l, m}
S 200 si	ο Ω Ο Ο Liquid limit less than	Inorganic	PI < 4 or plots below "A" line j	ML	Silt ^{k, l, m}
SOIL No. 3	50%	Organic	Liquid limit – oven dried < 0.75	OL	Organic clay ^{k, l, m, n}
d the			Liquid limit – not dried		Organic slit
GRA	SILTS & CLAYS		PI plots on or above "A" line	СН	Fat clay ^{k, i, m}
- Lee Beore Liquid li NLE To r	Liquid limit 50% or	Inorganic	PI plots below "A" line	МН	Elastic silt ^{k, l, m}
	more	Organic	Liquid limit – oven dried < 0.75 Liquid limit – not dried	ОН	Organic clay ^{k, l, m, p} Organic silt ^{k, l, m, q}
Highly organic soils Primarily organic matter, dark in color, and organic odor				PT	Peat

a. Based on the material passing the 3-inch (75-mm) sieve. b. If field sample contained cobbles and/or boulders, add "with cobbles and/or boulders" to group name

c. Gravels with 5 to 12% fines required dual symbols

GW-GK well graded gravel with sitt GW-GC well graded gravel with sitt GP-GC poorly graded gravel with sitt GP-GC poorly graded gravel with sitt GP-GC poorly graded gravel with clay d. Sands with 5 to 12% fines require dual symbols

d. Sands with 5 to 12% times require quart sympton SW-SM well graded sand with sitt SW-SC well graded sand with clay SP-SM poorly graded sand with clay SP-SC poorly graded sand with clay e. $^{c}_{u} = D_{60}/D_{10} \quad ^{c}_{C} = \frac{(D_{4b})^2}{D_{10} \times D_{60}}$

f. If soils contains ≥ 15% sand, add "with sand" to group name.

g. If fines classify as CL-ML, use dual symbol GC-GM, SC-SM

h. If fines are organic, add "with organic fines" to group name

i. If soils contains \geq 15% gravel, add "with gravel" to group name

J. If Atterberg Limits plot in hatched area, soil is a CL – ML, silty clay
 k. If soils contains 15 to 29% plus No. 200, add "with sand" or "with gravel"

whichever is predominant I. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to

group name. group name. m. If soils contains \ge 30% plus No. 200, predominantly gravel, add "gravelly" to group name n. Pl \ge 4 and plots on or above "A" line o. Pl \ge 4 and plots below "A" line

p. PI plots on or above "A" line

q. PI plots below "A" line





TESTING SERVICE CORPORATION

LEGEND FOR BORING LOGS



- N = Standard Penetration Resistance in Blows per Foot
- WC = In-Situ Water Content
- Qu = Unconfined Compressive Strength in Tons per Square Foot
 - * Pocket Penetrometer Measurement: Maximum Reading = 4.5 tsf
- DRY = Dry Unit Weight in Pounds per Cubic Foot

SOIL DESCRIPTION

MATERIAL BOULDER COBBLE Coarse GRAVEL Small GRAVEL Coarse SAND Medium SAND Fine SAND SILT and CLAY

PARTICLE SIZE RANGE

Over 12 inches 12 inches to 3 inches 3 inches to $\frac{3}{4}$ inch $\frac{3}{4}$ inch to No. 4 Sieve No. 4 Sieve to No. 10 Sieve No. 10 Sieve to No. 40 Sieve No. 40 Sieve to No. 200 Sieve Passing No. 200 Sieve

COHES	SIVE SOILS	COHESIONLESS SOILS		
CONSISTENCY	Qu (tsf)	RELATIVE DENSITY	N (bpf)	
Very Soft	Less than 0.3	Very Loose	0 - 4	
Soft	0.3 to 0.6	Loose	4 - 10	
Stiff	0.6 to 1.0	Firm	10 - 30	
Tough	1.0 to 2.0	Dense	30 - 50	
Very Tough	2.0 to 4.0	Very Dense	50 and over	
Hard	4.0 and over			
			т	

MODIFYING TERM

Trace Little Some

PERCENT BY WEIGHT

1 - 10 10 - 20 20 - 35





















F	PROJECT	RIC	COutp	oatie	nt Fac	ility, 7	'630 S.	Count	ty Line	Road, Burr Ridge, Illinois
(CLIENT	HD	R Enç	ginee	ring//	Archite	ecture,	Inc., C	hicage	o, Illinois
E	BORING	11			DAT	E STAR	TED	1-23-1	17	DATE COMPLETED 1-23-17 JOB L-86,243
(GROUND	SURF	ACE	ELEV 70	ation 9.5	S				₩ATER LEVEL OBSERVATIONS ▼ WHILE DRILLING 1.0 '
E	END OF B	ORIN	G _	704	4.5					\bigtriangledown at end of boring 1.0 '
	Н ЕRY									▼ 24 HOURS
	LENGT	SAN		Ν	wc	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
0								0.4	709.1	5" Bituminous Concrete **
								1.3	708.2	
_		1	SS	14	21.4	2.25*	106			FILL - Brown and gray silty CLAY, little sand, trace gravel, moist to very moist (CL)
_		2	SS	19	17.8	2.25*		3.0	706.5	Very tough brown and gray silty CLAY, little sand, trace gravel, moist (CL)
5										End of Boring at 5.0'
_										 * Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer. ** Approximate thicknesses determined by
10										flight auger methods Diedrich Automatic Hammer used for SPT
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DRILL R	IG NO. 2	262	_		approxi in-situ,	mate bou the transi	ndaries b tion may l	etween so be gradual	il types;	

DISTANCE BELOW SURFACE IN FEET

TSC 86243.GPJ TSC_ALL.GDT 1/26/17



TAB 4



STORMWATER PERMIT SUBMITTAL REHABILITATION INSTITUTE OF CHICAGO

BURR RIDGE, ILLINOIS

PREPARED FOR: MEDPROPERTIES GROUP 40 SKOKIE BOULEVARD, SUITE 410 NORTHBROOK, ILLINOIS 60062-1696 (847) 897 – 7310

> PREPARED BY: MANHARD CONSULTING, LTD. 700 SPRINGER DRIVE LOMBARD, IL 60148 (630) 691-8500

JANUARY 2017 REVISED: JANUARY 31, 2017 REVISED: MARCH 20, 2017





NO
CGARAININTY AND STATUS LDATE AFF RECEIVED LDATE AF	DUPAGE COUNTY STORMWA	TER MANAGEMEN	VI CERTIFICATION	APPLICATION			
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	NonPattialComplete			-			
	5. (Cummunity use only)	I.					
Allie: Curlls P. Dellimann, P.E. Mainted Consulting, Lide 1743 Marined Consulting, Lide 1743 Allie: Fock Nelson, Director Mainted Consulting, Lide 1743 Allie: Fock Nelson, Director Mainted Consulting, Lide 1743 Allie: Fock Nelson, Director Mainted Consulting, Lide 1743 Mainted Number	6. NAME, ADDRESS AND TITLE OF APPLICANT	7. NAME AND AL	DRESS OF OWNER				
MedProgeness Crosp 400 String Units Combined, IL 60148 400 String Units Combined, IL 60148 503 - 925 - 1045 Tradpater, M., and M., and M. (2007) Tradpater, M., and M. (2007) Tradpater, M., and M. (2007) Tradpater, M., and M. (2007) Tradpater, M., and M. (2007) MedProgeness Stars, 847-897-7310 Tradpater, M., and M. (2007) Tradpater, M., and M. (2007) Tradpater, M., and M. (2007) MedProgeness Stars, 847-897-7310 Tradpater, M., and M. (2007) Tradpater, M., and M. (2007) Tradpater, M., and M. (2007) MedProgeness Stars, 847-897-7310 Tradpater, M., and M. (2007) MedProgeness Stars, 847-897-7310 Tradpater, M. (2007) MedProgeness Stars, 847-897-7310 District M. (2007) MedProgeness MedProgeness Stars, 847-897-7310 Distradpastremant MedProgeness MedProgeness MedProgeness	Alin: Curtis P. Dellmann, P.E.	Atto: Rick N	elson, Director	52°			
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RIDER TO DUPAGE COUNTY STORMWATER MANAGEMENT CERTIFICATION

STORMWATER APPLICATION/PERMIT No.	_` `	DEC TRACKING No	
1. CHECK LIST: (Community Sign-off with Initials)			
A Professional Engineer under the employment of development meets the minimum criteria for stormwater mana	of the Applicant provide agement in accordance	ed a statement within the submittal rendering an opinion that the with the Ordinance. $(15-36)$	
General Provisions – Building Protection: flood	proofing measures certi	fied by a professional engineer are included in this submittal. (15-28,A)	
The Applicant certifies that on site infiltration (P	CBMP) area complies	with the Ordinance (15-63 B.2)	
The developer shall grant (at the time of permitti development site to comply with Article VI of the Ordinance.	ng), to the County or w	aiver community, a temporary easement authorizing access to the	
2. STORMWATER MANAGEMENT AFFIDAVIT	S and STATEMEN	TS (Check and Sign all that apply)	
LETTER OF PERMISSION: The undersigned affirm that all calculations are in accordance are in compliance with the requirements of the Ordinance (15-	with standard engineer 31).	ing practice and have been checked for accuracy of calculation and	
Ciptis P. Olthy	3/20/17	Curtis P. Dettmann, P.E.	
L L P Maturoni poplicant	2/20/17	Curtis P Dettmann PF	
Signature of Design Professional	Date	Print Design Professional Name and Title	
Design requirements:			
I certify that I am aware of the design requirements of the IEP	A NPDES ILR10 per	nit and I certify that the plan meets those requirements. (15-50,A)	
lister & allen	3/20/17	Curtis P. Dettmann, P.E.	
Signature of Applicant	Date	Print Applicant Name and Title	
3. STATEMENT OF OPINION: (15-47.A.5)			
I acknowledge the presence of flood plain.	cknowledge the pres	ence of wetlands. I acknowledge the presence of buffers.	
I deny the presence of flood plain.	eny the presence of w	vetlands. I deny the presence of buffers.	
Centre With	3/20/17	Curtis P. Dettmann, P.E.	
Signature(s) of Qualified Professional(s)	Date	Print Qualified Professional(s) Name(s) and Title(s)	
Signature(s) of Qualified Professional(s)	Date	Print Qualified Professional(s) Name(s) and Title(s)	
Signature(s) of Qualified Professional(s)	Date	Print Qualified Professional(s) Name(s) and Title(s)	
4. SOIL EROSION and SEDIMENT CONT	ROL REQUIREME	ENTS:	
59.W)	n one (1) acre: 1 certify	that the site complies with the IEPA NPDES ILR 10 permit. (15-	
Lit P Hote	3/20/17	Curtis P. Dettmann, P.E.	
Signature of Applicant	Date	Print Applicant Name and Title	
Developments with land disturbance less than o meets the soil erosion and sediment control design criteria fou	ne (1) acre that are not nd in Article V11, (15-5	part of a larger common plan: I certify that the development $0.B$)	
Signature of Qualified Designer	Date	Print Qualified Designer Name and Title	
5 WETLAND BOUNDARY			
1 acknowledge the wetland boundary and Ordina	ary High Water Mark h	ave been verified on (15-48 C.2)	
Signature of Applicant	Date	Print Applicant Name and Title	
6. SPECIAL CONDITIONS: (THIS SECTION TO BE	COMPLETED AT PI	ERMIT ISSUANCE)(Indicate All That Apply)	
[acknowledge that a record drawing signed by either a	a Professional Engineer culverts, and contours a	or a Professional Land Surveyor depicting the as-constructed size, and flood storage volumes of all required basins of the major and	
minor stormwater systems will be submitted for review and ap	proval upon completion	n of the stormwater facilities. (15-47.B)	
Final CO		Diat Occ. No. 1751	
Signature of Uwner	Date	Print Owner Name and Lille	
An informational note acknowledging the presence of greater has been recorded against the title to alert all future ow	on-site wetlands, buffe ners and shall reference	rs, flood plains, and PCBMPs with drainage area one (1) acre or e the Stormwater Management Certification number, (15-47,C)	
Signature of Owner	Date	Print Owner Name and Title	
I have read and acknowledge all other general condition	ons and special condition	ns if applicable, on the authorization/certification letter dated	
Signature of Owner	Date	Print Owner Name and Title	

_____Community Copy______DEC Permit Copy______Applicant Permit Copy______DEC Copy______Application Copy

DuPage County Countywide Stormwater and Flood Plain Ordinance

Stormwater Submittal Checklist - 5/22/2002

Date:				Reviewer:	Stormwater Permit No.:	
Tab	1			Project Overview (Sec. 15-1	48)	
Applicant	olicant Reviewer			Requirement	Reviewer Comments	
Check if	Check if	Check if	Status			

provided	required	provided	(A/NA/R)		
\checkmark				Completed Stormwater Permit Application	
				Copy of a completed Joint Application form with transmittal letters to the appropriate agencies if the development is in a special management area (Tab 3B, 4, 5).	
1				Narrative description of development, existing conditions, and proposed impacts on stormwater, wetland, riparian and flood plain.	
\checkmark				USGS map showing project location.	
✓				FIRM showing development location	
\checkmark				FEQ map showing development location.	
\checkmark				County wetland map showing development location	
1				NRCS map (DuPage County Soil Conservation Service Map) showing development location.	
✓				Estimate of Probable Cost to construct stormwater facilities.	

Name of Applicant: Curtis P. Dettmann, P.E.

Name of Reviewer:

Signature of Applicant:

Signature of Reviewer:

Date:

Date:

Tab 1 – Project Overview Sec. 15-148

Narrative Description of Development

Project Summary

The proposed project is located at 7600 Frontage Road in Burr Ridge, Illinois. The project site is 2.61 acres and is planned to be a 24,915 SF rehabilitation institute with parking, stormwater detention, and post construction best management practices.

Existing Conditions

The existing site is two lots each with a single story building on each lot as well as surface parking for each building. The Frontage Road boarders the east side of both lots. The lots to the north and south both have buildings with parking. West of the site is a residential subdivision.

The existing drainage generally drains from northwest to southeast where there is an existing ditch that runs north-south along the Frontage Road, ultimately draining to the south. There is an existing storm sewer corridor that consists of a 12" storm sewer, an 18" storm sewer, and an existing draintile that crosses through the middle of the site draining the subdivision from the west to the existing ditch on the east side of the site.

Tab 2 of this report summarizes the existing drainage areas both offsite and onsite as well as The Existing Drainage Exhibit (Exhibit 2-2 located in Tab 2 of this report) shows the drainage areas tributary to the site.

Proposed Impacts on Stormwater

The proposed site is two parcels combined into one approximately 2.61 acre site including the storm sewer corridor. The site is planned for one building that crosses the storm sewer corridor, therefore the storm sewer that drains the subdivision to the west will be removed and new storm sewer will be installed to reroute the offsite drainage around the building.

The net new impervious area for the proposed site is 1,378 SF, a breakdown of existing and proposed impervious areas is included in Tab 2 of this report. Based on the net new impervious area and according to the DuPage Countywide Floodplain and Stormwater Ordinance, Stormwater BMP's and detention are not required. Although, per the Village of Burr Ridge municipal code, Volume Control BMP's shall be provided at 1.25" per the proposed impervious surface of the site. Per discussions with the Village of Burr Ridge, the existing site provides stormwater detention in portions of the parking lot and the Village of Burr Ridge is requiring that the proposed site provide the same storage as previously provided. The proposed development plans to provide the required detention and post construction best management practices in a north south facility located on the east side of the site along the Frontage Road.

Tab 2 of this report summarizes the proposed drainage conditions as well as summarizes the existing site detention and the site post construction best management practices and detention.

Wetlands

There are no wetlands located on the project site. See the US Fish and Wildlife Wetland Map Exhibit 1-7.

Floodplain

There is no Floodplain on the project site. The FIRM Map, DuPage County FEQ Map, and DuPage County RFM Map have been included with the exhibits at the end of this Tab for reference.

Riparian

There is no Riparian environment on the project site. Therefore, there are no impacts or mitigation required.

Summary

- Stormwater Detention is required to be provided and meet the existing condition detention volume per the Village of Burr Ridge and DuPage County Stormwater Ordinance and has been provided.
- Post Construction Best Management Practices (PCBMP's) are required and provided per the Village of Burr Ridge Stormwater Ordinance for the entire proposed impervious area.
- There is no Floodplain, Wetland or Riparian Environment present on the site.
- Detailed design calculations and analysis are provided within Tab 2 of this document.

Exhibits

- 1-1 Location Map
- 1-2 Aerial Map
- 1-3 USGS Map
- 1-4 FIRM
- 1-5 DuPage County FEQ Map
- 1-6 DuPage County RFM
- 1-7 US Fish and Wildlife Wetland Map
- 1-8 NRCS Soil Map
- 1-9 Soil Borings prepared by Testing Services Corporation
- 1-10 Estimate of Probable Cost to Construct Stormwater Facilities









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Construction Managers • Environmental Scientists • Landscape Architects • Planners

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HDR.BUIL01

N.T.S.

SCALE

TSC TESTING SERVICE CORPORATION

Corporate Office

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Local Offices:

457 E. Gundersen Drive, Carol Stream, IL 60188-2492 630.653.3920 • Fax 630.653.2726

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2235 23RD Avenue, Rockford, IL 61104-7334 815.394.2562 • Fax 815.394.2566

203 Earl Road, Suite A, Shorewood, IL 60404-9446 815.744.1510 • Fax 815.744.1728

Report of Soils Exploration

RIC Outpatient Facility

7630 S. County Line Road

Burr Ridge, Illinois

Geotechnical & Environmental Engineering

Construction Materials Engineering & Testing

Laboratory Testing of Soils, Concrete & Asphalt

Geo-Environmental Drilling & Sampling

HDR Engineering/ Architecture, Inc.



Local Office January 27, 2017

Mr. Todd Eicken HDR Engineering/Architecture, Inc. 30 West Monroe Street, Suite 700 Chicago, Illinois 60603

Re: L-86,243 RIC Outpatient Facility 7630 S. County Line Road Burr Ridge, Illinois

Dear Mr. Eicken:



TESTING SERVICE CORPORATION

Local Office:

457 E. Gundersen Drive, Carol Stream, IL 60188-2492 630.653.3920 • Fax 630.653.2726

Corporate Office:

360 S. Main Place, Carol Stream, IL 60188-2404 630.462.2600 ● Fax 630.653.2988

This report presents results of a soils exploration performed for the proposed Rehabilitation Institute of Chicago (RIC) Outpatient Facility in Burr Ridge, Illinois. These geotechnical engineering services have been provided in accordance with TSC Proposal No. 57,989B dated January 6, 2017 and the attached General Conditions, incorporated herein by reference.

The project site is located at 7630 S. County Line Road, part of a commercial/office development. Two (2) existing buildings (to be demolished) with asphalt parking/driveway and landscaped areas around them are presently located on the property. A drainage ditch is present along the east end of the side next to South Frontage Road. The proposed building site is relatively flat with the ground surface elevations at the boring locations only varying by about 1½ feet.

The proposed RIC Outpatient Facility will be a 1-story building with a footprint of $\pm 24,400$ sf. It will be a slab-on-grade structure (i.e. no basements) with top of finished floor (FF) set at Elevation 709.5. The maximum exterior and interior column loads have been estimated by the Structural Engineer at 62 kips (24 kips DL) and 102 kips (42 kips DL), respectively. It is understood that the existing pavement areas are to be reconstructed as part of the proposed site redevelopment.

A Preliminary Storm Layout plan provided by Manhard Consulting (dated 1-04-17) shows a proposed detention basin along the east end of the site, i.e. in the area of the existing drainage ditch. The high water level (HWL) is shown at Elevation 706.3, with the bottom of the proposed basin ranging from Elevations 703.5 - 704.5.

Results of field and laboratory testing and recommendations based upon these data are included in this report. Specifically addressed are structure and floor slab support, site-grading/demolition issues, pavement design and construction, the detention basin, and groundwater management.

Field Investigation and Laboratory Testing

Eleven (11) soil borings were performed for this study. The boring locations were selected and laid out in the field by TSC. Reference is made to this enclosed Boring Location Plan for the drilling layout, ground surface elevations at the borings also being shown. The elevations were acquired by TSC



using a Trimble R8 GNSS Receiver which uses the North American Vertical Datum of 1988 (NAVD88), being rounded to the nearest 0.5 foot.

Borings 1 - 6 in the building area were extended 15 feet below existing grade, with Borings 7 and 8 for the proposed detention basin also to 15 feet and Borings 9 - 11 in pavement areas to 5 feet. They were drilled and samples tested in accordance with currently recommended American Society for Testing and Materials specifications. Soil sampling was performed at 2½-foot intervals in conjunction with the Standard Penetration Test (SPT), for which driving resistance to a 2" split-spoon sampler (N-value in blows per foot) provides an indication of the relative density of granular materials and consistency of cohesive soils. Water level readings were taken during and following completion of drilling operations, with the boreholes then immediately backfilled for safety reasons and those in pavement areas also patched at the surface.

Soil samples were examined in the laboratory to verify field descriptions and to classify them in accordance with the Unified Soil Classification System. Laboratory testing included water content determinations for all cohesive and intermediate (silt or loamy) soil types. An estimate of unconfined compressive strength was obtained for all cohesive soils using a calibrated pocket penetrometer (Qp), with actual measurements of unconfined compressive strength (Qu) performed on representative samples of native clay soils. Dry unit weight tests were also run on specimens of clay fill.

Reference is made to the attached boring logs which indicate subsurface stratigraphy and soil descriptions, results of field and laboratory tests, as well as water level observations. Definitions of descriptive terminology are also included. While strata changes are shown as a definite line on the boring logs, the actual transition between soil layers will probably be more gradual.

Discussion of Test Data

Boring 1 was performed in an existing sidewalk, encountering 4½" P.C. concrete underlain by 5 inches granular base course materials. Borings 2, 6 and 9 - 11 (5 total) were drilled in existing pavement areas, revealing 2 to 5 inches bituminous concrete underlain by 5 to 12 inches granular base. The pavement thicknesses were estimated from the disturbed sides of the augered boreholes and should be considered approximate; pavement cores may be taken if more accurate measurements or descriptions of the pavement (including possible fabric interlayers) are required.

Borings 3 - 5, 7 and 8 were taken in existing landscaped and ditch areas, revealing 8 to 11 inches surficial topsoil respread at the surface or under a layer of mulch (B-4). The topsoil layer in Boring 3 was underlain by a few inches of crushed stone. Fill materials were encountered below the pavement section at Borings 1, 2, 9 and 11 and below the topsoil respread/crushed stone materials in Borings 3 - 5, 7 and 8, extending to depths typically ranging from about 3 to 8 feet below existing grade (only $1\frac{1}{2}$ feet deep at B-8).

The fill materials consisted of silty clay soils with variable amounts of organic matter/topsoil. Samples of the cohesive fill exhibited variable dry unit weights and water contents ranging from 87 to 116 pounds per cubic foot (pcf) and 16 to 33 percent, respectively. The pocket penetrometer readings were also variable and ranged from 0.5 to 3.75 tons per square foot (tsf). These data represent fill materials that were not placed for the most part under controlled conditions, i.e. a non-engineered fill.

An apparent native topsoil layer was found buried beneath the fill materials in Borings 4, 5, 7 and 8, extending to depths ranging from about 3 to 9 feet below existing. Samples of the clayey topsoil materials exhibited relatively high moisture contents typically ranging from 36 to 42 percent.

The uppermost few feet of native soils below fill and buried topsoil materials in Borings 2, 4, 5 and 7 - 9 consisted of silty clay of apparent medium to high plasticity. These CL/CH materials (Unified classification) were typified by moderate unconfined compressive strengths ranging from 1.0 to 2.5 tsf at relatively high water contents of between 24 and 32 percent. Very soft to soft and very moist silty clay soils were found underlying the fill materials in Boring 3, extending to a depth of 10½ feet below existing grade. Samples of the very soft to soft cohesive soils exhibited unconfined compressive strengths/pocket penetrometer readings of 0.25 to 0.5 tsf at water contents of 24 to 36 percent.

Native soils below pavement section, existing fill and buried topsoil materials otherwise consisted predominantly of tough to hard silty clays, with an approximate 2 to 3-foot thick layer of stiff (medium) silty clay found at a depth of 5½ feet in Boring 8. They exhibited unconfined compressive strengths ranging from about 1.0 to 4.5+ tsf at water contents typically between 14 and 21 percent (occasionally both lower and higher).

Borings 6, 9 and 10 were "dry" both during and upon completion of drilling operations. Free water was found trapped within topsoil/granular base materials at depths of 6 to 12 inches below existing grade in Borings 3 and 11. Free water was otherwise found in the borings at depths ranging from 3 to 10 feet below existing grade.

Analysis and Recommendations

1) General Overview / Bearing Table

As previously discussed, the proposed redevelopment will consist of a new RIC Outpatient Facility. It will be a 1-story slab-on-grade structure. Proposed FF has been set at Elevation 709.5. Judging by the ground surface elevations at the boring locations and an assumed finished pad elevation at FF - 0'- 10", grade is within a few inches of final pad subgrade elevation.

Borings 1 - 6 were drilled in the area of the proposed building. The existing fill materials encountered to depths of approximately 5 to 8 feet below existing grade at Borings 1 - 5 exhibited dry unit weights as low as about 90 pcf and water contents as high as 30 to 33 percent. These data represent poorly-compacted/non-engineered fill materials. The existing fill was underlain by a topsoil layer in Borings 4 and 5 that extended to depths of about 6 and 9 feet below existing grade, respectively, and exhibited high moisture contents of up to 39 percent. Soft and very moist native silty clay soils were also found underlying fill materials in Boring 3, extending to a depth of 10½ feet below existing grade. The existing fill, buried topsoil and soft/very moist native clay soils are not considered suitable for foundation support, also providing a deficient base for slab-on-grade construction.

The proposed 1-story building may be supported on footing foundations. However, removal and replacement of the above described unsuitable materials as part of site-grading/building pad construction or the use of ground improvement methods are required so that footing foundations could be utilized for structure support. As previously mentioned, proposed FF for the new structure has been set at Elevation 709.5. Interior and exterior footings are expected to bear at about FF -2'-0" and -



4'-0" (minimum frost depth), respectively. This would place exterior and interior footing grades at approximate Elevations 705.5 and 707.5, respectively.

Summarized in the following table is the depth/elevation at which in-situ native soils are considered capable of supporting a net allowable bearing pressure of 3000 psf were encountered at Borings 1 - 6 in connection with footing foundations and building pad construction. Ground surface elevations and the depth of existing fill (F) are also shown.

Boring No.	Ground Surface	Depth of Existing	3000 psf Native Bearing - Building Pad Undercut		
	Grade Fill (Depth (Feet)	Elevation	
1	709.0	5.0	5.0	704.0	
2	708.0	5.5	5.5	702.5	
3	708.0	5.5	10.5	697.5	
4	708.0	5.5 B	5.5	702.5	
5	709.5	9.0 B	9.0	700.5	
6	709.5	1.0 P	1.0	708.5	

- B Apparent native topsoil found buried beneath existing fill materials depth shown is to bottom of layer.
- P Pavement Section.

Alternatives for foundation and floor slab support at the boring locations include removal and replacement of the unsuitable materials as part of site-grading operations (building pad construction) and the use of ground improvement methods. Both alternatives are discussed separately in the following sections of this report. It should be noted that none of the borings were drilled within the existing buildings located on the site, with more favorable soil conditions to possibly be present there.

2) Building Pad Construction/Demolition Issues

It is understood that current plans call for the existing structures located on the site to be demolished and removed. The existing buildings encroach on the northeast and southwest portions of the proposed building footprint. Building demolition must be taken into account in foundation and site grading plans. In this regard, existing concrete floor slabs and foundation walls as well as asphalt/concrete pavements should be removed as part of site demolition in proposed building and pavement areas. This will promote subsurface drainage and minimize obstructions in future foundation and utility excavations.

All existing utility lines should also be removed in the area of the proposed building. Shallow utility lines located under proposed pavement areas should ideally be removed. Granular backfill should be placed in the excavations that are left, to be compacted to 95 percent Modified Proctor density.

Deeper pipes may be filled with flowable grout. However, the condition of backfill materials left in-place over these pipes will have to be further evaluated when the site is stripped, i.e. their suitability for pavement support.

Building pad construction will otherwise require that existing fill, buried topsoil and soft clay soils be removed and replaced to the approximate depths shown in the above bearing table for the boring locations. This will require cuts to approximate Elevations 697 to 704 at Borings 1 - 5. With top of finished floor being set at Elevation 709.5, associated new fills are expected to be in the range of about 5 to 11 feet at Borings 1 - 5. At Boring 6 (drilled near the southwest corner of the proposed building), grade after stripping of existing pavements will basically be at final pad subgrade elevation. Suitable bearing soils (tough to very tough native silty clay) were found at this elevation at the boring location.

Undercutting will require that the building pad be enlarged to permit the horizontal distribution of exterior footing loads. In the regard, it is recommended that the base of the undercut extend a minimum of 5 feet outside the outer edge of the structure plus 0.5 feet for every foot of new fill to be placed.

Existing fill can for the most part be reused as part of building pad construction. Exceptions would include surficial clayey topsoil layers. However, <u>most of the existing fill will have to be reduced in</u> <u>moisture content in order to meet the 95 percent compaction criterion</u>, i.e. those materials exceeding about 18 percent in moisture content. The topsoil and root zone materials should be used in non-structural fill areas or disposed of offsite.

Prior to the placement of new fill, exposed subgrade soils should be evaluated to determine whether adequate compaction may be achieved for the first lift. Marginal subgrade stability may mean that clay fill cannot be initially compacted. Marginal bearing soils for fill placement were revealed in Borings 2, 4 and 5, i.e. native silty clay soils exhibiting water contents exceeding 25 percent. Where this condition occurs, it is recommended that coarse aggregate be placed in the bottom of the excavation until a stable base for compaction of clay fill is achieved. This typically consists of a 12 to 24-inch "bridging" lift of coarse aggregate fill such as IDOT gradation CA-1 ("3-inch rock"), usually compacted by track-rolling.

New fill should otherwise consist of approved granular materials or inorganic silty clays of low to medium plasticity. It is recommended that compaction for the building pad be to a minimum of 95 percent of maximum dry density as determined by the Modified Proctor test (ASTM D1557). The fill should be placed in approximate 9 inch loose measure for cohesive soils and up to 12 inches for granular materials, each lift to be compacted to the specified density prior to the placement of additional fill.

Moisture control is important in the compaction of most soil types, and it is recommended that the water content of new fill be within 1 percentage point on the low side and 3 percentage points on the high side of optimum moisture as established by its laboratory compaction curve. <u>As previously discussed</u>, a large portion of existing fill materials will likely have to be reduced in moisture content in <u>order to meet this criterion</u>. If the fill replacement operation is performed when drying of high moisture content clay soils cannot be accomplished by typical discing and aeration procedures, lime modification may be utilized by mixing 3 to 5 percent of lime by-products (by soil weight) with the clay



materials. It should be noted that lime products will not be effective when the soil temperature is below approximately 50 degrees F.

Footings can be constructed on new engineered fill that is placed as part of building pad construction as described above. A net allowable bearing pressure not to exceed 3000 psf may be used in connection with footing design. The floor slab could be designed for a subgrade modulus of 150 pounds per cubic inch (pci) with associated settlement expected to be negligible.

It is recommended that all continuous wall footings be made at least 24 inches wide and isolated foundations at least 3.0 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits. Interior footings may be constructed at higher elevations as long as they are protected against frost heave in the event of winter construction.

Due to the relatively variable depth of fill that is anticipated, it is also recommended that all foundation walls be reinforced. This may consist of a minimum of two #5 rebars placed at the top and bottom of foundation walls. The reinforcing steel should be made continuous using overlaps at splices and corner bends having lengths in accordance with the direction of the Structural Engineer.

The 3000 psf bearing value may be increased by up to 33 percent for intermittent loads such as wind and seismic loading; the 33% increase may also be applied to the toe pressure of eccentrically loaded footings as long as the average bearing pressure does not exceed 3000 psf. The above recommendations should otherwise result in total foundation settlements not exceeding 1.0 inch, for which differential settlement of less than 0.7 inches would be anticipated.

3) Ground Improvement Alternative

In lieu of the removal and replacement (building pad construction) alternative described above, ground improvement methods may be utilized to reinforce the existing fill, buried topsoil and soft/very moist native silty clay soils. The recommended ground improvement technique is the use of aggregate piers (stone columns/rammed aggregate piers) to improve the existing fill, buried topsoil and soft/very moist native clay soils at least under proposed footing areas. If not risk for floor slab settlement is desired, aggregate piers should also be utilized to reinforce the existing fill, buried topsoil and soft clay soils under floor slabs-on-grade.

The aggregate piers are constructed by making 24 to 36-inch diameter holes through the fill, buried topsoil and low strength soils and backfilling them with thin lifts of compacted aggregate. Compaction densifies the aggregate and increases the lateral stress in the soil matrix. The system will serve to reduce settlements and increase bearing capacity by replacing the existing fill, buried topsoil and soft/very moist native clay soils with a stiffer composite soil matrix. Conventional columns and wall footings and floor slabs can then be supported on the aggregate pier-reinforced ground.

It is preliminarily estimated that footings bearing on the aggregate pier-reinforced ground should be able to be designed for a net allowable bearing pressure of at least 3000 psf, while limiting settlements to 1" or less. The floor slabs of the proposed building can also be supported on aggregate pier-reinforced ground with this alternative. Specialty contractors with experience in the design and installation of geopiers or stone columns should be consulted in regard to these matters. Aggregate pier ground improvement is a specialty, geotechnical design-build system that is prepared by the

installer, and it is typical for the design soil bearing capacity of the aggregate pier-improved ground and the anticipated settlements of the foundations to be provided by the selected ground improvement firm.

It is recommended that the width of all continuous wall footings be made at least equal to (and ideally larger than) the width of the aggregate pier elements and isolated foundations be made at least 3.0 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits. Interior footings may be constructed at higher elevations as long as they are protected against frost heave in the event of winter construction.

In accordance with the International Building Code (IBC), the Site Class for seismic design is to be based on average soil properties in the top 100 feet. Site Class D is to be used unless site specific soils information is available, which applies in the present case. To determine whether Site Class C can be used, we would recommend determining the in-situ shear wave velocity profile in the upper 100 feet at the site using a surface-wave seismic method such as the Refraction Microtremor (ReMi) method.

4) Ground Supported Slabs

Floor slab construction in this area typically utilizes a granular base for load distribution and as a leveling course and capillary break. Typical base course materials include IDOT gradations CA-6 (well-graded sand and gravel with fines) or CA-7 (¼" to ¾" chips). The CA-6 material should be compacted using vibratory equipment to 95 percent Modified Proctor density, the CA-7 until a dense and stable state is achieved. The CA-7 material is considered free-draining, providing a superior capillary break if one is desired.

Use of a vapor barrier beneath the floor slabs is not considered critical. In any event, the specifications and recommendations of the floor covering manufacturer(s) will take precedence and should be strictly followed.

The concrete slabs should be isolated from foundation elements, i.e. jointed around columns and foundation walls, to permit minor differential settlement to occur without causing undue cracking or distress. They should also be provided with adequate reinforcement and jointing to minimize the effects of any slab movement and control minor cracking. In this regard, slab-on-grade construction and jointing should be in accordance with ACI 360-10 (Guide to Design of Slabs-on-Ground).

5) Pavement Design and Construction

It is assumed that existing fill will be left in-place under new pavement areas, with minor settlement that may occur to typically be tolerated. As previously discussed, existing fill materials provide marginal to in some cases deficient subgrade support. This should be further evaluated on the basis of proof-rolling.

Upon stripping any vegetation/topsoil/root zone materials and existing pavements or cutting to final subgrade elevation, the exposed subgrade in pavement areas should be proof-rolled in order to detect the presence of unsuitable/unstable soil types. The proof-roll should be performed using a loaded



dump truck or other approved piece of heavy construction equipment. Proof-rolling should be performed in perpendicular directions to provide complete coverage.

All soft or unstable materials determined by proof-rolling should be reworked and recompacted or, if that does not significantly improve subgrade stability, removed and replaced. Solutions to such instability problems would likely consist of undercutting the unstable soils 1 to 2 feet and replacement with coarse granular material such as IDOT gradations CA-1 or CA-7. A geotextile fabric or geogrid product may be placed at the bottom of the undercuts prior to backfilling with the "bridging" coarse granular material.

New fill should otherwise consist of approved granular materials or inorganic silty clays of low to medium plasticity. It is recommended that compaction be to a minimum of 95 percent of maximum dry density as determined by the Modified Proctor test (ASTM D 1557). Exposed subgrade materials should also be compacted to at least 95 percent Modified Proctor density.

Moisture control is important in the compaction of most soil types, and it is recommended that the water content of new fill be within 1 percentage point on the low side and 3 percentage points on the high side of optimum moisture as established by its laboratory compaction curve. If the soil is compacted too dry, it will have an apparent stability which will be lost if it later becomes saturated. If the soil is too wet, the Contractor will not be able to achieve proper compaction.

A nominal Illinois Bearing Ratio (IBR) value of 2.5 is typically used for the design of asphalt pavements in this area, reflecting the clay subgrade which is prevalent. Use of this value assumes that any soft or unstable areas will be remediated, i.e. subgrade stabilized until passing a proof-roll.

Base course and subbase materials for anticipated asphalt pavements should otherwise conform to IDOT gradation CA-6 and be compacted to 95 percent Modified Proctor density or 100 percent of the Standard Proctor (ASTM D 698) maximum density value. Bituminous materials should be an approved IDOT Superpave minimum design, with N30 or N50 typical for light-duty parking lots and N50 or N70 for heavy-duty pavements. Standard Specifications for Road and Bridge Construction, Sections 406 and 1032 should also be referenced. They should be compacted to between 93 and 97 percent of their theoretical maximum density, as determined by the supplier.

Portland Cement Concrete (PCC) or heavy duty bituminous concrete is recommended for pavements with heavy truck traffic and high traffic load areas such as garbage truck dumpster loading areas. Standard Specifications for Road and Bridge Construction, Sections 353 and 420, should be followed.

6) Stormwater Management Facility

Borings 7 and 8 were drilled in the area of a proposed stormwater management facility along the east end of the site (existing drainage ditch). The high water level (HWL) is shown at Elevation 706.3 on the plan provided, with the bottom of the proposed basin ranging from Elevations 703.5 - 704.5. Relatively minor cuts/fills are required to construct the proposed basin. Based on the results of the borings, it is recommended that side slopes no steeper than 4H:1V be utilized for the proposed basin.

Water retention should not be a problem due to the cohesive nature of subsurface soils. Although permeability tests were not performed on the existing clay fill, clayey topsoil and native clay soils, we

would estimate their permeability to be in the range of 10⁻⁶ to 10⁻⁸ cm/sec, making them practically impervious.

7) Groundwater Management

Based on the results of the borings, serious groundwater problems are not anticipated due to the cohesive/impervious nature of existing soils. However, the accumulation of run-off water or seepage at the base of excavations should still be expected to occur during foundation construction and site work. The Contractor should be prepared to implement dewatering/unwatering procedures, as a minimum to include pumping from strategically placed sumps.

Closure

It is recommended that full-time observation and testing be provided by Testing Service Corporation personnel during foundation construction, so that the soils at foundation levels can be observed and tested. In addition, adequacy of building materials, stripping and undercutting, fill placement and compaction as well as slab-on-grade and pavement construction should be monitored for compliance with the recommended procedures and specifications.

The analyses and recommendations submitted in this report are based upon the data obtained from the eleven (11) soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings or elsewhere on the site. the nature and extent of which may not become evident until during the course of construction. As previously discussed, none of the borings were drilled within the existing buildings located on the site, with more favorable soil conditions to possibly be present there.

It has been a pleasure to assist you with this work. Please call if there are any questions or if we may be of further service.

Respectfully submitted,

TESTING SERVICE CORPORATION

Alfredo J. Bermudez Senior Geotechnical Engineer Registered Professional Engineer

Enc.



🛿. Machalinski, P.E. Vchael. Vice President



TESTING SERVICE CORPORATION

1. PARTIES AND SCOPE OF WORK: If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for Client's intended purpose. Unless otherwise expressly assumed in writing, TSC's services are provided exclusively for client. TSC shall have no duty or obligation other than those duties and obligations expressly set forth in this Agreement. TSC shall have no duty to any third party. Client shall communicate these General Conditions to each and every party to whom the Client transmits any report prepared by TSC. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

2. SCHEDULING OF SERVICES: The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

3. ACCESS TO SITE: TSC shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as a result of its services or the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires TSC to restore the site to its former condition, TSC will, upon written request, perform such additional work as is necessary to do so and Client agrees to pay to TSC the cost thereof plus TSC's normal markup for overhead and profit.

4. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that Client has advised TSC of any known or suspected hazardous materials, utility lines and underground structures at any site at which TSC is to perform services under this Agreement. Unless otherwise agreed in writing, TSC's responsibility with respect to underground utility locations is to contact the Illinois Joint Utility Locating Information for Excavators for the location of public, but not private, utilities.

5. DISCOVERY OF POLLUTANTS: TSC's services shall not include investigation for hazardous materials as defined by the Resource Conservation Recovery Act, 42 U.S.C.§ 6901, et, seq., as amended ("RCRA") or by any state or Federal statute or regulation. In the event that hazardous materials are discovered and identified by TSC, TSC's sole duty shall be to notify Client.

6. MONITORING: If this Agreement includes testing construction materials or observing any aspect of construction of improvements, Client's construction personnel will verify that the pad is properly located and sized to meet Client's projected building loads. Client shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been followed.

TSC's services shall not include determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored or whose work is being tested. TSC's services shall not include the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to perform same shall not in any way operate or excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and construction managers.

Information obtained from borings, observations and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence, but any inference or conclusion based thereon is, necessarily, an opinion also based on engineering judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site and ground water levels may fluctuate due to climatic and other variations. Construction materials may vary from the samples taken. Unless otherwise agreed in writing, the procedures employed by TSC are not designed to detect intentional concealment or misrepresentation of facts by others.

7. DOCUMENTS AND SAMPLES: Client is granted an exclusive license to use findings and reports prepared and issued by TSC and any sub-consultants pursuant to this Agreement for the purpose set forth in TSC's proposal provided that TSC has received payment in full for its services. TSC and, if applicable, its sub-consultant, retain all copyright and ownership interests in the reports, boring logs, maps, field data, field notes, laboratory test data and similar documents, and the ownership and freedom to use all data generated by it for any purpose. Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of TSC's report.

8. TERMINATION: TSC's obligation to provide services may be terminated by either party upon (7) seven days prior written notice. In the event of termination of TSC's services, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. The terms and conditions of these General Conditions shall survive the termination of TSC's obligation to provide services.

9. PAYMENT: Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.

10. WARRANTY: TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with these General Conditions and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to \$50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.

In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of Client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit on damages shall be increased to \$500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.

11. INDEMNITY: Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall. to the extent permitted by law, be several and not joint. The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC. Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

12. SUBPOENAS: TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

13. OTHER AGREEMENTS: TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement or its performance, (ii) wherein TSC waives any rights to a mechanics lien or surety bond claim; (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party or (iv) that requires TSC to indemnify any party beyond its own negligence These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.

GENERAL CONDITIONS Geotechnical and Construction Services

Testing Service Corporation Unified Classification Chart



CRITERIA FOR ASSIGNING GROUP SYMBOLS AND				:	SOIL CLASSIFICATION	
		Group Symbol	GROUP NAME ^b			
_	GRAVELS	CLEAN GRAVELS	$^{\rm C}_{\rm u} \ge 4$ and $1 \le ^{\rm C}_{\rm C} \le 3^{\rm e}$	GW	Well-graded gravel ^f	
lLS 10.200	More than 50% of	less than 5% fines	$^{\rm C}_{\rm u}$ < 4 and/or 1 > $^{\rm C}_{\rm C}$ > 3 $^{\rm e}$	GP	Poorly-graded gravel ^f	
D SOI	coarse fraction retained on No. 4	GRAVELS WITH FINES	Fines classify as ML or MH	GM	Silty gravel ^{f, g, h}	
RAINE tained	sieve	more than 12% lines	Fines classify as CL or CH	GC	Clayey gravel ^{f, g, h}	
E - GF 0% re sie	SANDS	CLEAN SANDS	$_{u}^{c} \ge 6$ and $1 \le _{c}^{c} \le 3^{e}$	SW	Well-graded sand ¹	
ARSE han 5	50% or more of coarse fraction passes No. 4 sieve	less than 5% lines	$^{\rm C}_{\rm u}$ < 6 and/or 1 > $^{\rm C}_{\rm C}$ > 3 $^{\rm e}$	SP	Poorly-graded sand ¹	
CO lore th		SANDS WITH FINES	Fines classify as ML or MH	SM	Silty sand ^{g, h, f}	
<u> </u>		more tha	more than 12% lines	Fines classify as CL or CH	SC	Clayey sand ^{g, h, f}
eve	SILTS & CLAYS		PI > 7 or plots on or above "A" line j	CL	Lean clay ^{k, l, m}	
FINE - GRAINED SOILS 50% or more passed the No. 200 si. 8 SLTIS - Passed the No. 200 si. 9 Minimpi - State - S	Liquid limit less than 50%	Inorganic	PI < 4 or plots below "A" line j	ML	Silt ^{k, l, m}	
		Organic	Liquid limit – oven dried < 0.75	OL	Organic clay ^{k, l, m, n}	
			Liquid limit – not dried		Organic slit	
	SILTS & CLAYS	SILTS & CLAYS Inorganic Liquid limit 50% or	PI plots on or above "A" line	СН	Fat clay ^{k, i, m}	
	Liquid limit 50% or		PI plots below "A" line	МН	Elastic silt ^{k, l, m}	
	more	Organic	Liquid limit – oven dried < 0.75 Liquid limit – not dried	ОН	Organic clay ^{k, l, m, p} Organic silt ^{k, l, m, q}	
Highly organic soils Primarily organic matter, dar		matter, dark in color, and organic odor	PT	Peat		

a. Based on the material passing the 3-inch (75-mm) sieve. b. If field sample contained cobbles and/or boulders, add "with cobbles and/or boulders" to group name

c. Gravels with 5 to 12% fines required dual symbols

GW-GK with 5 to 12% intest required ddar symbols GW-GK well graded gravel with silt GW-GC well graded gravel with clay GP-GM poorly graded gravel with silt GP-GC poorly graded gravel with clay d. Sands with 5 to 12% fines require dual symbols

d. Sands with 5 to 12% times require quart sympton SW-SM well graded sand with sitt SW-SC well graded sand with clay SP-SM poorly graded sand with clay SP-SC poorly graded sand with clay e. $^{c}_{u} = D_{60}/D_{10} \quad ^{c}_{C} = \frac{(D_{4b})^2}{D_{10} \times D_{60}}$

f. If soils contains ≥ 15% sand, add "with sand" to group name.

g. If fines classify as CL-ML, use dual symbol GC-GM, SC-SM

h. If fines are organic, add "with organic fines" to group name

i. If soils contains \geq 15% gravel, add "with gravel" to group name

J. If Atterberg Limits plot in hatched area, soil is a CL – ML, silty clay
 k. If soils contains 15 to 29% plus No. 200, add "with sand" or "with gravel"

whichever is predominant I. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to

group name. group name. m. If soils contains \ge 30% plus No. 200, predominantly gravel, add "gravelly" to group name n. Pl \ge 4 and plots on or above "A" line o. Pl \ge 4 and plots below "A" line

p. PI plots on or above "A" line

q. PI plots below "A" line





TESTING SERVICE CORPORATION

LEGEND FOR BORING LOGS



- N = Standard Penetration Resistance in Blows per Foot
- WC = In-Situ Water Content
- Qu = Unconfined Compressive Strength in Tons per Square Foot
 - * Pocket Penetrometer Measurement: Maximum Reading = 4.5 tsf
- DRY = Dry Unit Weight in Pounds per Cubic Foot

SOIL DESCRIPTION

MATERIAL BOULDER COBBLE Coarse GRAVEL Small GRAVEL Coarse SAND Medium SAND Fine SAND SILT and CLAY

PARTICLE SIZE RANGE

Over 12 inches 12 inches to 3 inches 3 inches to $\frac{3}{4}$ inch $\frac{3}{4}$ inch to No. 4 Sieve No. 4 Sieve to No. 10 Sieve No. 10 Sieve to No. 40 Sieve No. 40 Sieve to No. 200 Sieve Passing No. 200 Sieve

COHES	SIVE SOILS	COHESIONLESS SOILS		
CONSISTENCY	Qu (tsf)	RELATIVE DENSITY	N (bpf)	
Very Soft	Less than 0.3	Very Loose	0 - 4	
Soft	0.3 to 0.6	Loose	4 - 10	
Stiff	0.6 to 1.0	Firm	10 - 30	
Tough	1.0 to 2.0	Dense	30 - 50	
Very Tough	2.0 to 4.0	Very Dense	50 and over	
Hard	4.0 and over			
			т	

MODIFYING TERM

Trace Little Some

PERCENT BY WEIGHT

1 - 10 10 - 20 20 - 35




















	PROJECT	RIC	COutp	oatier	nt Fac	ility, 7	'630 S	. Count	ty Line	Road, Burr Ridge, Illinois
	CLIENT HDR Engineering/Architecture, Inc., Chicago, Illinois									
	BORING	11			DAT	E STAR	TED	1-23-′	17	DATE COMPLETED 1-23-17 JOB L-86,243
	GROUND	SURF	ACE	ELEV 70	ation 9.5	S				WATER LEVEL OBSERVATIONS ▼ WHILE DRILLING 1.0 '
	END OF B	ORIN	G	704	4.5					\bigtriangledown at end of boring 1.0 '
	H ERY									▼ 24 HOURS
	LENGT RECOV	SAN	/PLE TYPE	Ν	wc	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
0-								0.4	709.1	5" Bituminous Concrete **
-								1.3	708.2	✓ 10" Crushed Stone **
-		1	SS	14	21.4	2.25*	106		700 5	FILL - Brown and gray silty CLAY, little sand, trace gravel, moist to very moist (CL)
5		2	SS	19	17.8	2.25*		3.0	706.5	Very tough brown and gray silty CLAY, little sand, trace gravel, moist (CL)
	_									End of Boring at 5.0'
-										 * Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer. ** Approximate thicknesses determined by
-	-									flight auger methods
10-	-									Diedrich Automatic Hammer used for SPT
-	-									
-	-									
-										
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15										
15										
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	-									
20-	-									
-	-									
-										
-										
25 – DRILI		262			Divisior approxi	lines bei mate bou	ween der ndaries b	osits representation	esent il types;	
			_		in-situ, i	ine transi	uon may l	be gradual	-	

DISTANCE BELOW SURFACE IN FEET

TSC 86243.GPJ TSC_ALL.GDT 1/26/17



Tab 2A

Stormwater Submittal (Sec. 15-149)

Tab	4 n				5-1-5
Applicant	Reviewer			Requirement	Reviewer Comments
Check if provided	Check if required	Check if provided	Status (A/NA/R)		
\checkmark				Site topographic map - see requirements in Tab 6.	
\checkmark				General plan View Drawing of existing and proposed site conditions - see requirements in Tab 6.	
\checkmark				Design details for stormwater facilities - see requirements in Tab 6.	
\checkmark				Schedule for implementation of the site stormwater plan.	
\checkmark				Site runoff calculations - required for subdivisions and non-residential developments:	
\checkmark				Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for sizing major and minor systems.	
\checkmark				Profile drawings of major and minor stormwater systems.	
				Cross-section data for open channels	
\checkmark				Hydraulic grade line and water surface elevations under design conditions.	
				Hydraulic grade line and water surface elevations under base flood conditions.	
\checkmark				Narrative describing off-site conditions - see requirements in Tab 6.	
\checkmark				Sediment and erosion control plan - see requirements in Tab 6.	
\checkmark				Design details for proposed sediment and erosion control details - see requirements in Tab 6.	
				Copy of written opinion, when applicable, from the Soil and Water Conservation District.	
\checkmark				Best Management Practice Information:	
\checkmark				Narrative description on the type and function of best management practices that are incorporated into the site design.	
\checkmark				BMP Design Criteria [e.g., (1)soil type, vegetation, and land cover conditions (2) contributory drainage area (3) sizing and effectiveness calculations, etc.]	
\checkmark				Scheduled maintenance program for stormwater facilities - see requirements in Tab 7.	

Tab 2B

Stormwater Submittal (Sec. 15-149)

Applicant	Reviewer			Requirement	Reviewer Comments
Check if provided	Check if required	Check if provided	Status (A/NA/R)		
\checkmark				Site Storage Runoff Calculations:	
✓				Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for determining the allowable release rate. This is required if natural storage exists in the pre- development condition.	
✓				Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for determining the storage volume.	
\checkmark				Elevation-area-storage data.	
\checkmark				Elevation-discharge data.	
\checkmark				Best Management Practice Information: (wetland /dry basins and wet basins preferred over dry basins)	
~				Narrative description on the type and function of best management practices that are incorporated into the site storage design.	
\checkmark				BMP Design Criteria [e.g., (1)soil type and vegetation (2) sizing and effectiveness calculations, etc.]	
\checkmark				Plan View Drawing of existing and proposed site conditions - place in Tab 6.	
\checkmark				Maintenance requirements - place in Tab 7.	

Tab 2 – Stormwater Submittal Sec. 15-149

Stormwater Detention Narrative Description of Development

Existing Site Conditions

As mentioned in Tab 1 of this report the existing site runoff drains from northwest to southeat with offsite flow coming toward the site from the west and south. Below is a summary of the existing drainage areas both onsite and offsite. The Existing Conditions Drainage Exhibit (Exhibit 2-1) is included after this narrative.

Existing Areas	Area (Ac)
Onsite	2.61
Offsite 1 (North/West)	8.24
Offsite 2 (South – Restricted)	0.73
Total	10.85
Existing Areas – Downstream of Site	Area (Ac)
Offsite 3 (South – Tributary to Ditch)	0.48

The existing onsite area generally drains from west to east into the existing drainage ditch that runs north-south along the Frontage Road. The existing ditch then drains south to another ditch which continues to the south. When the site was previously developed detention was provided and restricted in a few areas of the parking lot. There are two offsite drainage areas tributary to the project site. Offsite 1 which is generally north and west of the project site consists of residential lots which drain to the west edge of the project site and in the existing condition drain into two storm sewers (12" and 18") and diagonally across the project site and outfall into the existing ditch along Frontage Road. Offsite 2 is located south of the project site and is an area that is detained and the restricted release drains toward the project site.

An Existing Conditions Drainage Exhibit as well as Time of Concentrations and an Existing Hydraflow model have been provided to determine the existing offsite peak flows as they enter the site. Bulletin 70 Northeastern Illinois Rainfall Data was used for modeling. Existing Curve number calculations have also been provided for both onsite and offsite tributary areas. The Existing Conditions Drainage Exhibit summarizes the existing peak flows.

The existing site was also analyzed to determine the existing site detention volume that is located in the existing site parking lots. Exhibit 2-3 the Existing Conditions Detention Exhibits shows each existing detention area and summarizes the volume. The existing site has 0.074 ac-ft of stormwater detention storage.

Proposed Site Conditions – Storm Water Facilities

The proposed site adds 1,378 SF of new impervious area and a total of 75,035 SF including the Detention NWL, per Burr Ridge Stormwater Ordinance Post Construction BMP's shall be provided for all proposed impervious area rather than the new impervious area. Also per discussion with Burr Ridge Detention shall be provided to meet the existing onsite detention.

The proposed site drainage is planned to drain generally from west to east to the proposed wetland bottom detention basin where the detention basin has been sized to meet the existing onsite detention. Post Construction BMP's will be provided for the entire proposed impervious service and will be provided below the detention basin NWL and will be controlled via a v-notch weir. Included in the Appendix of this report is a summary breakdown of the existing and proposed impervious area for the site as well as the Detention Provided Storage Summary.

As mentioned in the Existing Site Conditions, the proposed detention basin is required to provide at a minimum the existing site detention storage which is 0.074 ac-ft.

A proposed conditions exhibit has been provided showing the proposed drainage area tributary to the stormwater detention and post construction bmp facility as well as the existing offsite drainage areas. The majority of the project site drains directly to the proposed detention basin via overland flow and proposed storm sewers. Offsite Area 1 and the existing draintile will be intercepted by a proposed storm sewer and routed around the site, into a proposed detention basin restrictor. The proposed drainage areas and the area they are tributary to are summarized below.

Proposed Areas – Tributary to Pond	Area (Ac)
Onsite	2.61

Proposed Offsite Areas – Routed Around Detention Basin to Ditch to the South

Offsite 1 (North/West)	8.24
Offsite 2 (South – Restricted)	0.73

Site Runoff Calculations

Detention Basin Restrictor Sizing – Allowable Release Rate

As per the DuPage County Floodplain and Stormwater Ordinance, the detention basin restrictor has been sized for 0.10 cfs/ac for the onsite area = 2.61 ac.

Therefore, at 0.10cfs/ac = 0.261 cfs allowable release rate. The proposed conditions orifice sizing spreadsheet is included in the appendix of this report.

Detention Basin Sizing

Below is the summary of required detention volume:

Existing Site Detention Storage (See Exhibit 2-3) = 0.074 ac-ft

The Detention Basin is planned to have a Detention Storage at NWL = 705.70 and HWL = 706.20. Included in the exhibits is the detention storage provided summary chart. *Storage Provided = 0.080 ac-ft

Detention Basin Modeling

Detention Basin Modeling is not required for the site.

Storm Sewer

The proposed storm sewer will be used to convey the 10-year flow to the downstream Detention and BMP Facility. The storm sewer will be designed to convey the onsite 10-year flow to the detention and bmp facility. The storm sewer routing offsite drainage area 1 to the ditch to the south of the site has been designed to accept the known existing conditions peak flow as modeled in the hydraflow model. The storm sewer network was designed using StormCAD to analyze the 10-year storm event through the storm sewers as well as the 100 year where applicable due to offsite flows (see Storm Sewer Tributary Area Exhibit). StormCAD utilizes the rational method to compute the peak flow rate and determine the hydraulic grade line throughout the proposed pipe network. Illinois State Water Survey Bulletin 70 Rainfall Depths for Northeastern Sectional was entered into the model to analyze the entire system. Both the storm sewer design calculations and StormCAD profiles are provided as well as the storm sewer tributary area map. The system is designed to properly convey the onsite runoff to the downstream Detention and BMP facility while maintaining the recommended minimum and maximum pipe velocities. A runoff coefficient of 0.95 was used for impervious areas and 0.45 for pervious areas. The time of concentration was assumed as 10 minutes for onsite areas.

All of the calculated runoff volume is conveyed within the crown of the pipes during the 10-year storm event . This calculation is supported by the maximum hydraulic grade line (HGL) elevations illustrated within each of the attached profiles.

Soil Erosion and Sediment Control

Soil erosion and sediment control measures consist of silt fence along the property line where drainage is leaving the site and inlet protection at storm sewer structures taking surface runoff. In addition, all disturbed areas that will remain pervious will be seeded and blanketed or seeded and mulched when grading has been completed. All soil erosion and sediment control measures are shown the Proposed Improvement Plans for the site.

Best Management Practices & Maintenance

The project site is best classified as > 1 Acre Multi-Family of Non-Residential Land Use: Roads w/ Detention, the pollutant categories by treatment importance are as follows:

- 1. Total Suspended Solids
- 2. Metals/Oils
- 3. Nutrients

Best management practices will be implemented both during and after construction to ensure that stormwater quality is enhanced before being released. During construction, general soil erosion and sediment control practices such as silt fence, erosion control blankets, and inlet filter baskets will be provided as shown on the engineering plans. The post construction BMP is planned to be Wetland Bottom Detention and will provide all of the required volume for the site based on the impervious area for the site. The site BMP is classified as Wetland Bottom Detention with an Importance Value of 2. The post construction volume control BMP will allow the facility to exfiltrate 1.25 inch runoff volume per impervious acre of new net impervious area. This volume will be provided in the detention facility itself. A baffle wall with a v-notch weir will be provided upstream of the pond outfall and sized to pass the volume in 48 hours. The wetland bottom detention basin will also have amended soils at the bottom of the basin to promote infiltration. The calculations supporting this detention duration are provided in Exhibit 2-8 including calculations showing volume required, volume provided, and draw down time for the BMP facility.

Maintenance procedures and a schedule for implementation of the site stormwater plan and BMP facilities are outlined in Tab 7 of this report.

Conclusion

The project site design and stormwater calculations and post construction bmp calculations have been completed to meet the DuPage County Stormwater & Floodplain Ordinance and the Village of Burr Ridge Stormwater Runoff Ordinance.

Exhibits

- 2-1 Existing Conditions Drainage Exhibit
- 2-2 Existing Conditions Detention Exhibit
- 2-3 Proposed Conditions Drainage Exhibit
- 2-4 Impervious Area Summary
- 2-5 Detention Storage Provided and Orifice Sizing
- 2-6 Existing Time of Concentration and Curve Number Calculations
- 2-7 Existing Conditions Hydraflow Model
- 2-8 Volume Control BMP Calculations
- 2-9 Storm Sewer Tributary Area Exhibit
- 2-10 Runoff Coefficient Calculation
- 2-11 StormCAD Output



HDR.BUIL01

	Area	Time of Concentration	Curve	Q Peak - 10 yr	Q Peak - 100 yr
	(Acres)	(min.)	Number	(cfs)	(cfs)
	8.24	18	69.1	3.025	12.5
Parking Lot	0.73	10	85.1	0.206 (Restricted)	0.214 (Restricted)
:h	0.48	10	73.4	0.306	1.075
Total	9.45			3.537	13.789
			-		
	2.61	0	05.1	4 410	11 21









EXHIBIT 2-4 REHABILITATION INSTITUTE OF CHICAGO REVISED: 1/30/17

IMPERVIOUS AREA CALCULATION

	IMPERVIOUS	TOTAL	IMPERVIOUS	TOTAL
	AREA (SF)	(SF)	AREA (AC)	(AC)
EXISTING IMPERVIOUS AREA TO BE REMOVED (SF)				
PAVEMENT	50,950		1.17	
ROOF AREA	22,925		0.53	
TOTAL EXISTING IMPERVIOUS AREA		73,875		1.70
PROPOSED IMPERVIOUS AREA (SF)				
ONSITE				
ASPHALT PAVEMENT/SIDEWALK/CURB	49,911		1.15	
ROOF AREA	24,697		0.57	
DETENTION NWL	427		0.01	
TOTAL PROPOSED IMPERVIOUS AREA		75,035		1.72

Net New Impervious Area =	1,160 SF
Proposed impervious Area =	1.72 ac
Existing Site Area =	2.61 ac
Percent Impervious	0.66 %



EXHIBIT 2-5 **REHABILITATION INSTITUTE OF CHICAGO**

DETENTION STORAGE PROVIDED

NWL

		AVG AREA		VOLUME
ELEV	AREA (SF)	(SF)	Δ ELEV (FT)	(CF)
705.7	6310			
		6,666	0.3	2,000
706	7,021			
		7,322	0.2	1,464
706.2	7,623			
TOTAL				3,464

HWL

TOTAL DETENTION STORAGE PROVIDED =	3,464 CF
	0.080 AC/FT

PROPOSED CONDITIONS ORIFICE/WEIR STRUCTURE RATING ANALYSIS

PROJECT NAME:	Rehabilitation Institute of Chicago
PROJ. NO.:	HDRBUIL01
DESCRIPTION:	Detention Basin 1
FILENAME:	Orifice.xlsx
DATE:	27-Jan-16

OUTLET:	ORIFICE:	4 IN. DIA. @ ELEV 705.7
	WEIR:	5 FEET WIDE @ ELE\706.2

ORIFICE FLOW EQUATION: $Q = C_d A (2gH)^{0.5}$

WEIR FLOW EQUATION: Q = 3.0L(H)^{1.5}

HYDRAULIC DIMENSIONS

	# 1
ORIFICE AREA (ft ²)	0.0873
ORIFICE DIAMETER (in)	4.00
ORIFICE DISCHARGE COEFFICIENT	0.61
ORIFICE ELEV. (ft-NAVD88)	705.70
TAILWATER OR CENTROID (ft-NAVD88)	705.867
WEIR LENGTH (ft)	5.00
WEIR COEFFICIENT	3.0
WEIR ELEV. (ft-NAVD88)	706.2

ELEVATION-DISCHARGE RELATIONSHIP

Elevation	Q-Orifice	Q-Weir	Q-Total
(feet)	(cfs)	(cfs)	(cfs)
705.70	0.00	0.00	0.00
705.80	0.00	0.00	0.00
705.90	0.08	0.00	0.08
706.00	0.16	0.00	0.16
706.10	0.21	0.00	0.21
706.20	0.25	0.00	0.25
706.30	0.28	0.47	0.76
706.40	0.31	1.34	1.65
706.50	0.34	2.46	2.80
706.60	0.37	3.79	4.16
706.7	0.39	5.30	5.69
706.8	0.41	6.97	7.38
706.9	0.43	8.78	9.22



EXHIBIT 2-6

Worksheet 3: Time of Concentration

Project		Bv	Date:		
REHABILITAT	ION INSTITUTE OF CHICAGO	BPH	Buto.	12/14/20	16
Location		Checked	Date:		-
VILLAGE (OF BURR RIDGE, ILLINOIS				
Check one: Notes:	x Present Space for as many as two segments per finclude a map, schematic, or description of	Developed low type can be used for e of flow segments.	ach worksheet.		
Sub-Area:	Ex.Offsite Area 1				
SHEET FLOW					
1.Surface description2.Manning's roughnes3.Flow length, L (total4.Two- year 24-hour radius5.Land slope, s6. $Tc = \frac{0}{2}$	(table 3-1) s coefficient, <i>n</i> (table 3-1) L, max 100 ft.) ainfall, P ₂ $\frac{1.007 \times (nL)^{0.8}}{P_2^{0.5} \times s^{0.4}}$ Compute Tc.	gment ID AB Grass: Dense 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24	+	=	0.223 hr 13 min
SHALLOW CONCE	NTRATED FLOW				
	Se	gment ID BC			
 Surface description Use 16.1345 for Unp Flow length, L Watercourse slope, Average velocity, V (Trc = 	(paved or unpaved) baved or 20.3282 for Paved s (figure 3-1) $\frac{L}{3600 \times V}$ Compute Tc.	Unpaved 16.1345 ft 492 ft/ft 0.0150 ft/s 1.98 hr 0.069	+	= [0.069 hr 4 min
PIPE FLOW					
12. Pipe Diameter, D13. Hydraulic Radius, Ri14. Pipe slope (or Energi15. Manning's roughnes $V = \frac{1}{2}$ 16. Pipe Length, L17. $Tc = 1$	Se $_{n}$ (A/P _w = D/4)Compute R _h . y Slope), s s coefficient, n (table 3-1) $\frac{49 \times R_{h}^{2/3} \times s^{0.5}}{n}$ Compute V $\frac{L}{3600 \times V}$ Compute Tc.	rgment ID	+		0.00 hr 0 min
CHANNEL FLOW					
18. Cross sectional flow19. Wetted perimeter, P.20. Hydraulic radius, R_h 21. Channel slope, $s \dots$ 22. Manning's roughnes23. $V = \frac{1}{2}$ 24. Flow length, L25. $Tc =$	Se area, A w = A / P _w Compute R _h . s coefficient, n (table 3-1) $\frac{49 \times R_{h}^{2/3} \times s^{0.5}}{n}$ Compute V $\frac{L}{3600} \times V$ Compute Tc.	rgment IDft/2ft/2ftft/ftft/ftft/sft/s			0.00 hr 0 min
Total Time of Conce	entration				
26. Watershed or subare	ea Tc (add Tc in steps 6, 11, 17 & 25)				0.292 hr 18 min

Worksheet 2: F	Runoff curve number							
Project	HDR.BUIL01			BF	۲H		Date	12/14/2016
Location	BURR RIDGE, ILLINOIS	æd					Date	
Check one:	Present x Developed			EXIST	ing of	FSITE	AREA	
1. Runoff curve n	umber							
Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; p impervious; unconnected/ connected impervious ar	percent rea ratio)	Table 2-2	Figure 2-3 Z	Figure 2-4	A acres mi ² %	rea	Product of CN x area
В	Open Space		01			6	6.41	391.0
В	Impervious Area		98			1	.79	175.4
Totals 8.20 566.4								
CN (weighted) =	total product = 566.430 total area 8.200	0	= 6	9.08		Us	e CN	69.1

Worksheet 2: F	Runoff curve number							
Project	HDR.BUIL01	Ву		BP	Ή		Date	12/14/2016
Location	BURR RIDGE, ILLINOIS	Checked Date						
Check one:	Present x Develop	ed		EXIST	ING ON	ISITE A	REA	
1. Runoff curve nu	umber							
				CN				
Soil name and hydrologic group	Cover Description	dition: percent	2-2	è 2-3	9 2-4	A	rea	Product of CN x area
(appendix A)	impervious; unconnected/ connected imperv	vious area ratio)	Table	Figure	Figure	acres mi ² %	X	C
В	Open Space		61			0	.91	55.5
В	Impervious Area		98			1	.70	166.6
	Totals 2.61 222.1							
CN (weighted) =	total product = 22	22.110	= 8	5.10		Us	e CN	85.1

Use 85.1 for Offsite 2

Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 1

Offsite Drainage Area

Hydrograph type	= SCS Runoff	Peak discharge	= 3.025 cfs
Storm frequency	= 10 yrs	Time to peak	= 36 min
Time interval	= 2 min	Hyd. volume	= 7,633 cuft
Drainage area	= 8.240 ac	Curve number	= 69.1
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 18.00 min
Total precip.	= 2.10 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 2

Offsite Restricted

Hydrograph type	= SCS Runoff	Peak discharge	= 1.180 cfs
Storm frequency	= 10 yrs	Time to peak	= 22 min
Time interval	= 2 min	Hyd. volume	= 2,374 cuft
Drainage area	= 0.730 ac	Curve number	= 85.1
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 10.00 min
Total precip.	= 2.10 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



Friday, Jan 27, 2017

Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 3

Offsite Runoff to Ditch

Hydrograph type	= SCS Runoff	Peak discharge	= 0.306 cfs
Storm frequency	= 10 yrs	Time to peak	= 28 min
Time interval	= 2 min	Hyd. volume	= 679 cuft
Drainage area	= 0.480 ac	Curve number	= 73.4
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 10.00 min
Total precip.	= 2.10 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 4

Ex. Onsite

Hydrograph type	= SCS Runoff	Peak discharge	= 4.419 cfs
Storm frequency	= 10 yrs	Time to peak	= 18 min
Time interval	= 2 min	Hyd. volume	= 8,231 cuft
Drainage area	= 2.610 ac	Curve number	= 85.1
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 9.00 min
Total precip.	= 2.10 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 5

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 0.204 cfs
Storm frequency	= 10 yrs	Time to peak	= 68 min
Time interval	= 2 min	Hyd. volume	= 2,375 cuft
Inflow hyd. No.	= 2 - Offsite Restricted	Max. Elevation	= 710.48 ft
Reservoir name	= <new pond=""></new>	Max. Storage	= 1,934 cuft
		U U	

Storage Indication method used.



Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 1

Offsite Drainage Area

Hydrograph type	= SCS Runoff	Peak discharge	= 12.50 cfs
Storm frequency	= 100 yrs	Time to peak	= 32 min
Time interval	= 2 min	Hyd. volume	= 29,674 cuft
Drainage area	= 8.240 ac	Curve number	= 69.1
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 18.00 min
Total precip.	= 3.56 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



Friday, Jan 27, 2017

Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 2

Offsite Restricted

Hydrograph type	= SCS Runoff	Peak discharge	= 2.979 cfs
Storm frequency	= 100 yrs	Time to peak	= 20 min
Time interval	= 2 min	Hyd. volume	= 5,676 cuft
Drainage area	= 0.730 ac	Curve number	= 85.1
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.56 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 3

Offsite Runoff to Ditch

Hydrograph type	= SCS Runoff	Peak discharge	= 1.075 cfs
Storm frequency	= 100 yrs	Time to peak	= 24 min
Time interval	= 2 min	Hyd. volume	= 2,235 cuft
Drainage area	= 0.480 ac	Curve number	= 73.4
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.56 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



Friday, Jan 27, 2017

Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 4

Ex. Onsite

Hydrograph type	= SCS Runoff	Peak discharge	= 11.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 16 min
Time interval	= 2 min	Hyd. volume	= 19,677 cuft
Drainage area	= 2.610 ac	Curve number	= 85.1
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 9.00 min
Total precip.	= 3.56 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



Friday, Jan 27, 2017

Hydraflow Hydrographs by Intelisolve v9.22

Hyd. No. 5

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 1.972 cfs
Storm frequency	= 100 yrs	Time to peak	= 32 min
Time interval	= 2 min	Hyd. volume	= 5,678 cuft
Inflow hyd. No.	= 2 - Offsite Restricted	Max. Elevation	= 710.51 ft
Reservoir name	= <new pond=""></new>	Max. Storage	= 2,447 cuft

Storage Indication method used.



Worksheet for V-Notch Weir - 1

Project Description		
Solve For	Discharge	
Input Data		
Headwater Elevation	706.70	ft
Crest Elevation	705.70	ft
Tailwater Elevation	703.00	ft
Coefficient of Discharge	0.05	
Angle	20.00	degrees
Results		
Discharge	0.04	ft³/s
Headwater Height Above Crest	1.00	ft
Tailwater Height Above Crest	-2.70	ft
Flow Area	0.18	ft²
Velocity	0.21	ft/s
Wetted Perimeter	2.03	ft
Top Width	0.35	ft



APPENDIX 2-8 REHABILITATION INSTITUTE OF CHICAGO REVISED: 1/30/17

POST CONSTRUCTION BEST MANAGEMENT PRACTICE (PCBMP) CALCULATIONS

VOLUME REQUIRED FOR PCBMP

PROPOSED IMPERVIOUS AREA = 75,035SF

VOLUME REQ'D = IMPERVIOUS AREA X 1.25 IN = (75,035 SF X 1.25 IN)/(12 IN/FT)

VOLUME REQ'D = 7,816 CF 0.18 AC-FT

VOLUME PROVIDED IN WETLAND BOTTOM BASIN

		AVG AREA	Δ ELEV	VOLUME	
ELEV	AREA (SF)	(SF)	(FT)	(CF)	
703.25	367				BMP NWL
		794	0.25	199	
703.5	1221				
		1,956	0.5	978	
704	2691				
		3,173	0.5	1,587	
704.5	3655				
		4,216	0.5	2,108	
705	4776				
		5,322	0.5	2,661	
705.5	5867				
		6,089	0.2	1,218	
705.7	6310				BMP HWL
TOTAL				8,749	

TOTAL PCBMP STORAGE PROVIDED =	8,749 CF	0.20 AC-FT

(Provided in the bottom portion of the detention basin)

POST CONSTRUCTION BMP DRAW DOWN TIME

V-NOTCH WEIR PROVIDED AT OUTFALL PIPE 48 Hours = 172,800 sec, requires a weir to pass 0.190 ac-ft = 8,225 cf/172,800 sec = 0.04 cfs See attached FlowMaster calculations for weir sizing and plans for weir dimensions





JOB SHEET NO. CALCULATED BY CHECKED BY DESCRIPTION

	REHABILITATION	INSTITUTE OF C
	1	OF
<i>'</i>	HCM	DATE
	MCE	DATE
	RUNOFF COEFFI	CIENT CALCULAT

REHABILITATION INSTITUTE OF CHICAGO BURR RIDGE, ILLINOIS

(Runoff Coefficient Calculations)

C=0.95 (%IMP.) C=0.45 (%PERV.)

JOB No: HDRBUIL01 DATE: 01/23/17

Drainage		Impervious	Percent	Pervious Area	Percent	Runoff
Area	Area (ac.)	Area (ac.)	Impervious	(ac.)	Pervious	Coefficent
9	0.071	0.055	77%	0.016	23%	0.84
10	0.194	0.175	90%	0.019	10%	0.90
11	0.096	0.076	79%	0.020	21%	0.85
12	0.287	0.195	68%	0.092	32%	0.79
14	0.122	0.053	43%	0.069	57%	0.67
15	0.129	0.095	74%	0.034	26%	0.82
16	0.133	0.094	71%	0.039	29%	0.80
17	0.156	0.089	57%	0.067	43%	0.74
18	0.159	0.110	69%	0.049	31%	0.80
19	0.239	0.157	66%	0.082	34%	0.78
Overall:	1.59	1.10	69%	0.49	31%	0.76

StormCAD Plan View Layout



EXHIBIT 2-11



Label	Start Node	Stop Node	Manning's n	Upstream Inlet C	System Flow Time (min)	System Intensity (in/h)	Upstream Inlet Area (acres)	Length (User Defined) (ft)	Diameter (in)	Slope (Calculated) (ft/ft)	Flow (cfs)	Capacity (Design) (cfs)	Velocity (ft/s)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Elevation Ground (Start) (ft)
4-3	MH-4	MH-3	0.013	(N/A)	1.026	6.480	(N/A)	34.8	24.0	0.0017	12.50	9.39	3.98	705.19	705.09	708.20
3-2	MH-3	MH-2	0.013	(N/A)	1.172	6.480	(N/A)	162.0	24.0	0.0017	12.71	9.24	4.05	705.09	704.53	708.75
8-7	MH-8	FES-7	0.013	(N/A)	11.079	5.483	(N/A)	19.0	12.0	0.0184	3.00	4.84	6.48	704.34	703.84	708.25
9-8	MH-9	MH-8	0.013	0.840	10.842	5.522	0.071	60.0	12.0	0.0067	3.02	2.91	4.21	704.85	704.35	707.85
5-4	MH-5	MH-4	0.013	(N/A)	0.171	6.480	(N/A)	204.2	24.0	0.0017	12.50	9.37	3.98	705.80	705.19	707.50
2-1	MH-2	MH-1	0.013	(N/A)	1.839	6.480	(N/A)	52.0	24.0	0.0021	12.71	10.40	4.05	704.53	704.12	708.40
11-10	MH-11	MH-10	0.013	0.850	10.218	5.624	0.096	49.5	12.0	0.0040	1.75	2.27	3.18	705.38	705.28	708.00
12-11	INL-12	MH-11	0.013	0.790	10.000	5.660	0.287	41.7	12.0	0.0048	1.29	2.47	3.19	705.42	705.38	707.80
10-9	MH-10	MH-9	0.013	0.900	10.477	5.582	0.194	78.9	12.0	0.0051	2.72	2.54	3.61	705.28	704.85	707.90
19-18	INL-19	MH-18	0.013	0.780	10.000	5.660	0.239	54.7	15.0	0.0024	1.06	3.15	2.32	705.08	705.05	707.60
16-15	MH-16	MH-15	0.013	0.800	11.246	5.456	0.133	66.7	15.0	0.0022	2.94	3.06	2.84	704.90	704.75	707.15
15-14	MH-15	MH-14	0.013	0.820	11.637	5.392	0.129	78.2	18.0	0.0018	3.48	4.45	2.78	704.75	704.59	707.55
6-5	FES-6	MH-5	0.013	(N/A)	0.000	6.480	(N/A)	40.7	24.0	0.0017	12.50	9.38	3.98	705.92	705.80	706.50
18-17	MH-18	MH-17	0.013	0.800	10.393	5.596	0.159	79.3	15.0	0.0023	1.77	3.08	2.59	705.05	704.98	707.45
17-16	MH-17	MH-16	0.013	0.740	10.903	5.512	0.156	58.3	15.0	0.0024	2.38	3.16	2.83	704.98	704.90	707.35
14-13	MH-14	FES-13	0.013	0.670	12.105	5.315	0.122	37.0	18.0	0.0022	4.25	4.88	3.11	704.59	704.34	707.20
25-14	MH-25	MH-14	0.013	0.550	5.000	6.480	0.128	83.0	15.0	0.0376	0.46	12.52	4.85	707.26	704.59	710.60

Conduit FlexTable: Combined Pipe/Node Report

NOTE: THE RUN OF PROPOSED SEWER INCLUDING MH-1, MH-2, MH-3, MH-4, MH-5. AND FES-6 IS DESIGNED BASED ON KNOWN PEAK OFFSITE FLOWS FROM THE HYDROGRAPH MODEL.

Elevation Ground	Invert (Start)	Invert (Stop)
(Stop) (ft)	(ft)	(ft)
708.75	703.28	703.22
708.40	703.22	702.95
705.25	703.60	703.25
708.25	704.00	703.60
708.20	703.63	703.28
708.00	702.95	702.84
707.90	704.60	704.40
708.00	704.80	704.60
707.85	704.40	704.00
707.45	704.37	704.24
707.55	703.92	703.77
707.20	703.77	703.63
707.50	703.70	703.63
707.35	704.24	704.06
707.15	704.06	703.92
705.55	703.63	703.55
707.20	707.00	703.88






Tab 3A

Flood Plain Submittal (Sec. 15-150)

Applic	ant		Reviewer		Deminerant	Deviewer Commonte	
Check provid	k if ded	Check if required	Check if provided	Status (A/NA/R)	Kequirement	Reviewer Comments	
N/A					Regulatory flood plain boundary determination:		
					Provide source of flood profile information.		
					Provide all hydrologic and hydraulic study information for site-specific flood plain studies, unnumbered Zone A area elevation determinations, and flood plain map revisions.		
					Flood plain fill and compensatory storage calculations:		
					Flood plain fill and compensatory storage calculations.		
					Tabular summary of fill, compensatory storage, and compensatory storage ratios provided in proposed plan.		
					Substantial Improvement Calculations.		
					Floodproofing Measures:		
					Narrative discussion of flood proofing measures including material specifications, calculations, design details, operation summary, etc.		
					Plan view drawing of flood proofing measures - place in Tab 6.		
	,				Flood Easements when required by the countywide ordinance or local jurisdiction.		

Tab 3B

Flood Plain Submittal - Floodway (Sec. 15-150)

Applicant		Reviewer			Deminerant	Baulaura Commente
Check if provided		Check if Check if Status required provided (A/NA/R)		Status (A/NA/R)	Kequirement	Reviewer Comments
N/A					Floodway hydrologic and hydraulic analysis description and assumptions.	
					Plan View drawings showing location of cross- sections and any other modeled features.	
					Floodway hydrologic and hydraulic analyses for the following conditions:	
					Existing watershed conditions (land use and stream system) without development.	
					Future watershed conditions (land use and stream system) without development.	
					Existing watershed conditions (land use and stream system) with development.	
					Future watershed conditions (land use and stream system) with development.	
					Tabular summary of existing and future analyses for existing and proposed conditions.	
	/				Calculations necessary for model development.	

Tab 3– Flood Plain Submittal Sec. 15-150

There is no flood plain located on the project site. See FIRM Map, RFM Map, and FEQ Map provided in Tab 1.

Tab 4

I

Wetland Submittal (Sec. 15-151)

Applicant		Reviewer				
Check if		Check if Check if Status		Status	Requirement	Reviewer Comments
N/A		required	provided	(A/NA/K)	Narrative overview of wetland(s) type, size, and function(s) currently performed (include photographs).	
					Wetland Delineation Plan View Drawing - place in Tab 6.	
					Completed USCOE data sheets according to USCOE Federal Manual 1987.	
					Narrative overview of wetland impact(s) and proposed mitigation.	
					Narrative description of avoidance and minimization measures taken, and justification for wetland impact(s) for all on-site wetlands.	
					Characterization of on-site wetland(s) as either critical or regulatory with the following support calculations:	
					Stormwater storage volume to tributary basin runoff volume calculations or other acceptable documentation .	
					Floristic study using the mean rated quality (MRQ) or natural area rated index (NARI) assessment.	
					Wildlife quality assessment using the Modified Michigan Department of Natural Resources Method (MDNR) or mean rated wildlife quality (MWRQ) assessment.	
					Wetland Mitigation Report:	
					Narrative description of the wetland mitigation plan and the function(s) the mitigation will replace.	
					Narrative description of the existing and proposed hydroperiod with supporting data and proposed management of hydrology.	
					Proposed vegetative list for each community type with associated acreage.	
					Narrative on the proposed management of hydric soils (i.e. source, classification, depth, etc.)	
					Proposed wildlife habitat measures and management.	
					Wetland Mitigation Plan View Drawing - place in Tab 6.	
					Wetland Mitigation Maintenance and Monitoring Plan - place in Tab 7.	
	/				If requesting participation in the County Wetland Banking Program provide a narrative in support of the request.	

Tab 4– Wetland Submittal Sec. 15-151

.

There are no wetlands located on the project site

Tab 5 Ri					parian Environment Submittal (Sec. 15-152)		
Applicant		Reviewer			Requirement	Reviewer Comments	
Che prov	ck if vided	Check if required	Check if provided	Status (A/NA/R)			
N/	'A				Narrative overview of riparian impacts and mitigation.		
					Inventory of the makeup of the riparian area and the functions of the riparian environment.		
					Riparian Plan View Drawing - place in Tab 6.		
	/				Maintenance and Monitoring Plan - place in Tab 7.		

Tab 5– Riparian Environmental Submittal Sec. 15-152

There is no riparian environment located on the project site, see Tabs 3 and 4.

Tab 6

Maps (Sec. 15-149, 15-150, 15-151

Applicant	Reviewer			Requirement	Reviewer Comments
Check if provided	Check if required	Check if provided	Status (A/NA/R)		
\checkmark				Site Topographic Map:	
\checkmark				Map scales at 1 inch = 100 feet (or less) and accurate to +/- 0.5 feet.	
\checkmark				Existing and proposed contours on-site and within 100 feet of site.	
				Delineation of pre-development regulatory flood plain/floodway limits.	
				Delineation of post-development regulatory flood plain/floodway limits.	
				Location of all wetlands, lakes, ponds, etc. with normal water elevation noted.	
\checkmark				Location of all buildings on or near the site.	
\checkmark				Identification of lowest floor and lowest point of entry for each building within 100 feet of the development.	
				Identification of floodproofing elevation for each structure (if appropriate).	
\checkmark				Drawings signed and sealed by a L.S. or P.E.	
\checkmark				General Plan View Drawing of existing and proposed site conditions:	
\checkmark				Existing major and minor stormwater systems.	
\checkmark				Proposed major and minor stormwater systems.	

		Existing wetland location.	
		Proposed wetland mitigation.	
✓		Existing roadways, structures, parking lots, driveways, sidewalks and other impervious surfaces.	
1		Proposed roadways, structures, parking lots, driveways, sidewalks and other impervious surfaces.	
		Map scales at 1 inch = 100 feet (or less) and accurate to +/- 0.5 feet.	
		Nearest base flood elevations.	
\checkmark		DuPage County Survey Control Network benchmark.	
\checkmark		FEMA Control Survey benchmark.	
\checkmark		Professional Engineer seal and signature.	
		Structural Engineer seal and signature if any structure is subject to more than three differential water pressure head.	
✓		Design details for stormwater facilities (i.e. structure and outlet work detail drawings, etc.).	
\checkmark		Vicinity Topographic Map:	
✓		Vicinity topographic map covering entire area upstream of the development site and downstream to a suitable hydraulic boundary condition.	
\checkmark		The County 2' contour map is preferred at a scale readable by the reviewer.	
\checkmark		Watershed boundaries for areas draining through or from the development.	
✓		Soil types, vegetation and land cover affecting runoff upstream of the site for any area draining through the site.	
		Location of development site within the watershed planning area.	
		Plan drawings and details of flood proofing measures.	
\checkmark		Sediment and Erosion Control Plan View Information:	
✓		Narrative description of planned construction activities, hydrologic conditions, soils types, erosion control measures, and planned maintenance.	

 ✓ 		Existing contours with drainage patterns and watershed boundaries.	
\checkmark		Existing soil types, vegetation and land cover conditions.	
✓		Proposed contours with location of drainageways and sediment and erosion measures.	
✓		Proposed soil types, vegetation and land cover conditions.	
\checkmark		Limits of clearing and grading.	
\checkmark		Sediment/erosion control installation measures.	
✓		List of maintenance tasks.	
✓		Schedule for placement and maintenance of soil stabilization and sediment trapping facilities.	
\checkmark		Maintenance tasks performance schedule.	
✓		Design details for proposed sediment/erosion control facilities and measures.	
		Wetland Delineation Plan View Drawing:	
		Aerial exhibit showing the wetland delineation, data points, photopoints, and existing flow paths.	
		Location of offsite contiguous wetland.	
		Existing and proposed tributary areas to all wetlands.	
		Wetland Mitigation Plan View Drawing:	
		Wetland delineation and buffer area.	
		Proposed mitigation design showing communities and associated acreages.	
		Existing and proposed boundaries of the area(s) tributary to all on-site wetlands.	
		Identify and locate wetland impact(s) and mitigation area(s).	
		Table of existing wetland and buffer areas (acres), impacts (acres), mitigation (acres) and mitigation ratios.	
		Wetland consultant and date of delineation.	
		Riparian Plan View Drawing:	
		Landscape plan of the flood plain.	

Tab 6– Maps Sec. 15-149, 15-150, 15-151

Please refer to Tab 1 and pages 1-10 of the plan set named, "Proposed Improvement Plans for The Rehabilitation Institute of Chicago" prepared by Manhard Consulting dated May 16, 2017.











HDR.BUIL01

3/20/2017 -

Project Number Original Issue

MARK DATE DESCRIPTION 3/20/2017 ISSUE FOR BID/PERMIT PERMIT CORRECTION: 5/5/2017

7630 COUNTY LINE ROAD

BURR RIDGE, IL 60527

BILITYLAB

OUTPATIENT AND DAY REHAB CENTER -

CORE & SHELL

SHIRLEY RYAN

Shirley Ryan



State Mechanical Services

FJS

HDR ARCHITECTURE 30 W MONROE STREET SUITE 700

CHICAGO, IL 60603

312-470-9501

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GRADING NOTES:

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- . PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
- ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED
- OTHERWISE. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT
- IMPROVEMENT. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- 3. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 11-9-16. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.





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Sheet Name

GRADING PLAN

Sheet Number

Project Status ISSUE FOR BID/PERMIT

C-103



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1 GRAPHIC SCALE (IN FEET) 1 inch = 10 ft.

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NORTHEAST ADA RAMP







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ISSUE FOR BID/PERMIT



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24" INL-19 24" INL-21 Special MH-23 w/ Restrictor 48" MH-24 48" MH-24A Dry Well 48" MH-25 48"

MH-17

MH-18

48"

48"



TER	LID/GRATE TYPE	INVERTS (IN)	INVERTS (OUT)
	N/A	702.84, 703.79	702.84
	Type 1 Closed	702.94	702.94
	Type 1 Closed	703.22, 705.63	703.22
	Type 1 Closed	703.27	703.27
	Type 1 Closed	703.63	703.63
	Type 1 Closed	703.60	703.60
	Type 11	704.00	704.00
	Type 1	704.40	704.40
	Type 1	704.60	704.60
	Type 1	N/A	704.80
	Type 11	703.63, 703.88	703.63
	Type 1	703.77	703.77
	Type 1	703.92	703.92
	Type 1	704.06	704.06
	Type 1	704.24	704.24
	Type 1	N/A	704.37
	Type 11V	N/A	703.40
	Type 1 Closed	703.18	703.18
	Type 1 Closed	702.90, 703.60	702.90
	Type 1 Closed	699.00	703.70
	Type 8	707.31	707.00

GRAPHIC SCALE

6

(IN FEET) 1 inch = 10 ft.

UTILITY NOTES:

- ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
- CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR
- LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. D. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED
- IN CURB LINE ARE PAVEMENT ELEVATIONS. . ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO
- TOP OF MAINS UNLESS NOTED OTHERWISE. 2. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- . THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
- 4. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
- 5. PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET. 6. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES
- TO EXISTING SANITARY MANHOLES. 7. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND
- ADJUSTED EXISTING SANITARY MANHOLES. 18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR
- ITEMS DELETED. 19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

O. THE DEPTH OF THE EXISTING WATERMAIN IS PER AN EXHIBIT PROVIDED BY THE VILLAGE. THE DEPTH OF THE WATERMAIN FOR CROSSING 1, 3, 9, 10, AND 11 IS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. IN THE EVENT THERE WILL BE LESS THAN 18" OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE STORM SEWER AND THE TOP OF THE WATERMAIN, THE STORM SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE FOR A MINIMUM OF 10 FEET ON BOTH SIDES OF THE CONFLICT.

1. NO. 8 SOLID BLUE TRACER WIRE SHALL BE USED FOR PROPOSED WATER MAIN.



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UTILITY PLAN

Sheet Number **C-10**5

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7630 COUNTY LINE ROAD BURR RIDGE, IL 60527

DATE	DESCRIPTION	
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5/5/2017	PERMIT CORRECTIONS	
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PERFORATED

RISER #1









Sheet Number





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3/20/2017 -

Project Number Original Issue

MARK DATE

3/20/2017 ISSUE FOR BID/PERMIT PERMIT CORRECTIONS 5/5/2017

DESCRIPTION

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Shirley Ryar



HDR ARCHITECTURE 30 W MONROE STREET SUITE 700 CHICAGO, IL 60603



State Mechanical Services



SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

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DETAILS

Sheet Number



Project Number Original Issue

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3/20/2017 -

MARK DATE DESCRIPTION 3/20/2017 ISSUE FOR BID/PERMIT PERMIT CORRECTIONS 5/5/2017 5/16/2017 PERMIT CORRECTIONS - DETAILS

7630 COUNTY LINE ROAD

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06-01-16

MANHARD CONSULTING, LTD. STANDARD SPECIFICATIONS

GENERAL CONDITIONS CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS MDR R R a. " rr Mrdd.rd rr Engineering PLANS and SPECIFICATIONS. b. R Mrd d. r r. c. d r d rrd R the contract documents for the subject project. d. RR rrrrdrd d e.RD RM rdrrrrr

and/or review is required for any aspect of the subject project. INTENT OF THE PLANS AND SPECIFICATIONS The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of

materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction. c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered. GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited

to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted. It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual

location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities. UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS. PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable IV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the

responsibility of the CLIENT or the CONTRACTOR. RESTORATION It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or

better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc. CLEANING UP The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the

completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris. SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site. HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR: material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages. In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the

indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party. INSURANCE Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain. (prior to commencing any work) general

public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement. Note: These Specifications are for Northern Illinois.

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges. Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed. All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under

DETAILED SPECIFICATIONS

landscape areas shall be left in place and plugged at all structures. The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal. Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices. The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements

and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provide. CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe

pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations. CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair. drddrrdd.r4rdddr CONTRACTOR

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval 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 JURISDICTIONAL GOVERNING ENTITY as requested The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

II.EARTHWORK

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below. SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made

available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions. EARTHWORK CALCULATIONS AND CROSS SECTIONS

INTENTIONALLY OMITTED.

CLEARING, GRUBBING AND TREE REMOVAL The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT. TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT. EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be

hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

ifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

	Compaction	Pavement &	
Type Material	Stan d a rd	Floo r Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

Percent

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site. For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.

2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.

3. Any soil whose silt content exceeds 60% by weight.

4. Any soil whose maximum density is less than 100 pounds per cubic foot. 5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clav liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, rdrrd d r r

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sever ioints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the

CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance. It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The

CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) GEOTEXTILE FABRIC Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet

the material specifications of and shall be installed in accordance with the above standards. (2) EROSION CONTROL BLANKET

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III.UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards. MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in

conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer rd Mdrrrd r r

AUGER/BORING AND CASING INTENTIONALLY OMITTED.

AUGER (OPEN BORE)

INTENTIONALLY OMITTED.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS ontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois

Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24. STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following: (1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with

flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477. (2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11. Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill. FOUNDATION. BEDDING AND HAUNCHING Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail. TESTING

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ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY. rrdrr nd Mandrrrdr drrrrM44 drd MarrrM

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SERVICES INTENTIONALLY OMITTED.

RISERS

INTENTIONALLY OMITTED.

DROP MANHOLE CONNECTIONS INTENTIONALLY OMITTED.

SANITARY SEWER FORCE MAIN

INTENTIONALLY OMITTED.

TELEVISION INSPECTION

type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section. All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks. improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT. MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer. C. WATER MAINS AND APPURTENANCES

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Water main pipe shall conform to the following:

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with (2) Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling. WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water drdrr. r dr

VALVE VAULTS Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER"

VALVE BOXES Valve boxes shall be constructed in conformance with the standard detail. Valve boxes shall be cast iron extension screw type having lids imprinted with the

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FIRE HYDRANTS Fire Hvdrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be

TAP, STOPS AND BOX The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of corporation stops, ground key stops and services boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same.

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DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill. DRY CONNECTION TO EXISTING WATER MAIN

INTENTIONALLY OMITTED.

POLYETHYLENE TUBE (FOR DUCTILE IRON WATER MAIN ONLY) The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene tube in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE

STORM SEWER PIPE

trench backfil

FLARED END SECTION

If the distance between valves when installing PVC pipe exceeds 1,000', tracer wire stations will be required for current induction. Tracer wire stations in grass areas will be Rhino TriView Flex Tracing Wire Stations or approved equal. In paved areas, they will be Valvco Tracer Wire Access Box for H2O loading or approved equal. For open cut construction, using PVC pipe, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for locating following construction. This wire shall be securely terminated inside every valve vault on stainless steel hardware with an exposed lead of at least 12". A mechanically secure and soldered connection shall be provided for all wire splices. Where construction is by directional drilling or similar trenchless technology the tracer

D. STORM SEWERS AND APPURTENANCES

joints, except that bituminous mastic joints may be used in grass areas

(3) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches. Pipe joints and

Storm sewer pipe shall conform to the following:

indicated on PLANS)

MANHOLES, INLETS & CATCH BASINS

Storm sewer shall include bedding and trench backfill.

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tracerwire shall be No. 8 Solid Blue Before final approval of any water main, there will be a monitored tracer wire continuity test in order to confirm proper installation of any tracer wire.

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Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for

painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

wire shall be 3/16" 7x19 PVC coated stainless steel aircraft cable with minimum breaking strength of 3,700 lbs (Lexco, Chicago, IL). Or Trace-Safe water blocking

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket (2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch). rated SDR 35. continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted with Municipality Approval and/or when specifically Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY. Storm sewers may be constructed with reinforced concrete pipe using only flexible gasket joints (ASTM 361 or 443) for water main crossings.

Manholes Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. * Provide I JUDYI Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation rdd rr r drdrr a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

acceptable. FOUNDATION, BEDDING AND HAUNCHING Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail. UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum of 1.0 in2/ft of inlet area. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15). MISCELLANEOUS

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be

placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system. (2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer. CONNECTION FOR STORM SERVICE TO STORM MAIN

Connections of storm sewer services to storm sewer mains should be made with manufactured tees when available. Availability of manufactured tees will be a function of the storm sewer material and pipe diameter size of the service sewer and main. If manufactured tees are not reasonably available, connections should be made in accordance with manufacturer's recommendations for all storm sewer other than concrete pipe. For concrete pipe connections without manufactured tees the storm sewer main shall be machine cored and the service sewer connected using non-shrink grout for the void between pipes. The service sewer shall be cut flush with the inside wall of the sewer main and not extend into the inside flow area of the main or otherwise impede flow.

IV. ROADWAY AND PARKING LOT IMPROVEMENTS STANDARDS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of d r rrnd d rd dd d payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall d dRrr rⁱ Mrr r d r r rrrd M.D. r r Drrd d

R drd rrd r'r Rr SUBGRADE PREPARATION

The CONTRACTOR shall be responsible for all subgrade compaction and preparation to the lines and grades shown on the plans. AGGREGATE BASE COURSE TYPE 'B'

Aggregate Base Course Type B shall be limited to CA-6 or CA-10 gradation. Aggregate base courses shall be proof rolled as outlined below. PROOF ROLI The CONTRACTOR shall proof roll the subgrade with either a 2-axle truck loaded to 27,000 lbs. Or a 3-axle truck loaded to 45,000 lbs. or as specified by the

JURISDICTIONAL GOVERNING ENTITY. The CLIENT and JURISDICTIONAL GOVERNING ENTITY shall observe and approve the proof rolling of the rdd r.rr r r rdd r intended as a maximum deflection standard and that proof rolling of a majority of the area will have less deflection than specified above. In any case of deficiency, the subgrade and/or base course shall be repaired and retested before proceeding with the pavement construction.

Pavement subgrade material shall not be removed, placed or disturbed after proof roll testing has been completed prior to the pavement construction. Additional testing will be required if the pavement subgrade is disturbed and/or material is removed from or placed on the pavement subgrade after proof rolling approval. Trucks or heavy equipment shall not travel on any pavement subgrade after final testing prior to pavement construction.

HOT-MIX ASPHALT BASE COURSE

INTENTIONALLY OMITTED. HOT-MIX ASPHALT BINDER AND SURFACE COURSE

HMA binder and surface courses, shall be constructed to the compacted thickness as shown on the PLANS. The base course shall be cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. The surface course shall be placed after the base and courses have gone through one winter season, or as directed by the CLIENT. Before applying the surface course, the binder course shall be thoroughly cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. Prior to the placement of the surface course, the JURISDICTIONAL GOVERNING ENTITY shall examine the completed pavement, including curb and gutter, and all failures shall be corrected by the CONTRACTOR. CONCRETE PAVEMENTS

Concrete pavements shall be constructed in accordance with American Concrete Institute Standard ACI330R-08 and as shown on the PLANS. .4.4 dd rr dr.rdr ddr r r d concrete pouring operation will not be allowed.

Sawing of joints shall commence as soon as the concrete has cured and hardened sufficiently to permit sawing without excessive raveling, but no later than eight hours after the concrete has been placed. All joints shall be sawed to a depth equal to 1/3 of the pavement thickness before uncontrolled shrinkage cracking take place. If necessary, the sawing operation shall occur during the day or at night, regardless of weekends, holidays or weather conditions. The CONTRACTOR shall be aware of jurisdictional noise ordinances and holiday restrictions for scheduling purposes. The CONTRACTOR is responsible to guard fresh concrete until it sets and hardens sufficiently to prevent people from writing, walking, riding bicycles or

otherwise permanently marking, defacing or causing depressions of any type in the concrete. Any concrete so marked will be removed and replaced by the CONTRACTOR at the CONTRACTOR's expense. The CONTRACTOR shall protect the pavement against all traffic, including that of their own employees or other workers, until test specimens have attained the specified strength.

SIDEWALKS r d rd d D r r r d d existing sidewalk.

CURB AND GUTTER Curb and outter shall be as per the detail shown on the PLANS, which shall include compacted aggregate base course under the curb and gutter. All contraction and expansion joints shall be constructed as per the detail. CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT

The CONTRACTOR shall saw cut and remove the existing concrete curb where shown on the PLANS and install a curb of similar cross section and pavement to that removed (or depressed curb and gutter if shown on the PLANS). Upon completion of the curb and gutter any voids between the existing pavement and r d r r d r filled and compacted with embankment material within 6" of the top of the new curb. The CONTRACTOR shall then restore the remaining 6" to its original condition (i.e., sod, gravel, topsoil). Where proposed curb connects to an existing curb, the existing curb shall be saw cut and then two 18" long x dr drdd d" drdr.r d curb.

FRAME ADJUSTMENTS

The road contractor shall be responsible for making final adjustments and the setting on a bituminous mastic jointing compound all castings located in the roadway, sidewalks, and parking areas prior to construction of any curbing, sidewalk, or final surface. Any structures that need to be lowered, or raised in excess of 4" shall be completed and the work backcharged against the underground contractor. This Contractor shall also be responsible for cleaning all of the above structures immediately upon completion of his phase of work. This work shall be incidental to the cost of the pavement.

PAVEMENT MARKING - PAINT The CONTRACTOR shall furnish and apply painted marking lines, letters & symbols of the patterns, sizes and colors where shown on the PLANS. Paint pavement marking shall be applied in accordance with the IDOT Standard Specifications.

PAVEMENT MARKING - THERMOPLASTIC INTENTIONALLY OMITTED.

QUALITY CONTROL

The CONTRACTOR shall provide all testing necessary to ensure improvements are in accordance with the project specifications and provide testing documentation that specifications were met.





OUTPATIENT AND DAY REHAB CENTER **CORE & SHEI**

7630 COUNTY LINE ROAL BURR RIDGE. IL 6052



Tab	7			Maintenance (Sec. 15-149, 15-150, 15-151)	
Applicant	Applicant Reviewer			Requirement	Reviewer Comments
Check if provided	Check if required	Check if provided	Status (A/NA/R)		
✓				Scheduled maintenance program for stormwater facilities including BMP measures (Tab 2 & 2A):	
\checkmark				Planned maintenance tasks and schedule.	
\checkmark				Identification of persons responsible for maintenance.	
✓				Permanent public access maintenance easements granted or dedicated to, and accepted by, a government entity.	
				Wetland Mitigation Maintenance and Monitoring Plan (Tab 4):	
				Narrative description of the maintenance and monitoring requirements for wetland hydrology, vegetation, soils, and habitat.	
				Schedule for maintenance, monitoring, and reporting.	
				Success criteria for wetland hydrology, vegetation, soils, and habitat on an annual basis.	
				Identification of responsible person(s) for short term and long term maintenance.	
				Identification of dedicated long term funding source(s).	
				Permanent public access maintenance easements granted or dedicated to, and accepted by, a government entity.	

Tab 7– Maintenance Sec. 15-149, 15-150, 15-151

Responsibilities

Adequate provisions for maintenance of the stormwater system are an essential aspect of long-term drainage performance. Responsibility for the overall maintenance of the site shall rest with the Owner.

Purpose and Objective

Adequate drainage must be maintained to keep water away from the roadway, parking lot and the areas adjacent to detention ponds.

Maintenance Program: Significant maintenance areas provided as an attachment hereto prescribes the program for the surface and subsurface elements. The maintenance is supplemented by repair as required or replacement as the case may be, depending on the wear and tear of the provisions of the drainage elements.

Maintenance Considerations

Cleaning and repairing storm sewers, outflow pipes, and manholes is to be particularly guarded in as much as those elements are not visually obvious, as are the surface elements. If these subsurface elements become clogged, then water may flood the pavement surface and may cause extensive erosion damage or water flow blockage. It is therefore stated that the storm sewer, outlet control pipe, and manhole cleaning be made a routine maintenance activity which should be as outlined below, and may also be needed to be carried out on an as-needed basis.

Cost Considerations

Maintenance and replacement needs and costs should be part of the economic analysis. Frequent maintenance program work execution will lead to less frequent and less costly long-term maintenance and repair, possibly requiring replacement. The attached maintenance provisions may need to be adjusted based on experience recorded over the initial period of occupancy.

Record Keeping

The Owner shall maintain separate and distinct records for all tasks performed in association with this plan. The records shall include the dates of maintenance and the specific work performed.

Specific maintenance areas are identified as follows:

ITEM	INSPECTION FREQUENCY	CONCERNS	REPAIR WORK
1. Storm Inlets/ Manholes/Catch Basins	Fall/Spring	Clogging with leaves/ Siltation at Invert	-Remove Leaves and Debris -Remove Silt from manhole
2. Storm Sewers	Fall/Spring	Cracked Pipe at Joints/ Siltation	-Remove Inlet/manhole Lids to -Visually Inspect Pipes
3. Outlet Control Structure	Quarterly	Clogged Restrictor/ Reduced Discharge	-Inspect Restrictor and remove debris clogging restrictor -Monitor discharge during High Water -Remove sediment build-up
4. Detention Pond	Fall/Spring	Erosion/ Sedimentation	-Remove siltation at outfalls -Re-seed yearly if needed -Remove floating debris and hydrocarbons. -Inspect for invasive vegetation
5. Culvert/Swale Outfalls	Yearly	Siltation/Erosion	-Remove Sediment -Provide Additional Rip Rap -Re-seed/Provide Permanent Blanket
6. Overflow Weir Structures	Yearly	Erosion	-Re-Stabilize Overflow -Provide Permanent Blanket

*Deceed!		a a a a mal a m a a		ا بماند م ماند م	
Reseeuinu	TO DE ID	accordance wit	n ine Fr	aineerina i	Plans.
Rescounty		uccordunice wit		gincornigi	Turis

OWNERS RESPONSIBILITIES:

- 1. The items listed above are the stormwater maintenance plan and are the responsibility of the Owner.
- 2. Seeding, planting, storm sewer repair, etc. will be subcontracted on an as needed basis.

Tab 8 – Security

Sec. 15-149, 15-150, 15-151

Tab 8				Security (Sec. 15-176)	
Applicant	Reviewer			Requirement	Reviewer Comments
Check if provided	Check if required	Check if provided	Status (A/NA/R)		
\checkmark				Estimate of Probable Cost to construct stormwater facilities.	
				Development security:	
\checkmark				Schedule for the completion of stormwater facilities.	
				Irrevocable letter of credit for 110% of estimated probable cost to construct the stormwater facilities.	
				Right to draw on the security statement - signed by the holder of the security.	
				Right to enter the development site to complete required work that is not completed according to schedule.	
				Indemnification statement - signed by developer.	
				Sediment and erosion control security:	
				Irrevocable letter of credit for 110% of estimated probable cost to install sediment and erosion control facilities.	
				Right to draw on the security statement - signed by the holder of the security.	
				Right to enter the development site to complete required work that is not installed and maintained according to schedule.	
				Letter of Credit Requirements:	
				Statement that indicates that the lending institution capital resources at least \$10,000.00 or as authorized.	
				Lending institution has an office location within the Chicago Metropolitan Area.	
				Lending institution is insured by the Federal Deposit Insurance Corporation.	
				Allows Administrator to withdraw without consent of developer.	
				Allows Administrator to withdraw within 45 days of expiration date.	

	Tab 9Variance (Sec. 15-236)					
Appli	pplicant Reviewer			Requirement	Reviewer Comments	
Che prov	ck if ided	Check if required	Check if provided	Status (A/NA/R)		
N/	A				Completed Stormwater Permit Application and all required submittals.	
					Completed variance petition including all information identified in Section 15-236.7.aI.	
					Statement as to how the variance sought satisfies the standards in Section 15-236.10. Address each condition separately.	

TAB 5



STANDARD SYMBOLS

SAN

STA.

STD

T-A

T/C

T/WALL

TÉMP TRANS

V.B.

VCP

V.V.

SHLD.

EXISTING		<u>PROPOSED</u>
	STORM SEWER SANITARY SEWER COMBINED SEWER FORCEMAIN DRAINTILE WATER MAIN ELECTRIC GAS TELEPHONE OVERHEAD WIRES SANITARY MANHOLE STORM MANHOLE CATCH BASIN STORM INLET CLEANOUT	FM W E G T OH Image: Contract of the second seco
	HAY BALES	
¢\$	RIP RAP	
	VALVE IN VAULT VALVE IN BOX FIRE HYDRANT BUFFALO BOX FLARED END SECTION STREET LIGHT	
I.	SUMMIT / LOW POINT	s/u
(795.20) (790.25)	RIM ELEVATION	795.25
	DITCH OR SWALE	\sim
>	DIRECTION OF FLOW	\rightarrow
	1 FOOT CONTOURS	764
	CURB AND GUTTER DEPRESSED CURB AND GUTTER REVERSE CURB AND GUTTER	
	SIDEWALK	19 ⁴
	DETECTABLE WARNINGS PROPERTY LINE EASEMENT LINE SETBACK LINE MAIL BOX SIGN TRAFFIC SIGNAL POWER POLE GUY WIRE GAS VALVE HANDHOLE	
	ELECTRICAL EQUIPMENT TELEPHONE EQUIPMENT CHAIN-LINK FENCE	
	SPOT ELEVATION BRUSH/TREE LINE	<u>792.8</u> G
$\overset{16^{\circ}}{\bigstar}$	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR) CONIFEROUS TREE WITH HEIGHT IN FEET (TBR) SILT FENCE RETAINING WALL WETLAND	S
ATE CT OUS AGGREGATE MIXTURE	ABBREVIATIONS F/L FLOW LINE FM FORCE MAIN G GROUND G/F GRADE AT FOUNDATION	R.O.W. RIG RCP RE REM RE REV RE

	· · · · · · · · · · · · · · · · · · ·	CH S DEC TRUNK CONI HEIC F	IAIN-LINK FENCE SPOT ELEVATION RUSH/TREE LINE IDUOUS TREE WITH DIA. IN INCHES (TBR) FEROUS TREE WITH SHT IN FEET (TBR) SILT FENCE RETAINING WALL WETLAND	
ADJ AGC. B.A.M. B.B.C. B.B.C. B.B.C. B.B.C. B.B.C. C.C. C.O. D.D. D.B. D.E. E.E. E.E. F.F. F.E. F.F. F.E.	ADJUST AGGREGATE ARCHITECT BITUMINOUS AGGREGATE MIXTURE BACK TO BACK BACK OF CURB BOTTOM OF PIPE BACK OF WALK BUFFALO BOX BITUMINOUS BENCHMARK BY OTHERS COMMERCIAL ENTRANCE CATCH BASIN CENTERLINE CORRUGATED METAL PIPE CONTROL CLEANOUT CONCRETE CUBIC YARD DITCH DIAMETER DUCTILE IRON PIPE DUCTILE IRON PIPE DUCTILE IRON WATER MAIN DOWNSPOUT DRAIN TILE ELECTRIC EDGE TO EDGE ELECVATION EDGE OF PAVEMENT EXISTING FIELD ENTRANCE FACE TO FACE FINISHED FLOOR FLARED END SECTION	JOBORNESS JOBORNESS	FLOW LINE FORCE MAIN GROUND GRADE AT FOUNDATION GUY WIRE HEADWALL HANDHOLE HIGH WATER LEVEL HYDRANT INLET INVERT IRON PIPE LEFT MAXIMUM MAILBOX MEET EXISTING MANHOLE MINIMUM NORMAL WATER LEVEL PRIVATE ENTRANCE POINT OF CURVATURE POINT OF COMPOUND CURVE PROFILE GRADE LINE POINT OF INTERSECTION PROPERTY LINE POWER POLE PROPOSED POINT OF TANGENCY POLYVINYL CHLORIDE PIPE POINT OF VERTICAL UNTERSECT POINT OF VERTICAL INTERSECT POINT OF VERTICAL INTERSECT POINT OF VERTICAL TANGENCY POLYVINYL CHLORIDE PIPE POINT OF VERTICAL TANGENCY POLY UTILITY & DRAINAGE E RADIUS	RE TION CASEMENT

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

RECORD DRAWINGS for **REHABILITATION INSTITUTE OF CHICAGO** 7600 S COUNTY LINE ROAD VILLAGE OF BURR RIDGE, ILLINOIS PROPOSED



	INDEX OF SHEETS
SHEET NO.	DESCRIPTION
C-101	TITLE SHEET
C-102	EXISTING CONDITIONS AND DEMOLITION PLAN
C-103	SITE DIMENSIONAL AND PAVING PLAN
C-104	GRADING PLAN
C-105	ADA GRADING PLAN
C-106	UTILITY PLAN
C-107	SOIL EROSION AND SEDIMENT CONTROL PLAN
C-108	SOIL EROSION AND SEDIMENT CONTROL DETAILS
C-109	CONTRUCTION DETAILS
C-110	CONSTRUCTION DETAILS
C-111	CONSTRUCTION SPECIFICATIONS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING LTD. ON NOVEMBER 9, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

SITE BENCHMARK 1:

SOURCE BENCHMARK: (NGS PID: DK3296) DUPAGE COUNTY BENCHMARK 0135 LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD RD. AND MADISON ST. 70 FT. SOUTH OF THE CENTERLINE OF PLAINFIELD RD. AND 38.5 FT EAST OF THE CENTERLINE OF MADISON ST. MONUMENT IS A 3.5 INCH BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL 0.8 FT ABOVE GRADE.

ELEVATION = 732.18 (MEAS. 732.06) DATUM = NAVD88-GEOID 12B

SOURCE BENCHMARK: (NGS PID: DK3297) DUPAGE COUNTY BENCHMARK 0136 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PLAINFIELD RD. WITH COUNTY LINE RD. 96.0 FT. SOUTH OF THE CENTERLINE OF PLAINFIELD RD., 42.7 FT. WEST OF THE CENTERLINE OF COUNTY LINE RD., 21.5 FT. NORTH OF A FIRE HYDRANT. MONUMENT IS A 3.5 INCH BRASS DISK ON THE NORTH SIDE OF THE BASE OF A TRAFFIC CONTROL SIGNAL LIGHT, 0.8 FT. ABOVE GRADE. ELEVATION = 699.12 (MEAS. 699.06)

DATUM = NAVD88-GEOID 12B

NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF SITE. 28 FT. NORTHEAST OF SOUTHEAST CORNER OF SOUTH BLDG. AND 17 FT. WEST OF WEST EDGE OF PAVEMENT OF THE FRONTAGE RD.

> ELEVATION = 705.36DATUM = NAVD88-GEOID 12B

SITE BENCHMARK 2: NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT NORTHEAST CORNER OF SITE. 16 FT. WEST OF WEST SIDE OF PAVEMENT OF FRONTAGE RD. AND 21 FT. NORTHEAST OF FLAGPOLE NEAR NORTH BLDG.

> ELEVATION = 710.82DATUM = NAVD88-GEOID 12B











EXISTING CONDITIONS AND DEMOLITION PLAN



Original Issue

Project Number

- 3/20/2017 -

HDR.BUIL01



7630 COUNTY LINE ROAD BURR RIDGE, IL 60527

BILITYLAB OUTPATIENT AND DAY REHAB CENTER -**CORE & SHELL**

SHIRLEY RYAN





HDR ARCHITECTURE 30 W MONROE STREET SUITE 700

CHICAGO, IL 60603

312-470-9501

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OUTPATIENT AND DAY REHAB CENTER -**CORE & SHELL**

7630 COUNTY LINE ROAD BURR RIDGE, IL 60527



Project Status -ISSUE FOR CONSTRUTION

C-102



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GRADING NOTES:

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- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
- 3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED
- OTHERWISE. 4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- 6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- 8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- 10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 11-9-16. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 11. TRANSITIONS EROM DEPRESSED CURP. TO FILL HEICHT CURP.
- 11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
<u></u> G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
Р	PROPOSED PAVEMENT ELEAVATION
т/с	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
\sim	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
\Rightarrow	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
0.5	PROPOSED DEPTH OF PONDING
	RETAINING WALL
Ū	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT



HDR ARCHITECTURE 30 W MONROE STREET SUITE 700 CHICAGO, IL 60603 312-470-9501





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7630 COUNTY LINE ROAD BURR RIDGE, IL 60527





- • Z-(___ GRAPHIC SCALE (IN FEET) 1 inch = 10 ft.

1



Project Status ISSUE FOR CONSTRUCTION



STRUCTURE	INNER DIA
Ex. MH-1	N/A
MH-2	48''
MH-3	60''
MH-4	48"
MH-5	48''
MH-8	48''
MH-9	48''
MH-10	48''
MH-11	48"
INL-12	24"
MH-14	48"
MH-15	48''
MH-16	48''
MH-17	48''
MH-18	48"
INL-19	24"
INL-21	24"
Special MH-23 w/ Restrictor	48"
MH-24	48''
MH-24A Dry Well	48"
MH-25	48"

ΕK	LID/GRATE TYPE	INVERIS (IN)	INVERTS (OUT)
	N/A	-702.84, 703.79	702.84
	Type 1 Closed	702.94	702.94, 704.00
	Type 1 Closed	703.22, 705.63	703.22
	Type 1 Closed	703.27	703.27
	Type 1 Closed	703.63	703.63
	Type 1 Closed	703.60	703.60
	Type 11	704.00	704.00
	Type 11	704.40 704.40	704.40
	Type 11	704.60	704.60
	Type 1	<u>N/A</u>	704.80
	Type 11	703.63, 703.88	703.63
	Type 1	703.77	703.77
	Type 1	703.92	703.92
	Type 1	704.06	704.06
	Type 1	704.24	704.24
	Type 1	<u> </u>	704.37
	Type 11	— <u>N/A</u>	703.40
	Type 1 Closed	703.18	703.18
	Type 1 Closed	702.90, 703.60	702.90
	Type 1 Closed	699.00	704.05

ST. OVER WM \bigcirc B/P ST = 703.04 T/P WM = ±698.3 *SEE NOTE 18* SAN. OVER WM (8) $B/P SAN = \frac{701.97}{T/P WM} = \pm \frac{701.5}{T}$ *ŚEE NOTE 18* ST. OVER WM *ŚEE NOTE 18* ST. OVER ST. (DRAINTILE) (10) B/P ST = 703.40 T/P ST (DRAINTILE) = ± 700

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- ST. OVER WM (1) $B/P ST = \frac{702.80}{T/P} WM = \frac{1}{\pm 699.80}$ *ŚEE NOTE 18*
- NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS.



1301 WEST 22ND STREET Suite 210 Oak Brook, IL 60523 630 * 472 * 0918 Fax 630 * 472 * 1006

State Mechanical Services

SHIRLEY RYAN BILITYLAB

Shirley Ryan

OUTPATIENT AND DAY REHAB CENTER -**CORE & SHELL**

7630 COUNTY LINE ROAD BURR RIDGE, IL 60527

		P. DET
Project N Original I	umber issue	HDR.BUIL01 - 3/20/2017 -
5	-10/16/2017	REVISED PER COOK COUNTY DOT COMMENT:
3	-7/24/2017 -7/26/2017	REVISED OUTLET & RESTRICTOR
2	-6/30/2017	-ISSUE FOR CONTRUCTION
1	- 5/24/2017	-ISSUE FOR PERMIT CORRECTIONS-
	- 3/20/2017 -	-ISSUE FOR BID/PERMIT
MARK	DATE	DESCRIPTION

OF { , LINONS. EXP. 11-30-17 UTILITY PLAN

Sheet Name

C-105

Sheet Number

Project Status -ISSUE FOR CONSTRUCTION


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7630 COUNTY LINE ROAD BURR RIDGE, IL 60527





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- 3/20/2017 -

Project Number **Original Issue**

HDR.BUIL01

MARK DATE DESCRIPTION -3/20/2017 ISSUE FOR BID/PERMIT -ISSUE FOR PERMIT CORRECTIONS -5/24/2017

-6/30/2017 -ISSUE FOR CONTRUCTION

7630 COUNTY LINE ROAD BURR RIDGE, IL 60527

CORE & SHELL

BILITYLAB OUTPATIENT AND DAY REHAB CENTER -

SHIRLEY RYAN

Shirley Ryan



FJS

HDR ARCHITECTURE 30 W MONROE STREET SUITE 700

CHICAGO, IL 60603 312-470-9501



- All construction work and staging must be contained within the fenced area.
- Construction fencing shall be of the materials and specifications that are shown herein.
- Code of Conduct and Permit Sign to be installed with the face of the sign being clearly visible to the public, at the site entrance just outside the construction fencing.
- **Dumpster** to be located within the fenced area, and kept covered at all times. • **Portable Sanitation Facility** – to be located on private property within the fenced area.
- Inclusion of the following notes:
- "broom-clean" at the end of each work day. No material can be stored at any time on Village roadways or parkways." • "Any damage to public property or the public right-of-way, including but not limited to the street, curb, sidewalks, parkways, parkway trees, and utilities, should be immediately reported to the Village and must be restored to the satisfaction of the Village Engineer prior to release of the cash bond."

Repeat violations of the site preparation requirements will result in the issuance of a Stop Work Order without further notice from the Village A Stop Work Order may be issued for failure to comply with any of the above site maintenance requirements. Work may not resume until the violations are resolved to the satisfaction of the

Building Officer or Village Engineer and the \$200 stop work order fee is paid.

- CONSTRUCTION SEQUENCE:
- INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
- PROVIDE STABILIZED CONSTRUCTION ENTRANCE. STRIP EXISTING TOPSOIL FROM PROPOSED STORMWATER MANAGEMENT AREAS AND STOCKPILE IN APPROPRIATE
- LOCATION. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
- CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
- COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING
- AND SODDING OF STORMWATER MANAGEMENT FACILITIES. . CUT AND FILL SITE TO PLAN SUB-GRADE.
- CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
- CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
- COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
- . REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

	SOIL PROTECTION CHART												
	STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC
	PERMANENT SEEDINGS			A			*	*		*	-		
	DORMANT SEEDINGS	в—		_							В		
	TEMPORARY SEEDINGS												
	TEMPORARY SEEDINGS	D											
	SODDING			Е <u>**</u>									
	MULCHING	F ——											
A - B -	A - KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC. C - SPRING OATS D - WHEAT OR CEREAL RYE WHEAT OR CEREAL RYE 30 LBS./AC. * IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER * SOD (NURSERY GROWN KENTUCKY BLUEGRASS) B - KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 5 LBS./AC. 2 TONS STRAW MULCH PER ACRE F - STRAW MULCH 2 TONS PER ACRE ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING												
I	NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.												

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.





Project Name

INLET FILTER

General Notes

C:\rvt\2016\10039763-BURR RIDGE_CENTRAL_KHO.rvt



S-ST-RIPRAP-DITCH



42'' B 5 22'' 14' 3-400 90 10''

48'' B 6 26'' 16' 6-600 170 12''

54'' B 6 26'' 18' 6-600 170 12''



-EROSION-BLA

8"

10"

10"



6

STRAW BALES (TYP)

-0-10010-010-01-

5











Original Issue

N-EC-EROSION BLAKET2

HDR.BUIL01

Project Number

MARK DATE

- 3/20/2017 -

DESCRIPTION 3/90/9017 -ISSUE FOR BID/PERMIT -ISSUE FOR PERMIT CORRECTIONS <u>-5/24/2017</u> -ISSUE FOR CONTRUCTION 6/30/2017

DAY REHAB CENTER -**CORE & SHELL** 7630 COUNTY LINE ROAD

BURR RIDGE, IL 60527



OUTPATIENT AND

Shirley Ryar

Q



Manhard

CONSULTING LTD

G A G E

CONSULTING ENGINEERS

INCORPORATED

1301 WEST 22ND STREET Suite 210

Oak Brook, IL 60523

630 * 472 * 0918 Fax 630 * 472 * 1006

State Mechanical Services

FES-20 W/ RESTRICTOR WALL

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NOTE: SEE THE REINFORCED CONCRETE HEADWALLS FOR PIPE CULVERTS DETAIL FOR HEADWALL SPECIFICATIONS









1

4-1" DIA. WEEP HOLES AT 90" SEPARATION FOR ALL MANHOLES LOCATED IN PAVEMENT OR CURE AREAS. INSTALL AND SECURELY FASTEN HEAVY DUTY SCREEN OR FILTER FABRIC TO OUTSIDE OF MANHOLES, OVER HOLE. PRECAST CONC. ADJ. RINGS (8" MAX.) — PROP. GRADE — VXVXVXVXV MASTIC -<u>`4</u> 4

(SEE MATERIAL STANDARDS DETAIL) ____REINFORCED CONC. FLAT TOP TOP VIEW PRECAST CONC. RING CONSTRUCTION A.S.T.M. C-478 WITH TONGUE AND GROOVE JOINTS.

 $\frac{\#4 \text{ BAR} - v}{@ 12'' \text{ CTC}}$ #4 BARS-V @ 18"CTS.



4

IABLE OF	DIMENSIONS

						NS				F	REINFORCE	EMENT B	ARS
DESIGN	DIA. OF	OF *		B	C	D	F	F	2 HDWLS.	H	BARS	V.BARS	TOTAL WT.
NO.	PIPE		/ \		0	D		1	CU. YDS.	MARK	LENGIH	110.	Z-HDWLS
D15-1 1/2	15"	1 1/2:1	1'-7"	10"	1'-11"	2'-0"	5'-5 1/2"	2'-5 1/2"	0.9	н	6'-9"	16	40
D15-2	15"	2:1	2'-2"	10"	1'-11"	2'-0"	6'-7 1/2"	3'-3 1/4"	1.2	H1	8'-3"	22	60
D18-1 1/2	18"	1 1/2:1	1'-7"	1'-1"	2'-2"	2'-3"	5'-8 1/2"	2'-5 1/2"	1.2	H2	7'-0"	16	40
D18-2	18"	2:1	2'-2"	1'-1"	2'-2"	2'-3"	6'-10 1/2"	3'3 1/4"	1.3	НЗ	8'-6"	22	60
D24-1 1/2	24"	1 1/2:1	2'-1"	1'-4"	2'-9"	2'-11"	7'-4 1/2"	3'-2"	1.5	H4	9'-3"	22	60
D24-2	24"	2:1	2'-10"	1'-4"	2'-9"	2'-11"	8'-10 1/2"	4'-2 1/2"	2.0	H5	11'-0"	28	70
D30-1 1/2	30"	1 1/2:1	2'-6"	1'-7"	3'-3"	3'-5"	8'-8 1/2"	3'-9"	2.0	H6	11'-0"	28	70
D30-2	30"	2:1	3'-4"	1'-7"	3'-3"	3'-5"	10'-4 1/2"	4'-11"	2.6	Н7	13'-0"	34	80
D36-1 1/2	36"	1 1/2:1	3'-0"	1'-10"	3'-10"	4'-1"	10'-4 1/2"	4'-5 1/2"	2.6	Н8	13'-3"	30	80
D36-2	36"	2:1	4'-0"	1'-10"	3'-10"	4'-1"	12'-4 1/2"	5'-10 1/2"	3.5	Н9	15'-6"	40	100
										l			

3



State of the state



5

6

Village of Burr Ridge Engineering Department 451 Commerce St. Burr Ridge, IL 60527

Perforated Drain

4" Dia. -

Pipe with Sock

Slope — -----









Project Number Original Issue

HDR.BUIL01 - 3/20/2017 -

IARK	DATE	DESCRIPTION
	-3/20/2017	-ISSUE FOR BID/PERMIT-
	-5/24/2017	-ISSUE FOR PERMIT CORRECTIONS-
	-6/30/2017	-ISSUE FOR CONTRUCTION
	-7/24/2017	-REVISED OUTLET & RESTRICTOR-
	10/16/201 7	REVISED PER COOK COUNTY DOT COMMENTS

7630 COUNTY LINE ROAD BURR RIDGE, IL 60527

CORE & SHELL



hard

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Oak Brook, IL 60523 630 * 472 * 0918 Fax 630 * 472 * 1006

State Mechanical Services

BILITYLAB

SHIRLEY RYAN

OUTPATIENT AND DAY REHAB CENTER -

HDR ARCHITECTURE

CHICAGO, IL 60603

312-470-9501

30 W MONROE STREET SUITE 700



4





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Project Origina

Project Number Original Issue	HDR.BUIL 01 -3/20/2017 -	

MARK	DATE	DESCRIPTION
	-3/20/2017	-ISSUE FOR BID/PERMIT-
1	- 5/24/2017	-ISSUE FOR PERMIT CORRECTIONS-
2	<u>-6/30/2017</u>	-ISSUE FOR CONTRUCTION
3	-7/24/2017-	REVISED OUTLET & RESTRICTOR
4		REVISED PER COOK COUNTY DOT COMMENTS



7630 COUNTY LINE ROAD

BURR RIDGE, IL 60527

OUTPATIENT AND

BILITYLAB



Shirley Ryan





HDR ARCHITECTURE

30 W MONROE STREET SUITE 700

Project Status -ISSUE FOR CONSTRUCTION

C-110

Sheet Number

6

06-01-16

MANHARD CONSULTING, LTD. STANDARD SPECIFICATIONS

GENERAL CONDITIONS CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS a." MDR R R rr Mrdd.rd rr Engineering PLANS and SPECIFICATIONS. b. R Mrd d. r r. c. d r d rrd R r the contract documents for the subject project. d. RR rrrrdrd d e. RD RM rdrrrrr

and/or review is required for any aspect of the subject project. INTENT OF THE PLANS AND SPECIFICATIONS

materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of

INTERPRETATION OF PLANS AND SPECIFICATIONS a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction. c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered. GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing. LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities. UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS. PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable IV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges,

trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc. CLEANING UP The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless

ROAD CLEANING The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS To the fullest extent permitted by law, any CONTRACTOR: material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages. In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the

CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party. INSURANCE Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain. (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the

construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

more exactly specified

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement. Note: These Specifications are for Northern Illinois.

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges. Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

DETAILED SPECIFICATIONS

Prior to demolition occurring, all erosion control devices are to be installed. All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site

roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures. The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and

brought to grade with suitable compacted fill material per the specifications. The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal. Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provide. CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe

pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations. CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair. drddrrdd.r4rdddr

CONTRACTOR The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval 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 JURISDICTIONAL GOVERNING ENTITY as requested The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

II.EARTHWORK

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation. State of Illinois, latest edition except as modified below. SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions. EARTHWORK CALCULATIONS AND CROSS SECTIONS

INTENTIONALLY OMITTED.

CLEARING, GRUBBING AND TREE REMOVAL The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT. TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT. EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

ifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required). Percent

C ompaction	Pavement &	
Stan dard	Floor Slabs	Grass Areas
Modified Proctor	95%	90%
Standard Proctor	95%	90%
	Compaction Standard Modified Proctor Standard Proctor	Compaction Pavement & Standard Floor Slabs Modified Proctor 95% Standard Proctor 95%

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site. For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be

1. Any soil whose optimum moisture content exceeds 25%.

2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.

3. Any soil whose silt content exceeds 60% by weight.

4. Any soil whose maximum density is less than 100 pounds per cubic foot.

5. Any soil containing organic, deleterious, or hazardous material. Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy

soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clav liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, rdrrd d r r Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in

construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer ioints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the

CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance. It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The

CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) GEOTEXTILE FABRIC Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) EROSION CONTROL BLANKET

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III.UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern. SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards. MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in

conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer rd Mdrrrd r r

AUGER/BORING AND CASING INTENTIONALLY OMITTED.

AUGER (OPEN BORE)

INTENTIONALLY OMITTED.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS ontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois

Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24. STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477. (2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11. Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill. FOUNDATION. BEDDING AND HAUNCHING

the detail. TESTING

rrrdddrd rd rr. D RRdrd rrdrr rRD

ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY. rrdrr nd Mandrrrdr drrrrM44 drd MdrrrM

r r SERVICES

INTENTIONALLY OMITTED.

RISERS

INTENTIONALLY OMITTED. DROP MANHOLE CONNECTIONS

INTENTIONALLY OMITTED.

SANITARY SEWER FORCE MAIN

INTENTIONALLY OMITTED.

TELEVISION INSPECTION Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY. All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section. All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks,

completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT. MISCELLANEOUS All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

K5H9FA5=BD=D9f115B8@5F;9FŁ Water main pipe shall conform to the following:

(2) Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling. WATER VALVES

drdrr. r dr

VALVE VAULTS Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER"

VALVE BOXES

INTENTIONALLY OMITTED FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX *INTENTIONALLY OMITTED*

<u>GA 5 @@K 5 H9 F `G9 F J =7 9 G `fB\Î `8 =5 A 9 H9 F `C F `@9 GGŁ</u>

INTENTIONALLY OMITTED.

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT. PRESSURE TEST

PRESSURE CONNECTION TO EXISTING WATER MAIN The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material

to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill. DRY CONNECTION TO EXISTING WATER MAIN INTENTIONALLY OMITTED.

POLYETHYLENE TUBE (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene tube in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

D. STORM SEWERS AND APPURTENANCES

ioints, except that bituminous mastic joints may be used in grass areas.

FOUNDATION, BEDDING AND HAUNCHING

tracerwire shall be No. 8 Solid Blue.

Storm sewer pipe shall conform to the following:

Storm sewer shall include bedding and trench backfill.

drd40d dr

indicated on PLANS).

MANHOLES, INLETS & CATCH BASINS

STORM SEWER PIPE

trench backfill.

RIP RAP

FLARED END SECTION

TRACER WIRE

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on

R

improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on If the distance between valves when installing PVC pipe exceeds 1,000', tracer wire stations will be required for current induction. Tracer wire stations in grass areas will

be Rhino TriView Flex Tracing Wire Stations or approved equal. In paved areas, they will be Valvco Tracer Wire Access Box for H2O loading or approved equal. For open cut construction, using PVC pipe, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for locating following construction. This wire shall be securely terminated inside every valve vault on stainless steel hardware with an exposed lead of at least 12". A mechanically secure and soldered connection shall be provided for all wire splices. Where construction is by directional drilling or similar trenchless technology the tracer wire shall be 3/16" 7x19 PVC coated stainless steel aircraft cable with minimum breaking strength of 3,700 lbs (Lexco, Chicago, IL). Or Trace-Safe water blocking

Before final approval of any water main, there will be a monitored tracer wire continuity test in order to confirm proper installation of any tracer wire.

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212. (3) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches. Pipe joints and fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted with Municipality Approval and/or when specifically

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY. Storm sewers may be constructed with reinforced concrete pipe using only flexible gasket joints (ASTM 361 or 443) for water main crossings.

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the

wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. * Provide **Í J UbÝ** Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation . rdd rr r drdrr a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on

placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be acceptable. FOUNDATION, BEDDING AND HAUNCHING

UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum of 1.0 in2/ft of inlet area. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15). MISCELLANEOUS (1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly

rerouted and/or connected to the storm sewer system. (2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer.

CONNECTION FOR STORM SERVICE TO STORM MAIN Connections of storm sewer services to storm sewer mains should be made with manufactured tees when available. Availability of manufactured tees will be a

function of the storm sewer material and pipe diameter size of the service sewer and main. If manufactured tees are not reasonably available, connections should be made in accordance with manufacturer's recommendations for all storm sewer other than concrete pipe. For concrete pipe connections without manufactured tees the storm sewer main shall be machine cored and the service sewer connected using non-shrink grout for the void between pipes. The

service sewer shall be cut flush with the inside wall of the sewer main and not extend into the inside flow area of the main or otherwise impede flow. IV. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of d r rrnd d rd dd d payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall d dRmrr^r Mrrr Drrdd rrrrrd MD.rr Rdrd rrdrr'r Rr.

SUBGRADE PREPARATION The CONTRACTOR shall be responsible for all subgrade compaction and preparation to the lines and grades shown on the plans. AGGREGATE BASE COURSE TYPE 'B'

Aggregate Base Course Type B shall be limited to CA-6 or CA-10 gradation. Aggregate base courses shall be proof rolled as outlined below. PROOF ROLL

The CONTRACTOR shall proof roll the subgrade with either a 2-axle truck loaded to 27,000 lbs. Or a 3-axle truck loaded to 45,000 lbs. or as specified by the JURISDICTIONAL GOVERNING ENTITY. The CLIENT and JURISDICTIONAL GOVERNING ENTITY shall observe and approve the proof rolling of the rdd r.rr r dr rddr r. intended as a maximum deflection standard and that proof rolling of a majority of the area will have less deflection than specified above. In any case of deficiency, the subgrade and/or base course shall be repaired and retested before proceeding with the pavement construction.

Pavement subgrade material shall not be removed, placed or disturbed after proof roll testing has been completed prior to the pavement construction. Additional testing will be required if the pavement subgrade is disturbed and/or material is removed from or placed on the pavement subgrade after proof rolling approval. Trucks or heavy equipment shall not travel on any pavement subgrade after final testing prior to pavement construction.

HOT-MIX ASPHALT BASE COURSE

INTENTIONALLY OMITTED. HOT-MIX ASPHALT BINDER AND SURFACE COURSE

HMA binder and surface courses, shall be constructed to the compacted thickness as shown on the PLANS. The base course shall be cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. The surface course shall be placed after the base and courses have gone through one winter season, or as directed by the CLIENT. Before applying the surface course, the binder course shall be thoroughly cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. Prior to the placement of the surface course, the JURISDICTIONAL GOVERNING ENTITY shall examine the completed pavement, including curb and gutter, and all failures shall be corrected by the CONTRACTOR.

CONCRETE PAVEMENTS Concrete pavements shall be constructed in accordance with American Concrete Institute Standard ACI330R-08 and as shown on the PLANS. .4.4 dd rr dr. rdr r d ddr r concrete pouring operation will not be allowed.

Sawing of joints shall commence as soon as the concrete has cured and hardened sufficiently to permit sawing without excessive raveling, but no later than eight hours after the concrete has been placed. All joints shall be sawed to a depth equal to 1/3 of the pavement thickness before uncontrolled shrinkage acking take place. If necessary, the sawing operation shall occur during the day or at night, regardless of weekends, holidays or weather conditions. The CONTRACTOR shall be aware of jurisdictional noise ordinances and holiday restrictions for scheduling purposes.

The CONTRACTOR is responsible to guard fresh concrete until it sets and hardens sufficiently to prevent people from writing, walking, riding bicycles or otherwise permanently marking, defacing or causing depressions of any type in the concrete. Any concrete so marked will be removed and replaced by the CONTRACTOR at the CONTRACTOR's expense. The CONTRACTOR shall protect the pavement against all traffic, including that of their own employees or other workers, until test specimens have attained the specified strength.

SIDEWALKS

r d rd d rdd existing sidewalk CURB AND GUTTER

Curb and gutter shall be as per the detail shown on the PLANS, which shall include compacted aggregate base course under the curb and gutter. All

contraction and expansion joints shall be constructed as per the detail. CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT

The CONTRACTOR shall saw cut and remove the existing concrete curb where shown on the PLANS and install a curb of similar cross section and pavement to that removed (or depressed curb and gutter if shown on the PLANS). Upon completion of the curb and gutter any voids between the existing pavement and r d r r d r filled and compacted with embankment material within 6" of the top of the new curb. The CONTRACTOR shall then restore the remaining 6" to its original condition (i.e., sod, gravel, topsoil). Where proposed curb connects to an existing curb, the existing curb shall be saw cut and then two 18" long x dr dr dd d" drdr.r d

curb. FRAME ADJUSTMENTS

The road contractor shall be responsible for making final adjustments and the setting on a bituminous mastic jointing compound all castings located in the roadway, sidewalks, and parking areas prior to construction of any curbing, sidewalk, or final surface. Any structures that need to be lowered, or raised in excess of 4" shall be completed and the work backcharged against the underground contractor. This Contractor shall also be responsible for cleaning all of the above structures immediately upon completion of his phase of work. This work shall be incidental to the cost of the pavement.

PAVEMENT MARKING - PAINT The CONTRACTOR shall furnish and apply painted marking lines, letters & symbols of the patterns, sizes and colors where shown on the PLANS. Paint

pavement marking shall be applied in accordance with the IDOT Standard Specifications.

PAVEMENT MARKING - THERMOPLASTIC

INTENTIONALLY OMITTED. QUALITY CONTROL

The CONTRACTOR shall provide all testing necessary to ensure improvements are in accordance with the project specifications and provide testing documentation that specifications were met.





SHIRLEY RYAN

OUTPATIENT AND DAY REHAB CENTER **CORE & SHEI**

7630 COUNTY LINE ROAD BURR RIDGE. IL 6052





VILLAGE OF BURR RIDGE PLAN COMMISSION AND ZONING BOARD OF APPEALS

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

7600 County Line Road, Burr Ridge, IL 60527

Property Owner or Petitioner:

MedProperties, LLC (Print Name) (Signature)





LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at <u>7:00 p.m. on</u> <u>Monday, August 15, 2022</u>, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.

PURPOSE OF HEARING

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by MedProperties LLC for a request to amend Ordinance #A-834-02-17 for a special use for final plat approval and a medical office in the T-1 Transitional District and a variation from Zoning Ordinance section XI.C.8 to permit parking in the front yard. The petitioner is requesting to reconfigure the existing parking lot and add additional spaces. The petition number and address of this petition is <u>Z-22-2022</u>: 7600-7630 County Line Rd. and the Permanent Real Estate Index Numbers are <u>09-25-402-019-0000 and 09-25-402-026-0000</u>.

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, August 9, 2022. All public comment may be emailed to Community Development Director Janine Farrell (<u>jfarrell@burr-ridge.gov</u>) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.



EXISTING RESIDENTIAL



101 BRP LLC 20 DANADA SQ W #274 WHEATON, IL 60189

Ambriance! HOA Rosa M. Ordetx 1 Ambriance! Drive BURR RIDGE, IL 60527

ATHIHALLI NAGARAJ 102 AMBRIANCE DR BURR RIDGE, IL 60527

BREYMEYER, WILLIAM G 7711 DREW AVE BURR RIDGE, IL 60527

CHANG, DALE &JESSICA BONG 7608 DREW AVE BURR RIDGE, IL 60527

GIADLA HOLDINGS LLC 7702 CASS AVE APT. 220 DARIEN, IL 60561

INTER CONTL BURR RIDGE 108 BURR RIDGE RD ESSEX, IL 60935

KONDA REALTY LLC 10 ORCHARD APT. 200 LAKE FOREST, CA 92630

KUKUC, FRANK & MARGARET 7603 S DREW AVE BURR RIDGE, IL 60527

LIFE TIME FITNESS 130 2902 CORPORATE PLACE CHANHASSEN, MN 55317 ALLEN, RUSSELL 7519 DREW AVE BURR RIDGE, IL 60527

ANDREW J MOORMANN 50 BURR RIDGE PKWY BURR RIDGE, IL 60527

BRE/ESA P PORTFOLIO LLC PO BOX 49550 CHARLOTTE, NC 28277

BRVC OWNER LLC PO BOX 1243 NORTHBROOK, IL 60065

CHRISTIAN BROTHER MIDWEST 7650 S COUNTY LINE RD BURR RIDGE, IL 60527

GUEVARA, JUAN & ANGIE 122 75TH ST BURR RIDGE, IL 60527

IWANETZ, LARISSA 7516 DREW AVE BURR RIDGE, IL 60527

KORFIST, CHRISTIAN 7611 DREW AVE BURR RIDGE, IL 60527

KUKUC, STANLEY & IRENE 7615 S DREW AVE BURR RIDGE, IL 60527

LUTZ, MARK C 7624 DREW AVE BURR RIDGE, IL 60527 AMBRIANCE TRUST 1 AMBRIANCE DR BURR RIDGE, IL 60527

ANNE E MICALETTI TRUST 203 AMBRIANCE DR BURR RIDGE, IL 60527

BREYMEYER, WILLIAM 7701 DREW AVE BURR RIDGE, IL 60527

CERVANTES, LAURA 7619 DREW AVE BURR RIDGE, IL 60527

EDWARD T PRODEHL 104 AMBRIANCE CT BURR RIDGE, IL 60527

HOSPITALITY PROP TRUST 255 WASHINGTON ST NEWTON, MA 02458

KOLNIAK, CHRISTINA A 7600 DREW AVE BURR RIDGE, IL 60527

KRAMPITS, ALICE 7515 S DREW AVE BURR RIDGE, IL 60527

LABUS, MARIAN E 7612 DREW AVE BURR RIDGE, IL 60527

M S J Properties 4601 W 49Th St Chicago, IL 60632 MC CASH, BENJAMIN & L 119 75TH ST BURR RIDGE, IL 60527

MPG RIC BURR RIDGE LLC 71 S WACKER DRIVE APT. 3725 CHICAGO, IL 60606

NABEEL JABRI 204 AMBRIANCE DRIVE BURR RIDGE, IL 60527

OPUS NORTH MGMT CORP 701 VILLAGE CENTER DR BURR RIDGE, IL 60527

PAULIUS, ANDRIUS 1815 W IOWA ST CHICAGO, IL 60622

REINESTO, MARK & CYNTHIA 7604 DREW AVE BURR RIDGE, IL 60527

SPIRIT MASTER FUNDING 2727 N HARWOOD ST#300 DALLAS, TX 75201

SUNIL SURI 103 AMBRIANCE DRIVE BURR RIDGE, IL 60527

ZELEZNIKAR, JOHN V 121 W 75TH ST BURR RIDGE, IL 60527 MOINNUDDIN, ABID & S 7623 S DREW BURR RIDGE, IL 60527

MPS LORIA DVLPMT LLC 7500 S COUNTY LINE RD BURR RIDGE, IL 60527

NOVAK, GEORGE T 7508 DREW AVE BURR RIDGE, IL 60527

PABIJANSKI, HENRYK 7626 DREW AVE BURR RIDGE, IL 60527

RATCHEV, IVAN & INA 7511 DREW AVE BURR RIDGE, IL 60527

RIVERA, RUDOLPH & L TR 7607 DREW AVE BURR RIDGE, IL 60527

STERN, PAUL & SHARON 7512 DREW AVE BURR RIDGE, IL 60527

VALLANDIGHAM, CORINNE 9041 RIDGE CT WILLOW SPRINGS, IL 60480 MONA GHOBRIAL & SONIA 450 VILLAGE CENTER DR3 BURR RIDGE, IL 60527

MW REAL ESTATE INVESTMENT PO BOX 56607 ATLANTA, GA 30343

ONE EQUITY PLACE LLC 7420 S COUNTY LINE RD BURR RIDGE, IL 60527

PATEL, RUCHIK & JIGNA 7616 DREW AVE BURR RIDGE, IL 60527

REEGS PROPERTIES PO BOX 639 HINSDALE, IL 60522

SCHAUER, CYNTHIA 120 W 75TH ST BURR RIDGE, IL 60527

STRZEMECKI, T & I BOBKA 7520 DREW AVE BURR RIDGE, IL 60527

WARD, BRIDGET & MICHAEL 7620 DREW AVE BURR RIDGE, IL 60527

LEGEND OF SYMBOLS & ABBREVIATIONS

P.O.C. POINT OF COMMENCEMEN

P.O.B. POINT OF BEGINNING

FEET/MINUTES

S.F. SQUARE FEET

FF FINISHED FLOOR

TP TOP OF PIPE

L ARC LENGTH

R RADIUS LENGTH

C CHORD LENGTH

CB CHORD BEARING

CMP CORRUGATED METAL PIPE

' INCHES/SECONDS

(R) RECORD BEARING/DISTANCE

TF TOP OF FOUNDATION

B.S.L. BUILDING SETBACK LINE

P.U.E. PUBLIC UTILITY EASEMENT

D.E. DRAINAGE EASEMENT

DEGREES

MANHOLE

= CURB INLET

☑ VALVE VAULT

-G- GAS LINE

-E- ELECTRIC LINE

-OHW-OVERHEAD WIRES

-STM-STORM SEWER

-SAN- SANITARY SEWER

 $- \times -$ Chain Link Fence

---- STOCKADE FENCE

CONCRETE SURFACE

_____ GUARD RAIL

☐ FLARED END SECTION

 $-\top$ Telephone/catv line

S SANITARY MANHOLE

STORM STRUCTURE (CLOSED)

STORM STRUCTURE (OPEN)

O UTILITY POLE

- X- LIGHT POLE

TRANSFORMER

UTILITY PEDESTA

TRAFFIC SIGNAL

TS SIGNAL BOX

🛏 GAS VALVE

► WATER VALVE

△ ELECTRIC METER

GAS METER

💢 FIRE HYDRANT

AUTO SPRINKLER

MONITORING WELL

 \otimes ground light

BOLLARD

B/BOX

 \sim FLAG POLE

_____ SIGN

ZONING INFORMATION

THE SURVEYOR WAS PROVIDED WITH THE ZONING INFORMATION. NV5 ZONING REPORT #7202102972:001 DATED 10/14/2021. REVISED 11/15/2021.

THE SUBJECT PROPERTY IS ZONED "T-1"

FRONT SETBACK: 50' SIDE SETBACK: 20' **REAR SETBACK: 60'** MAXIMUM BUILDING HEIGHT: 30' OR 2 STORIES OF RENTABLE SPACE, WHICHEVER IS LOWER MINIMUM LOT AREA: 40,000 SF MINIMUM LOT WIDTH: 125' MINIMUM LOT DEPTH: NONE NOTED MAXIMUM LOT COVERAGE: NONE NOTED MAXIMUM FLOOR AREA RATIO: 0.24 MINIMUM PARKING: 18 SPACES

EXISTING PARKI	NG SPACE TABLE
TYPE OF SPACE	TOTAL EXISTING
REGULAR	72
ADA	11
TOTAL	83

	MISCELLANEOUS NOTES
MN1	SURVEY PREPARED BY: JLH LAND SURVEYING INC. 910 GENEVA STREET SHOREWOOD, IL 60404 815.729.4000 INFO@JLHSURVEY.COM
MN2	ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
N3	THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
N4	ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
5	ASSUMED BEARING: THE WEST RIGHT OF WAY LINE OF S. FRONTAGE ROAD TO BE SOUTH 04 DEGREES 07 MINUTES 18 SECONDS WEST.
16	AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
N7	AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 7600 S COUNTY LINE ROAD.
IN8	THE SUBJECT PROPERTY HAS ACCESS TO AND FROM SOUTH FRONTAGE ROAD WHICH IS GOVERNED BY THE VILLAGE OF BURR RIDGE.
IN9	IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
N10	IN REGARDS TO TABLE "A" ITEM 11(a), EVIDENCE OF UNDERGROUND UTILITIES SHOWN PER SECTION 5.E.IV. AND DEPICTED USING CLIENT PROVIDED PLANS.
N11	IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
N12	IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
N13	IN REGARDS TO TABLE "A" ITEM 18, THERE ARE OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17043C0193 WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 10/09/2021 TO THE

NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE

PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS

DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL

EMERGENCY MANAGEMENT AGENCY

SIGNIFICANT OBSERVATIONS

THERE ARE NONE

VICINITY MAP - NOT TO SCALE



AREA: 113,854.53 SF± OR 2.61 ACRES±

ITEMS CORRESPONDING TO SCHEDULE B-II

- 4 RESTRICTIONS CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, RECORDED MAY 17, 1944 AS DOCUMENT NO. 462444, RELATING TO THE USE OF SEPTIC TANKS UPON THE LOTS. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. (AFFECTS PARCELS 1 AND 2). ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 6 PUBLIC UTILITY EASEMENT OVER THE REAR 20 FEET OF THE LAND, AS SHOWN ON THE PLAT OF ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, RECORDED MAY 17, 1944 AS DOCUMENT NO. 462444. (AFFECTS PARCELS 1 AND 2). ITEM IS SHOWN.
- (9) RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO DEDICATION OF RIGHT OF WAY FOR COUNTY LINE ROAD RECORDED JULY 14, 1959 AS DOCUMENT NO. 931427, MADE BY FRANK VYDRA, JR. A BACHELOR TO STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAY, RELATING TO DEDICATING A PUBLIC HIGHWAY OVER THAT PART OF TRACT 2 IN BUNSIE CIHAK'S ASSESSMENT PLAT IN THE SOUTH EAST 1/4 OF SECTION 25. TOWNSHIP 38 NORTH. RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, LYING EAST OF A STRAIGHT LINE WHICH INTERSECTS THE NORTH LINE OF TRACT 2 AT A POINT 180 FEET, NORTHWEST OF THE NORTHEAST CORNER OF TRACT 2 AND WHICH EXTENDS TO A POINT IN THE SOUTH LINE OF TRACT 2 WHICH IS 210 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 2. (AFFECTS PARCEL 2). ITEM IS SHOWN.
- 10 DECLARATION OF EASEMENT RECORDED MAY 21, 1990 AS DOCUMENT NO. R90-061322 GRANTING A PERPETUAL, RECIPROCAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF ACCESS TO AND FROM THE LAND AND OTHER PROPERTY, AND THE TERMS AND PROVISIONS RELATING THERETO, OVER, ALONG, ACROSS AND IN THE FOLLOWING THREE AREAS: EASEMENT A: THE EAST 27 FEET OF THE WEST 65 FEET OF THAT PART OF LOT 35 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 36, AFORESAID EASEMENT B: THE EAST 27 FEET OF THE WEST 65 FEET OF THE SOUTH 249.88 FEET OF LOTS 32, 33, 34 AND THE NORTH 10 FEET OF LOT 35, AFORESAID EASEMENT C: THAT PART OF LOT 34 AND THE NORTH 10.00 FEET OF LOT 35, AFORESAID, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10.00 FEET OF LOT 35 AND THE WEST LINE OF LOT 35; THENCE SOUTH 89 DEGREES, 57 MINUTES, 07 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 10.00 FEET OF LOT 53, 65.00 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 89 DEGREES. 57 MINUTES, 07 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 179,41 FEET TO THE WESTERLY LINE OF AN EASEMENT FOR HIGHWAY PURPOSES AS PER DOCUMENT 931427; THENCE NORTH 14 DEGREES, 17 MINUTES, 51 SECONDS EAST ALONG THE LAST DESCRIBED LINE 38.00 FEET; THENCE SOUTH 60 DEGREES, 37 MINUTES, 16 SECONDS WEST, 17.97 FEET TO A LINE 28.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 10.00 FEET OF LOT 35; THENCE NORTH 89 DEGREES, 57 MINUTES, 07 SECONDS WEST ALONG THE LAST DESCRIBED LINE 173.13 FEET TO A LINE 65.00 FEET EAST OF THE WEST LINE OF LOT 34; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE LAST DESCRIBED LINE 28.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. (AFFECTS PARCEL 3 AND OTHER PROPERTY). ITEM IS SHOWN.
- 12 ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 12, 2018 AS DOCUMENT NO. R2018-012979 MADE BY AND BETWEEN MEDPROPERTIES LLC AND CHRISTIAN BROTHERS OF THE MIDWEST INC. AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (FOR FURTHER PARTICULARS, SEE DOCUMENT). DOCUMENT IS ILLEGIBLE, ITEM IS SHOWN GRAPHICALLY.
- 17 PLAT OF EASEMENT GRANT FOR THE PURPOSE OF GRANTING STORMWATER MANAGEMENT, DRAINAGE, SIDEWALK, COMMONWEALTH EDISON, AND PUBLIC UTILITY EASEMENTS RECORDED DECEMBER 16, 2021 AS DOCUMENT NO. R2021-179566, AND ALL THE TERMS AND PROVISIONS RELATING THERETO. ITEM IS SHOWN.

RECORD DESCRIPTION

PARCEL 1:

TRACT 1 (EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES) IN BUNSIE-CIHAK ASSESSMENT PLAT OF LOTS 31 T0 36 INCLUSIVE IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, A SUBDIVISION OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF THE SOUTH LINE OF JOLIET ROAD, AS ESTABLISHED BY INSTRUMENT RECORDED NOVEMBER 19, 1940 AS DOCUMENT 417333 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BUNSIE-CIHAK ASSESSMENT PLAT RECORDED JUNE 28, 1949 AS DOCUMENT 570715, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 32, 33, 34 AND THE NORTH 10.00 FEET OF LOT 35, LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 32 TO A POINT ON THE EAST LINE OF LOT 35, 65.00 FEET NORTH OF THE SOUTHEAST CORNER THEREOF. (EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES) IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE. BEING A SUBDIVISION OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF JOLIET ROAD, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1944 AS DOCUMENT NO. 462444, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. R90-61322 FOR THE PURPOSE OF INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED LAND:

THE EAST 27.00 FEET OF THE WEST 65.00 FEET OF THAT PART OF LOT 35 (EXCEPT THE NORTH 10.00 FEET THEREOF) AND LOT 36, IN ROBERT BARTLETT'S HINSDALE COUNTRY SIDE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF JOLIET ROAD, IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1944 AS DOCUMENT NUMBER 462444, IN DUPAGE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1091095-MKE, DATED DECEMBER 07, 2021









				DESIGNED	JT
С				DRAWN	JT
				APPROVED	ТКВ
				DATE	07/12/2022
	DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 20'



- 1. MAINTENANCE SHALL BE PROVIDED FOR A PERIOD OF (1) YEAR BEGINNING AT THE TIME OF PROVISIONAL ACCEPTANCE. THE SECOND YEAR OF MAINTENANCE SHALL BE PERFORMED UNDER A SEPARATE CONTRACT.
- 2. DURING THE FIRST GROWING SEASON, CONTRACTOR SHALL APPLY (1) OR MORE BROADLEAF HERBICIDE APPLICATIONS AND/OR PERFORM WEED WICKING TO CONTROL PERENNIAL WEEDS AS NECESSARY. DO NOT PULL WEEDS - PULLING WEEDS CREATES SOIL DISTURBANCE, EXPOSING NEW WEED SEEDS AND ENCOURAGING THEIR GERMINATION. CONTRACTOR SHALL MONITOR SITE CONDITIONS AND WEED DENSITY TO DETERMINE OPTIMAL TIMES FOR WEED CONTROL OPERATIONS. BURNING VEGETATION SHALL NOT BE REQUIRED.
- 3. AT THE END OF THE FIRST SEASON, DO NOT MOW DOWN THE YEAR'S GROWTH. LEAVE IT TO HELP PROTECT THE YOUNG PLANTS OVER THE WINTER. THE PLANT LITTER AND THE SNOW THAT IT CATCHES WILL INSULATE THE SOIL, REDUCING THE RISK OF PLANT LOSSES DUE TO FROST HEAVING.
- 4. MAINTAIN PLUGGED OR SEEDED AREAS AFTER INSTALLATION UNTIL FINAL ACCEPTANCE AS SPECIFIED. MAINTENANCE WILL INCLUDED RE-PLUGGING AS PER SPECIFIED PLANT MIX PERCENTAGES, MOWING, AND BROADLEAF HERBICIDE APPLICATIONS AND/OR WICKING WEEDS.
- 5. RE-PLUG OR RE-SEED AS DIRECTED BY THE LANDSCAPE ARCHITECT ALL BARE SPOTS WHICH OCCUR DURING THE MAINTENANCE PERIOD AS DESCRIBED UNDER FINAL ACCEPTANCE.
- 6. KEEP PLUGGED OR SEEDED AREAS CLEAN AND PROTECTED FROM DAMAGE DURING THE MAINTENANCE PERIOD. DEBRIS THAT ACCUMULATES SHALL BE REMOVED FROM THE SITE. PROMPTLY REPAIR DAMAGED NATIVE VEGETATION AREAS EXCEPT THOSE DAMAGED BY MAJOR STORMS.
- 7. THE INSTALLING CONTRACTOR SHALL INSTALL PERMANENT METAL STAKES (36" MINIMUM HEIGHT ABOVE GRADE) ALONG THE BOUNDARY OF THE NATIVE VEGETATION PLANTING ZONE A MINIMUM OF EVERY FIFTY FEET (50') TO DEFINE THE NO-MOW LIMITS OF THIS AREA FROM THE ADJACENT CONVENTIONAL TURF. MARKING STAKES MAY BE REMOVED BY THE MAINTENANCE CONTRACTOR WHEN THE NATIVE VEGETATION AREA CAN BE VISIBLY DIFFERENTIATED FROM CONVENTIONAL TURF.
- 8. SECOND YEAR MAINTENANCE SHALL REQUIRE AN INITIAL MOWING IN MID- SPRING. MOW THE STANDING RESIDUAL VEGETATION TO THE GROUND AND RAKE OFF THE CUTTINGS. IF WEEDS ARE A PROBLEM IN THE SECOND YEAR, PERFORM (1) OR MORE BROADLEAF HERBICIDE APPLICATIONS AND/OR WICKING WEEDS DURING THE GROWING
- 9. THIRD YEAR AND BEYOND MAINTENANCE SHALL REQUIRE ONE MID-SPRING MOW RIGHT DOWN TO THE SOIL SURFACE, OR AT LEAST WITHIN ON INCH OF THE GROUND. RAKE OFF ALL THE CUTTINGS TO EXPOSE THE SOIL TO THE SUN. MOWING IN MID-SPRING SIMULATES THE EFFECT OF THE FIRE BY REMOVING THE PREVIOUS YEAR'S VEGETATION, AND BY CUTTING BACK COOL SEASON GRASSES AND WEEDS THAT HAVE ALREADY BEGUN ACTIVE GROWTH. DO NOT MOW OR BURN AFTER NEW PLANT GROWTH HAS REACHED ONE FOOT OR TALLER. AS THIS COULD DAMAGE THE PRAIRIE PLANTS. APPLY (1) OR MORE BROADLEAF HERBICIDE APPLICATIONS AND/OR WICKING OF WEEDS AS NECESSARY TO CONTROL INVASIVE WEEDS DURING THE BALANCE OF THE GROWING SEASON.

General Notes

- 1. BASE INFORMATION ACQUIRED FROM CIVIL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING, LTD. 2. ALL CONTRACTORS SHALL VERIFY THAT THEY HAVE CURRENT PLANS PRIOR TO COMMENCEMENT OF ANY
- PROJECT SITE. 4. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- OR DISCREPANCIES TO THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES 6. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND
- INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK. 7. QUANTITY LISTS ARE SHOWN FOR CONTRACTORS CONVENIENCE ONLY - THE CONTRACTOR MUST CONFIRM
- ALL MATERIAL AND SUPPLY SUFFICIENT MATERIAL TO COMPLETE THE PROJECT AS DRAWN. SHRUB HEDGE QUANTITIES ARE BASED ON LINEAR FOOTAGE WITH SPECIFIED SPACING AND ONLY GRAPHICALLY ILLUSTRATED TO INDICATE LOCATION. 3. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND ACQUIRED FROM AN APPROVED NORTHERN ILLINOIS
- NURSERY WITH HEAVY CLAY SOILS. NO BARE ROOT PLANT MATERIAL SHALL BE ALLOWED. NURSERY STOCK SHALL BE EITHER BALLED AND BURLAPPED OR CONTAINER GROWN. MINIMUM SIZES AND SPREADS ARE SPECIFIED ON PLANT LIST. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR OWNER. TREES WILL BE SELECTED BY THE LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR AT THE FOLLOWING PRE-APPROVED NURSERIES: 1.) MARIANI NURSERY, 2.) FIORE NURSERY, 3.) HINSDALE NURSERY AND 4.) DOTY
- NURSERY 9. THE REQUIREMENTS FOR PLANT MATERIAL MEASUREMENT. BRANCHING AND BALL SIZE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK" (CURRENT EDITION) BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- 10. PRIOR TO INSTALLATION, CONTRACTOR SHALL LAYOUT ALL SITE ELEMENTS AND PLANTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.



- 3. ALL CONTRACTORS ARE LIABLE FOR THE SAFETY OF THEIR EMPLOYEES AND EQUIPMENT WHILE ON THE
- 5. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS, AND REPORT ANY MISTAKES
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING SUPPLEMENTAL PULVERIZED TOPSOIL, MUSHROOM COMPOST, AND SOIL AMENDMENT MIXES FOR USE IN ALL PLANTING OPERATIONS: TREE AND SHRUB BACKFILL, PLANTING BED PREPARATION, AND PLANTER BACKFILL. PLANTING BEDS CONTAINING SHRUBS, ROSES, PERENNIALS, VINES, ORNAMENTAL GRASSES, AND GROUNDCOVERS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH A THREE INCH (3") LAYER OF "ONE STEP SOIL CONDITIONER" PREPARED BY MIDWEST TRADING. ANNUAL BEDS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH THREE INCHES (3") OF MUSHROOM COMPOST. ALL BEDS SHALL BE RAISED TWO INCHES (2") ABOVE FINISHED GRADE.
- DISPOSE OF ALL UNSUITABLE EXCAVATED SOILS OFF-SITE. 12. GROUNDCOVER AND ANNUAL BEDS SHALL BE TOPDRESSED WITH A TWO INCH (2") LAYER OF MUSHROOM COMPOST. PROVIDE PREMIUM SHREDDED HARDWOOD MULCH (DOUBLE PROCESSED) FOR PLANTING BEDS CONTAINING ROSES PERENNIALS VINES AND ORNAMENTAL GRASSES WITH A TWO INCH (2") LAYER AND MULCH ALL SHRUB BEDS AND TREE SAUCERS WITH A THREE INCH (3") LAYER. PROVIDE TREES UNDER A SEVEN INCH (7") CALIPER WITH A MINIMUM SIX FOOT (6') DIAMETER MULCH SAUCER, AND THOSE TREES WITH A SEVEN INCH (7") CALIPER OR LARGER SHALL HAVE A MINIMUM NINE FOOT (9') DIAMETER MULCH SAUCER. PLANTING BED EDGES AND TREE SAUCERS SHALL REQUIRE A SPADE CUT EDGE BETWEEN LAWN AND MULCHED AREAS.

DURING PLANTING OPERATIONS, DO NOT BACKFILL PLANT MATERIAL WITH CLAY SPOILS. CONTRACTOR SHALL

- 13. TURF AREAS IDENTIFIED AS SEED SHALL BE CONVENTIONALLY SEEDED WITH A KENTUCKY BLUEGRASS BLEND AND PROTECTED WITH FIBER HYRDRO-MULCH. INDICATED SEED AREAS TO BE PROTECTED WITH SPECIFIED EROSION CONTROL BLANKET SHALL BE ANCHORED WITH STAKES OR OTHER ACCEPTABLE METHOD. TURF AREAS IDENTIFIED AS SOD SHALL BE SODDED WITH A PREMIUM KENTUCKY BLUEGRASS BLEND CONTAINING A SOIL MINERAL BASE (PEAT SOD IS UNACCEPTABLE). USE SOD STAPLES ON SLOPES AS NECESSARY TO PREVENT SHIFTING OR SLIPPAGE OF NEWLY INSTALLED SOD. CONTRACTOR TO PERFORM REMOVAL OF EXISTING TURF IN CONFLICT WITH THE NEW TURF ZONES AND TO RESTORE ANY DAMAGED TURF OUTSIDE OF THESE ZONES WITH SOD.
- 14. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ON TO PAVEMENTS AND OFF SITE. AT THE END OF THE DAY, THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO AREAS OUTSIDE OF CONSTRUCTION ZONE. 15. PRESERVE EXISTING TREES AND VEGETATION AS INDICATED, AND PERFORM REMOVAL/DISPOSAL OF EXISTING LANDSCAPE IN CONFLICT WITH THE NEW LANDSCAPE IMPROVEMENTS. GRUB TREE ROOTS 14" BELOW GRADE
- AND SHRUBS ROOTS 10" BELOW GRADE. REMOVE ROOTBALL OF ANY NURSERY STOCK TREES AND SHRUBS DESIGNATED FOR REMOVAL. REMOVED VEGETATION MAY NOT BE STORED ONSITE AND SHALL BE LOADED ON TO TRUCKS FOR IMMEDIATE DISPOSAL OFFSITE.

- MINIMUM DEPTHS OF ACCEPTABLE TOPSOIL:
- AMENDMENTS.

16. AN AUTOMATIC IRRIGATION SYSTEM IS PLANNED FOR THE PROJECT AND WILL BE INSTALLED IN CONJUNCTION WITH THE LANDSCAPE IMPROVEMENTS. THE IRRIGATION SYSTEM WILL PROVIDE ZONED COVERAGE FOR LAWN AREAS (INCLUDING PARKWAYS), PLANTERS, AND PLANTING BEDS. SUPPLEMENTAL HAND WATERING WILL BE PERFORMED BY THE LANDSCAPE CONTRACTOR UNTIL THE AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL. TREE WATERING AND/OR REFILLING OF GATOR BAGS SHALL BE REQUIRED DURING THE MAINTENANCE PERIOD. ALL SUPPLEMENTAL WATERING SHALL BE COVERED IN THE CONTRACT BASE BID (INCLUDE WATERING COSTS AS PART OF THE 90-DAY MAINTENANCE FEE) THE LANDSCAPE CONTRACTOR MAY UTILIZE WATER SUPPLIED BY THE OWNER OR WATER SUPPLIED BY CONTRACTOR'S OWN WATER VEHICLE. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER'S IRRIGATION CONTRACTOR AND SHALL BE RESPONSIBLE FOR DETERMINING WATERING SCHEDULE AND PROGRAMING CLOCK. 17. CONTRACTOR SHALL BE RESPONSIBLE FOR TWO TOPSOIL TESTS TO BE PERFORMED BY AN APPROVED SOIL

TESTING LABORATORY: BROOKSIDE LABORATORIES WHOSE AGENT IS DAVID MARQUARDT OF BIO-GROW TECHNOLOGIES, 542 CLARK STREET, HINKLEY, IL 60520, PHONE (630) 251-1511, EMAIL DAVE@DIRT-N-TURF.COM 18. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL J.U.L.I.E. (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123. 19. CONTRACTOR SHALL PERFORM FINISH-GRADING OPERATIONS FOR THOSE SITE AREAS THAT PERTAIN TO THE

LANDSCAPE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND SPREADING TOPSOIL FOR USE IN FILLING SURFACE DEPRESSIONS CREATED BY VEGETATION REMOVAL. PLANTING OPERATIONS AND FINISH-GRADING OPERATIONS. FINISHED GRADES SHALL SLOPE TO DRAIN. BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL, AND SHALL BE UNIFORM IN BETWEEN GRADING CONTROLS. THE FOLLOWING SITE AREAS SHALL RECEIVE THE

1. <u>PARKING LOT ISLANDS:</u> PLACE 18" INCHES OF TOPSOIL IN COMPACTED LAYERS, ALLOWING FOR A FINISH GRADE 3 TO 4 INCHES BELOW TOP OF CURB FOR CULTIVATION, SOIL AMENDMENTS, AND A FINAL LAYER OF ORGANIC MULCH. CROWN CENTER OF ISLAND 8 INCHES ABOVE TOP OF CURB. 2. <u>BUILDING FOUNDATION PLANTING BEDS AND SITE PLANTING BEDS</u>: PLACE 18" INCHES OF TOPSOIL IN COMPACTED LAYERS TO RESULT IN A FINISH GRADE 3 TO 4 INCHES BELOW TOP OF CURB AND PEDESTRIAN PAVEMENTS TO ALLOW FOR CULTIVATION, SOIL AMENDMENTS, AND A FINAL LAYER OF ORGANIC MULCH. . DETENTION BASIN NATIVE PLANTING ZONE: PLACE 12" INCHES OF TOPSOIL IN COMPACTED LAYERS TO RESULT IN A FINISH GRADE 2 TO 3 INCHES BELOW TOP OF CURB TO ALLOW FOR CULTIVATION AND SOIL

4. <u>TURF GRASS AREAS:</u> SPREAD 6 INCHES OF TOPSOIL TO MEET THE REQUIRED FINISHED GRADES. TOPSOIL DEPTHS MAY BE DECREASED WITHIN 24 TO 36 INCHES OF GRADE CONTROLS TO MAINTAIN GRADE LEVELS 2" BELOW CURB AND EDGE OF PEDESTRIAN PAVEMENT.

Plant Material Schedule Shade Intermediate and Evergreen Tree

Shaue, intermediate, and Everyn									
Botanical Name	Common Name	Size	Qty	Mature Size	Remarks				
Acer x. f. 'Armstrong'	Armstrong Columnar Maple	2.5" C	9	50-70'h x 15'w	Matching Specimens				
Acer m. 'Morton'	State Street Maple	2.5" C	7	40-50'h x 30-35'w	Matching Specimens				
Carpinus caroliniana 'J.N. Strain'	J.N. Strain of Musclewood	6.0' clmp	5	25-30'h x 25-30'w	Matching Specimens				
Liriodendron tulipifera	Tuliptree	2.5" C	8	70-90'h x 35-50'w	Matching Specimens				
Syringa reticulata	Japanese Tree Lilac	6.0' clmp	1	20-30'h x 15-25'w	Specimen				
Source Trees at Mariani Plants, F	Fiore Nursery and Doty Nursery								
Flowering and Evergreen Shrubs				· · · · ·					
Botanical Name	Common Name	Size	Qtv	Mature Size	Remarks				
Buxus 'Green Velvet'	Green Velvet Boxwood	18" S	117	4'h x 4'w	Matching Specimens				
Clethra a. 'Ruby Spice'	Ruby Spice Summersweet	18" H	55	3-4'h x 3-4'w	Matching Specimens				
Corvlus americana	American Hazelnut	30" H	31	6-12'h x 8-12'w	Matching Specimens				
Juniperus c. 'Sea Green'	Sea Green Chinese Juniper	24" S	36	4-6'h x 6-8'w	Matching Specimens				
Stephanandra incisa 'Crispa'	Crispa Cutleaf Stephanandra	24" H	140	1.5-3'h x 3-6'w	Matching Specimens				
Viburnum d. 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	30" H	8	8-10'h x 8-10'w	Matching Specimens				
Viburnum prunifolium	Blackhaw Viburnum	3.0' H	18	12-15'h x 8-12'w	Matching Specimens				
Weigela f. 'Alexandra'	Wine & Roses Weigela	24" H	25	4.5'h x 4.5'w	Matching Specimens				
Source Shrubs at Mariani Plants	Fiore Nursery and Midwest Groundcove	rs							
Parannials Groundsover Vines	and Ornamontal Grassos								
Peterinals, Groundcover, vines,	Common Namo	Sizo	Otv	Hoight (typ)	Spacing				
	K Econstor Ecothor Bood Gross		200						
Reutolous curtipondula	Side Oate Grama		200	4-0 (3)	24 - 0.C.				
Houshara 'Inhouhrara'	Side Oats Grania			2-3 (2.3)	20" 0.0				
Importions 'Colobration Joy Plue'	Calabration law Plue New Cuines Impations	i gai. 4" pot	200	0-12 (10)	20 - 0.0.				
	Creeping Libdurf	4 pot	290	8 12" (10"	20" 0.0				
Nopeta f. 'Cat's Moow'	Catle Meew Catmint		730 -120	0-12 (10	20 - 0.c.				
Papioum virgatum	Switch Gross	1 yai. 12/flot	220	12-18 (13)	24 - 0.0.				
Panicum v 'Northwind'	Northwind Switch Grass		102 55	6-8' (7')	30" - 0.0				
Sesleria autumnalis	Autumn Moor Grass	12/flat	11/181_1/0	18-24" (20")	18" - 0.C				
Sporobolus beterobolus	Prairie Dronseed	12/flat_1CAL	216	2-3' (2.5')	32" - 0.0				
Source Perennials at Midwest G	roundcovers Mariani Plants Elite Montal	e Hoffie and In	trinsic Per	rennials	02 - 0.0.				
Detention Basin Bottom: Mix A	Grasses, Sedges & Rushes (2,750 SF = 0	.063 acre)	0 1 10	0.4	11. (A				
Botanical Name	Common Name	Height (typ)	Seeds/Oz	Oz/Acre	Ib/Acre				
	Blue Joint Grass	3-5' (4')			0.8055				
Carex scoparia	Lance-truited Oval Sedge	1-3' (2')		· · · · ·	1.2000				
	Long-beaked Sedge	1.5-2 (1.5)			5.0000				
	Brown Fox Seage	2-4 (3)			2.0000				
	Virginia Wild Rye	3-5' (4')			25.7788				
	Common Rush	1-3 (2)			0.1000				
	Dudley's Rush	1-3(2)			0.1000				
		0-10 (12)		Totali	0.5000				
Dravida aquar aranı Saad Qata (Au	ana activa @ 10 lba (aara)			TOLAI.	35.4043				
-Tovide cover crop: Seed Oats (AV		l							
Detention Basin Side Slope: Mix	Detention Basin Side Slone: Mix B. Low Profile Grasses (2 600 SE - 082 acro)								
Botanical Name	Common Name	Height (typ)	Seeds/07	Oz/Acro	Ib/Acro				
Bouteloua curtinendula	Sideoats Grama	2-3' (2 5')	6 000	62/7010	30 00				
Carex bicknellii	Prairie Oval Sedoe	2-3' (2.5')	100 000	48.00	3 00				
Schizachvrium scoparium	Little Bluestem	2-3' (3')	15 000	320.00	20.00				
esinzaonynam ooopanam		_ 0 (0)	10,000	520.00 T ()	20.00				

Detention Basin Open W	ater: Mix C - Supplemental Plugs		
Botanical Name	Common Name	Height (typ)	Qty
Acorus calamus	Sweet Flag	1-3' (2')	100
Carex frankii	Frank's Sedge	1-3' (2')	100
Carex lupulina	Common Hop sedge	2-4' (3')	150
Carex vulpinoidea	Brown Fox Sedge	2-4' (3')	200
Juncus effusus	Common Rush	1-3' (2')	50
Juncus dudleyi	Dudley's Rush	1-3' (2')	50
Scirpus cyperinus	Wool Grass	3-5' (5')	50

Material Schedule

Provide cover crop: Seed Oats (Avena sativa @ 40 lbs./acre)

Description	Size/Units	Qty	Remarks
Kentucky Bluegrass Sod Allowance	SF	9,100	
Excelsior Curlex I CL Quickgrass Erosion Control Blanket - Dyed Green w/ QuickMow	SF	6,400	install 1' above HWL
photo-degradable - white single netting (use to protect all native plugs)			
Note, straw w/ tackifier or straw blankets will not be permitted			
Premium Shredded Hardwood Mulch - dark, double processed (3" layer for trees	CY	150	
and shrubs; 2" layer for perennials, ornamental grasses and groundcover: Creeping Lilyturf)			
Mushroom Compost: Spent Mushroom Substrate (incorporate 3" layer for seasonal flower bed	CY	3	
preparation; apply 2" topdresssing layer)			
Soil Amendment Mix: Blended Compost Prepared by Midwest Trading -	CY	25	3" layer for all new
Pine Bark Fines, Organic Compost and Leaf Mulch			planting beds,
(incorporate 3" layer for planting bed preparation; utilize for planting operations -			
excavated soil (clay) is not suitable for backfill & shall be disposed off-site)			
Supply 20 Gal. Tree Gator Bags for Shade Trees (contractor to retain ownership)	units	30	
One Fertilizer Application - Apply to soils at all planting beds, parking islands, turf areas and			
parkways:			
1) Gypsum: 50# / 1,000 SF			
2) SOP: Sulfate of potash: 4# / 1,000 SF			
3) MAP: Mono-ammonium phosphate: 4# / 1,000 SF			
4) UMaxx: 3# / 1,000 SF			
Landscape Maintenance: Responsible for all plant care, initial hand watering, twice weekly	Years	1	Alternate #1
refilling gator bags. Subsequent watering will be provided by an in-ground automatic			
irrigation system; include weekly mowing, 1-broadleaf herbicide & 2-fertilization applications			
Native Stewardship of Bio-Retention Pond (1st year)	Years	1	Alternate #2

LANDSCAPE ARCHITECTURE 902 Sundew Court, Aurora, IL 60504 630.375.9400 michael@trippiedidesign.com

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No.	Date	Issue Descriptior
1	9/20/2017	Client Review
2	9/29/2017	Client Review
3	10/02/2017	Client Review &
4	10/03/2017	Client Review &
5	2/23/2018	Village Submitta
6	3/12/2018	Issued for Const
7	10/30/2019	Record Drawing

MedProperties Group 40 Skokie Boulevard, Suite 410 Northbrook, IL 60062

Shirley Ryan ⁄ibility Lab

Outpatient and Day

Rehab Center - Core

7600 County Line Road, Burr Ridge, IL 60527

Landscape Plan (Record)

MRT Project No. 1724A

Checked By

& Shell

Sheet 2 of 2

Copyright

Plant Material Schedule

Shade, Intermediate, and Evergreen Trees						
Botanical Name	Common Name	Size	Qty	Mature Size	Remarks	
Acer m. 'Morton'	State Street Maple	3.0" C	6	6 40-50'h x 30-35'w Matching Spec		
Thuja o. 'Mission'	Mission Arborvitae	5.0' H	38	10-15'h x 8-10'w Matching Specimens		
Source Trees at Mariani Plants	Source Trees at Mariani Plants					
Flowering and Evergreen Shru	bs					
Botanical Name	Common Name	Size	Qty	Qty Mature Size Remarks		
Buxus 'Green Velvet'	Green Velvet Boxwood	24" H x 24" S	13	13 4'h x 4'w Matching Specimer		
Juniperus c. 'Sea Green'	Sea Green Chinese Juniper	24" S	17	4-6'h x 6-8'w	Matching Specimens	
Stephanandra incisa 'Crispa'	Crispa Cutleaf Stephanandra	24" H	25	1.5-3'h x 3-6'w	Matching Specimens	
Viburnum prunifolium	Blackhaw Viburnum	4.0' H	3	12-15'h x 8-12'w Matching Specimens		
Source Shrubs at Mariani Plants and Fiore Nursery						
Perennials, Groundcover, Vines, and Ornamental Grasses						
Botanical Name	Common Name	Size	Qty	Mature Size	Spacing	
Alchemilla mollis	Lady's Mantle	1 Gal	76	12-18"h x 18-24"w	20" - O.C.	
Athyrium filix-femina	Lady Fern	1 Gal	14	24-36"h x 18-24"w	24" - O.C.	
Carex pensylvanica	Common Oak Sedge	3" Plug	988	8-12"h x 18-24"w	18" - O.C.	
Heucher 'Fire Alarm'	Fire Alarm Coral Bells	1 Gal	52	9-13"h x 14"w	14" - O.C.	
Sesleria autumnalis	Autumn Moor Grass	1 Gal	212	18-24"h x 12-18"w	18" - O.C.	
Sporobolus heterobolus	Prairie Dropseed	1 Gal	37	24-36"h x 24-36"w	32" - O.C.	
Source Perennials at Midwest	Groundcovers, Mariani Plants, Elite,	Montale, Hoffie and In	trinsic Pe	rennials		

Material Schedule

Landscape Materials and Miscellaneous Work Scop

Description	Size/Units	Qty	Remarks
Demo - Removal of Landscape in Conflict with New Improvements		as req.	
Premium Shredded Hardwood Mulch - dark, double processed (3" layer for trees and shrubs;	CY	as req.	
and shrubs; 2" layer for perennials, ornamental grasses and groundcover)			
Planting Bed Preparation / Soil Amendment Mix: "One Step Soil Conditioner" Prepared by Midwest		as req.	3" layer for all new
Trading - Souther Pine Bark Fines, Organic Compost, Leaf Mulch, Hardwood Fines, Iron			planting beds,
Sulfate, Blue Chip, Gypsum, with mycorrhizae			
(incorporate 3" layer for planting bed preparation; utilize for planting operations -			
poor soil & excavated clay is not suitable for backfill & shall be disposed off-site)			
Imported Topsoil Allowance - Imported Topsoil w/ less than 20% clay content suitable for plantings		as req.	
(utilize for finish grading, back fill of vegetation removals and exposed curbs, planting bed			
preparation and backfill for planting operations)			
Supply 20 Gal. Tree Gator Bags for Shade Trees	units	6	
One Fertilizer Application - Apply to soils at all planting beds and turf areas:			
1) Gypsum: 50# / 1,000 SF			
2) SOP: Sulfate of potash: 4# / 1,000 SF			
3) MAP: Mono-ammonium phosphate: 4# / 1,000 SF			
4) UMaxx: 3# / 1,000 SF			

PROPOSED LOW PROFILE NATIVE GRASSES PROPOSED LOW PROFILE NATIVE GRASSES AND SEDGES

PROPOSED LOW PROFILE NATIVE GRASSES AND SEDGES

EXISTING AS BUILT LANDSCAPE SHOWN AS SCREENED IMAGE

PROPOSED SHADE TREE REMOVAL

PROPOSED INTERMEDIATE TREE REMOVAL

PROPOSED FLOWERING SHRUB REMOVAL

Checked By

Sheet Title

Parking Expansion 7600 County Line Road, Burr Ridge, IL 60527

L-1

Sheet 1 of 3

Outpatient and Day Rehab Center -

Shirley Ryan Ability Lab

Project Name

MedProperties Group 72 South Wacker Drive, Suite 3725 Chicago, IL 60606

No.	Date	Issue Description
1	7/12/2022	Village Submittal
2	8/12/2022	Light Standard Relocation
3	11/17/2022	West Evergreen Screen
4	12/06/2022	West Evergreen Screen
5	1/04/2023	Village Submittal

/04/2023	Village Submittal
2/06/2022	West Evergreen Screen
1/17/2022	West Evergreen Screen
8/12/2022	Light Standard Relocation
/12/2022	Village Submittal
Date	Issue Description

C 2022 Trippiedi Design, P.C.

LANDSCAPE ARCHITECTURE 902 Sundew Court, Aurora, IL 60504

michael@trippiedidesign.com

630.375.9400

1724A

Project No.

Checked By

Sheet Title

Project Name

Images of West Perimeter Landscape

L-3

Sheet 1 of 3

Rehab Center -Parking Expansion 7600 County Line Road, Burr Ridge, IL 60527

Shirley Ryan ⁄ibility Lab Outpatient and Day

MedProperties Group 72 South Wacker Drive, Suite 3725 Chicago, IL 60606

3	1/04/2023	Village Submittal
2	12/13/2022	Issue for Client Review
1	12/06/2022	Issue for Client Review
No.	Date	Issue Description

LANDSCAPE ARCHITECTURE 902 Sundew Court, Aurora, IL 60504 630.375.9400 michael@trippiedidesign.com

C 2022 Trippiedi Design, P.C.

EXHIBIT B

ORDINANCE NO. A-834-02-17

AN ORDINANCE GRANTING SPECIAL USE APPROVALS PURSUANT TO THE BURR RIDGE ZONING ORDINANCE FOR FINAL PLAN APPOVAL AND TO PERMIT A MEDICAL OFFICE IN THE T-1 TRANSITIONAL DISTRICT

Z-12-2016: 7600-7630 County Line Road (Med Properties Group)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on October 17, 2016, November 21, 2016, and December 5, 2016 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in <u>The Doings</u> <u>Weekly</u>, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 7600-7630 County Line Road, Burr Ridge, Illinois, is Med Properties Group (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan approval and special use approval as per Section VII.C.2.i for the use of the property for a medical office.
- B. That the proposed building and site improvements are consistent in design and character with the requirements of the transitional district;
- C. That the use of the building for medical offices is consistent with other uses in this T-1 District and will not adversely impact adjacent residential uses.

<u>Section 3</u>: That special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan approval and special use approval as per Section VII.C.2.i for the use of the property for a medical office *is hereby granted* for the property commonly known as 7600-7630 County Line Road and identified by the Permanent Real Estate Index Numbers (PIN)

of: 09-25-402-019 and 09-25-402-026.

Section 4: That approval of this special use is subject to compliance with the following conditions:

- A. Development shall comply with the submitted site plan, landscaping plan and building elevations attached hereto as <u>Exhibit A</u> except as specifically modified herein.
- B. The fence on the rear lot line shall be either a solid wood fence or a maintenance-free fence such as vinyl. If it is wood, a fence easement shall be dedicated that requires maintenance of the fence by the property owner but gives the Village the right but not the duty to perform maintenance on the fence if the owner fails to do so and to lien the property for any costs incurred. The final design of the fence shall be subject to staff review and approval.
- C. A sidewalk connection shall be provided between the building and the proposed public sidewalk.
- D. The design and location of the proposed public sidewalk shall be subject to staff review and approval and may include a railing between the sidewalk and detention pond if determined appropriate by staff.
- E. The materials, colors and final architectural details shall be subject to the review and approval of the Plan Commission. It is understood that the general architectural design shall be consistent with the approved plans referenced herein and that the final review shall not require legal notices for a formal public hearing. Such review and approval by the Plan Commission shall not be unduly conditioned or delayed.

F. Final engineering plans shall be presented to the Plan Commission for public review prior to issuance of a building permit with the intent that stormwater facilities will be oversized to the extent reasonably possible. Final engineering plan review shall not require legal notices for a formal public hearing.

<u>Section 5</u>: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 9th day of January, 2017, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:	5	-	Trustees Grasso, Schiappa, Franzese, Paveza, and Murphy
NAYS:	0	-	None
ABSENT:	1	-	Trustee Bolos

APPROVED by the President of the Village of Burr Ridge on this 9th day of January, 2017.

∀illage President

ATTEST

Village Clerk

EXHIBIT A

EXHIBIT C

PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR REGULAR MEETING OF OCTOBER 17, 2016

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Stratis, Grunsten, Broline, Praxmarer, Scott and Trzupek

ABSENT: 2 – Hoch and Grela

Also present was Community Development Director Doug Pollock and Trustee Guy Franzese.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Grunsten to approve the minutes of the September 19, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Praxmarer, Grunsten, Stratis, Broline, and Trzupek

NAYS: 0 - None

ABSTAIN: 1 – Scott

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

Chairman Trzupek confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

<u>Z-11-2016: 440 Village Center Drive (Portillo/Szczodry); Text Amendment, Special Use and Findings of Fact</u>

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner is seeking zoning approval to open a new business in the Burr Ridge Village Center. The business is a recreational use that would provide golf simulation facilities and would serve alcoholic and nonalcoholic beverages along with pre-packaged snacks. This use is not listed as a permitted or special use in the B-2 District nor in the Village Center Planned Unit Development (PUD). Thus, a text amendment is being requested to add this use to the list of special uses in the B-2 District and in the Village Center PUD. Concurrently, the petitioner is requesting special use approval for this specific business at 440 Village Center Drive.

Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner seeks approval to raze the two buildings and construct a single office building. The petition includes the following approvals relative to the Burr Ridge Zoning Ordinance: special use approval for site, landscaping and building elevation plan review; special use approval for the use of the property for a medical office; a variation to permit the construction of a parking lot and dumpster enclosure 19.76 feet from the rear lot line rather than the required 30 feet or in lieu thereof, a variation to permit a reduction of the front yard building setback; a variation to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation to permit a parking lot drive aisle to encroach into the front yard.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Ed Case introduced himself as the Executive Vice President of Rehabilitation Institute of Chicago (RIC). He said that RIC wants to lease the new building for their unique rehab clinic. He said RIC was started to service military veterans. He said they have grown to serve the general public and are rated as the number one rehabilitation hospital in the country. He said that they service patients from over 70 countries and 48 states. He said the program for this building is currently operated in Willowbrook, but they have outgrown their facility. He said last year they treated 100 patients in the Burr Ridge zip code and 150 in adjacent zip codes. He submitted a brochure that describes RIC's history with the military. Mr. Case introduced Mr. Tom Lee, the architect for the project.

Mr. Lee went through a PowerPoint presentation describing the site plan, landscaping plan and architecture for the building.

Mr. Lance Theis introduced himself as another Architect for the petitioner. He continued the PowerPoint presentation relative to the site design. Mr. Theis also described the traffic study and circulation of traffic. He noted the easements on the property which he said are the primary reason for the variations.

Mr. Lee concluded the petitioner's presentation with a description of the building exterior.

Chairman Trzupek referenced a document submitted by the petitioner showing the number of cars and vans during the entire daytime operation.

Chairman Trzupek asked for public comments and questions.

Mr. Tom Koukal, 122 75th Street, said his concern is with sidewalks. He said there should be a sidewalk in front of this property as there are lots of people who walk on the street in this area.

In response to a question from Chairman Trzupek, Mr. Pollock said that the Pathway Commission would like to see a sidewalk in front of the property but that the Village codes do not require a sidewalk for this development. Mr. Pollock said that a sidewalk could be a condition of the special use if the Plan Commission believes there is a connection between the special use and the need for a sidewalk.

Mr. Theis said there is not enough space between the front lot line and the street and the sidewalk would have to be on private property. Commissioner Stratis asked if that would impact compliance with the green space requirements. Mr. Theis said it would reduce green space below the

minimum. Mr. Pollock said that he believes there may be a way to provide the sidewalk within an easement while accommodating compliance with the required amount of green space.

Ms. Carol Novak, 7508 Drew Avenue, said she likes the architecture but that there is nothing similar in the area. She also expressed concern regarding the access to the site and that the southern driveway would be difficult to maneuver due to the left turn lane on Frontage Road.

Chairman Trzupek asked if the north entrance was exit only and if the south entrance was ingress and egress. Mr. Theis said that the south entrance was ingress and egress and that the total number of parking spaces is reduced by 43 spaces and that the traffic study indicates that access and traffic would actually be improved.

Commissioner Stratis responded that he is struggling with the circulation and wondered about combing the north access with the access to the property to the north.

Mr. Bud Coglianese, 8680 Heather Drive, stated that he owns the funeral home north of the property. He asked about the floor area which was reported to be about 25,000 square feet for the proposed building and 27,000 square feet for the two existing buildings combined. He said that the mass of the building does not look residential. He said that it was important to enhance the landscaping as a buffer to the residential.

Mr. Andy Paulius, 7523 Drew Avenue, said that the existing landscaping is not very dense and asked about adding a fence or wall along the rear lot line.

Brother Joseph of the Christian Brothers at 7650 County Line Road, asked if the width of the access easement was staying the same. Mr. Theis said it was remaining unchanged.

Ms. Mary Labus, 7612 Drew Avenue, asked why they wanted to build at this location when there is vacant land available elsewhere. Mr. Theis said that this land meets the needs of the petitioner. Ms. Labus said there was too much traffic and too many variations.

Mr. Mark Thoma, 7515 Drew Avenue, said that the proposed building does not fit the T-1 Transitional District. He said it does not look residential and the building is too large as evidenced by the number of variations being requested. He said that the 30 foot rear yard setback should be provided for the parking lot. He said that garbage collects in this rear yard and that the 30 foot setback would allow more space for snow removal. He added that the dumpster location should be closer to the building. Mr. Thoma added that the petitioner has not addressed drainage and he referenced a drainage pipe that runs between the existing building and under the proposed building. He suggested that the hearing be continued until more information about engineering is available.

Ms. Margaret Kukuc, 7603 Drew Avenue, said that the utility company removed some of the landscaping between the properties and that a fence or wall is needed to block headlights.

Ms. Alice Krampits, 7515 Drew Avenue, asked if the petitioner were leasing or buying the property. Mr. Case said that RIC would be leasing from the property owner, Med Properties Group. Ms. Krampits asked about the dumpster and whether there would be any food or medical waste; she asked about closing times and hours of operation; and she asked about the construction schedule and cost. Mr. Case said that there would be food provided for the day patients and that the last patient leaves at 6 p.m. Mr. Matt Campbell of Med Properties Group said they are not open on weekends and that they hope to be under construction in the spring, and the total cost is north of 10 million dollars. Ms. Krampits asked about the floor area ratio. Mr. Pollock said they

are within code which permits 0.24 FAR. In response to Ms. Krampits, Mr. Case said that he anticipates that this building will meet their needs for at least 10 years and that he believes the business will serve the needs of the residents of Burr Ridge.

Ms. Krampits summarized her concerns as follows: the architecture does not fit the area, she is concerned that the building will not be easily re-used when the medical office leaves, that access is backwards, she questioned the need for another rehab facility, that the reduction of the 30 foot rear yard setback is a problem, the location of the dumpster is a problem, that more trees are needed in front of the property, that the building is too large for the property and there is no hardship for the variations, and that the drainage is a problem.

Ms. Sandra Szynal, 7819 Drew Avenue, expressed concerns about drainage and agreed that the access was a problem.

Chairman Trzupek asked if there were any other questions or comments from the public. There being none, he asked for comments and questions from the Plan Commission.

Commissioner Stratis asked about the roof being a metal seam material and asked if the building would be LEED certified. Mr. Campbell said it is a metal seam roof and that they will be trying for a silver LEED rating.

Commissioner Stratis said he likes the design of the building. He asked about the easement and if it is intended for shared parking. Mr. Theis said it was for shared parking. Commissioner Stratis suggested that the easement be extended to the north entryway so that cars from the south property can egress through that driveway.

Commissioner Stratis said he agrees with the concern about the lack of parking if the building were converted to offices. He said the big issue is the rear parking lot setback but that he would be okay with the reduced setback if a fence is provided. He said he would object to moving the building closer to the front lot line to increase the rear yard setback. Commissioner Stratis said that he would like to see a sidewalk along the frontage road.

Commissioner Grunsten said she agrees that a fence is needed along the west lot line to provide a screen between this property and the residences to the west. She also asked about a sidewalk and whether it could be built with or without a variation. Mr. Pollock responded that he believes there would be a way to grant easements or variations to accommodate the sidewalk due to it being a significant public benefit.

Commissioner Broline said that he believes drainage is the biggest issue. He added that he too would like to see a fence along the west side of the parking lot. He said that the most important aspect of a project like this is to protect the residents.

Commissioner Praxmarer said she sympathizes with the neighbors and their concern with headlights from the parking lot. She said that she does not think the building is a transitional appearance.

Commissioner Scott asked about parking lot lights. Mr. Theis said they have not designed site lighting but would comply with the Village requirements. In response to Commissioner Scott, Mr. Lee said that the peak of the roof on the front of the building is 28 feet and 24 feet on the back of the building.

Commissioner Scott said that at first he did not like the appearance of the building but that it is growing on him. He said he is fine with the 20 foot rear lot setback but that he prefers evergreen plantings over a fence. He asked about locations of the sidewalks in this area. In response, Mr. Pollock said that there is a sidewalk one property to the south and 2 properties to the north and that a sidewalk in this location is a high priority in the Village's pathway and sidewalk plan.

Chairman Trzupek asked about the rooftop equipment and screening and confirmed that the building would have a standing seam metal roof. He said that he likes the building but is not sure if it's residential in character. He said that the standing seam metal roof is not residential in character. He said that the roof top equipment will fit into the screening area. Chairman Trzupek said that the building is appropriate for the transitional district and that he would not want it to be too residential in appearance. He referenced the Village Hall and Police Station as buildings that are transitional but not residential. He said he would be okay with the appearance if it did not have a metal roof.

Chairman Trzupek added that the drainage and circulation easements should be addressed in more detail that he would like to see the 30 foot parking lot setback but may be okay with a 20 foot setback due to the easement but only if they have a really good separation from the neighbors. He said he would not support moving the building closer to the front lot line. He said that the proposed use is distinct from other rehab clinics so he is not concerned with the need. Chairman Trzupek said that he would like to see the dumpster moved further away from the residences. In regards to traffic, he noted that he is struggling with the traffic pattern and is concerned about having two curb cuts so close together on the north side. He said he would like to see a sidewalk. He concluded that he generally supports the project, that the two variations along the south side are givens due to the existing shared access, he could go either way with the rear yard setback variation, and that in regards to the building he wants to see a different roof and wants to see what they do with the rooftop screening enclosure.

Chairman Trzupek said that he did talk with Commissioner Grela today who expressed concerns about the appearance of the building and was against the rear yard or front year setback variations.

Chairman Trzupek summarized the hearing. He said that it appears the Commission is generally supportive of the project but with concerns that need to be addressed.

Commissioner Stratis asked about alternatives to the metal roof. Chairman Trzupek said that they do make low pitch shingles. He said that they could raise the pitch of the roof as it is not very tall right now. He said that would accommodate a shingled roof.

Commissioner Stratis said that he would like to see the petitioner take a step back and work on responses to the questions raised, particularly the questions about drainage and engineering. He also asked about a dedicated left turn on frontage road at the north driveway. Mr. Pollock responded that if this hearing is continued, he recommends having the Village's traffic consultant review the traffic study prepared by the petitioner.

Chairman Trzupek summarized the issues as follows: review of traffic study by the Village's traffic consultant, the parking lot setback on the west side, the building including the rooftop screening and roof materials, the dumpster location, stormwater management, a public sidewalk on frontage road, extension of the access easement to the north entryway, and making the north driveway a shared driveway with the neighbor to the north.

There being no further discussion, Chairman Trzupek asked for a motion to continue the hearing.

At 10:11 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-12-2016 to November 21, 2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grunsten, Praxmarer, Scott, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

Z-13-2016: Zoning Ordinance Text Amendment – Front Yard Walls and Monuments

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: Village staff has three pending code enforcement cases involving the construction of masonry piers and decorative driveway walls in front yards. In all three cases, the property owners indicated their desire to seek zoning relief to allow the structures to remain. In response, the Plan Commission and Village Board agreed to staff's recommendation to conduct a public hearing to consider Zoning Ordinance text amendments relative to these structures.

Mr. Pollock referenced photographs provided to the Plan Commission showing monument piers and driveway walls on properties on Drew Avenue and on Lee Court. He said the monument piers on Drew Avenue would be permitted if the lots were 70,000 square feet but the lots are only 40,000 square feet. He said that one amendment to consider is to permit these structures on smaller lots. Mr. Pollock said that the driveway walls for the property on Lee Court would be permitted if the walls did not encroach into the front yard setback.

Chairman Trzupek asked for public comments and questions.

Dr. Iwanetz, 7516 Drew Avenue, said he owns the property in the photograph. He said the piers are located appropriately and are made from brick matching the home. He said the home is set back so far from the street that the piers provide lighting and a place for an address sign. He asked that the Commission consider reducing the minimum lot size for piers to 40,000 square feet.

Mr. Richard Patel, 7616 Drew Avenue, said he was the owner of the newer home on Drew with monument piers. He agreed with Dr. Iwanetz and asked that the Commission consider amending the Zoning Ordinance to reduce the minimum lot size for piers to 40,000 square feet.

Ms. Alice Krampits, 7515 Drew Avenue, said that two of her neighbors have been cited for piers and wondered why they are being cited now. She said that she has talked to other neighbors and they all agreed that the piers should be allowed to remain. She said that the homes in her subdivision are estates and should be allowed to have the monument piers.

Mr. Mark Thoma, 7515 Drew Avenue, asked about the purpose of the code.

Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Scott asked why 70,000 square feet. He said he is not having an issue with changing it to 40,000 square feet.

Commissioner Praxmarer said that she agrees.

PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR REGULAR MEETING OF DECEMBER 5, 2016

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Vice Chairperson Praxmarer.

ROLL CALL was noted as follows:

PRESENT: 5 – Stratis, Hoch, Grunsten, Broline, and Praxmarer

ABSENT: 2 – Grunsten and Trzupek

Also present was Community Development Director Doug Pollock, and Trustee Guy Franzese.

In the absence of Chairman Trzupek, Vice Chairperson Praxmarer was present to chair the meeting.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to approve the minutes of the November 21, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 –Hoch, Broline, Stratis, and Praxmarer

NAYS: 0 - None

ABSTAIN: 1 – Grunsten

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

Vice Chairperson Praxmarer confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: The public hearing for this request was continued from the October 17 and November 21, 2016 meetings so that the petitioner could make revisions to the plans and provide additional information. The petitioner has provided revised plans which were included in the agenda packet. Mr. Pollock listed the special uses and variations being requested.

Vice Chairperson Praxmarer asked the petitioner to make their presentation.

Mr. Lance Theis, architect for the petitioner, described the changes to the site plan as follows: the north drive was made into a two way drive; a plan was provided showing how the parking lot could

be changed to provide enough parking for a general office use; a sidewalk was added along the frontage road; and the north drive was shifted south to provide greater separation from the adjacent driveway. In reference to the variations being requested, he said the setback from the south lot line was not changed because the variation is necessary to maintain the shared parking and shared access; the 20 foot setback was maintained from the rear lot line due to the need to maintain the cross access driveway with the property to the south and that a fence was provided for screening; and the variation for the front yard parking encroachment was modified so that only a very small part of the drive encroached beyond the established building line.

Commissioner Hoch asked if there would be a connection between the building and the sidewalk for employees. Mr. Thies said they would be willing to provide this connection provided it was feasible.

Mr. Thies introduced Mr. Curtis Dettman of Manhard Consulting. Mr. Dettman is the project engineer.

Mr. Dettman described the engineering plans and how the drainage that currently runs in pipes through the middle of the property will be diverted around the new building and into a detention pond along County Line Road and into the drainage ditch that flows eastward. Mr. Theis added that the detention pond is a dry pond.

Mr. Tom Lee of HDR Architects, described the building's architecture. He explained the location and screening for the rooftop equipment which is to be in one location in the middle section of the building.

Vice Chairperson Praxmarer asked for public comments and questions.

Mrs. Judy Coglianese, 8680 Heather Drive, wanted to know what address the building would use. She also asked about the building architecture and said that when the funeral home was built, they were required to make it look like a house. Mrs. Coglianese added that she is concerned that the clinic may be impacted by the number of cars going to the funeral home.

Mr. Pollock responded that the address had not been assigned but that they would likely use either 7600 or 7630 County Line Road.

Mr. Mark Thoma, 7515 Drew Avenue, said that the information provided by the petitioner was not provided in a timely manner and that the notice of the meeting in the e-briefs was for December 8 instead of December 5.

Mr. Thoma expressed his concerns with drainage and in particular a storm pipe that conveys water from his property and other properties to the frontage road. He suggested that there should be secondary means for the stormwater to flow overland if the pipe fails. He said he would like a written commitment that he and his engineer be involved in the decision making relative to the final engineering plans. Mr. Thoma also said he would like to have a gate on the fence so that he and his neighbors can access the storm drain to clear leaves and branches.

Mr. Pollock reminded the Plan Commission that engineering is not a part of the Plan Commission review. Mr. Thoma said he disagreed.

Commissioner Stratis said that engineering has never been part of the Plan Commission review and that the Commission must rely on the Village Engineer. He said he understands the concerns of the residents and would like the developer's engineer to respond to those concerns.
Ms. Anne Conidi, 8107 Park Avenue, said that the larger building will create stormwater runoff greater than what currently exists. She also referenced the findings of fact that state that a variation cannot adversely impact adjacent properties.

Ms. Alice Krampits, 7515 Drew Avenue, said that she is concerned with drainage. She asked if adding parking for general office use would require another variation. Mr. Thies said that it would not need a variation unless it was for green space coverage.

Ms. Krampits asked about the location of the fence and suggested that the fence be maintenance free. She said that she would prefer the 30 foot parking lot setback be maintained; that the building architectural does not fit in the T1 District in that it is not residential in appearance. She also asked about the metal roof, the dumpster location, parking lot lighting and the potential for buses idling on the property.

Mr. This responded that the fence would be located one foot off the property line; that the 20 foot setback is proposed to maintain continuity with the adjacent parking lot to the south; that they are still proposing a metal roof; that the dumpster will not contain a significant amount of medical or food waste; that the parking lot lighting would comply with Village code; and that there would not be buses idling on the property for any extended period of time.

Mr. Russell Allen, 7519 Drew Avenue, said that there is already flooding on his property and if one pipe fails, his property would be underwater.

Dr. Bohdan A. Iwanetz, 7516 Drew Avenue, described drainage in the area and said the area does not drain as well as it did five years ago.

Ms. Rita Michaels, 7520 Drew Avenue, said she has lived here for 20 years and that the Village needs to look into drainage for this area.

There being no further public comments, Vice Chairperson Praxmarer asked for questions and comments from the Plan Commission.

Commissioner Stratis said he was pleased with the answer to the potential conversion to an office use; was satisfied with the traffic study; that he would prefer to a maintenance free fence such as a vinyl fence. He said that he thought the residents were okay with the 20 foot parking lot setback if there was a fence that would prevent headlights and that he agrees with the arguments presented by the petitioner regarding the continuity with the adjacent property. He said he likes the architecture and that the building is consistent with contemporary homes in the Village.

Commissioner Stratis expressed concerns about the proximity of the sidewalk to the detention pond. He suggested a rail or barrier that would provide safety for pedestrians.

In response to Commissioner Stratis, Mr. Dettman provided further explanation of the detention and drainage in the area.

Commissioner Stratis asked about Chairman Trzupek's comments. Mr. Pollock said that Chairman Trzupek called him and said that he was generally satisfied with the petitioner's responses but asked about the material for the screening of the rooftop equipment and the separation of the sidewalk from the street and from the detention pond. Mr. Lee said that the rooftop screen would match the building roof. Mr. Dettman said that there is 5 to 10 feet of relatively flat land adjacent to the sidewalk and it would not be a hazard if someone came off the sidewalk.

Commissioner Hoch said that the sidewalk is needed because people currently walk in the street. She confirmed that the building has a similar setback as adjacent building and that the dumpster is located in the same location. She said she would not want to see a gate on the fence. Commissioner Hoch suggested a sidewalk connection between the building and the public sidewalk. She said a darker tone metal roof would be helpful so it does not stand out as much. She said that the building is attractive and appropriate for the site.

Commissioner Grunsten said that she liked the design of the building. She said there are some more modern homes being built in Burr Ridge.

Commissioner Broline said that he had questioned how the existing pipe was going to be changed and the petitioner has addressed that question. He asked if the petitioner looked at a different roof material than metal. Mr. Lee said that they tried to balance the height of the roof with the materials. He said the metal roof allows them to keep the lower pitch of the roof for appearance and maintenance reasons.

Commissioner Broline also asked about the dumpster location. Mr. Thies said they share the dumpster with the neighbor and did not want to put in in a location that would be difficult for the neighbor.

Commissioner Broline said that the two architects on the Commission had expressed favorable review of the building and he does not question that opinion.

Vice Chairperson Praxmarer said she does not think the architecture of the building is transitional. She asked if there is a way to try to ease some of the worries of the neighbors relative to stormwater.

Mr. Thies said that Mr. Dettman has been working with the Village Engineer and they are confident that the stormwater design will work and will have greater capacity for detention than currently exists.

Mr. Pollock clarified that because engineering is not part of the Plan Commission review does not mean that the residents' concerns cannot be addressed. He said he will have the Village Engineer contact the residents to discuss the issues that were raised.

There being no further discussion, Vice Chairperson Praxmarer asked for a motion to close the hearing.

At 8:55 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to close the hearing for Z-12-2016.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Grunsten, Hoch, Stratis, and Praxmarer

NAYS: 0 - None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the findings of fact submitted by the petitioner and recommend that the Board of Trustees approve Z-12-,2016 including special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan review; special use approval as per Section VII.C.2.i for the use of the

property for a medical office; a variation from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 20 feet from the rear lot line rather than the required 30 feet; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard; subject to the following conditions:

- A. Development shall comply with the submitted site plan, landscaping plan and building elevations except as specifically modified herein.
- B. The fence on the rear lot line shall be a maintenance free fence such as vinyl.
- C. A sidewalk connection shall be provided between the building and the proposed public sidewalk.
- D. The design and location of the proposed public sidewalk shall be subject to staff review and approval and may include a railing between the sidewalk and detention pond if determined appropriate by staff.

ROLL CALL VOTE was as follows:

- **AYES**: 5 Stratis, Hoch, Grunsten, Broline, and Praxmarer
- NAYS: 0 None

MOTION CARRIED by a vote of 5-0.

V-07-2016: 15W241 81st Street (Paulan); Variation and Findings of Fact

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: The petitioner recently built an addition and a detached accessory building on the property at 15W241 81st Street. The petitioner now seeks to enlarge the driveway and to add a patio. The Zoning Ordinance limits horizontal coverage of a rear yard to 30%. With the patio and enlarged driveway, the total horizontal coverage of the rear yard would be approximately 45%.

Mr. Pollock added that the petitioner provided updated numbers on the area of the rear yard and the coverage. Those numbers were provide in writing to the Plan Commission at the meeting. He also said that staff was mistaken in the staff report that the petitioner is using porous pavers. The driveway pavers are impervious.

Vice Chairperson Praxmarer asked the petitioner to make their presentation.

Mr. Ken Paulan introduced himself as a forty year resident of the Village and the owner of the property at 15W241 81st Street. Mr. Paulan said the property is unusual in its shape and the location of the house so far in the back of the property. He described drainage and showed photos of existing conditions on the property.

Vice Chairperson Praxmarer asked for public comments and questions.

Ms. Anne Conidi, 8107 Park Avenue, said that the pond on the front of the property was lined with cement and stone. She said her property is flooding for the first time this year. She complained about the noise from the construction on the property which bothers her tinnitus. She said that there was no hardship that would justify the variation. She said the owner made a choice to use most of the 30% permitted coverage for the large barn. She said the construction has been going on for four years and there have been numerous violations for construction hours and cutting of stone without a wet saw.

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS MINUTES FOR REGULAR MEETING OF AUGUST 15, 2022

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT:6 – McCollian, Petrich, Broline, Stratis, Morton, and Trzupek**ABSENT:**2Irwin and Parrella

Community Development Director Janine Farrell was also present.

II. APPROVAL OF PRIOR MEETING MINUTES – AUGUST 1, 2022

Commissioner Broline requested that on page 9, his comment be clarified that he supported allowing plows during snow season.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Stratis to approve the amended minutes of the August 1, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES:6Petrich, Stratis, McCollian, Broline, Morton, and TrzupekNAYS:0 – None

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

Chairman Trzupek noted that the first case on the agenda, Z-17-2022, was withdrawn by the petitioner.

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting.

A. Z-21-2022: 510 Village Center Dr. (Garcia/Coopers Hawk Winery & Restaurant); Special Use, PUD Amendment, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that Coopers Hawk is seeking to amend their current special use in order to have a new roof extend over the patio.

EXHIBIT D

- 2. The special use shall substantially comply with the submitted site plan and illustrations. Staff shall confirm the architectural details of the roof structure.
- 3. Music and all other amplified sound originating from the restaurant should be kept to a level so as not to be audible from residential units.
- 4. Tables shall be cleaned promptly following use.
- 5. Furniture and umbrellas (if present) shall be weighted to prevent their movement in the wind. There shall be no text or logos on the umbrellas (if present).
- 6. Outdoor food preparation, storage, or display is prohibited.
- 7. All umbrellas, furniture, and other appurtenances shall be sorted off-site during the winter season when the patio is not being used for outdoor dining.
- 8. The special use shall comply with the previously approved landscaping plan from the 2012 approval, Ordinance #A-834-04-12.

ROLL CALL VOTE was as follows:

- **AYES:** 6 Petrich, McCollian, Stratis, Broline, Morton, and Trzupek
- NAYS: 0 None

MOTION CARRIED by a vote of 6-0.

B. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the petitioner is MedProperties LLC with Shirley Ryan Ability Lab as tenant. The petitioner is looking to amend their existing approvals in order to reconfigure the parking lot and is requesting a variation to permit parking in the front yard. Parking in the front yard is only allowed in the Business districts. A summary of the changes includes elimination of landscape islands on the west and reconfiguring parking spaces, parking spaces added to the north and within the front yard, some ADA spaces eliminated but added in other areas, the drop-off outpatient area to the south reconfigured so there is more parking and 113 spaces proposed. The landscape plan is unchanged except for removal and planting of trees from the landscape islands and additional landscaping added near the front yard spaces. The following documents were received after the packets were distributed: an updated landscape plan showing relocation of parking lot lights, two objection letters, and a memo from Village Engineer David Preissig regarding stormwater.

Chairman Trzupek asked if the petitioners were present and wished to speak. Caitlyn Culbertson, Elrod Friedman LLP, provided an overview of the request. Ms. Culbertson stated that there are no changes to the use or the building itself. Shirley Ryan Ability Lab is a premier rehabilitation facility providing expert care. The proposed additional parking will alleviate parking congestion. The van transportation program was eliminated due to the pandemic and now patients are being transported individually which results in an increased need for parking. There is no change to hours of operation or intensity of use. The property is unique with two entrances, south for outpatient and north for day rehab. The shape and size of the parcel limit the parking. Trees being removed will be replaced one to one and landscaping added on perimeter lot lines. Trudy Buehler, Mackie Consultants, further explained the changes proposed. The drop off area was reduced due to the van program elimination. An ADA ramp is added to the northwest to alleviate the congestion for dropping individuals in wheelchairs. A preliminary review of stormwater shows that modifications of outlet structures will raise the detention water level and can accommodate the increase in impervious. It will be verified through final engineering. Chairman Trzupek confirmed that water retained in the pond will increase. Ms. Buehler stated that they will need to confirm the extra water retained will not impact drainage downstream since there is extra water to release.

Chairman Trzupek asked for public comments.

Andy Paulius, 7523 Drew, asked if the van program was permanently eliminated. Ms. Culbertson confirmed. Mr. Paulius believes the van program will come back since COVID restrictions have lessened. Ms. Culbertson stated that there is no plan to bring it back. Mr. Paulius said that the site is not suitable for a medical facility. Mr. Paulius stated that the fence is in a ditch and does not block anything and garbage pick-up on weekends is early in the morning and disruptive. Mr. Paulius stated that it is hard to take Shirley Ryan Ability Lab by their word and recommended they move where there is more space.

Mark Thoma, 7515 Drew, stated that if the level of the detention pond is raised, the water will back up to the neighboring properties due to an old drain tile. Mr. Thoma discussed the path of drainage for the tile and that there are issues with water flowing through the tile currently. Mr. Thoma did not support the added parking due to more traffic, more headlights coming through the fence, and more noise. Mr. Thoma stated that parking in the front yard is out of character for the community. Mr. Thoma stated there was an increase in drainage on his property but is concerned that this will be step backwards.

Chairman Trzupek noted that there were positive effects of drainage but that it cannot go backwards.

Alice Krampits, 7515 Drew, would like to see the van program brought back, was concerned about the safety of cars turning in off Frontage Rd. at the north entrance with the parking in the front yard, and did not support parking in the front yard. Ms. Krampits confirmed with Chairman Trzupek that the dumpster location is not moving. Ms. Krampits would like to see the removed trees replanted, alternative plans like leasing parking spaces, and more green space. Ms. Krampits questioned how much more growth will occur for the Shirley Ryan Ability Lab and where people will park during construction.

Carol Novak, 7508 Drew, confirmed the variation for the five spaces in the front yard with Chairman Trzupek and believes it will change the aesthetics of the area.

There were no additional public comments. Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton asked if the number of patients being seen would increase with the changes proposed. Ms. Culbertson responded it will not and meets the existing needs of the use. Commissioner Morton was concerned about the headlights and questioned the hours of operation. Jack Sullivan, a representative for MedProperties, stated that the clinic is open 6:30 a.m. to 6:30 p.m. for employees. Commissioner Morton would like to see a condition about raising the fence to address the issue of headlights sweeping across people's homes on Drew Ave. Commissioner Morton asked about other light sources escaping the property. Ms. Culbertson stated that they will comply with Ordinance requirements and are sensitive to light concerns. Mr. Paulius stated that it is the building's interior lights which are of concern. Chairman Trzupek stated that the interior lights should be addressed. Mike Trippiedi, Trippiedi Design, confirmed the parking lot lights along the western property line are shielded. Ms. Culbertson confirmed that they will look at the interior light issue. Commissioner Morton regretted the elimination of the van program.

Commissioner Stratis agreed comments made by Commissioner Morton and Mr. Thoma. Commissioner Stratis did not support five parking spaces in the front yard since Ordinance requirements would be met without them but supported the spaces if that meant alleviating parking congestion. Commissioner Stratis confirmed with Director Farrell that the updated landscape plan complied with green space regulations. Director Farrell also confirmed fence regulations. There was discussion about the neighboring Montessori school and the fence height which was approved for that development. Commissioner Stratis was pleased with the development but stated that it must comply with photometric requirements and that the potential to tint windows should be explored. Commissioner Stratis reaffirmed that the stormwater would be reviewed by multiple jurisdictions in order to be approved.

Commissioner Broline would like to see detail on addressing the issues brought up and was concerned about the precedent set approving the five spaces in the front yard.

Commissioner Petrich confirmed with Director Farrell that the Business District is the only district which allows for parking in the front yard. Commissioner Petrich supports the request since that area is not adjacent to residential. Commissioner Petrich observed traffic at the site and noted a heavy pick-up/drop-off at the north end. Mr. Sullivan confirmed that there are a.m. and p.m. blocks of time when there is more traffic. Commissioner Petrich asked how the van program functioned. Mr. Sullivan was unsure on the logistics of the van program. Commissioner Petrich asked for clarification of where the parking lot lights were to be relocated. Mr. Trippiedi said one is next to the ADA spaces near the entrance and one will be moved east towards the detention.

Commissioner McCollian did not have an issue with the requests, but wanted to ensure that residents' issues were addressed.

Chairman Trzupek disclosed that he has worked with Mackie Consultants on other projects, but not on the Shirley Ryan Ability Lab. Chairman Trzupek is not thrilled with parking in the front yard, had concerns about the safety of the north entrance, but supported the overall plan and parking. Chairman Trzupek wanted the petitioners to confirm that there is no impact to drainage, how to mitigate the headlight issue with the fence, addressing overall lighting issues, and the garbage pick-up times. Chairman Trzupek polled the Commissioner on whether to table the request and if there was support for the requests. The Commissioners generally agreed that the plan is acceptable but would like to see the petitioner work on the issues mentioned.

Commissioner Petrich also requested information on why the van program was eliminated.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to continue the public hearing for Z-22-2022 until September 19, 2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Morton, McCollian, Petrich, Stratis, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

V. CORRESPONDENCE

Commissioner Stratis was the Board meeting representative on August 8 and stated that the Trustees did not like the design of the homes for the Cottages of Drew development and felt that they were homogeneous.

VI. OTHER CONSIDERATIONS

There were no other considerations.

VII. PUBLIC COMMENT

There was no other public comment.

VIII. FUTURE MEETINGS

Chairman Trzupek confirmed that the August 22 Board meeting and September 5 Plan Commission meetings have been cancelled.

Director Farrell confirmed that the September 12 Board meeting would have Ordinances for Cottages of Drew, Thorntons, and the Rohan variation on the agenda.

IX. ADJOURNMENT

A MOTION was made by Commissioner McCollian and SECONDED by Commissioner Stratis

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS MINUTES FOR REGULAR MEETING OF SEPTEMBER 19, 2022

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Irwin, McCollian, Petrich, Broline, Morton, and Trzupek **ABSENT**: 1– Stratis

Commissioner Parella arrived at 7:03 p.m.

Community Development Director Janine Farrell was also present.

II. APPROVAL OF PRIOR MEETING MINUTES – AUGUST 15, 2022

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Petrich to approve the minutes of the August 15, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES:5 – McCollian, Petrich, Broline, Morton, and TrzupekNAYS:0 – NoneABSTAIN:1– Irwin

MOTION CARRIED by a vote of 5-0 with one abstention.

III. PUBLIC HEARINGS

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting.

A. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary of the petition. Director Farrell stated that this case was continued from the August meeting and is a request to amend Ordinance #A-834-02-17 for a special use for final plat approval. The petitioner is requesting

to reconfigure the existing parking lot and add additional spaces. The proposal and site plan have not changed since the August meeting. Director Farrell displayed the plan on the screen and noted the proposed changes. At the August meeting, lighting, fence, the van program, trash pick-up, and stormwater were brought up and discussed. The petitioner provided an updated addendum providing responses to these items. Regarding the lighting, the petitioner has worked with the cleaning crew to change the route inside the building. The cleaning crew had been turning on all the lights in the building and working from one end of the building ending at the west end. They will now be starting at the west end and turning the lights off as they go. For the trash, SRA has worked with the company to ensure that pick up does not occur earlier that 7:00 am on Wednesdays and Thursdays for trash and recycling. It was brought up that the fence may be inadequate for blocking the headlights on the property. After consultation with the Village attorney, the fence must be altered through a separate request. The petitioner provided information about the cost to replace the fence. Regarding the stormwater concerns, the petitioner provided a revised stormwater plan which shows no impact to neighbors. The Village Engineer provided a memo with his review, distributed to the Commissioners.

Chairman Trzupek asked how the agreements about trash pick-up and the cleaning crew would be memorialized. Director Farrell stated that a condition can be added requiring the petitioner to abide by the addendum provided.

Chairman Trzupek asked if the petitioner was present and if they had anything to add.

Caitlyn Culbertson responded that they wish to be good neighbors and contact information will be provided to residents if there are any problems that persist or come up in the future.

Chairman asked if there were any public comments.

Mark Thoma, 7515 Drew, stated that the fence must be higher due to the facility's size and that it's too busy for a residential area. Mr. Thoma discussed the drain tile and dry well that are connected and stated that the high water limit will flow backwards on neighboring properties and flood yards. Mr. Thoma stated that the 12 acres which flows into the one 18" pipe will be restricted. Mr. Thoma stated that drainage has improved on his property but he is concerned that it will go backwards if the project is approved.

Chairman Trzupek believed the 18" pipe could not be changed originally because of limitations downstream. Mr. Thoma said that he doesn't recall the exact conversation.

Trudy Buehler, Mackey Consultants, stated that the drain tile comes down to the dry well and is a separate system from the onsite stormwater which flows to the detention basin. Ms. Buehler discussed infiltration and the need for soil samples to check hydrology and how the basin and dry well are connected. Ms. Buehler stated that there will be no modification to the outlet control structure so there will be no change in the volume of water coming out, only the duration.

Chairman Trzupek and Ms. Buehler discussed the dry well, detention basin, and the need to understand how it works and how the water flow will impact the system.

Caitlyn Culbertson stated that they do not want go backward or to negatively impact the neighbors.

Andy Paulius, 7523 Drew, asked about the cost of the fence and whether the petitioner wants to fix the lighting and fence.

Chairman Trzupek and Mr. Paulius discussed the separate approval that the fence would require.

Mike Trippiedi, landscape designer, spoke about the 400 linear feet of fence and its installation on the embankment of the swale. The fence cannot be retro fitted. It must be rebuilt to accommodate wind shear and load with the height addition. He said the fence would not fit on the upslope of the swale and would ultimately end up at the same elevation as it is currently.

Chairman Trzupek and Mr. Trippiedi discussed the location and retrofitting the fence.

Commissioner Irwin requested a report with the quote for the fence.

Jack Sullivan, MedProperties, stated that the price was for two different heights of fence, 8' and 10', and that it is not feasible to add on to existing fence.

Chairman Trzupek requested information on how much light goes over and how much fence is needed.

Mr. Sullivan discussed cleaning crew parking and vehicle lights. The cleaning crew is now asked to park on the north and south side of the building which will mitigate the light coming over the fence.

Ms. Culbertson provided photos of landscaping along the fence to help block lights. Ms. Culbertson stated that they followed all of the requirements when installation was done.

Mr. Sullivan noted the cleaning crew's route inside the building will change, starting on the west side, and turning off lights as they go.

Mr. Paulius stated that there are no trees that block light and showed a picture of the property lit up at night.

There was a discussion about the light source, landscaping, and it was noted that parking lot lights should be shielded.

Russ Allen, 7519 Drew, stated that he has light coming directly into his windows at night and has concerns about stormwater.

Alice Krampits, 7515 Drew, asked if only a portion of a higher fence be done.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton stated that lights should be shielded and was concerned that the sock lining can clog draining of stormwater. Commissioner Morton asked how residents can voice concerns.

Ms. Culbertson stated that the front desk staff was advised that upper management should be alerted when a complaint comes in. SRA wants to make sure that there is a streamlined process for resident concerns.

Commissioner Morton requested that the hydrology between the dry well and detention be investigated and understood so there are assurances that drainage will not be negatively impacted.

Commissioner Broline confirmed with Ms. Buehler that soil boring test would be done to determine the connection between the dry well and basin. Commissioner Broline asked if a partial fence can be looked at.

Commissioner Petrich asked the petitioner to again confirm that the light pole near the northeast corner of the property is not being removed, since this removal is still indicated on the proposed site plan. The petitioner again confirmed no light poles are being completely eliminated, just relocated. Commissioner Petrich requested that all the drawings be updated to reflect the relocation and not removal. Commissioner Petrich asked about the use of the overflow parking at the Village Hall being increased from 10 to 30, and who will use this overflow parking. The petitioner indicated that staff currently uses this, and it will be used for overflow when construction occurs. Commissioner Petrich suggested that possibly caregivers and family who wait in a parking space during the outpatient visit use this overflow lot to open up on-site parking spaces for other unoccupied vehicles.

Commissioner Parrella requested exploratory tests for the drainage and is concerned about the aesthetics of the partial fence. Commissioner Parrella confirmed with the petitioner that mesh roller shades are on the windows.

Commissioner McCollian requested the petitioner review the dry well and the lighting.

Commissioner Irwin initially believed that this use was appropriate for the Transitional District and the approval was conditioned upon the neighboring property owners being satisfied. Commissioner Irwin requested that the issues mentioned be addressed and does not support the expanded parking into the front yard.

Chairman Trzupek understands the need for the additional parking at the front. Chairman Trzupek requested that the petitioner review how the dry well functions and that the Village Engineer reviews the information. Chairman Trzupek stated that fixing the interior lights should be easy to address but the fence and headlights along the property line are an issue. Chairman Trzupek requested that the petitioner come back with a solution and verify the exact height of the fence that is needed and where to block the lights.



to the Village and its engineering consultant during a pre-application permit meeting on November 9, 2022.

Director Preissig advised that tree removal necessary for the project may possibly commence this winter to avoid potential disruption of Northern Long-Eared Bat habitat. A slide of information with new guidance from the State, and how the bad will be classified as an endangered species, requires that advancing the tree removal should be conducted this winter with a County-approved plan. Committee Member Malhotra requested a schedule for the tree removal.

Member Malhotra asked for a Project Management Plan, Gannt Chart, and cost estimation, or any such information that is available at this time. He stated concern for the cost and delivery timeline of the Elm Street Culvert Replacement Project.

CONSIDERATION OF STORMWATER MANAGEMENT REPORT PREPARED FOR THE SHIRLEY RYAN ABILITY LAB PARKING LOT IMPROVEMENTS

Director Preissig informed the Committee that Burr Ridge Plan Commission meetings were held this past August and September, at which meetings the petitioner presented a case requiring a variation to reconfigure the parking lot at the Shirley Ryan Ability Lab (7600-7630 County Line Road). The proposed project includes elimination of landscape islands on the west and reconfiguring parking spaces, expanding the parking lot along the north lot line and within the front yard to add parking spaces, relocating ADA spaces to other areas, and reconfiguring a drop-off outpatient area on the south for more parking and a smaller loading area. There are 83 existing spaces, and the project would result in a total of 113 spaces, along with a net increase of 4,073 square feet to the site's impervious area.

Trudy Buehler, of Mackie Consultants, LLP, as the civil engineering consultant for the petitioner, gave a presentation to the Stormwater Management Committee regarding this project and how the existing stormwater storage facility will be modified to accommodate the runoff from the additional impervious area of the parking lot reconfiguration. Ms. Buehler highlighted the existing stormwater conveyance systems – one for the offsite flows from the west and north that outfalls to the existing ditch, and a separate onsite collection system that outfalls to the pond. She showed the pond high-water level increasing by approximately four inches (4") for the additional stormwater detention required. Ms. Buehler provided cross-sections and soil boring logs that confirmed the composition of the clay soil, which is largely impermeable and keeps water from seeping between the SRAL detention area into the existing dry well. Director Preissig informed the Committee how the existing stormwater storage facility serves both functions of stormwater detention and water quality improvement.

Member Krampits acknowledged that her home is immediately adjacent and borders this property to its west, from which all runoff goes into the ditch on the SRAL property. She expressed concern that the parking lot project includes a lot of additional impervious area and questioned if the existing stormwater facility was actually large enough. She stated that the 2017 new construction of SRAL improved runoff from her property, but now she is concerned that the new high-water line of the pond will be at the same elevation as the lowest area of her rear yard. The consultant responded with the diagram presented earlier that identified the separation of offsite and onsite

stormwater systems, and how the increase needed to the pond's high-water elevation will not affect the pipe conveyance of stormwater from the ditch near her property.

Member Malhotra asked if the petitioners proposal meets the Village staff review. Director Preissig advised that the plan is still preliminary in this stage of review by the Plan Commission and that it has not been formally submitted for a Village permit review. However, based on the information provided to-date that has been reviewed by the Village, Director Preissig stated that the stormwater management plan and report are correct in the engineering methods, formulas, and volume calculations that would be necessary to meet the Village's stormwater ordinances if submitted for a Village permit review.

Trustee Paveza asked for the amount of time it would take to drain the pond, to which the consultant stated that it would take 24 to 48 hours to fully drain the pond.

Member McCracken inquired about the change to residency time for the stormwater in the pond. The consultant responded that the weir adds a few hours to this water quality function. Member McCracken asked if there were other considerations given to lowering the CN (direct runoff factor). The consultant responded that these additional methods to reduce runoff were not considered since mitigation for the added impervious area could be effectively and economically accommodated by modifying the existing stormwater storage facility.

Chairperson Trustee Franzese asked for the increased square footage of the pond water surface when the high water level is increased. The consultant responded that the surface changes by 500 square feet. Trustee Franzese said he was thankful for the many rehabilitation services and lives changed by the staff at SRAL in Burr Ridge.

Mr. Thoma provided plans and information from the 2017 new construction project of the site. He identified an error in the consultant's statements for the amount of offsite area that is actually tributary to this site. Ms. Buehler concurred that her presentation misstated this tributary area, but that the report shows this area correctly and matches the figure in the plan sheet provided by Mr. Thoma. Mr. Thoma noted that the new high-water level of the SRAL detention basin is proposed at 706.5' but the lowest level of his adjacent yard is 705.5' feet. Mr. Thoma continued with details for how the 2017 new construction and its reconnection of the farmers' tile had corrected a long-forgotten Village misstep, which has since resulted to help his property drain in about a day after major storms. He expressed concern for Ms. Buehler's statement that the soils are impermeable because water flows quite well as proven by the current drainage since this farmers' tile was repaired. He expressed further concern that the proposed project not set the course backwards on those improvements already made to the neighboring properties' rear yard drainage.

A **MOTION** to recommend approval of the stormwater facility modifications as part of the proposed improvements to the Shirley Ryan Ability Lab was made by Member Montelbano. The motion was **SECONDED** by Member McCracken and **APPROVED** by a voice vote of 7-0.



Village of Burr Ridge Zoning Department 7660 County Line Road Burr Ridge, II 60527

Re; Z-22-2022 Med Properties Variation

Village of Burr Ridge Zoning Department,

I own the home directly behind the Shirly Ryan Ability Lab, 7519 Drew Ave. and am opposed to the parking lot expansion.

My number one reason is, despite the fence along the west property line, during the winter months headlights from the cars shine directly over the fence into the first floor of my home. When the fence was constructed it was put on the west side of the drainage ditch which is about 3 feet below the parking lot level making the effectiveness of the fence to block headlights useless.

Secondly, I am not a fan of changing the agreed upon design of green space just because a developer has overbuilt on a piece of property.

Lastly, because we are in a flood prone area we are always concerned when more blacktop and concrete is added creating more water runoff.

Thank you for your consideration.

Russell Allen

Russ Allen 7519 Drew Ave. Burr Ridge, II 60527

From:	Andrius Paulius
To:	Janine Farrell
Subject:	Re: Comments against changing zoning at Ability Lab
Date:	Monday, October 10, 2022 9:12:16 PM

If you could forward on additional note as this is still ongoing I would appreciate it.

To the board just want to follow up as the petitioner said they had already implemented changes where they would cycle lighting in some fashion but I have been seeing it be even more disruptive than ever lately with all lights on and on later, even as of right now tons of activity in the lot and lights glaring on all windows straight into our kids bedroom and all their partial shading not being used. I am trying very hard to give them the benefit of the doubt but I am shocked at how little they care and just come to the meeting with updates that are not even actually happening. Hopefully they can come up with a better solution that is binding before they can actually do any expansion with physical changes since they cannot be taken at their word.

thanks, Andrius

On Mon, Aug 15, 2022 at 12:48 PM Janine Farrell <<u>jfarrell@burr-ridge.gov</u>> wrote:

Hello Andy,

I've received your email and it will be handed out to the Commission this evening. Please note that the packet was distributed last week, so it will not be included until after the meeting.

Thank you,

Janine Farrell, AICP

Community Development Director

From: Andrius Paulius <andrius.paulius@gmail.com>
Sent: Monday, August 15, 2022 11:11 AM
To: Janine Farrell <<u>jfarrell@burr-ridge.gov</u>>
Subject: Comments against changing zoning at Ability Lab

From:

Paullus Family

7523 Drew Ave, directly behind property

We are strongly against any more changes to zoning at the property.

When initially approved a few years back we were told this would be a good fit to the transitional zone and not be an expansive healthcare facility. We were told there would not be any extra traffic, disruption to our property, and would blend in perfectly. We were against the changes because the fear was that the facility would keep growing beyond what the property could handle but were assured this would not be the case and the property owners agreed to put up a fence to block the light traffic in the parking lot which already expanded deeper than was previously allowed.

After approval the following happened:

1) the fence was built into a ditch not at street height. All parked cars can be seen directly from our home unlike what was promised, with headlights blaring into our home. We called to explain the fence was not properly installed and the property owners completely ignored the requests now that they had approval. This is still an issue and now more spots are being proposed to be added. Subsequent fences added at adjacent properties were built higher but ability lab ownership ignored homeowners and did nothing. We planted arbovitae to try and help with this but it still does not block and cost our family 15k of our own money. Many of the trees are now dying to constant exhaust, and there is garbage constantly along the property line. It's funny that once approval comes through all bets are off and it's mostly hollow talk. I expect this to happen again if they are approved.

2) Traffic steadily increased since initial approval, where now every spot is full at all hours of day and there is a backflow of people waiting to park and circling on the residential streets where there are no sidewalks and many children reside. As expected they are booking more appointments and expanding into a massive facility that was never meant to be in this location which was the neighborhood's concern in the first place. Now they are asking for 30 pct more spots saying there is 0 impact which makes no sense and defies logic. There has been since added a montesorri that is adding more traffic and this would just compound on that.

3) The facility has lights on after hours blaring into homes, not to mention the headlights due to the lower fence explained in point 1. We called about lowering or turning off lights and

were ignored by property once again.

4) Garbage pickup was occuring at 6:30-7:00 am with a dumpster slamming on weekends. Called to ask if they could move to normal business hours and were ignored once again.

5) Large traffic backup with county line which will just get worse with a 30 pct expansion. I also expect the reasoning of buses blocked by covid restrictions to go away once their expansion is approved so there will be even more traffic. As these types restrictions are being removed completely but still being used as reasoning in the proposal to expand which again makes no sense.

We are against any more zoning changes to the property. In summary special zoning changes were made prior and we were told they would not expand further. The fence and building went against everything they said and do not care at all about the neighboring homeowners concerns. I hope the board does not allow any more zone changes at this property unless they can negotiate in good faith with the community and repair/increase the size of the fence and then agree to discontinue their van program otherwise the status quo should be kept. Ownership knows that there is NO room for expansion and should consider building another facility that can better accommodate their needs elsewhere.

We are out of town but hope you can consider our concerns and other neighbors by rejecting this expansion.

Thanks,

Paulius Family



VILLAGE OF BURR RIDGE

MEMORANDUM

- **TO:**Village of Burr Ridge Plan Commission
Greg Trzupek, Chairman
- FROM: Janine Farrell, AICP Community Development Director
- **DATE:** January 16, 2023
- **RE:** Board Report

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on January 9, 2023:

- Z-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC)
 - The Board directed staff to prepare an Ordinance approving three special use requests for automobile and equipment service, outdoor storage, and a fence in a non-residential district for Tesla Motors, Inc. The proposed conditions of approval were unchanged from the Plan Commission's recommendation.



VILLAGE OF BURR RIDGE

MEMORANDUM

TO:	Village of Burr Ridge Plan Commission Greg Trzupek, Chairman
FROM:	Janine Farrell, Community Development Director
DATE:	January 16, 2023
RE:	Extraterritorial Review of 10S630 Garfield Ave. Variation Request

The Village received notification of a variation request for the property located at 10S630 Garfield Ave. This property, located in unincorporated DuPage County, is located south of the Oak Creek Club Subdivision, to the east of the Oak Ridge Creek Subdivision, to the west of Rustic Acres (former Village Public Works facility), and north of the railroad tracks. Within this area, there are four residentially zoned properties which access Garfield Ave. through a private road, also called Garfield Ave. The private road is an easement through the Oak Creek Club Subdivision. Three of the four properties contain single-family residences and the fourth is unimproved.



Aerial map of the site with the property outlined in yellow. Private road access is outlined in blue.

The petitioner, Kamalya Aliyeva, is requesting a variation for lot width in order to divide the 4.99-acre property into two lots. The northern lot is proposed to be 2.3 acres and the southern lot is proposed to be 2.7 acres. This land division is exempt from following the DuPage County's Subdivision Ordinance due to the size of the parcels and an exemption under the Illinois Plat Act. This means that a formal "Plat of Subdivision" and associated review and approval are not

required. The two proposed lots meet the minimum lot size requirement for the R-1/Single-Family Residence District of 100,000 sq. ft. or 2.3 acres, but one lot does not meet the minimum lot width requirement of 165 ft. DuPage County measures lot width at intervals along the depth of the parcel and averages the number. The lots are currently served by well and septic; the new lot will also be served by well and septic. For reference, the property is surrounded by Village of Burr Ridge R-1 (minimum 5-acre lot area/220 ft. lot width), R-3 PUD (townhomes), and R-2A (minimum 40,000 sq. ft./130 ft. lot width) zoning districts.



Plat showing the division of the parcel into two lots.

Legal Authority for Review

According to the State of Illinois, the Village is notified of certain zoning actions and may have the legal authority to review certain zoning actions or subdivision proposals up to 1.5 miles outside of its boundaries.

The public hearing for this proposal is scheduled to occur on January 18, 2023 with DuPage County. The Commission may wish to submit comments on this request to DuPage County for that meeting.

Evaluation

Since there is not a rezoning request and no Plat of Subdivision requiring the Village's signature, review of the request is limited to the variation of lot width. In this instance, the parcel is currently land-locked and will remain so through the division. Staff spoke with DuPage County staff and expressed concern that the private road is an easement located on Oak Creek Club

property. Staff requested a copy of the easement (document number 133386) but as of the date of this report, this has not been received. DuPage County staff verified that the Oak Creek Club HOA was notified about the additional lot proposed and use of the private roadway.



An excerpt of the Oak Creek Club Plat of Subdivision illustrating the "Road Easement" on the southern portion, providing access to 10S630 Garfield Ave., traced in blue lines.

Staff also questioned the proposed locations of the new homes since there are wetlands and a floodplain on the property. A wetland report prepared by V3 Companies was received and is available upon request. There were four areas identified, with three on the property and one on the neighboring property. On 10S630 Garfield Ave., Area 3 was determined to be under the jurisdiction of the Army Corps of Engineers. Areas 2 and 4 and were determined to be an isolated wetland and a man-made pond under the jurisdiction of DuPage County. Under both jurisdictions, there are separation distances or "buffer" requirements for the structures to remain a certain distance away from the sensitive areas. Should the variation be approved, and the property be divided into two lots, two new homes will be built. A conceptual site plan was submitted showing the homes meeting the buffer requirements.



Wetland delineation with Areas 2, 3, and 4 on the subject property.



Locations of the proposed three new homes, shown to meet the wetland buffer requirements. One home will replace an existing one and two new ones will be constructed (one on the new lot and one on the currently vacant lot).

Attachments

Exhibit A – Petition Materials from DuPage County



BUILDING & ZONING DEPARTMENT

630-407-6700 Fax: 630-407-6702

www.dupageco.org/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-22-000065 Aliyeva

Please review the information herein and return with your comments to:

Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at <u>Jessica.Infelise@dupageco.org</u> or via facsimile at 630-407-6702 by **JANUARY 17, 2023**.

	COMMENT SECTION:	
: OUR OFFICE HAS NO	JURISDICTION IN THIS MATTH	ER
: NO OBJECTION/CONG	CERNS WITH THE PETITION	
: NO OBJECTION/CONC ADDITIONAL INFORM	CERNS WITH THE CONCEPT OF	THE PETITION.
: I OBJECT/ HAVE CON	CERNS WITH THE PETITION.	
COMMENTS:		
SIGNATURE:	г	DATE:
MUNICIPALITY/TOWNSH	HIP/AGENCY/DEPARTMENT	:
GENH	ERAL ZONING CASE INI	FORMATION
CASE #/PETITIONER	ZONING-22-000065 Aliyev	a
ZONING REQUEST	Variation to reduce the req	uired lot width from required 165
	feet to approximately 143.	55 feet for Lot 2.
OWNER	KAMALYA ALIYEVA, 2	99 COLUMBINE DRIVE,
	CLARENDON HILLS, IL	60514/ AGENT: V3
	COMPANIES (C/O DWA	YNE GILLIAN), 7325 JANES
	AVENUE #100, WOODR	IDGE, IL 60517
ADDRESS/LOCATION	10S630 GARFIELD AVE	NUE, BURR RIDGE, IL 60527
PIN	10-01-303-012/ 10-01-303	-009
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	R-1 SF RES	0-5 DU AC
AREA	4.99 ACRES (217,364 SQ.	. FT.)
UTILITIES	WELL/ SEPTIC	· · · ·
PUBLICATION DATE	Daily Herald: JANUARY	3, 2023
PUBLIC HEARING	WEDNESDAY, JANUAR	Y 18, 2023
DI EASE NOTE, EILINC OF T	THIS FORM DOES NOT SUBSTIT	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Building Division

Zoning & Planning Division

Environmental Division



BUILDING & ZONING DEPARTMENT

630-407-6700 Fax: 630-407-6702

www.dupageco.org/building

DU PAGE COUNTY ZONING HEARING OFFICER JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700

Zoning Petition ZONING-22-000065 Aliyeva

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

<u>PUBLIC HEARING</u>: 2:30 p.m. **WEDNESDAY, JANUARY 18, 2023**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

If you would like to attend the hearing via Zoom, please contact Jessica Infelise at <u>Jessica.Infelise@dupageco.org</u> or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

PETITIONER: KAMALYA ALIYEVA, 299 COLUMBINE DRIVE, CLARENDON HILLS, IL 60514/ AGENT: V3 COMPANIES (C/O DWAYNE GILLIAN), 7325 JANES AVENUE #100, WOODRIDGE, IL 60517

<u>REQUEST</u>: Variation to reduce the required lot width from required 165 feet to approximately 143.55 feet for Lot 2.

ADDRESS OR GENERAL LOCATION: 10S630 GARFIELD AVENUE, BURR RIDGE, IL 60527

LEGAL DESCRIPTION: LOT 1 IN MARIE PECA'S ASSESSMENT PLAT OF PAR TOF LOT 25 IN THE ASSESSOR'S DIVISION OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID PECA'S ASSESSMENT PLAT RECORDED APRIL 17, 1961 AS DOCUMENT R61-3310, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted, ROBERT J. KARTHOLL, CHAIRMAN, DUPAGE COUNTY ZONING BOARD OF APPEALS

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.

If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupageco.org or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

Building Division

Zoning & Planning Division

Environmental Division



Building Division

Zoning & Planning Division

Environmental Division

BUILDING & ZONING DEPARTMENT

630-407-6700 Fax: 630-407-6702

www.dupageco.org/building







VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Village of Burr Ridge Plan Commission Greg Trzupek, ChairmanFROM: Janine Farrell, AICP Community Development Director

DATE: January 16, 2023

RE: PC-02-2023; Annual Zoning Review

Listed below are summaries of all actions considered by the Plan Commission in 2022. Staff is presenting this information for the annual Zoning Ordinance review. The annual zoning review is an opportunity to identify areas where the Zoning Ordinance may need to be updated to remain consistent with the Village's Comprehensive Plan, to keep up with property trends, to resolve conflicts, or address unintended consequences of zoning regulations.

Zoning Cases (ZC)						
Petition	Address	Туре	Use	Result	Plan	Board
Z-03-2022	15W776 North	Spec.	Truck and	App	4-1	App
	Frontage Road	Uses (2)	equipment sales,		App	
			rental, and service			
			use and outdoor,		3-2	
			overnight storage of		N/R	
			retail vehicles			
Specia	al uses to continue the	operation of	M&T Truck Sales on	a permane	ent basis.	
Z-04-2022	308-312 Burr	Spec. Use	Restaurant with	App	App	App
	Ridge Parkway	Amend.,	alcoholic beverages			
		Spec. Use				
Expansio	n of Are We Live, a r	estaurant ove	er 4,000 square feet with	h the sale	of alcoh	olic
		beve	rages.			
Z-05-2022	100, 130, 800 and	Rezoning	L-I to B-2	App	App	App
	900 Burr Ridge					
	Parkway					
Rezone t	he properties from the	e L-I Light In	dustrial District to the I	B-2 Gener	al Busin	ess
		Dis	trict.			

Z-06-2022	745 McClintock Drive	Rezoning	L-1 to O-2	App	App	App		
Rezone the property from the L-I Light Industrial District to the O-2 Office and Hotel District.								
^								
Z-07-2022	835 McClintock Drive	Rezoning	L-I to O-2	App	App	App		
Rezone the p	property from the L-I	Light Industr	ial District to the O-2 (Office and	Hotel D	istrict.		
Z-08-2022	N/A	Text Amend.	Live entertainment	App	App	App		
Text amendn	nents to define "live en	ntertainment'	' and permit "live enter Business Districts	tainment"	as acces	sory to		
	Certai		Dusiness Districts.					
Z-09-2022	N/A	Text Amend.	Restaurant hours of operation	App	App	App		
Text amen	dments to amend hou	rs of operation	on for restaurant uses in	the Busin	ess Dist	ricts.		
Z-10-2022	9115 Kingery Highway	Spec. Uses (3), PUD Amend., Variations (5), cond. sign app	Ten requests for the development of a gas station	App	App	App		
Requests to	Requests to develop the parcel for Thorntons, a gasoline station with convenience store, liquor							
sales, tobac	co sales, 24-hour oper	ration, and ou and parking	itside display. Variation	ns related	to the sig	gnage		
Z-11-2022	N/A	Text Amend.	Attached garage	App	App	App		
	Text amendments	to create a d	efinition for an attached	d garage.				
Z-13-2022/ S-01-2022	N/A	Text Amend.	Right-of-Way signs	App	Арр	App		
Text amendr	nents to the Sign Ord	inance to cla	rify regulations pertaini	ng to righ	t-of-way	signs.		
Z-15-2022	7950 Drew Avenue	Spec. Use, PUD	Increase attached garage size	W/D	App	W/D		
		Amend.	0					
A major cha	inge and amendment	to the Cottaget the proposed	es of Drew PUD to inclused homes.	rease the g	garage ar	rea for		
Z-16-2022	6860 North Frontage Rd.	Spec. Uses (2)	Child care center and fence	App	App	App		
Requests by Action Behavior Centers, a child care center, and for a fence in a non-residential district.								

Z-17-2022	Vacant/901 McClintock Dr.	Rezoning, Spec. Use, Variation, PUD	Village Center Townhomes	W/D	W/D	W/D
	Requests related	to a 30-unit	townhome PUD develo	pment.		
				-	1	
Z-18-2022	6880 North Frontage Rd	Spec. Use	Child care center	Арр	Арр	Арр
Request by	Premier IL Burr Ridge	e, LLC to tak	e over the Grand Aven	ue Presch	ool & D	aycare
		specia	al use.			
					Ι.	Ι.
Z-19-2022	595 Village Center Drive	Spec. Use	Outdoor dining	Арр	Арр	Арр
	Special use for ou	tdoor dining	at a permitted restaura	nt, Yolk.		
Z-20-2022	11731 87th Street	Rezoning	R-1 to R-3	W/D	Deny	W/D
	Request to rezone	e to develop t	he site for a 20-lot sub	livision.		
	1	1		r	1	
Z-21-2022	510 Village Center Dr.	Amend PUD & Spec. Use	Outdoor dining	Арр	App	App
Request to a	mend existing special	use to install	a new awning over an	existing p	atio at C	Coopers
1	H	Hawk Winery	& Restaurant.	01		1
		2				
Z-22-2022	7600-7630 County	Variation,	Parking lot	In-		
	Line Rd.	Spec. Use Amend	expansion	prog.		
Shirley Ry	van AbilityLab reques	t to reconfigu	re the existing parking	lot and a	dd additi	onal
)	spa	ces.	, 100 0110 0		
Z-24-2022	311 Shore Dr.	Spec.	Automobile service,	In-	App	In-
		Uses (3)	outdoor storage,	prog.		prog.
			fence			
	Requests relate	ed to operatin	ng a Tesla auto repair co	enter.		
Z-25-2022/	11731 87th Street	Rezoning,	The Enclave of	W/D	Deny	W/D
V-04-2022		Spec.	Highland Fields			
		Use,				
		Variation,				
		PUD,				
		Prelim.				
		Plan				
		approval				

Z-26-2022	525 Village Center	Spec. Use	Personal wireless	In-		
	Drive	_	facility	prog.		
Co-location of a cellular site at an existing rooftop, including installation of an antennae and						
support equipment.						

Variations (V)								
Petition	Address	Туре	Use	Result	Plan	Board		
V-02-2022	8311 Fars Cove	Var.	Location	Арр	App	App		
Perm	Permitting a detached accessory building (garage) within the side buildable area.							
V-03-2022	10S675 Glenn Dr.	Var.	Location and	Deny	Deny	Deny		
			setback 30 ft. to 5 ft.	-	-			
Permitting a detached accessory building (garage) within the corner side yard area and within								
	the corner	side yard set	back, from 30 ft. to 5 ft	-				

Plan Commission misc. (PC)						
Petition	Address	Туре	Use	Result	Plan	Board
PC-02-2022	10S381 Madison	1.5-mile	Subdivision	Commen	ts sent	N/A
	St.					
DuPage Cou	nty rezoning request f	rom R-1 Sin	gle Family to R-3 Sing	le Family a	nd a pr	oposed
		three-lot s	ubdivision.			
PC-03-2022	16W135	1.5-mile	Rezoning, PUD,	Commen	ts sent	N/A
	Honeysuckle Rose		Variations			
New Wave	Car Wash conditional	l use (special	use) approval for a Pla	nned Unit	Develo	pment
for remode	eling and additions to	an existing c	ar wash with three exce	eptions (va	riations) for
		setb	acks.			
					-	
PC-04-2022	6101 County Line	Minor	Realign road	App	App	App
	Road	Change				
		PUD				
King-Bru	uwaert House request	to modify the	e alignment of a section	n of Dragor	nfly Dri	ve.

Throughout 2022, the Board of Trustees and Plan Commission requested several items be brought forward again at the 2023 annual zoning review for further consideration and direction. Staff has also identified several matters requiring additional Plan Commission consideration.

Short-Term Rentals

At the August 5, 2019 meeting, the Plan Commission considered a text amendment to the Zoning Ordinance related to short-term home rentals (Z-10-2019). At that time, the Plan Commission opted to explore the topic at a later date. At the November 22, 2021 Village Board

meeting, the Board directed the Plan Commission to hold a public hearing to consider amendments to the Zoning Ordinance regulating short-term residential rentals.

Under current Zoning Ordinance regulations, the use of single-family residential homes as short-term rentals does not qualify as a "home occupation" and the "short-term home rental" use is not specifically defined. It is not uncommon for a property owner to rent their home to a tenant for a one-year term, although this use of the property is not legally distinct from a onenight rental under the current language of the Zoning Ordinance. Staff believes that additional clarification as to the definition of "short-term home rental" will be beneficial to both staff and property owners, who would then have a clear and common understanding as to if and when such a use is permitted or prohibited, as well as if any additional zoning regulations are necessary to mitigate the impact of these uses if they are desired.

Outdoor Dining

At the May 23, 2022 meeting, the Board directed the Plan Commission to review and update the regulations for outdoor dining. Many restaurants have special uses for outdoor dining with conditions that may vary slightly from location to location. There is consensus amongst the Plan Commission and Board to ensure that the regulations are clear and apply to all locations.

Mobile Storage Units

There are currently no regulations regarding the temporary use of mobile storage units or PODs on properties. This has posed an enforcement issue where these structures are placed for long durations on residential driveways.

Public Hearing Notices

The Commission has discussed potentially expanding the notices sent for zoning action. Currently for variations, special uses, PUDs, and rezonings, mailed notice is provided to neighboring residents within a 700 ft. or 800 ft. radius of the site. There is a newspaper publication at least 15-days before the hearing and a sign or signs are placed on the property. For text amendments, since it is not site specific, only a newspaper notice is required and provided in accordance with state statute.

Notice about all upcoming zoning action is typically posted a month in advance on the website or when received by the petitioners. The official agenda packet is posted on the website the Wednesday or Thursday prior to the meeting.

Applications

The Commission may wish to review the application for zoning action and update so that all members of the project team are identified (owner, contract purchaser, architect, engineer, etc.). The Commission may also wish to create a disclosure form so the petitioner can disclosure if they solicited any support for their proposal.

Trucking Company Offices

In certain zoning districts, offices are a permitted use. This poses a challenge with trucking or logistics company uses whose employees are driving and parking commercial vehicles in office districts. These vehicles have posed an enforcement challenge for the Police Department. The

Commission may evaluate these specific types of office uses and determine a special use should be required.

Fence Requirements for Pools

Under the Building Code, a fence is required for swimming pools, but this requirement is absent within the Zoning Ordinance. The Commission may wish to amend the Zoning Ordinance to include this requirement.