REQUEST FOR BOARD ACTION

20-119

Agenda Item: _____

Subject: Consideration and Action on the Report and Recommendation of the Plan Commission on the Request for a Finding of Substantial Conformance and Approval of the Final Development Plan for the Zion Woods Residential Development at 10 Deerfield Road (Zion Lutheran Church, Brinshore Development, & Housing Opportunity Development Corporation)

Action Requested: Approval of Recommendation

Originated By: Plan Commission

Referred To: Mayor and Village Board of Trustees

Summary of Background and Reason for Request

The petitioners are seeking approval of a Final Development Plan for the Zion Woods residential development. They are seeking a determination that their Final Development Plan is in substantial conformance with the previously approved Preliminary Development Plan. The Board of Trustees approved the Preliminary Development Plan on August 20, 2018. The building height, square footage of the buildings, building elevations, interior driveway, and vehicular access points have not changed from the Preliminary Development Plan to the Final Development Plan. The proposed changes from the Preliminary Development Plan to the Final Development Plan are the result of altered storm water plans that were made due to updates to the Lake County Storm Water Ordinance. The Plan Commission held a Workshop meeting on October 8, 2020 and finds the Final Development Plan is in substantial conformance to the Preliminary Development Plan and is recommending approval of the Final Development Plan with the requirement that the petitioner explore additional buffering and landscaping around the playground area, or if they would prefer to relocate the playground. Separately, a development agreement has been drafted by Village's legal counsel and is being reviewed by staff. If the Village Board accepts the Plan Commission recommendation, the development agreement will be available at the next Village Board meeting.

Following the workshop meeting, the petitioner invited neighbors to an on-site meeting on Thursday October 15 and conducted a Zoom meeting on Wednesday Oct 21st. Those neighbors who attended the in-person meeting were able to ask questions and walk the site with the petitioner. In both the in-person meeting and the virtual meeting, neighbors were invited to ask questions, discuss issues, and view plans. Most responded by email that they planned to attend at least one of the meetings. A summary of these meetings is included in the materials.

Reports and Documents Attached:

Recommendation
Petitioner Post Meeting Follow Up Summary
Plan Commission Minutes 10/8/20
Zoning Map
Air Photo (2)
Engineering Comments
Petitioner's Exhibits
Public Comment

Date Referred to Board: November 2, 2020

Action Taken: _____

RECOMMENDATION

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

VILLAGE OF DEERFIELD

DATE: October 8, 2020

RE: Request for a Finding of Substantial Conformance for the Final Development Plan for the Zion Woods Residential Development at 10 Deerfield Road (Zion Lutheran Church, Brinshore Development, & Housing Opportunity Development Corporation)

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for approval of their Final Development Plan for the Zion Wood affordable housing residential rental development. The Plan Commission held a workshop meeting on October 8, 2020. At that workshop meeting, the petitioners presented testimony and documentary evidence in support of the request. A copy of the workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

Background

On August 20, 2018, the Village Board of Trustees accepted a report and recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for a Preliminary Development Plan for a Residential Planned Unit Development (PUD) with Necessary Exceptions; a Rezoning of 10 Deerfield Road from R-1 Single Family Residential District to R-5 General Residence District; and an Amendment to the Village's Comprehensive Plan Future Land Use Map to designate the subject property's land use as Multi-Family Residential, to be changed from its current Institutional use designation to allow the Redevelopment of 10 Deerfield Road to permit a workforce housing development on the subject property for Zion Lutheran Church, Brinshore Development LLC, and Housing Opportunity Development Corporation. The Village Board then provided preliminary approval of the preliminary development

plan for the proposed PUD, which preliminary plan is Item 18-86 and can be accessed at the following link:
http://www.deerfield.il.us/AgendaCenter/ViewFile/Agenda/_08202018-468

Pursuant to Section 12.09-F.1 of the Deerfield Zoning Ordinance, a final development plan for a proposed planned unit development must be submitted to the Plan Commission by the applicant not later than one year after approval of the Preliminary Development Plan, provided, however, that additional time may be authorized by resolution of the Village Board. The petitioner's deadline to submit a Final Development Plan for this proposed Zion Wood development was August 20, 2019. On July 15, 2019, the Village Board reviewed the petitioner's request for an 18-month extension to submit a Final Development Plan to the Plan Commission through and including February 20, 2021. The extension afforded ownership additional time to secure financing for the development. At the July 15, 2019 Village Board meeting, the Village Board approved Resolution R-19-16, which approved the request for the 18 month extension to submit a Final Development Plan.

Request for Approval of a Final Development Plan

The petitioners are seeking approval of a Final Development Plan for the Zion Woods residential development. They are seeking a determination that their Final Development Plan is in substantial conformance with the previously approved Preliminary Development Plan. The Board of Trustees approved the Preliminary Development Plan on August 20, 2018.

The building height, square footage of the buildings, building elevations, interior driveway, and vehicular access points have not changed from the Preliminary Development Plan to the Final Development Plan. The revisions from the Preliminary Development Plan to the Final Development Plan are listed below:

1. The distance between the residential building and the east property line decreased from 85 feet to 70 feet, 6 inches. This change was the result of the original survey that showed a slightly different east property line of the property. The east property line actually began further west. The distance

between the residential building and the north property line decreased from 499 feet to 473 feet, 6 inches and the distance between the south property line and the residential building increased from 364 feet to 397 feet because the residential buildings were relocated 26 feet to the north and rotated the north building by approximately 1.5 degrees. The relocation of the building was due to the new requirement for increased volume of the south detention basin, the south building's proximity to the east retaining wall, and to reduce the overall amount of wetland impact. The distance between the residential building and the west property line decreased by 5 feet from 146 feet, 6 inches to 141 feet, 6 inches. The perimeter setbacks meet the requirements for this Planned Unit Development. Refer to sheet AS1.0

2. As mentioned in #1, the original survey showed a slightly different line for the east line of the property. That line actually began further west at the north end of our property but was located further east on the south end of the property. The result is a reduction in the net site area for 14,450 square feet from the original 385,309 square feet to the current 370,859 square feet. Refer to sheet AS1.0
3. Between 2018 and 2020, the wetland areas that were delineated on-site grew from a total of 0.21 acres to a total area of 0.90 acres. The on-site wetland areas are isolated wetlands of Lake County and are therefore regulated by the Lake County Watershed Development Ordinance. Per the ordinance, any impacts to the existing wetlands will need to be mitigated by purchasing credits in an approved wetland mitigation bank or through the Lake County Wetland Restoration Fund. Under the previous design for the site, the majority of the existing wetland areas were proposed to be impacted and required mitigation. To reduce wetland impacts and minimize the costs associated with mitigation, the orientation of the north building was adjusted, and the grading north of the buildings and the shape of the compensatory storage basin was revised. Refer to sheet C4.1.
4. Parking count increased from 112 to 116 spaces. The increase in parking is a result of the recent changes to the Illinois Accessibility Code, where accessible stalls are now allowed to share an access aisle. Three spaces were added as a result of this code revision. The fourth space was added as

a result of removing one additional access aisle that was in excess of the number required by code. The drive aisle and turnaround have not changed. Refer to sheet C3.0.

5. The proposed detention and compensatory storage basins now discharge directly to the Chicago River. Under the previous design, they were tied into the Deerfield Road storm sewer system. With being directly connected to the river, the detention basin will not be subject to the backwater from the Deerfield Road storm sewer system. Connecting directly to the river reduces the load on the Deerfield Road sewer, as this sewer was likely not designed to accept storm water discharge from this property. Under the previous design, the basins were tied into the Deerfield road storm sewer system. Refer to sheet C5.0.
6. Due to the recent change in the design rainfall depths for northeast Illinois that were adopted by the Lake County Storm water Management Commission, the size of the detention basin increased by approximately 7,000 square feet. The depth of the detention basin was increased by 5 inches to 4 feet, 8 inches from the Preliminary Development Plan for an emergent wetland type planting zone. Refer to sheet C4.0.
7. The compensatory storage has a berm in the middle that separates the basin into two different zones in accordance with the Lake County Stormwater Ordinance. The southern portion of the basin provides compensatory storage for the 0-10 year floodplain, and the northern portion of the basin provides compensatory storage for the 10-100 year floodplain. The compensatory storage is considered one basin. Refer to sheet C4.1.
8. The depth of the compensatory storage basin was increased by 3 feet to 7 feet (total depth) because of the addition of the berm that separates the two flood zones. This additional berm took away some of the flood storage capacity, so the basin was made deeper in lieu of increasing the size of its footprint. The overall limits of the basin have not changed but the shape and the location of the basin was adjusted to minimize impacts to the existing wetland areas. The basin has shifted approximately 8 feet closer to the north property line and 12 feet closer to the west property line. Refer to sheet C4.1.

9. The overlook and boardwalk were removed from plans due to the revised footprint of the south detention basin. The revised footprint would have pushed the boardwalk further east towards the river, requiring additional vegetation removal along the riverbank and diminishing the remaining as a buffer along the southeastern edge of the property. As the boardwalk and overlook were originally envisioned in tandem as an amenity for the property, they were both removed. Refer to sheet C3.0.
10. Relocated the playground to be adjacent to the community gardens. The community garden and playlot areas are provided as a part of the residential usage on site. To discourage church users from using this community garden and play lot areas, the sidewalk along the west curb line of the drive aisle, north of the north parking area was removed. Refer to sheet AS1.0.
11. Adjusted northernmost crosswalk northward to align with community gardens/playground. Refer to sheet AS1.0.
12. The north and south trash enclosures were relocated northward along with the main buildings to be near the resident entries. The south enclosure was moved north by 10 feet, and the north enclosure was moved north by 37 feet. Refer to sheet AS1.0
13. Updated tree removal plan sheet indicated eight (8) additional trees to be removed due to proposed regrading for a total of 45 trees to be removed with total caliper inches to replace at 329 caliper inches. Thirteen (13) trees will be added for replacement and mitigation to meet Village requirements for a total of 94 Trees to be replaced @ 329 caliper inches. Refer to sheet LT1.0. An updated tree survey of the site listing current conditions will be provided at the October 8, 2020 Plan Commission meeting.
14. Updated landscape plan to reflect the changes to the tree mitigation plan, changes to the 116 parking spaces in lieu of 112; revised the footprint of the basins, and changes to the tree locations due to wetland preservation. Refer to sheet L1.0.
15. Reduced the footprint of the two air conditioning unit enclosures to mitigate wetland impact. Refer to sheet AS1.0 and C4.1.

16. Pole-mounted light fixtures along the drive aisle did not change; building-mounted light fixtures shifted north along the two buildings. The light level at the property lines remains 0.0. Refer to sheet E1.0.

Storm Water Management

The Village of Deerfield Engineering Department has reviewed the Final Engineering for the site and has engaged in a third party consultant to review the storm water portion of the engineering plans. Attached Village Engineering and third party consultant comments have been sent to the petitioner's engineering team.

Development Agreement and Affordable Housing Covenant

As a condition of the approval of the PUD, the Village Board will require the applicant to enter into a development agreement with the Village. The development agreement will govern the development of the property and will include a development schedule, requirements for the applicant to construct the contemplated public and private improvements, site infrastructure inspections during the course of construction, and performance guarantees. All improvements on the subject property are proposed to be privately owned and maintained. Village legal counsel is working on a draft of the development agreement. The development agreement is in the purview of the Board of Trustees.

In addition, the applicant has volunteered to record an affordable housing covenant against the property requiring the applicant make the housing units affordable. Village legal counsel and the applicant are working on the covenant, which covenant will be reviewed and addressed by the Village Board.

Viewing of Proposed Building Materials and Color Palette

Due to the nature of the videoconference public meeting, the material board and color palette for the proposed development were on display in the Village Hall lobby for the Commissioners to view from Monday, October 5 through Thursday,

October 8 from 8:00 AM to 4:30 PM (except from 12:00 PM to 1:00PM on weekdays when Village Hall is closed).

CONCLUSIONS

The Plan Commission has reviewed the petitioners' materials and finds that the Final Development Plan is in substantial conformance to the previously approved Preliminary Development Plan. The Plan Commission finds these changes are consistent with the previously approved Preliminary Development Plan. Typically, projects of this magnitude have a number of adjustments in their plans from the time of Preliminary Development Plan approval to Final Development Plan approval. The altered storm water plans are due to the updates to the Lake County Storm Water Ordinance. The use of the property and the height and appearance of the buildings have not changed from the Preliminary Development Plan to the Final Development Plan. The Plan Commission finds this development will be an asset to the Village and is well planned. The Plan Commission did question the location of playground area due to the possible impact of noise. The Plan Commission is recommending a larger landscape buffer for the playground area or possibly relocate the playground. The petitioner agreed to explore these options and present their findings to the Board of Trustees.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the Final Development Plan is in substantial conformance to the Preliminary Development Plan for the Zion Woods Residential Development at 10 Deerfield Road with the requirement that the petitioner explore additional buffering and landscaping around the playground, or if they would prefer to relocate the playground, and a recommendation of approval of the Final Development Plan.

Ayes: Bromberg, Goldstone, Keefe, Schulman, Stolman, Berg (6)
Nays: None (0)

Respectfully submitted,
Larry Berg, Chairman
Deerfield Plan Commission

HOUSING OPPORTUNITY DEVELOPMENT CORPORATION

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(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

MEMORANDUM

To: Dan Nakahara, Village of Deerfield

From: Richard Koenig, Executive Director

Subject: Zion Woods: Neighbor Meetings

Date: October 26, 2020

The purpose of this memo is to summarize my team's recent meetings with our neighbors on Heather Road next to the Zion Woods development.

On October 13, 2020 I sent an email to neighbors along Heather Road for whom I was able to obtain email addresses. This included Owen (885), Darnaby (905), Dien (915), Saltarelli (935) Nadler (965) and Stein (970).

I invited everyone to get together to review our plan for Zion Woods and notified them that I would be on-site Thursday October 15 and conducting a Zoom meeting on Wednesday Oct 21 for those who preferred social distancing. They were invited to stop by in person to ask questions, walk the site, and see a large version of the plans or talk online. Most responded by email that they planned to attend at least one of the meetings.

The first meeting was held in person on October 15, 2020 from 4:30 until about 6:45. In attendance were Matt Wylie, architect with Eckenhoff Saunders, Rev David Kyllo, pastor at Zion Lutheran Church and me. Neighbors who attended included Mr. Owen, Mr. and Mrs. Saltarelli, and Mr. Nadler (and briefly Mrs. Nadler and their dog). Matt Wylie brought two large printouts of the site plan on easels.

Mr. Owen arrived first on his own and explained the history of his house and how it was placed sideways compared to the street. His lot backs up to the church's north parking lot and, while there are considerable trees, when they lose their leaves in the winter he can clearly see the parking lot (for which he provided photos) so will be able to directly see the south building. He explained that there is not room for a berm at that location and discussed the desirability of a fence or evergreen trees to create a visual barrier.

Mr. Nadler then drove-up and we walked down to his property. He showed where he mows the grass beyond his yard onto the church's land so that his kids can play. The tree line along the west property line ends just before his property which is lower than the surrounding area. He expressed his concern for the safety of his children since the compensatory storage basin is within feet of his back property line and well within the area his family is currently using.

Further, he explained how young people cut through his yard to get to the existing fire pit on Zion's property. We discussed that there is not space for a berm at his property and the desire for as much landscaping as possible to create a barrier from his property to the basin for the protection of his kids. We discussed that a fence would create a solid physical barrier and keep his kids away from the basin as well as people from cutting across his yard.

About the same time Mrs. Saltarelli came out and showed us the large trees behind her property. She expressed concern that the proposed berm would bury the roots and kill these mature trees. Mr. Saltarelli arrived later and we walked their back property line which has a beautiful garden and composting area on the church's property. We also saw that the neighboring property to the south has a wrought iron fence on the church's land. They expressed their concern about the lack of landscaping between their property and the north building as well as the parking area turnaround and play lot. They explained how their homes are on higher ground than the church lot so even a six foot berm would be below their line of sight and that it would take years for the new trees to grow to provide visual buffering. They had talked with a landscape architect who discussed the need to review the drainage from the new berm to make sure they don't get more water. We saw the mature black walnut trees and other existing trees along the property line. We discussed the option of installing a fence from their backyard on the church property to remove as few existing trees as possible and keep the current tall barrier. As the sun set we agreed to review the options and discuss further.

The second meeting was held on October 21, 2020 from 6:00-7:05 pm via Zoom conference call. It was attended by Mr. Owen, Mr. and Mrs. Saltarelli, Mr. Dien, Ms. Darnaby, Pastor Kyllo and me. We had a wide ranging discussion that covered some of the same issues as the previous week so below I will focus more on the new attendees.

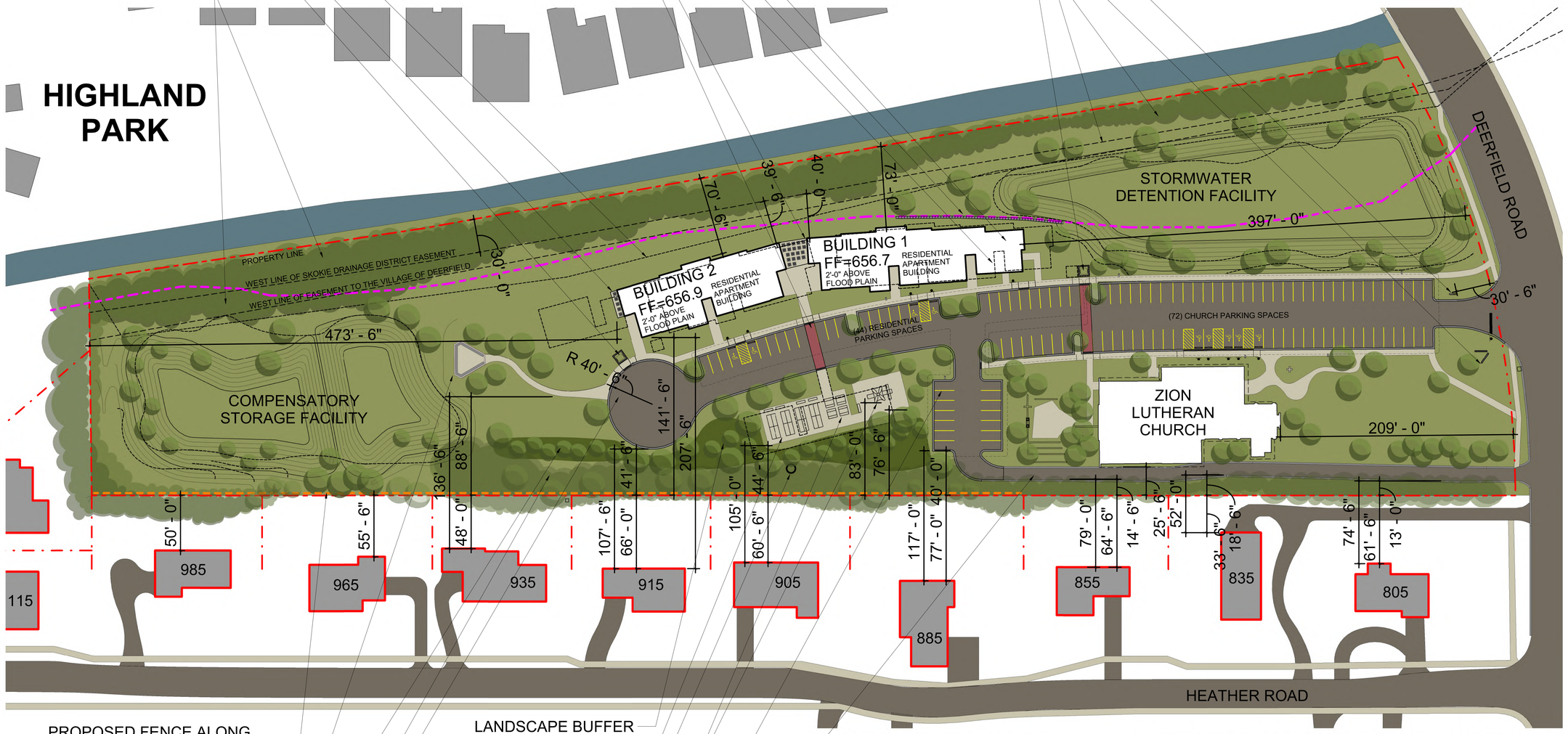
I explained that, in response to comments from the Plan Commission, we are planning to flip the play lot with the resident gardens and slide them further east and south to create more distance from the west property line since there are not better options for the play lot on the site. I also explained that, in response to our conversations on-site the previous week, our team was working to determine the potential impact of replacing the berm with a fence. Our team believes that it is possible to minimize the impact on existing trees and plants along the west lot line while installing a fence along the entire length that would create a physical and visual barrier while maximizing children's safety.

Ms. Darnaby expressed her desire for additional landscaping between her property and the play lot and buildings. She said that the plans show a gap in evergreen trees right at her backyard. I explained that we can move trees around to make sure they are in the best location to create a screen. She is concerned about noise from the play lot and asked why it was necessary since she takes her grandchildren to the park. I explained that we have moved it further away and that it is an amenity we want to offer our tenants. She requested more landscaping for screening on top of the berm and also asked whether the new storm water inlet will create any issues for her property, attract mosquitoes, or create an attraction for her grandchildren. I explained that it is on Zion's property, designed to actively draw water away from an area where currently there is no such conveyance, and will be maintained by management. She raised the question of whether

exterior building lighting would shine in neighbors' windows. I explained how the lighting plan shows no spillover light at the property line per the village's requirements.

In addition to other issues mentioned, Mr. Dien was concerned about headlights from cars in the turnaround and landscape screening of the buildings since he is directly across from the center of the new homes. He was very understanding of the need to balance neighbor's privacy with development requirements and suggested how fine tuning the landscaping plan could provide more screening.

In conclusion I asked about the preference for a fence or berm but there was not consensus. Some would definitely prefer a berm but for others a fence was preferable. While there was not consensus, it is important to state that the final recommendation for improvements needs to reflect a unified strategy for this long property line. It is clear that everyone wanted additional, strategically-placed landscaping. All agreed that keeping kids and grandkids safe was of paramount importance. There was a desire to continue the conversation. I explained the upcoming public meeting schedule and promised to continue to work with my team to come up with the best possible solution for all.



1 Site Plan - Zion Woods
1" = 40'-0"

Zoning District	R-5 PUD Permitted	Zion Woods Proposed - CURRENT 25 Units	Zion Woods Proposed - PREVIOUS 25 Units	Zion Woods Proposed - PREVIOUS 48 Units
Minimum Lot Area	1 gross acre	8.51 acres (370,859 sqft.)	8.85 acres (385,309 sqft.)	8.85 acres (385,309 sqft.)
Minimum Land Area	3 BR = 3,500 SF per Unit	5 Units x 3,500 = 17,500 sqft.	5 Units x 3,500 = 17,500 sqft.	12 Units x 3,500 = 42,000 sqft.
	2 BR = 3,000 SF per Unit	7 Units x 3,000 = 21,000 sqft.	7 Units x 3,000 = 21,000 sqft.	24 Units x 3,000 = 72,000 sqft.
	1 BR /Studios = 2,500 SF per Unit	13 Units x 2,500 = 32,500 sqft.	13 Units x 2,500 = 32,500 sqft.	12 Units x 2,500 = 30,000 sqft.
	Total Required = 1.63 acres (71,000 sqft.)	Total Provided = 8.51 acres (370,859 sqft.)	Total Provided = 8.85 acres (385,309 sqft.)	Total Provided = 8.85 acres (385,309 sqft.)
Building Lot Coverage (Max.) - Residential Buildings and Church	30%	26,367 sqft. / 370,859 sqft. = 7%	26,367 sqft. / 385,309 sqft. = 7%	36,222 sqft. / 385,309 sqft. = 9%
Usable Open Space (Min.) - Including Detention and Comp Storage	20%	295,676 sqft. / 370,859 sqft. = 80%	305,236 sqft. / 385,309 sqft. = 79%	289,348 sqft. / 385,309 sqft. = 75%
Usable Open Space (Min.) - Excluding Detention and Comp Storage	20%	224,673 sqft. / 370,859 sqft. = 61%	241,308 sqft. / 385,309 sqft. = 63%	228,448 sqft. / 385,309 sqft. = 59%
Existing Impervious - 17%; Proposed Impervious - 26%				
Building Height (Max.) - Measured from pre-developement grade, which is the average grade of the of the property a the front face of the building	35 ft.	33.10 ft.	33.10 ft.	38.26 ft.
Existing Parking Count - 77 striped spaces, approximately 17 unstriped spaces = 94				
Proposed Parking Count	1 BR = 1.5 Spaces per Unit	13 Units x 1.5 = 20	13 Units x 1.5 = 20	12 Units x 1.5 = 18
	2 BR = 2 Spaces per Unit	7 Units x 2 = 14	7 Units x 2 = 14	24 Units x 2 = 48
	3 BR = 2 Spaces per Unit	5 Units x 2 = 10	5 Units x 2 = 10	12 Units x 2 = 24
	264 Church Seats = 1 Space for Every 4 Seats	264 Seats / 4 = 66	264 Seats / 4 = 66	264 Seats / 4 = 66
	Total Required = 110	Total Provided = 110 + 6 Add'l Spaces =116 (Includes 9 Accessible Spaces)	Total Provided = 110 + 2 Add'l Spaces =112 (Includes 10 Accessible Spaces)	Total Provided = 156 + 3 Add'l Spaces =159 (Includes 10 Accessible Spaces)
Parking Size and Design	9'-0" x 19'-0"	9'-0" x 19'-6"	9'-0" x 19'-6"	9'-0" x 19'-6"
Building Setbacks				
Setbacks (Min.)	25 ft. min. + 1 ft. per Building Height over 30 ft. = 28 ft. Setback	See below	See below	See below
North		473 ft.	499 ft.	285 ft.
East		68 ft.	85 ft.	75.5 ft.
South		209 ft. (to Existing Church Building)	202.5 ft. (to Existing Church Building)	202.5 ft. (to Existing Church Building)
West		14.5 ft. (to Service Road), 15.5 ft. (to Existing Church Building)	14.5 ft. (to Service Road), 25.5 ft. (to Existing Church Building)	14.5 ft. (to Service Road), 25.5 ft. (to Existing Church Building)
Signage				
Entry Sign	One Sign - 27 sqft. Size Max, One Side Only	One Sign - 54 sqft. Size (27 sqft. Each Side)	One Sign - 54 sqft. Size (27 sqft. Each Side)	One Sign - 54 sqft. Size (27 sqft. Each Side)
Building and Apartment Count				
Number of buildings		2	2	3
Number of 3 bedroom units		5	5	12
Number of 2 bedroom units		7	7	24
Number of 1 bedroom units		13	13	12

LEGAL DESCRIPTION:
THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE PUBLIC HIGHWAY KNOWN AS HIGHLAND PARK, DEERFIELD ROAD, AS DEDICATED BY DOCUMENT 217791 AND LYING WEST OF THE WEST LINE OF THE DRAINAGE CANAL, AS CONDEMNED BY PROCEEDINGS FOR THE COUNTY COURT CASE 5303, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 10 DEERFIELD ROAD, DEERFIELD, ILLINOIS

DATE: 10/28/2020 5:05:58 PM
FILE: D:_Revit Local\14139 Zion Woods\14139 - Zion Multi-Family Housing (mpamucci).rvt

Developer
Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
Kibler-AE

MEPFP Engineer
RTM

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE AND COOK

APPROVED AND ACCEPTED BY THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, 20___.

BY: _____

ATTEST: _____

PLAN COMMISSIONER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE AND COOK

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, 20___.

BY: _____

ATTEST: _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE AND COOK

THIS IS TO CERTIFY THAT HOUSING OPPORTUNITY DEVELOPMENT CORPORATION IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND CAUSED THE FINAL DEVELOPMENT PLAN TO BE PREPARED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AS ALLOWED AND PROVIDED BY STATUTES AND THE SAID CORPORATION, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.

DATED AT _____ THIS _____ DAY OF _____, 20___.

NOTARY'S CERTIFICATE
Key Plan

STATE OF ILLINOIS
COUNTY OF LAKE AND COOK

I, _____, A NOTARY PUBLIC IN THE SAID COUNTY, AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, _____ (TITLE) OF _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO SUBSCRIBED TO THE FORTHCOMING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN HIS/HER CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY.

DATED AT _____ THIS _____ DAY OF _____, A.D. 20___.

BY: _____

NAME: _____

SEAL:

No.	Date	Issue Description
12	10-28-2020	Issue for Village Board Meeting
11	09-30-2020	Final Development Plan
10	09-17-2020	Final Development Plan Prefiling
9	08-06-2020	Final Development Plan Prefiling
8	06-15-2018	Plan Commission Meeting
7	06-07-2018	Issue for Prefiling Submission
6	07-12-2017	Issue for Prefiling Conference
5	06-23-2017	Issue for Prefiling Submission
4	06-23-2017	Issue for IHDA Application

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Chicago IL 60601
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Client / Project Name

Zion Woods
Multi-Family Housing
10 Deerfield Road, Deerfield, IL 60015

Sheet Title
Site Plan

QAQC

Project No.
14139

AS1.0



1 LANDSCAPE PLAN
SCALE: 1"=50'-0"

5 15 50
0 10 25

LANDSCAPE LEGEND

- MEADOW GRASS MIX
- LAWN GRASS
- SHRUB, PERENNIAL, GROUNDCOVER BEDS
- EXISTING TREE TO REMAIN
- NEW SHADE TREES
- NEW ORNAMENTAL TREES
- NEW EVERGREEN TREES

DETENTION / COMPENSATORY LEGEND

- MESIC PRAIRIE SEED MIX (SEE CIVIL DWGS)
- EMERGENT PLUG MIX (SEE CIVIL DWGS)
- SHORELINE PLUG MIX (SEE CIVIL DWGS)
- COMPENSATORY SEED MIX (SEE CIVIL DWGS)

EXISTING UNDISTURBED WETLANDS

- LIMITS OF EXISTING UNDISTURBED WETLANDS

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpltd.com

Revisions

8.		
7.	ISSUE FOR VILLAGE BOARD MEETING	10/28/20
6.	FINAL DEVELOPMENT PLAN	09/30/20
5.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	09/17/20
4.	ISSUE FOR FINAL DEVELOPMENT PLAN	08/17/20
3.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	08/06/20
2.	ISSUED FOR REVIEW	06/01/18
1.	ISSUED FOR REVIEW	06/23/17

Project

ZION CHURCH

10 DEERFIELD RD.
DEERFIELD, ILLINOIS 60015

Sheet Title

LANDSCAPE PLAN

Date 06/23/17	Project No. DWP 17-136
Scale AS SHOWN	Sheet No. L-1.0
Drawn By CA	
Approved DW	

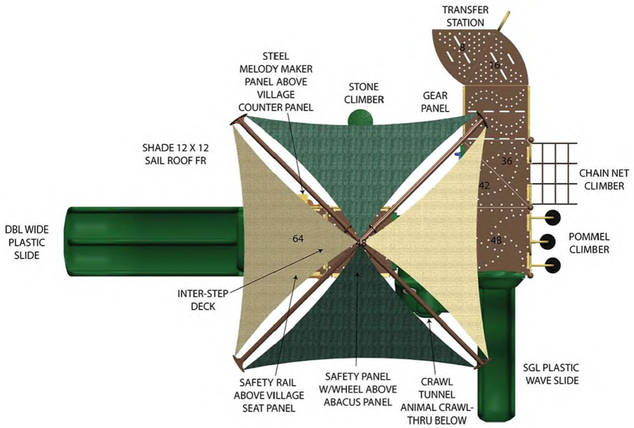
PLANT LIST - PLANTS TO BE SELECTED FROM THIS LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ADDITIONAL NOTES
	DECIDUOUS TREES - SHADE			
AF	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CALIPER	BRANCHED UP 6'
AG	ALNUS GLUTINOSA	BLACK ALDER	3" CALIPER	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIPER	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CALIPER	BRANCHED UP 6'
QM	QUERCUS MUEHLENBERGHII	CHINKAPIN OAK	3" CALIPER	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	3" CALIPER	BRANCHED UP 6'
TD	TAXODIUM DISTICHUM	COMMON BALDCYPRESS	3" CALIPER	BRANCHED UP 6'
UT	ULMUS x 'MORTON GLOSSY'	TRIUMPH ELM	3" CALIPER	BRANCHED UP 6'
	EVERGREEN TREES			
PP	PICEA PUNGENS	GREEN COLORADO SPRUCE	8' HT.	BRANCHED UP 6'
	DECIDUOUS TREES - ORNAMENTAL			
AC	AMELANCHIER GRANDIFLORA	APPLE SERVICEBERRY	12' HT x 8' W	CLUMP FORM, 3 TRUNKS MIN
BN	BETULA NIGRA	RIVER BIRCH	12' HT x 8' W	CLUMP FORM, 3 TRUNKS MIN
CI	CRATEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	8' HT x 6' W	CLUMP FORM
	DECIDUOUS SHRUBS			
HL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30" HT	SPACED AS SHOWN
HP	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	30" HT	SPACED AS SHOWN
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 24" W	SPACED AS SHOWN
RM	ROSA 'MEIJOCOS'	PINK DRIFT ROSE	18" HT x 24" W	SPACED AS SHOWN
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30" HT	SPACED AS SHOWN
VD	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ ARROWWOOD VIBURNUM	30" HT	SPACED AS SHOWN
HQ	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24" HT x 24"W	SPACED AS SHOWN
	EVERGREEN SHRUBS			
BG	BUXUS x 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD	24" SPREAD	SPACED AS SHOWN
JK	JUNIPERUS CHINENSIS 'KALLAY COMPACT'	KALLAY COMPACT JUNIPER	30" SPREAD	SPACED AS SHOWN
TM	TAXUS x MEDIA 'EVERLOW'	EVERLOW YEW	30" SPREAD	SPACED AS SHOWN
	PERENNIALS & ORNAMENTAL GRASSES			
CK	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GALLON	SPACED 12" O.C.
HC	HEUCHERA 'CARAMEL'	CARAMEL CORAL BELLS	1 GALLON	SPACED 12" O.C.
HH	HOSTA 'HALCYON'	HALCYON HOSTA	1 GALLON	SPACED 18" O.C.
HR	HOSTA 'PARADIGM'	PARADIGM HOSTA	1 GALLON	SPACED 18" O.C.
HS	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	SPACED AS SHOWN
HT	HOSTA 'PATRIOT'	PATRIOT HOSTA	1 GALLON	SPACED 18" O.C.
MS	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	1 GALLON	SPACED 18" O.C.
NF	NEPETA X FAASSENII 'EARLY BIRD'	EARLY BIRD CATMINT	1 GALLON	SPACED 12" O.C.
PA	PEROVSKIA ATRIPLICFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GALLON	SPACED 18" O.C.
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	SPACED 18" O.C.
	GROUNDCOVERS			
HE	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	3" POT	SPACED 10" O.C.
PT	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3" POT	SPACED 6" O.C.

Meadow/Prairie Seed Mix					
	Scientific Name	Common Name	LB/acre		
AndSco	*Andropogon scoparius*	Little bluestem	8		
BouCur	*Bouteloua curtipendula*	Side-oats grama grass	6		
ElyCan	*Elymus canadensis*	Canada wild rye	8		
AllCer	*Allium cemuum*	Nodding wild onion	0.5		
AscTub	*Asclepias tuberosa*	Butterfly weed	0.75		
AstAzu	*Aster azureus (A. oolentangiensis)*	Sky blue aster	1		
AstEri	*Aster ericoides*	Heath aster	0.125		
AstLae	*Aster laevis*	Smooth blue aster	1		
BapLea	*Baptisia leucantha (B. alba)*	White wild indigo	1		
CasFas	*Cassia fasiculata*	Partridge pea	3		
EchPal	*Echinacea pallida*	Pale purple coneflower	1.5		
EchPur	*Echinacea purpurea*	Purple coneflower	1.00		
HelHel	*Heliopsis helianthoides*	False sunflower	2		
HelMol	*Helianthus mollis*	Downy sunflower	0.25		
LiaPyc	*Liatris pycnostachya*	Prairie blazing star	1		
MonFis	*Monarda fistulosa*	Wild bergamot	0.5		
PenDig	*Penstemon digitalis*	Fox glove beard tongue	1		
PetPur	*Petalostemum purpureum (Dalea purpurea)*	Purple prairie clover	1		
PycVir	*Pycnanthemum virginianum*	Common mountain mint	0.125		
RatPin	*Ratibida pinnata*	Yellow coneflower	1.5		
RudHir	*Rudbeckia hirta*	Black-eyed susan	2		
RudSub	*Rudbeckia subtomentosa*	Sweet black-eyed susan	0.5		
SolGrg	*Solidago graminifolia (Euthamia graminifolia)*	Grass-leaved goldenrod	0.25		
SolSpe	*Solidago speciosa*	Showy goldenrod	0.5		
TraOhi	*Tradescantia ohiensis*	Common spiderwort	0.25		
VerStr	*Verbena stricta*	Hoary vervain	1		
ZizAur	*Zizia aurea*	Golden alexanders	1		
			44.75		

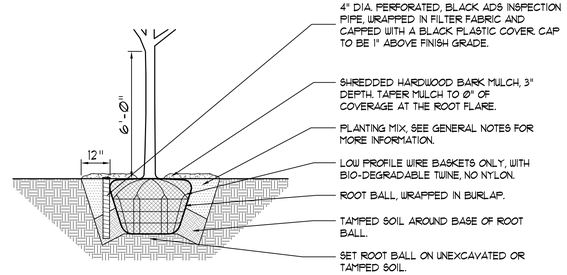
NOTE:
1. COVER CROP FOR ALL MEADOW MIX SEEDED AREAS TO BE AVENA SATIVA (SEED OATS) AT A RATE OF 60 POUNDS PER ACRE WITH SPRING PLANTING, OR AT A RATE OF 120 POUNDS PER ACRE WITH FALL PLANTING.
2. FOR ALL DETENTION / COMPENSATORY PLANTINGS, SEE CIVIL DRAWINGS.

PLAY STRUCTURE - LITTLE TIKES COMMERCIAL PLAYBUILDERS #QUO67719



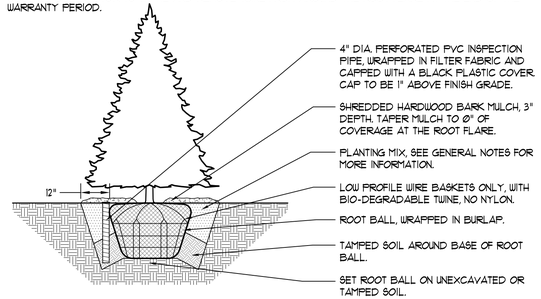


LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



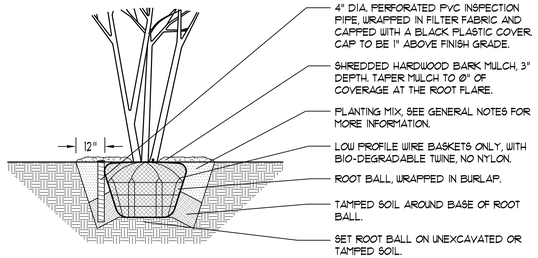
1 **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVED ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND THE ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



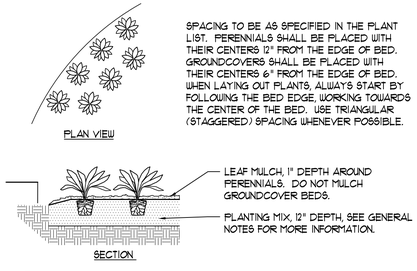
2 **EVERGREEN TREE PLANTING DETAIL**
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



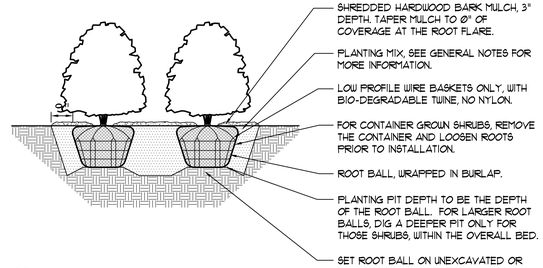
3 **MULTI-STEM TREE PLANTING DETAIL**
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



4 **PERENNIAL AND GROUNDCOVER PLANTING DETAIL**
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 9" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE AT THE TIME OF PLANTING.



5 **SHRUB PLANTING DETAIL**
NOT TO SCALE

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpltd.com

Revisions

8.		
7.		
6.	ISSUE FOR VILLAGE BOARD MEETING	10/28/20
5.	FINAL DEVELOPMENT PLAN	09/30/20
4.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	09/17/20
3.	ISSUE FOR FINAL DEVELOPMENT PLAN	08/17/20
2.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	08/06/20
1.	ISSUED FOR REVIEW	06/23/17

Project

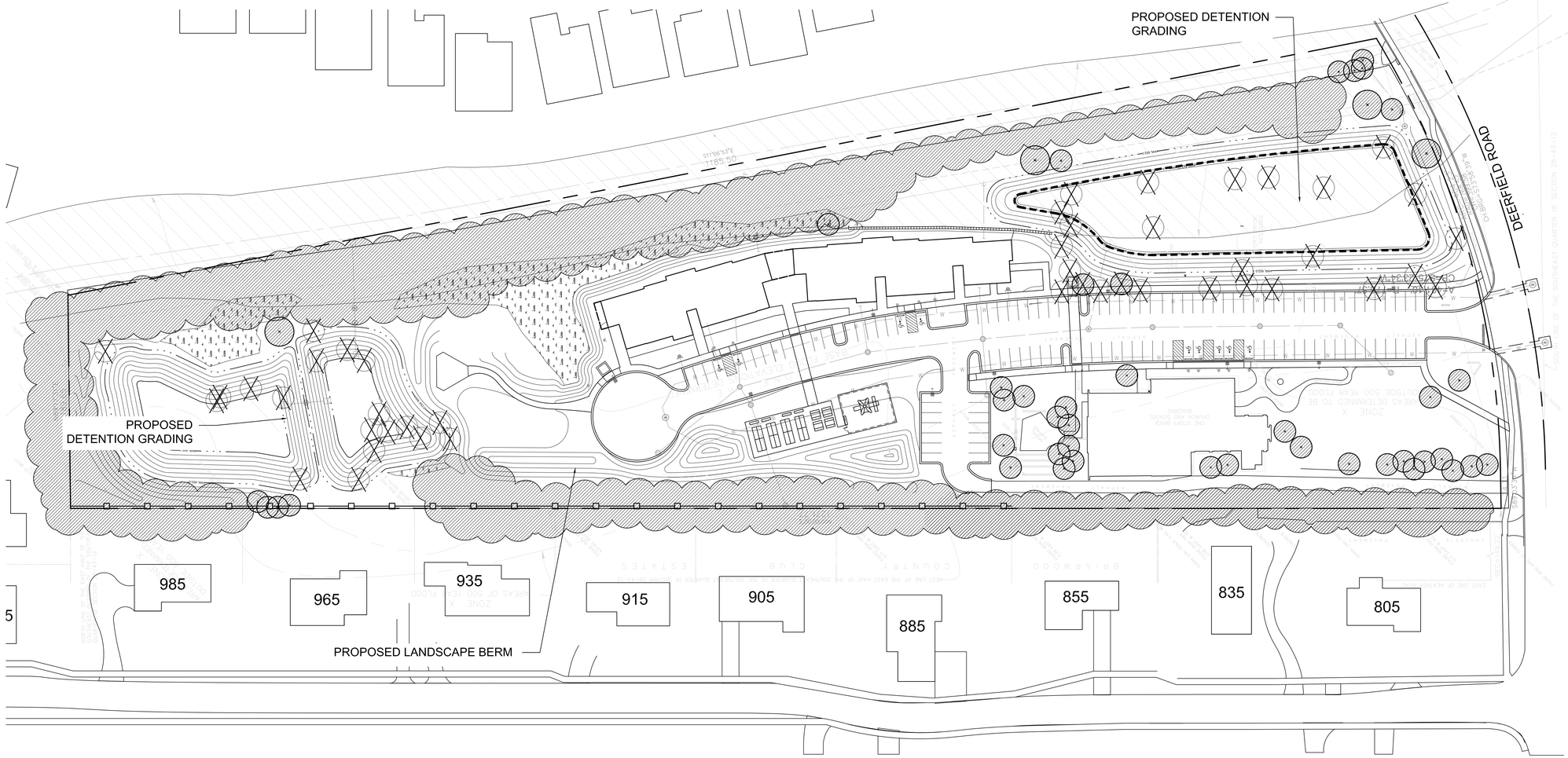
ZION CHURCH

10 DEERFIELD RD.
DEERFIELD, ILLINOIS 60015

Sheet Title

LANDSCAPE DETAILS

Date 06/23/17	Project No. DWP 17-136
Scale AS SHOWN	Sheet No. L-2.0
Drawn By CA	
Approved DW	



1 TREE PRESERVATION PLAN
SCALE: 1"=50'-0"

5 15 50
0 10 25

LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

NOTE:

A COMPLETE TREE SURVEY OF THE SITE, LISTING ALL SPECIES AND CURRENT CONDITIONS, IS NOT CURRENTLY AVAILABLE. BASED ON OUR INITIAL SITE VISIT AND A SITE SURVEY SHOWING ONLY EXISTING TREE CALIPER THE FOLLOWING CALCULATIONS ARE BASED ON ALL TREES BEING REMOVED AS 'GROUP B' CATEGORY PER VILLAGE TREE ORDINANCE STANDARDS. ONCE ADDITIONAL INFORMATION IS RECIEVED, THE LANDSCAPE PLAN WILL BE ADJUSTED, IF NECCESSARY, TO CONFORM FULLY TO THE VILLAGE'S TREE PRESERVATION AND REPLACEMENT STANDARDS.

TREE REPLACEMENT

TREE REMOVALS - APPROX. 45 TREES @ 548 CALIPER INCHES

X Ø6 (VILLAGE FACTOR FOR 'GROUP B' TREES)

TOTAL CALIPER INCHES TO REPLACE 329 CALIPER INCHES

PROPOSED TREES - 99 NEW TREES @ 346.5 CALIPER INCHES
(BASED ON 3.5" CAL/ TREE - FINAL SELECTION MAY RANGE BETWEEN 3-4 INCH CALIPER)

DANIEL WEINBACH & PARTNERS, LTD.

Landscape Architects

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Suite 250
Chicago, IL 60604

312 427-2888
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Revisions

8.	ISSUE FOR VILLAGE BOARD MEETING	10/28/20
7.	FINAL DEVELOPMENT PLAN	09/30/20
6.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	09/17/20
5.	ISSUE FOR FINAL DEVELOPMENT PLAN	08/17/20
4.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	08/06/20
3.	ISSUED FOR REVIEW	06/08/18
2.	ISSUE FOR PREFILING CONFERENCE	07/12/17
1.	ISSUED FOR REVIEW	06/23/17

Project

ZION CHURCH

10 DEERFIELD RD.
DEERFIELD, ILLINOIS 60015

Sheet Title

TREE PRESERVATION PLAN

Date 06/23/17	Project No. DWP 17-136
Scale AS SHOWN	Sheet No. LT-1.0
Drawn By CA	
Approved DW	

ZONE X
AREAS OF 500 YEAR FLOOD

WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28-43-12

COUNTRY CLUB ESTATES

FF = 656.9

FF = 656.7

80 ACRES AREA

654.0± M.E.

655.8± M.E.

IE: 646.00

IE: 646.00

IE: 646.00

0.9%

T/W 654.50
F/G 652.00 ± M.E.

T/W 654.50
F/G 652.00 ± M.E.

T/W 654.90
F/G 653.00 ± M.E.

651.74 ± M.E.

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/28/2020

NO.	DATE	DESCRIPTION
1	10/28/20	ISSUE FOR VILLAGE BOARD MEETING

PROJECT NO: 15033
PROJECT MANAGER: SK
DESIGNED BY: PW
DRAWN BY: BD

PROPOSED SITE GRADING

ZION WOODS

DEERFIELD ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

1 OF 1

amendment to the Zoning Ordinance to allow for up to 40 percent of a home to be used for a childcare business. Currently 25 percent is allowed. Commissioner Schulman asked if 12 children is being requested because that is the maximum allowed by DCFS. Ms. Grafman replied that yes, per DCFS regulations a group home daycare cannot serve more than 12 children and that's why they are asking for this to be allowed in the Special Use. Commissioner Schulman asked if their goal is to enroll 12 children total. Ms. Grafman replied that in her experience starting a childcare business you are happy with one child and that in her childcare center she started with her two children and ended up with 85 children. She added that in a quality care center the curriculum and customer service influences enrollment. She commented that ideally they will enroll 10 children until her two children are over the age of 13. Commissioner Schulman asked if there is a number enrolled which makes the business economically viable. Ms. Grafman replied that they will be happy with four children and anything above that will be great. Commissioner Schulman suggested that 12 is a lot of children and that the Commission might consider reducing that number in the Special Use Permit to address concerns and maybe it could be increased at a later date if things go well.

Chairman Berg stated that the Petitioners' presentation presents a benefit to the community and they have heard comments from the public. Chairman Berg confirmed that the Commission can make the outside hours a condition to the Special Use Permit.

Commissioner Goldstone moved, seconded by Commissioner Bromberg to approve a Special Use to Permit an in-home child day care establishment for up to 12 children at 114 Pine Street without any conditions. The motion passed with the following vote.

Ayes: Bromberg, Goldstone, Keefe, Stolman, Berg (5)
Nays: Schulman (1)

Commissioner Goldstone moved, seconded by Commissioner Bromberg to approve a text amendment to Article 2.04-A,1. for an in-home child day care to not exceed 40 percent of the total habitable floor area of all permitted structures. The motion passed with the following vote.

Ayes: Bromberg, Goldstone, Keefe, Berg (4)
Nays: Schulman, Stolman (2)

Mr. Ryckaert reported that this matter will go before the Village Board on November 2, 2020.

WORKSHOP MEETING

2) **Request for a Finding of Substantial Conformance for the Final Development Plan for the Zion Woods Residential Development at 10 Deerfield Road (Zion Lutheran Church, Brinshore Development, & Housing Opportunity Development Corporation)**

Chairman Berg shared background on this agenda item. The Village Board accepted the Plan Commission's recommendation to approve the Preliminary Development Plan with necessary exceptions including the rezoning of 10 Deerfield Road from R-1 to R-5 and an amendment to the Comprehensive Plan and the Future Land Use Map to designate the property as multi-family residential and to allow the redevelopment of 10 Deerfield Road for a workforce housing development for Zion Lutheran Church. A Final Development Plan then must be submitted to the Plan Commission no later than one year after of Preliminary Development has been

approved unless additional time is approved by Resolution by the Village Board. The deadline for this project's Final Development Plan was August 20, 2019. On July 15, 2019, the Village Board approved by Resolution an 18-month extension until February 20, 2021 for the developers to secure financing. Chairman Berg stated that tonight's meeting is to find whether the Final Development plan is in substantial conformance with the approved Preliminary Development Plan, they are not evaluating whether or not the development should be constructed.

Village Attorney Ben Schuster stated that Chairman Berg has laid out the task before the Commission and what procedures govern this. The Village has a two-step plan development process. In this process an application comes before the Plan Commission for the first time for consideration of a recommendation of a preliminary approval based on the standards laid out in the Code. The Village Board then considers final approval of a Preliminary Development Plan and once given the applicant resubmits a Final Development Plan and goes back before the Plan Commission and then the Village Board to see if the final plan substantially conforms with the original approved Preliminary Development Plan. This two-step development process is common in Illinois and it serves to protect the applicant relative to cost and the Village to ensure that the plan still meets standards.

Mr. Schuster reiterated that tonight's task is not an evaluation of the plans, but rather to determine that the final plan presented is in substantial conformance with the original approvals granted. Determining substantial conformance is considering if a building change substantially in height, if the use changed, if the amount of impervious surface is different, whether buildings are in the same locations and other things. The Commission asks whether anything is substantially different than what was approved previously.

Chairman Berg swore in all who plan to testify before the Commission on this agenda item.

The Petitioners for this agenda item included Richard Koenig, Executive Director of Housing Opportunity Development, Steve Friedland, Attorney at Applegate and Thorne-Thomsen, P.C., Steve Kranenborg, Project Manager at V3 Companies, Jon Clark, Landscape Architect at Daniel Weinbach and Partners, Matt Wylie, Principal at Eckenhoff Saunders Architects, and Mark Parruci, Senior Associate at Eckenhoff Saunders Architects.

Mr. Koenig addressed the Commission and stated that he is the developer of the Zion Woods site and he and the team of professionals will present the changes to the original plan. Mr. Koenig stated that the plan is essentially the same plan for a 25 unit workforce housing development as what was presented a year and a half ago. The plans contain the same building footprints and layouts for one, two and three bedroom units. The past year has been spent on additional engineering plans, design and architecture. They have been working with the conditions on the ground and finding ways to deal with the wetlands and the river. He stated that they will only present things that are different from the original plans. He added that all of their financing for this project has been approved and the funds are ready and available.

Attorney Steve Friedland reiterated that the development will still have 25 units in the same three buildings with the same building heights and elevations. Additionally all driveway and vehicle access to the site has not changed. He stated that from their perspective the changes made were minor and stem from two reasons. Changes to the drainage basin resulted from learning that the property line is slightly different than originally thought and part of the property was labeled as wetlands in the most recent property survey. Mr. Friedland read through a list of

revisions to the plans. They have updated the property lines based up updated survey information and adjusted the size of the drainage basins due to the updated Lake County Stormwater Ordinance with new rainfall depths. They have shifted the residential buildings 26 feet north and rotated the north building five feet west due to the revised shape of the drainage basin and the basin now discharges into the Chicago River and not into the Deerfield Road storm sewer system. Additionally they have increased the number of parking spaces from 112 to 116, relocated the playground for increased visibility from apartments and removed the overlook and boardwalk amenity to maintain vegetation buffers at the southeast corner. Lastly they have an updated tree removal and replacement plan due to the revised drainage basin.

Mr. Friedland showed the site plan presented in 2018 and explained the changes to the property line. He then showed the current site plan. He stated that in 2018 they assumed that the property line extended slightly into the canal on the south end of the property and they have now learned that the property line is parallel to the center line of the canal which is 20 feet to the west. The net size decreased by 3.5 percent and went from around 309,000 square feet to around 307,000. Per the code, 25 units would require at least 71,000 square feet of lot area, so there are no changes to the minimum lot area per dwelling unit per the code. Mr. Friedland explained that due to the change in the boundary, the previous setback on the east side was 70.5 feet and will now be 40 feet, and they are still over the required is 28 feet.

Mr. Friedland explained the next change of shifting the buildings. He stated that because of modifications to the drainage basin they needed to move two of the buildings 26 feet to the north of where they were. Building two was also slightly rotated to avoid some of the wetlands on the site and the corner was brought five feet closer to the west property line. He commented that the distances from neighboring residential are still substantial. The building is now 473 feet instead of 499 feet from the north boundary. Mr. Friedland stated that they were also able to locate four more parking spaces and increase parking from 112 to 116 spaces. Zion Lutheran Church will still occupy the church building and church parking lot. The parking for the new development had to account for both uses. The required number of parking spaces for both is 110 parking spaces which they met in the preliminary plans but now will have a few more spaces. The church will have 72 spaces while the residents will have 44 spaces.

Civil Engineer Steve Kranenborg reviewed the storm water engineering plans. He stated that between the preliminary approval and today, the State of Illinois Water Survey published new rainfall data for Illinois. They then updated the site engineering per the latest issued data and increased the detention volume to accommodate this. The footprint of the detention basin was expanded to accommodate the additional volume which resulted in the slight shift of the building locations. The shape of the basin is more linear now to maximize the volume.

Mr. Kranenborg reviewed a change to the compensatory storge basin at the north end, which is to provide compensation for any flood plain volume lost as part of this development. He stated that Lake County has expanded the delineated wetlands on the site and therefore the shape of this basin was adjusted to minimize the impacts to the existing wetland areas as well as to comply with the Lake County Watershed Ordinance for compensatory storage for final grading of the site.

Mr. Kranenborg stated that the site plan is the same as previously presented from a hydrologic standpoint with no additional impervious areas. The layout and geometry of the parking lot is the same and the utility plan is the same with the exception of instead of taking drainage back to the Deerfield Road storm sewer, they will now be connecting to the North Branch Chicago River.

Landscape Architect Jon Clark reviewed changes to the landscape plans. He stated that the changes are a reflection of additional areas on the site being labeled as wetlands to remain, as well as shifting the playground to the west for more visibility and to maintain existing wetlands. He stated that there are now more proposed trees than previously because they did have to remove some additional trees that fell in the area where the revised drainage basin will be located. Mr. Clark stated that the landscape buffer along the west will be a berm with a cluster of shade and evergreen trees.

Mr. Friedland stated that this concludes their presentation, and they are open to questions from the Commission.

Commissioners Bromberg and Keefe had no questions or comments.

Commissioner Goldstone asked what the new setback would be as a result moving one building five feet to the west. Mr. Friedland replied that the nearest home on Heather Road was previously 212 feet away and will now be 207 feet away. Commissioner Goldstone asked how far away the new playground location is from the homes. Mr. Friedland replied that it will be 60.5 feet away from their property lines. Mr. Wylie added that it will be 95 feet from the nearest house structure.

Commissioner Schulman asked how much closer to the neighboring homes the playground will be in its new location. Mr. Wylie replied that the playground was moved from the north of building two to the west side (across the parking lot) of building two. He added that this location will increases security and makes the playground more visible to residents. It was necessary to move it from the former location because it was delineated as a protected wetland area.

Commissioner Stolman commented that he appreciates that storm water will now be drained into the river and not the Deerfield Road storm sewer system.

Commissioner Schulman stated that he believes that everything except for the relocation of the playground is in substantial conformance. He asked if there will be any additional trees or berms added to help screen the playground. Mr. Clark replied that there is a 6 foot high berm between the playground and the neighbors which is heavily planted with evergreen trees and other shade trees. He stated that they can reorganize the trees in this area to place more in front of the playground and help screen it. Commissioner Schulman commented that neighbors on this side may be concerned about the new playground location.

Chairman Berg agreed that additional landscape screening should be added between the playground and the neighbors.

Chairman Berg opened public comment on this matter. Mr. Nakahara read aloud the following written public comment emails that were received in advance of the meeting.

<u>Public Comment Letter #1</u>

“To: The Board of Trustees and Plan Commission

It has been 5 years and 2 months since the Board first considered the Zion Woods project at its meeting of December 15, 2014. I understand that financing for the development may now have

been approved, and that the matter may soon be before the Plan Commission again. As I recall, at the 2014 meeting, Trustee Nadler commented on how the neighbors' concerns might be addressed, stating that "we can buffer and buffer and buffer." (Deerfield Review, 12/18/2014) At the same meeting, as I recall, Mayor Rosenthal noted that a berm was a possibility. So, where does this stand today as it relates to my property at 885 Heather Road – immediately adjoining the proposed development?

1. As I read the proposed plan for the development, there is NO berm, fence or other buffer of any kind along the South half of my property -- which, you may recall, was the proposed location (unbuffered) for all the development's garbage dumpsters in its original proposal (later changed).

2. While the Zion Woods proposal states that "a landscaped berm (ranging 4 to 6 feet in height) will be provided and that "the petitioners would be required to provide permanent screening at least 5 feet high adjacent to the parking areas consisting of a planted earth berm, or densely planted evergreens, shrubs, trees or a combination of both," I see none of these in the Zion diagrams with respect to the South half of my property.

3. In addition, as I recall, in oral presentation to the Village, the petitioner referred to a berm of "about 3-1/2 half feet," not the 4 to 6 feet stated in the proposal.

4. Further, as the design of the development has progressed, the main buildings have been moved South to the area clearly visible from my property. I would sincerely appreciate the Village requiring that, before construction of the development begins, the Eastern border of my property be buffered by (1) a 7-foot high cedar dog eared fence, and (2) a berm of reasonable height and appropriately landscaped. In that connection, I recall the Board's discussion in the past requiring a significantly higher berm at a parking garage adjoining an office building on Lake Cook Road and requiring that that the work be done prior to other work.

I would appreciate your putting yourself in my position and asking yourself what YOU would consider reasonable -- especially since the site was never zoned for such a development. I do not consider these requests unreasonable, and as a 44-year resident of Deerfield would hope that you would consider these requests favorably. I request that Dan Nakahara provide copies of this email to members of the Plan Commission.

Thank you.
William M. Owen
885 Heather Road
Deerfield, IL 80015
billowen43@aol.com”

Public Comment Letter #2

“I am the owner of 965 Heather Rd. and received an email forward from one of my neighbors regarding the August 27th Plan Commission meeting for the Zion Woods Final Development Plan. When I purchased the home, I was told that the developer had already agreed to either fence off or put up landscape to separate our property lines for the new development. After reviewing the plans, my house is wide open and has direct access to the fire pit and the folks that will be using it. As a father of three kids under the age of four, I’m sure you can understand

my concern for not having any barriers between the property. Please give me a call to discuss so I can understand how this is acceptable to the Village and more importantly how I can take part in the upcoming meeting to voice my displeasure. Also, does the Village not require landowners to maintain their properties anymore? The reason I ask is in years past the church has always cut the grass and maintained the land. This year nothing has been done and it looks awful behind my house. Please advise on why this is acceptable?

Look forward to speaking with you.

Evan Nadler
Crown Partners LP
Phone: (561) 279-5646
Email: enadler@crownlp.com"

Public Comment Letter #3

"We recently became aware that the Zion Woods proposal is to be before the Plan Commission for final approval. As you are aware the neighbors adjacent to the proposed project have strongly opposed the project over the past 5 years as it is classic "spot" zoning, in allowing multi-family residences among the largest lot single family zoning in the Village of Deerfield. However, what is most disconcerting thru the process is that the elected officials have constantly shared with the neighbors that they want this to be an open process and one that the developer will seek input from the neighbors. It has been years since the developer or church has reached out to discuss any of the key issues with the neighbors that include berming, landscaping, light screening, etc.

As this project has evolved over several years we have seen how other projects in the Village have worked with adjacent property owners to ensure balanced development. Why rush to get this project approved without allowing the neighbors to provide comment and make changes for improvement in the proposal? Additionally, I also understood that in the last public meetings in 2018 that the developer was to enter into an agreement with the Village or record against title that the change of zoning would not allow for additional apartments to be built in excess of what was approved with this project. Can you please clarify when in the process this document will be produced as it will be critical for the neighbors to have the ability to review and comment. We look forward to listening to the presentation this Thursday night and provide the Commission with our comments over Zoom.

Thank you,
Andy and Leigh Stein
970 Heather Road"

Public Comment Letter #4

"I have the following questions with regard to the submissions to the Plan Commission.

1. I have lived at 935 Heather for 40 years. My basement has never had water. Ciorba Group's Comment No. 1, May 15, 2020, page 14 of the PDF, addresses runoff from the adjacent residential properties to the east. What assurance do the neighbors have that the proposed berm and grading on the site will not cause water retention and possible

flooding of our homes? What remedy will be there be if there is excessive water retention?

2. In that connection, the proposed grading in the swale on the east side of 935 Heather is only 1%. I am advised by a landscape architect I engaged that a 2% gradient is required in this non-mowed area to ensure positive flowage to the site's compensatory storage facility. Will this be addressed by the developer? I note that Tyler Dickinson states at page 21 that "we will hold them to appropriate grading." What does the Village consider appropriate?
3. Par. 9 of Plan Review Comments, Sept. 15, 2020, at page 12 of the Staff Memo PDF, notes that a "tree inventory is required" which must comply with the Village Tree Ordinance. I would appreciate confirmation that the inventory will include trees on neighbors' property within 10 feet of the property line. What steps will be taken to ensure that construction near the property lines does not damage those trees, including their roots?

Gerald G. Saltarelli
Saltarelli ADR LLC
321 North Clark Street, Suite 400
Chicago, IL 60654
gerry@saltarelliadr.com"

Public Comment Letter #5

"I have reviewed the final plans for the Zion Woods housing development and have several questions and concerns.

I have lived at 905 Heather Rd. for almost 30 years and have enjoyed the quiet privacy of my backyard for all of that time. The plan as it is now presented has a play yard and picnic area less than 35 feet from my property line and in full view of my family room and patio. The only buffering at my line of sight appears to be a four foot landscape buffer with several deciduous shade trees planted around it. The top of the four foot landscape buffer will barely be at the height of my patio due to the natural slope of my property.

I am asking for an adjustment to the proposed landscaping to allow my home and yard to retain a sense of privacy. Several years ago when Deerfield High School added an addition to the south side of the school, neighbors asked for and received a dense planting of mature arborvitae along High School Drive (now known as Warrior Way.) As my family room, patio and backyard will have full view of the north apartment building, driveway, and play/picnic area, I believe this screening to be a reasonable request. I would like this natural screening of mature arborvitae to be placed on top of the buffer and expect that mature plants will be at least 10 feet in height.

I also have questions regarding the storm water inlet proposed to be placed next to my property line. What storm water is it designated to receive? Will my property now flood during heavy storms if it cannot handle the water it is to receive? What recourse will I have if this is the result? Who is responsible for making sure it is properly maintained and doesn't clog? Will it attract mosquitoes? Will it be covered in such a way that it won't attract my toddler-aged grandchildren?

It is unfortunate that although the developers were told by the Board of Trustees at the July 15, 2019 Board meeting that they should reach out to the neighbors as they finalized their plans, that has not happened. I am now asking for your help.

Thank you.
Maureen Darnaby"

Mr. Nakahara called upon Zoom participants requesting public comment on this matter.

Jonathan Dien of 915 Heather Road stated that his home backs up to the church property. Mr. Dien stated that the Petitioners have been asked many times to engage with the neighbors but have not. He thinks it would be the right thing to do before the next stage in the approval process. He stated that he would like to understand what the berm, water retention, and trees will look like. He commented that there seems to be a theme happening now where neighbors are not being reached out to and brought into the planning process the way they should be. He asking for that here. He commented that the Village should protect all residents and make sure it stays a beautiful area for everyone. He reiterated that he would like to be reached out to by the developers of this project and learn more about the plans for water, how it may change more over time and what the future plans might be to deal with it.

Andy Stein of 907 Heather Road commented that he and his neighbors have gone through the process relative to this development for the past five years. It has been challenging for both sides because the mission is admirable and for a long time the neighbors were misconstrued as being against affordable housing which is not the case. Their issue was with the rezoning of R-1 into a multi-family property and the impact on the neighbors. Mr. Stein stated that the neighbors have had some discussion with the developer and the church, but it has not happened in years. He commented that he has concerns about the impact on his property value. He commented that it has been a long process and if the developer and the church were to engage with the neighbors it could make it more smooth. He believes that the majority of the neighbors want to support the project but better understand the very technical development on the flood plain with the topography and existing conditions. He is asking that the developer sit down with the neighbors in a COVID friendly way to listen to their concerns and address them in their plans. He added that the relocation of the playground is insulting and that parents should be at the playground with their children watching them.

Gerald Saltarelli of 935 Heater Road stated that he has three comments. First he would like the Commission to understand that their homes are 5 to 6 feet higher than the church property, so the first floors of their homes will be level with the top of the berm. The berm will provide very little screening in and of itself. Second he is concerned about water flowage. He is not against the berm but has been advised that it will need enough gradient to make sure that water flows off of it. He shared that the corner of his property is always wet and has been designated a wetland. He is worried this will increase because of the grading of the berm. His third concern is the tree survey. He feels it should include their trees as he has a large black walnut tree in that area, and he would like to make sure it is not killed or damaged in the construction process.

Evan Nadler of 965 Heather Road commented that although it is clear this development is happening, the neighbors have been ignored. He is raising three kids and works full time and does not have time to dive into the plans and would like for the developer to better explain it to them. He commented that he sees a fire pit and brush in the plans but no trees despite being told there would be trees. He commented that some communication and consideration from the

developer would be helpful and that it is disappointing that he has to make sure his family is safe relative to this project when he pays the taxes that he does.

Maureen Darnaby of 905 Heather Road commented that she appreciates the Commission recognizing that the playground being 35 feet from her property is a substantial change. She agreed with her neighbors that she is also concerned with the lack of communication from the developer. She would gladly invite the landscape architect to stand in her backyard and on her patio and explain the plan so she can envision it. She added that she recently spent the day with her grandchildren at the close by Deerspring Park and that there are alternatives to adding a play structure so close to her backyard. She appreciates the opportunity to speak and would like the Commission to understand that the neighbors have real concerns and feel totally ignored in the process.

Chairman Berg asked for comments and questions from the Commissioners.

Commissioner Stolman asked the Petitioners if they have attempted conversations with the neighbors. Mr. Koenig replied that the past few years they have been doing technical work on the engineering and it has been a few years since they have had conversations with the neighbors. He commented that they have been trying to get through this meeting to move forward and now they have a better understanding that can be explained to the neighbors. Mr. Koenig stated that the site is the same except for the changes explained and although it is difficult to have meetings they will work on a way to do so safely. Mr. Friedland added that hopefully they were able to explain modifications clearly and in some detail, but as whole they are comfortable that it is the same development approved in 2018. He reiterated that these small modifications are what the final approval process is intended for as facts changed and they received more data and had more engineering done on the site.

Commissioner Schulman asked if the playground could possibly be relocated near the storm water detention between buildings one and two. He agrees that most of the changes are in substantial conformance with the exception of the playground, which also causes the most irritation with the neighbors. Mr. Friedland replied that he is not sure that between the two buildings would work for the playground. Mr. Wylie added that this area currently has mechanical equipment in it including air conditioning condensers which would make it a difficult alternative location. Commissioner Schulman asked if it could be closer to the church or on the other side of the garden. He commented that he would like to see a location that is in the best interest of all. Mr. Wylie stated it could possibly be closer to one of the basins which would be directly north on the other side of the cul-de-sac. Commissioner Schulman urged the Petitioners to consider other locations for the playground and added that concerns of residents watching over the playground should be outweighed by the proximity to the property lines of the homes on Heather Road. Chairman Berg added that if additional landscape buffering could alleviate this concern that the Petitioners should look into this. Mr. Friedland stated that there is a great deal of distance between the homes and the playground so they could add more landscaping or consider moving the playground and they will consider both options.

Chairman Berg stated that the Plan Commission has concluded public testimony and will deliberate their recommendation on this matter. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees who will take final action on this matter.

Commissioners Bromberg and Keefe stated that they believe the plans are in substantial conformance.

Commissioner Goldstone stated that she shares Commissioner Schulman's concerns about the playground. She asked staff if they can approve everything except the playground. Mr. Schuster replied that the Commission has few options. They can add a particular condition to their recommendation like adding buffering or moving the playground to a particular location. Or they can recommend a finding of substantial conformance but request that the Petitioner make modifications before going to the Village Board. Or they can continue this matter to a later date and ask that the Petitioners come back with new plans for the playground.

Commissioner Stolman agreed with Commissioners Schulman and Goldstone and would like to see other options proposed for the playground.

Commissioner Schulman stated that he believes the plans are in substantial conformance except for the playground which has been substantially changed. He would like to either place a condition to move it or have the Petitioners come back with new plans.

Chairman Berg stated that it is clear that there is substantial conformance, and he would be in favor of a condition that the issue of the playground be addressed with buffering or moving it in the Petitioners plans before presenting them to the Board of Trustees. Chairman Berg added that the Village Board would be put on notice that this is a condition and recommended by the Plan Commission. The Board can then make the determination upon their vote. Mr. Schuster clarified that the applicant would then be free to over the next couple of weeks add buffering to the plans or move the playground location. They would then present the updated plan to the Village Board who would then consider the plans along with the Plan Commission recommendation and make a final determination. Chairman Berg asked for the Commission's feedback on this option.

Commissioner Bromberg commented that the Petitioner seemed willing to consider additional trees and landscaping and he would be in favor of this although he does not feel any conditions are necessary.

Commissioner Schulman made a motion, seconded by Commissioner Goldstone for a finding of Substantial Conformance for the Final Development Plan for the Zion Woods residential development at 10 Deerfield Road (Zion Lutheran Church, Brinshore Development, & Housing Opportunity Development Corporation) with the condition that the playground be relocated.

Commissioner Bromberg clarified that the motion includes a condition to move the playground and not just add landscape buffering.

Chairman Berg asked for a motion with a directive to the Village Board that the Petitioner consider additional buffering or relocation of the playground so that the Village Board can then approve the plans or not as they see fit.

Commissioner Bromberg commented that he would not support forcing the Petitioners to move the playground and asked Commissioner Schulman if he would be comfortable with a motion to add buffering or relocate the playground. Commissioner Schulman replied that he thinks the playground should be moved and he would like his motion to be voted on and if it does not pass they can do a new motion. Mr. Schuster clarified that the motion was for approval of substantial

conformance subject to them moving the playground. This recommendation would then go to the Village Board and the applicant can either move the playground or ask the Village Board to approve it where it is despite the Plan Commission's recommendation. The motion on the floor that has been seconded is to recommend approval of the Final Development Plan and certify that it is in substantial conformance provided that the applicant relocate the playground.

Commissioner Keefe commented that the playground could be moved to an even less desirable location and that design professionals can give the best options.

Mr. Schuster stated that if the made does not get a majority vote it goes back to the Commission to make another motion. The motion failed with the following vote.

Ayes: Goldstone, Schulman, Stolman (3)
Nays: Bromberg, Keefe, Berg (3)

Commissioner Bromberg moved, seconded by Chairman Berg that the Final Development Plan is in substantial conformance to the Preliminary Development Plan for the Zion Woods Residential Development at 10 Deerfield Road with the requirement that the petitioner explore additional buffering and landscaping around the playground, or if they would like to relocate the playground and a recommendation of approval of the Final Development Plan.
The motion passed with the following vote.

Ayes: Bromberg, Goldstone, Keefe, Schulman, Stolman, Berg (6)
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on November 2, 2020.

Document Approval

1) September 24, 2020 Plan Commission Meeting Minutes
2) Recommendation for the Request for an Amendment to Deerfield Square Planned Unit Development for the Redevelopment of Multi-Tenant Building

Commissioner Bromberg moved, seconded by Commissioner Keefe to approve the documents with a correction to the recommendation. The motion passed with the following vote.

Ayes: Bromberg, Goldstone, Keefe, Schulman, Stolman, Berg (6)
Nays: None (0)

Items from the Staff

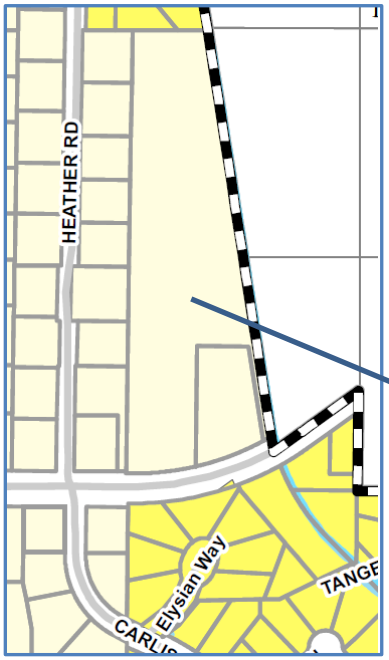
Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting will be October 22, 2020.

Designation of Representative for the next Board of Trustees Meeting

Chairman Berg and Commissioner Bromberg will attend the Board of Trustees Meeting on Monday, October 19, 2020.

Public Comment

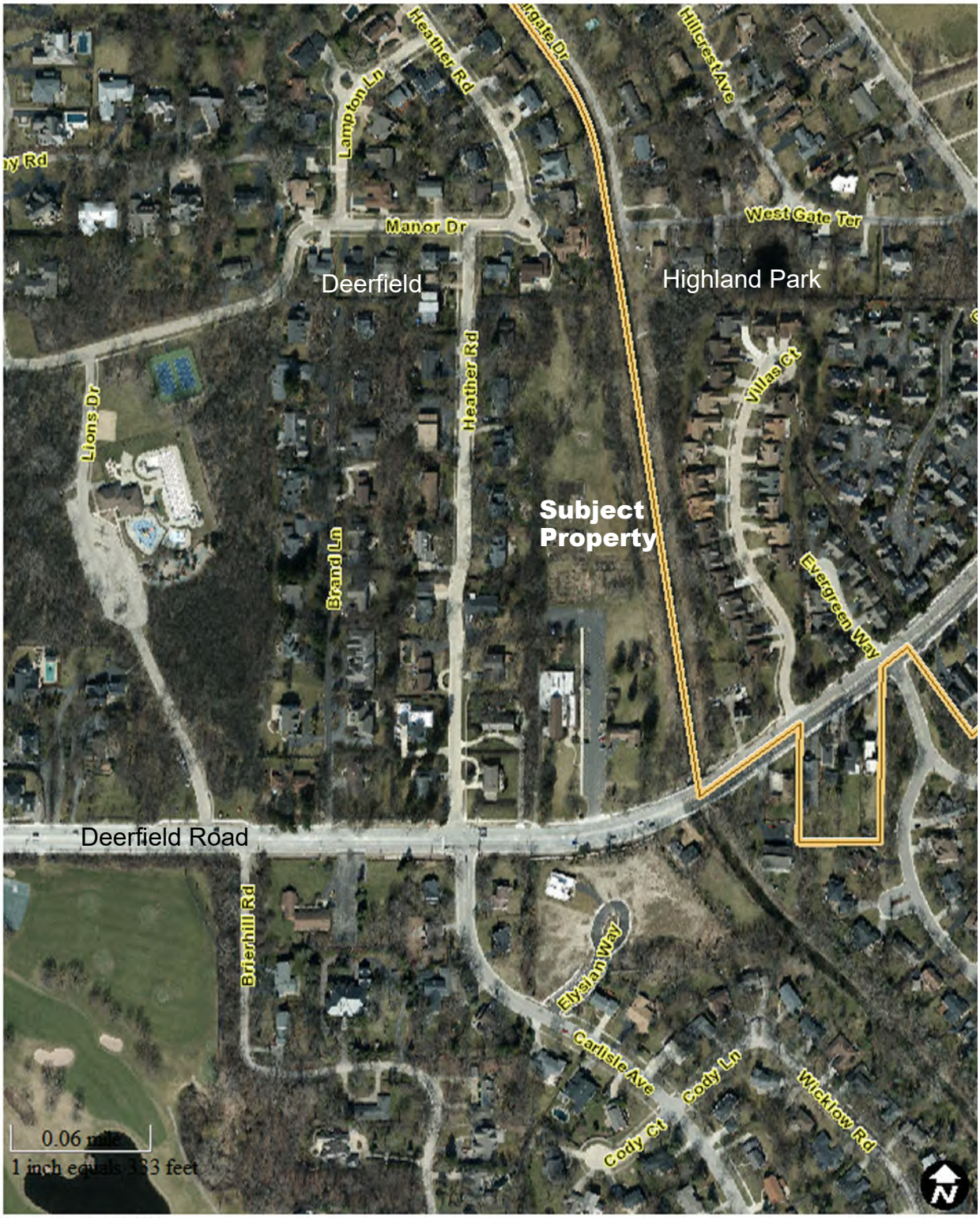
Village of Deerfield
2020 Zoning Ordinance Map



	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERICAL
	C-3	LIMITED COMMERICAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

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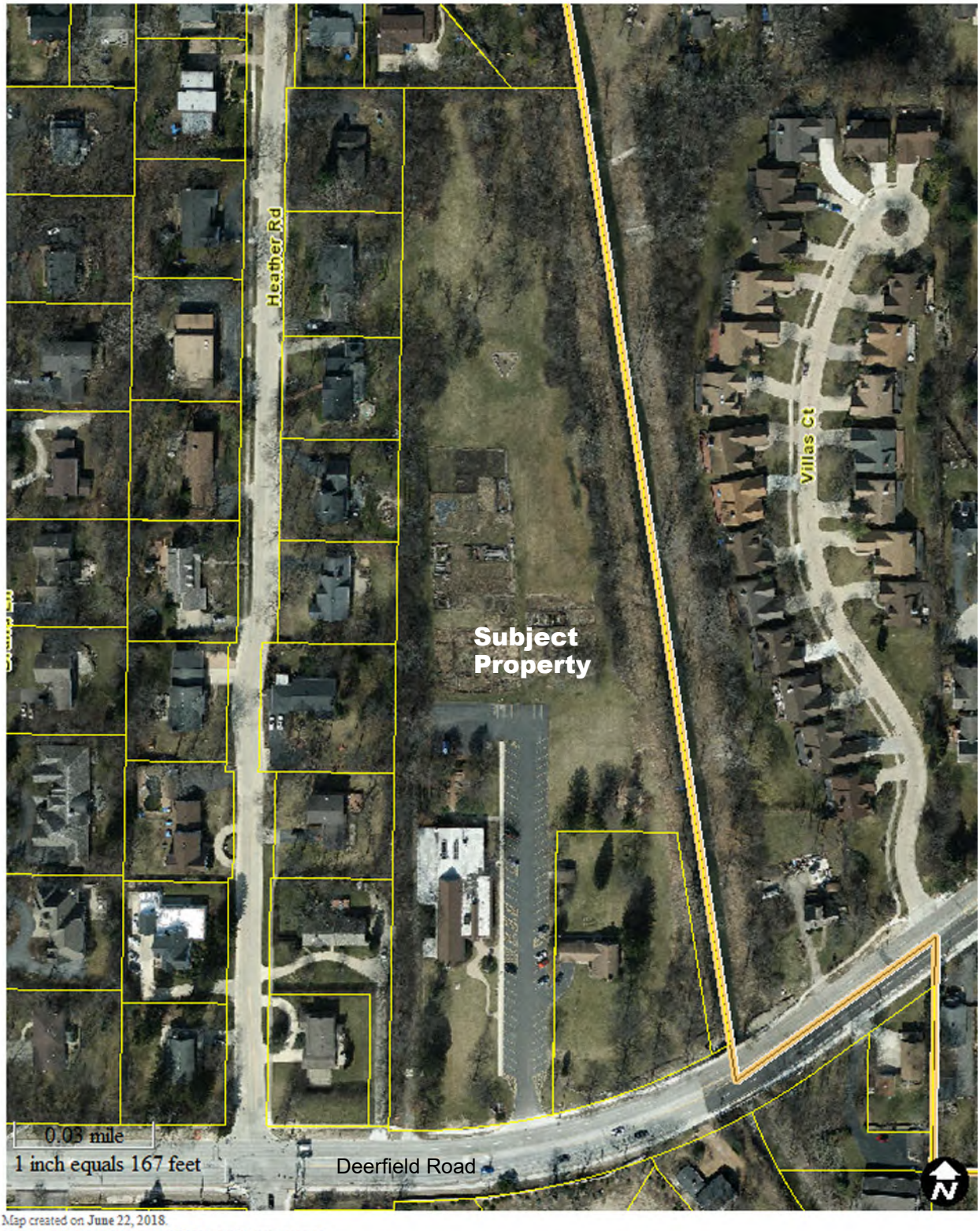
10 Deerfield Road



Map created on June 22, 2018.
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location boundaries on the ground.

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10 Deerfield Road



Map created on June 22, 2018.
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location boundaries on the ground.

ENGINEERING COMMENTS

Plan Review Comments

Public Works & Engineering Department

VILLAGE OF DEERFIELD

September 15, 2020

Steven Kranenborg, PE
Project Manager
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517

Subject: Zion Woods
10 Deerfield Road
Deerfield, Illinois 60015

Dear Mr. Kranenborg,

The Village of Deerfield has received the engineering drawings dated 7/30/2020 for the subject improvement. Below are the comments:

Sheet C0.0

1. The benchmark location listed on the cover sheet at Millstone Rd & Cody Ln does not exist. Plans must utilize Village benchmark system found on Village website (http://www.deerfield.il.us/179/Benchmark-Information).

Sheet C1.0

2. Earthwork note 8 – Please confirm if borrow pits are anticipated.
3. Sanitary Sewer Note 2 – Lids shall be imprinted with *sanitary* sewer.
4. Watermain note 1 – DIP must be used.
5. Watermain note 3 – Vaults required at all valves *6"* or larger.
6. Prior to final paving, the contractor shall televise the storm and sanitary sewers to ensure pipe integrity. Any issues found shall be corrected prior to final paving.
7. Paving note 6 – Proof roll shall be witnessed by the geotechnical engineering *and Village representative*.
8. At the completion of the project, the owner shall be responsible for submitting an As-Built survey documenting the hardscapes, elevations, basin volumes, utilities, and all other aspects within the approved engineering plans. This document will be required prior to the Village's final engineering approval.

Sheet C2.1

9. A tree inventory is required. This will need to document size, species, condition, and if a tree will be removed or preserved. Our assumption is that a landscaping plan has been/will be submitted. If so, please pass this along when ready as this may have the requested information.
10. Please show the water service for the structure that is to be removed. If known, please also show the sanitary service.
11. The contractor will need to provide pre and post construction televising of the 24" sanitary sewer that will be worked around and is to be protected during the construction. If any damage results from construction, the contractor will be required to repair the sewer at their own expense.
12. It appears that the 24" sanitary sewer located along the east property line is located outside of the existing documented easement. If this is accurate, a public utility easement that encompasses this sewer will need to be granted to the Village and recorded by the property owner prior to final acceptance.
13. Note 19 – Once layout has been confirmed, the contractor shall consult with the engineer to determine if discharge is to remain, be removed, or be relocated.

Sheet C3.0

14. Show on all subsequent plan sheets the 24" sanitary sewer and manholes. Please also show the minimum distance from this sewer to the proposed buildings.
15. Within the pavement breakdown table, undercutting is not shown. Unless soil borings were taken, the Village recommends assuming a quantity for undercutting the pavement.

Sheet 4.0

16. The overland flow route is shown near the south east corner of the pond but it appears that it could overflow in a number of spots along the east side. Will additional grading be needed to ensure the southeast corner is the overflow path?
17. The wall that is proposed along the east side of the south building is shown to be a max height of 2.9'. Any wall height of 30" or more requires safety handrails.

Sheet 4.1

18. Please show typical sections for the compensatory storage basins similar to the detention pond typical section on the previous sheet.

Sheet 4.2

19. Please add a note that additional silt fence locations may be required as directed by the engineer or the DECI depending on field conditions, stock piles, etc.

Sheet C4.3

20. Remove details utilizing straw bales as these are no longer permitted. Use SMC details for drainage structure protection.

Sheet 5.0

21. A recent development project within the Village was required by the IDPH to loop fire hydrant leads greater than 5'. Therefore, this project should work to attain leads of less than 5'.
22. A new sanitary manhole is proposed to be installed (SMH 1) for the north building's sanitary service connection. The Village would prefer to utilize the existing manholes for this connection.

23. If a sanitary manhole is installed, it should have bolt down lids similar to the other nearby sanitary manholes and sufficiently built to withstand internal pressures. Further, the contractor shall be aware that bypass pumping and proper testing of the manhole will be required. Coordination with the Village for this work will also be required.
24. The 24" sanitary main that the buildings are proposed to be tied into, operates under pressure during times of heavy flow. Therefore, these services shall ensure adequate backflow prevention, if not already considered.
25. What size of truck was utilized in determining the size of the cul-de-sac? Will sufficient emergency vehicles be able to turn around? This will be subject to Fire Marshall review.
26. The Village installed an additional fire hydrant along this property in 2016 in the event this project is built. However, this FH lead appears to only be 6". Would a 6" main for this development be sufficient or is 8" required for use/fire flows?
27. Without a valve separating the two water main connections off of Deerfield Road, this main cannot be isolated should a break occur on the main along Deerfield Road. Installation of this middle valve will ensure that regardless of the location of a potential water main break, this site will maintain water pressure.
28. It is not ideal that the water main is proposed to be connected twice to the same main. Adequate evaluation and consideration of a true water main loop out to a second main shall be performed.
29. Confirm all required storm sewers that do not meet proper water main separation requirements are proposed to be built with water main quality pipe.

Sheet 6.0

30. Fire Hydrant Detail – FHs shall be painted RED regardless of ownership. (This is an outdated detail, we're in the middle of updating our details)
31. Sidewalk Detail – 6" minimum thickness through driveways.
32. Lane closures on Deerfield Rd are permitted between the hours of 9am – 3pm, Monday through Friday only. Prior notification to the Deerfield engineering department is required at least 72 hours in advance of any planned closure.

General

33. A sequence of construction activities table is required.
34. Per Village code, a site security fencing is required for the project's perimeter. See code section 6-71 for requirements.
35. No stockpiles are allowed within the FEMA floodplain limits.

Design Review Comments

To:	Tyler Dickinson, P.E., Assistant Village Engineer, Village of Deerfield, IL
From:	Rajat Das, PE
CC:	Tony Wolff, P.E., CFM
Date:	5/15/2020
Reference:	Review Comments for Zion Woods Multi-Family Housing, Village of Deerfield, Illinois.

Ciorba Group received the following documents prepared by V3 Companies for the above referenced development from the Village of Deerfield, IL, in April 2020:

- Stormwater Management Report (SMR) dated April 20, 2020;
- Final Engineering Plans (FEP) without signature/s and PE seal/s

Review of the report and plansheets for the subject improvement was performed for general engineering design considerations and determination of compliance with the Lake County Watershed Development Ordinance. Below are the comments:

SMR Comment # 1.

In the Final Stormwater Management Report it mentions "The runoff from the adjacent residential properties to the west currently discharge into the property and drain through the site via overland flow to the North Branch Chicago River" (noted under Existing Drainage Characteristics).

a) Under proposed conditions will the runoff from the adjacent properties get routed through the detention pond?
b) If not then what is the flow route for run off from these properties?
c) The hydrologic computations do not appear to include these offsite areas that may be routed through the pond. Please clarify.

If under proposed conditions the sheet flow routes from adjacent property are altered, suggest adding that information in the narrative for "Proposed Stormwater Management System"

SMR Comment # 2.

Computation worksheets included in Stormwater Management Report missing "Checked By" and "Date" information. All computations should have been checked by supervising engineer.

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SMR Comment # 3.

In Time of Conc. worksheet verify accuracy using 4.34 inches as 2 Year – 24 hour rainfall.

SMR Comment # 4.

In storm sewer Hydraflow output there are 4 pipes with velocities less than 2 ft/sec which may result in deposition of silt inside the pipes. Suggest evaluating making pipes steeper to increase velocity and maintain self-cleaning within the pipe network.

SMR Comment # 5.

Suggest adding contour labels in all exhibits that show proposed contours otherwise it is not possible to evaluate data input in stage storage computations.

SMR Comment # 6.

Suggest adding an exhibit with the locations of the inlets and conveyance pipes with adequate callouts/labels for network elements (like Sheet C5.0 in the plans). There is no exhibit to correlate/evaluate the Hydraflow network input/output.

SMR Comment # 7.

Provide pipe size and invert elevations at all exhibits that shows the proposed grading of the detention pond and compensatory storage areas. The manholes and FES are shown in some but no pipe connections.

SMR Comment # 8.

Within Floodplain Narrative under Modified Existing it is mentioned that n-value for pavement areas were assigned a value of 0.025; suggest re-evaluating that value as in HEC RAS for pavements it appears to be too high. Per HEC RAS manual 0.025 is the minimum n-value for Pastures with short grass.

SMR Comment # 9.

Project developments will alter the FEMA floodplain boundaries at the project location and could require Map Revision. There is no mention of that in the report. Please clarify.

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SMR Comment # 10.

Under proposed conditions modeling it appears the flow area for cross-section 330.45 increases substantially compared to existing conditions. It is assumed that it is due to the detention pond. However, the entire detention pond might not be effective flow area as during storm events it might be already full due to localized flood routing. Please clarify.

FEP Comment # 1.

Plansheet C2.0: it appears at the far Northwest corner of the project site the existing 100-year floodplain boundary line is outside the 500-year floodplain boundary.

FEP Comment # 2.

Plansheet C2.1: Note 19: Are there any existing storm sewers or is it sanitary sewer that is being referenced here? The SMR does not mention any existing storm sewer system.

FEP Comment # 3. Plansheet C4.0:

a) Rim and invert elevations of manholes shown at outlet of detention pond are missing.
b) Show clear breakline for continuation to Sheet C4.1.

FEP Comment # 4. Plansheet C4.1:

a) Rim and invert elevations of manholes shown in the compensatory storage areas are missing as are the invert elevations of the FES.
b) Show clear breakline for continuation to Sheet C4.0. In both sheets there are overlapping information.

If rim and invert elevations are not intended to be shown in these sheets then please delete the inverts shown for FES and place a note to refer structure information to sheet C5.0.

FEP Comment # 5. Plansheet C4.2:

a) Filter Baskets are generally used in paved areas. Inlet Protection, Special, should be used in the pervious areas.
b) There is an inlet filter around no identified inlet on the east side of the cul-de-sac.
c) Within the compensatory storage areas the inlets and outlets are not protected.

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d) Silt fence should be installed around the northwest corner of the existing parking lot to prevent the silt flow into it from the surrounding grading areas.

FEP Comment # 6. Plansheet C5.0:

a) Specify water main quality storm sewer pipe or encasing water main at locations of crossing of water main with proposed storm sewer pipe.
b) Where proposed water main crosses under existing sewer, water main shall installed inside a casing (Crossings 1, 3, 5, 7, 8).
c) Where proposed water main crosses under proposed sanitary sewer, sewers shall be constructed of water main quality pipe (Crossings 11-19).
d) Provide rim / invert and rim / top of pipe callouts for all existing sewer and water structures.
e) Pressure connections VV1 and VV3 are shown in the Deerfield Road pavement. A second existing water main is shown further north, closer to the curb. Confirm the Village's preference on which main the pressure connections should be made. Provide IDOT traffic control details to be used during the pressure connection work in Deerfield Road.
f) Provide a 10' x 10' sawcut and restoration patch centered on the pressure connection vaults.

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To:	Tyler Dickinson, P.E., Assistant Village Engineer, Village of Deerfield, IL
From:	Rajat Das, PE
CC:	Tony Wolff, P.E., CFM
Date:	8/31/2020
Reference:	Floodway Permit Review Comments for Zion Woods Multi-Family Housing, Village of Deerfield, Illinois.

Ciorba Group received the following documents prepared by V3 Companies for the above referenced development from the Village of Deerfield, IL, in August 2020:

- Floodway Construction Permit Application (FCPA).
- HEC RAS Model for the project area.

Below are the comments:

FCPA Comment # 1.

Cover Page Zion Woods in place of Wood.

FCPA Comment # 2.

Please include FEMA FIS Map at the project location in the Appendix.

FCPA Comment # 3.

Compensatory storage exhibits and computation should be a part of this package even though it had been included in the Stormwater Report. Modify language in Narrative to reflect that the compensatory storage exhibits and computations are included in appendix.

FCPA Comment # 4.

In Item 10 of the form please add location where clean rip-rap will be placed.

FCPA Comment # 5.

In Item 11 of the form please add how temporary impacts will be mitigated like erosion controls and if there are any wetland impacts.

FCPA Comment # 6.

In Narrative please add a table comparing the Floodway WSELs between the modeled conditions.

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FCPA Comment # 7.

In Narrative please include discussion about construction methods of the outfalls in the floodway and any temporary or permanent impacts they may have (no fills?).

FCPA Comment # 8.

Table A2.2 in Appendix verify Manning's N Values listed. There are a two 0.000 (overbank) and two 0.015 (channel) entries which are all exceptionally low.

Also, header of the Table should say Table 2.2 and not 2.1.

HEC RAS MODEL Comment # 1.

What is the justification of executing more than a 10-mile-long channel reach for each of the conditions for just this short affected reach length at the project location?

HEC RAS MODEL Comment # 2.

Why are there multiple cross-sections with Mannings "n" value of 100 on the overbanks? That value is beyond the applicable range of Mannings "n" value and not acceptable.

HEC RAS MODEL Comment # 3.

Is 0.065 or 0.08 as channel roughness co-efficient applicable? These numbers are meant for extremely weedy or sluggish channels. This reach doesn't appear to be a sluggish channel specifically at the project location where the channel appears to be fairly clean.

HEC RAS MODEL Comment # 4.

Culvert 329.785: the top of culvert is higher than the roadway elevation.

HEC RAS MODEL Comment # 5.

Verify internal cross-section at Culvert 334.685. No roadway? The channel and the culvert opening are not aligned at both upstream and downstream faces.

HEC RAS MODEL Comment # 6.

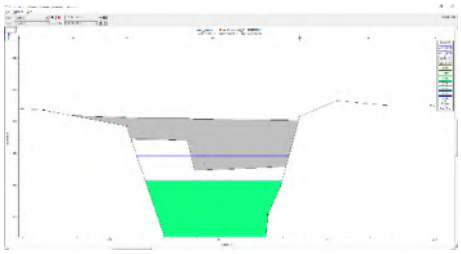
Contraction and expansion coefficient values should be 0.3 and 0.5 at a minimum at upstream and downstream bounding cross-sections where flows are restricted using ineffective flow areas, like at Cross-sections 330.43 and 330.40.

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HEC RAS MODEL Comment # 7.

Why are contraction and expansion coefficient values 0.3 and 0.5 at cross-sections where there are no flow restrictions?

HEC RAS MODEL Comment # 8.



Is this what the structure actually looks like at Sta 330.415; with this severe variation in low chord?

HEC RAS MODEL Comment # 9.

At multiple cross-sections encroachment stations are missing for FW runs.

HEC RAS MODEL Comment # 10.

Please update Narrative based on resolutions to the comments listed above as water surface elevations may change depending on the resolutions.

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Daniel Nakahara

From: Tyler Dickinson
Sent: Friday, September 25, 2020 1:22 PM
To: Daniel Nakahara; Robert Phillips
Cc: Jeffery Ryckaert
Subject: RE: Zion Wood Engineering Plans

Hey Dan, we've asked the designer to include some percentages along these swale lines. Some appear to be even flatter than 1%. We will hold them to appropriate grading. If the neighbor has any questions, feel free to pass them along to us.

As for our reviewer, it's Ciorba Group. They are handling all of the technical stormwater aspects (modeling, permitting, detention/compensatory storage, etc.) of the project. The Village is reviewing the site work.

FYI, we should be getting plans back from our comments here in the next few weeks. If all comments have been appropriately addressed and permits secured, we'll be ready for approvals.

Thanks,

From: Daniel Nakahara <dnakahara@deerfield.il.us>
Sent: Thursday, September 24, 2020 3:20 PM
To: Robert Phillips <rphillips@deerfield.il.us>; Tyler Dickinson <tdickinson@deerfield.il.us>
Cc: Jeffery Ryckaert <jryckaert@deerfield.il.us>
Subject: Zion Wood Engineering Plans

Bob and Tyler,
Jeff took a call from a neighbor and this person has the below comment regarding the engineering of a proposed swale by the berm on the west property line:

A neighbor is inquiring about the swale on the property line by the berm with a 1 to 1.5% slope, are you comfortable with that slope or does it need to go to 2% to get positive drainage? There is also concern about the non-mow grass in this area, making the area hard to maintain and grade was the concern.

I have attached the Engineering Plans and Landscape Plans that they sent to us, if you need them. Also can you tell me again, who is doing the third party review of the engineering plans?

Thanks,
Dan

Daniel Nakahara
Planner
Extension 7480

ECKENHOFF SAUNDERS

September 30, 2020

Plan Review – Zion Woods Final Development Plan

Narrative

- Page 2, #8 discusses the zoning setbacks from the "drainage easements to the Skokie Drainage District" Can this be clarified so that it describes that the drainage easement belongs to the Skokie Drainage District. It can be misunderstood that the setbacks are from the drainage easement to the Skokie Drainage District.

Response: Item #8 on page 2 of the written summary of changes has been amended with revised language.

Site Plan Sheet AS1.0

- What is closest distance between the compensatory storage basin and the west property line. How has this changed from the preliminary development plan.

Response: The closest distance between the high-water line of the basin and the property line is 16 feet. Under the preliminary development plan this distance was 28 feet. This 12-foot shift was noted in the written summary of changes and was a result of minimizing impacts to the existing wetlands.

Storm Water Management Sheet AS1.1

- Has the capacity of the storm inlet increased?

Response: There has been no change in the proposed discharge from the site to the Chicago River between the preliminary and final development plans.

Landscape Plan L-1.0

- Indicate which trees species are proposed for each shade tree, ornamental tree, and evergreen tree shown on the landscape plan.

Response: Proposed trees have been called out and added to the plant list. Please refer to sheets L1.0 and L2.0.

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Tree Preservation Plan LT-1.0

- There is a note on the plans that the final tree survey is not currently available. The tree survey should be submitted for final development plan in accordance with all of the requirements of the Village tree ordinance, see link to the Village's tree ordinance.

Response: A revised tree survey is currently being produced and will be provided to the Village by 10/7.

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Written Summary of Changes

The purpose of this memo is to identify and describe proposed changes to the Preliminary Development Plan reviewed by staff and the Village on August 20, 2018.

CIVIL

1. Parking count increased from 112 to 116 spaces. The increase in parking is a result of recent changes to the Illinois Accessibility Code, where accessible stalls are now allowed to share an access aisle. Three spaces were added as a result of this code revision. The fourth space was added as a result of removing one additional access aisle that was in excess of the number required by code. The overall limits of the parking lot, drive aisle, and turnaround have not changed. Please refer to sheet C3.0.

2. The proposed detention and compensatory storage basins now discharge directly to the Chicago river. Under the previous design they were tied into the Deerfield Road storm sewer system. The direct discharge has a net benefit on the hydrology of the basins: now directly connected to the river, the detention basin will not be subject to the backwater from the Deerfield Road storm sewer system. Connecting directly to the river also reduces the load on the Deerfield Road sewer, as this sewer was likely not designed to accept stormwater discharge from this property. Please refer to sheet C5.0.

3. Due to the recent change in the design rainfall depths for northeast Illinois that were adopted by the Lake County Stormwater Management Commission, the size of the detention basin increased by approximately 7,000 sf. The depth was increased by 5 inches (to 4 feet 8 inches total depth) from the Preliminary Development Plan to allow for an emergent wetland type planting zone. Please refer to sheet C4.0.

4. The compensatory storage includes a berm in the middle that separates the basin into two different zones in accordance with the Lake County Stormwater Ordinance. The southern portion of the basin provides compensatory storage for the 0-10 year floodplain, and the northern portion of the basin provides compensatory storage for the 10-100 year floodplain. The compensatory storage is still considered one basin. Please refer to sheet C4.1.

5. The depth of the compensatory storage basin was increased by 3 feet (to 7 feet total depth) because of the addition of the berm that separates the two flood zones (Civil item #4 above). This additional berm took away some of the flood storage capacity, so the basin was made deeper. The maximum side slope of the basin remains 4:1, which is the same as the Preliminary Development Plan. The overall footprint of basin also remains the same as the Preliminary Development Plan, but the shape and location of the basin was adjusted to minimize impacts to

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the existing wetland areas (Civil item #9 below). The basin shifted approximately 8 feet closer to the north property line, and 12 feet closer to the west property line. Please refer to sheet C4.1.

6. The sidewalk south of the community gardens, along the west side of the drive aisle leading towards the rear of the church, has been removed. The community garden and playlot areas are provided as a part of the residential usage on site. To discourage church users from using this community garden and play lot areas, the sidewalk along the west curb line of the drive aisle north of the north parking area was removed. Please refer to sheet C3.0.

7. The overlook and boardwalk were removed from plans due to the revised footprint of the south detention basin. The revised footprint would have pushed the boardwalk further east towards the river, requiring additional vegetation removal along the riverbank and diminishing the remaining as a buffer along the southeastern edge of the property. As the boardwalk and overlook were originally envisioned in tandem as an amenity for the property, they were both removed. Please refer to sheet 3.0.

8. The setback distance on the east side of the buildings was reduced due to a change in the eastern property line, but the dimension is still in excess of the setback requirement. This setback is calculated in accordance with Section 2.02-F of the Deerfield zoning ordinance which excludes the area subject to an easement to a drainage district from the zoning setback requirement. There is an easement to the Skokie Drainage District along the east side of the property. However, the buildings are setback from that drainage easement in excess of the minimum setback required under zoning. Please also note that we obtained an updated survey that establishes a slightly different east and south line of the property. Per the legal description, the east line of the property is the westerly line of the drainage canal. Utilizing surrounding plats of subdivision and a recorded dedication of right-of-way, our surveyor determined that the east line of the property is 20 feet west of the centerline of the drainage canal.

The original survey showed a slightly different line for the east line of the property. That line actually began further west at the north end of our property but was located further east on the south end of our property. The result is a reduction in the net site area for 14,450 square feet from the original 385,309 ft^2 to the current 370,859 ft^2.

9. Between 2018 and 2020 the wetland areas that were delineated on-site grew from a total of 0.21 acres to a total area of 0.90 acres. The on-site wetland areas are isolated wetlands of Lake County and are therefore regulated by the Lake County Watershed Development Ordinance. Per the ordinance, any impacts to the existing wetlands will need to be mitigated by purchasing credits in an approved wetland mitigation bank or through the Lake County Wetland

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Restoration Fund. Under the previous design for the site, the majority of the existing wetland areas were proposed to be impacted and required mitigation. To reduce wetland impacts and minimize the costs associated with mitigation, the orientation of the north building was adjusted, and the grading north of the buildings and the shape of the compensatory storage basin was revised. Please refer to sheet C4.1.

ARCHITECTURAL

1. The Architectural site plan was revised to reflect Civil revisions listed above: revised the site plan to show 116 parking spaces in lieu of 112; revised the footprint of the stormwater detention and compensatory storage basins to match the Civil drawings; removed a portion of the sidewalk leading to the community gardens; revised the note on stormwater management sheet to indicate discharge into Chicago river (Civil item #2 above). Please refer to sheets AS1.0 and AS1.1.

2. Shifted the two apartment buildings northward by 26 feet, and rotated the north building by approximately 1.5 degrees, to give adequate room to the revised footprint of the south detention basin and retaining wall, and to reduce the overall amount of wetland impact. The north building rotation reduced the setback from the building corner to the west property line by 5 feet, to 141 feet 6 inches. The new location is dimensioned on the Site Plan and in excess of the setback requirement. The setback distance on the east side of the buildings was reduced due to a change in the eastern property line, and the dimension is also in excess of the setback requirement. Please refer to sheet AS1.0.

3. Relocated the playground to be adjacent to the community gardens. The community garden and playlot areas are provided as a part of the residential usage on site. To discourage church users from using this community garden and play lot areas, the sidewalk along the west curb line of the drive aisle, north of the north parking area was removed. Please refer to sheet AS1.0.

To improve safety and security on the site, the play lot was relocated to the west side of the drive aisle and co-located with the resident community gardens. This location is further from the river on the east property line, discourages play at the fire pit area, is more easily supervised by the residents of the building and is more easily observed by residents using the community gardens. Please refer to sheet AS1.0.

4. Adjusted the northernmost crosswalk northward to align with community gardens/playground. Please refer to sheet AS1.0.

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5. Both the north and south trash enclosures were relocated northward along with the main buildings to maintain the convenience of these enclosures to resident entries. The south enclosure was moved north by 10 feet, and the north enclosure was moved north by 37 feet. Please refer to sheet AS1.0.

6. Removed reference to overlook and boardwalk due to the revised footprint of the south detention basin, please see the explanation above (Civil item #7). Please refer to sheet AS1.0.

7. Reduced the footprint of the two air conditioning condenser enclosures to mitigate wetland impact. Please refer to sheet AS1.0 and C4.1.

LANDSCAPE

1. Updated landscape plan to reflect civil revisions listed above: revised the landscape plan to show 116 parking spaces in lieu of 112; revised the footprint of the basins to match the civil drawings; revised proposed tree locations due to wetland preservation. Please refer to sheet L1.0.

2. Referred to civil drawings for detention/compensatory planting list. Please refer to sheet L2.0.

3. Updated tree removal plan: due to the expansion of the stormwater detention facility, five additional existing trees needed to be removed because of their proximity to proposed grading (45 trees total are shown removed). Thirteen trees for mitigation purposes were added to meet Village requirements (94 trees total are shown added). Calculations have been updated accordingly. Please refer to sheet LT1.0.

4. The native meadow planting bed lines were adjusted to work with the building relocation and the expansion of the stormwater detention facility. Please refer to sheet L1.0.

5. The landscape berm at the west property line remains at a varying height of 4’-6’ to top of berm along the west property line. Please refer to sheets C4.0 and C4.1.

6. Removed the overlook and boardwalk from plans due to the revised footprint of the south detention basin, please see the explanation above (Civil item #7). Please refer to sheet L1.0.

7. The playground was relocated to the west side of the drive aisle adjacent to the community garden, please see the explanation above (Architectural #3); the two trash enclosures were moved northward; updated the meadow/prairie plant list for those areas outside of the detention areas. Please refer to sheet L1.0.

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8. Proposed tree species have been called out on the landscape plan and added to the plant list. Please refer to sheets L1.0 and L2.0.

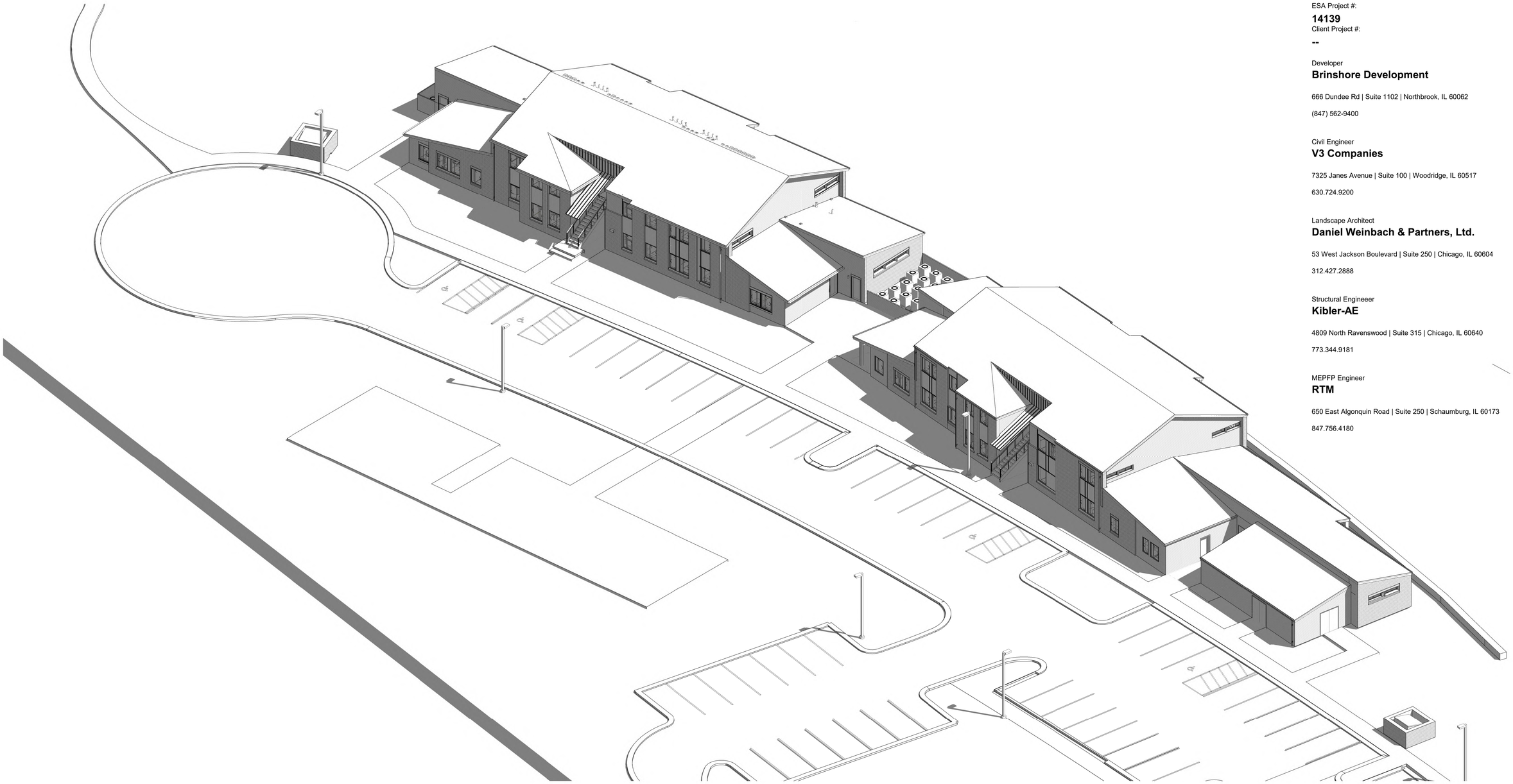
PHOTOMETRIC

1. Updated plan to reflect revisions listed above: Revised the plan to show 116 parking spaces in lieu of 112; revised the plan to show buildings and trash enclosures relocated; revised the footprint of the basins to match the civil drawings. Pole-mounted light fixtures along the drive aisle did not change; building-mounted light fixtures shifted north along the two buildings. The light level at the property lines remains 0.0. Please refer to sheet E1.0.

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Zion Woods
Multi-Family Housing

10 Deerfield Road, Deerfield, IL



Issued For:
Final Development Plan
Issued Date:
09/30/2020
ESA Project #:
14139
Client Project #:
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Developer
Brinshore Development

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Civil Engineer
V3 Companies

7325 Janes Avenue | Suite 100 | Woodridge, IL 60517

630.724.9200

Landscape Architect
Daniel Weinbach & Partners, Ltd.

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Structural Engineeer
Kibler-AE

4809 North Ravenswood | Suite 315 | Chicago, IL 60640

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MEPFP Engineer
RTM

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architecture | planning | interior design

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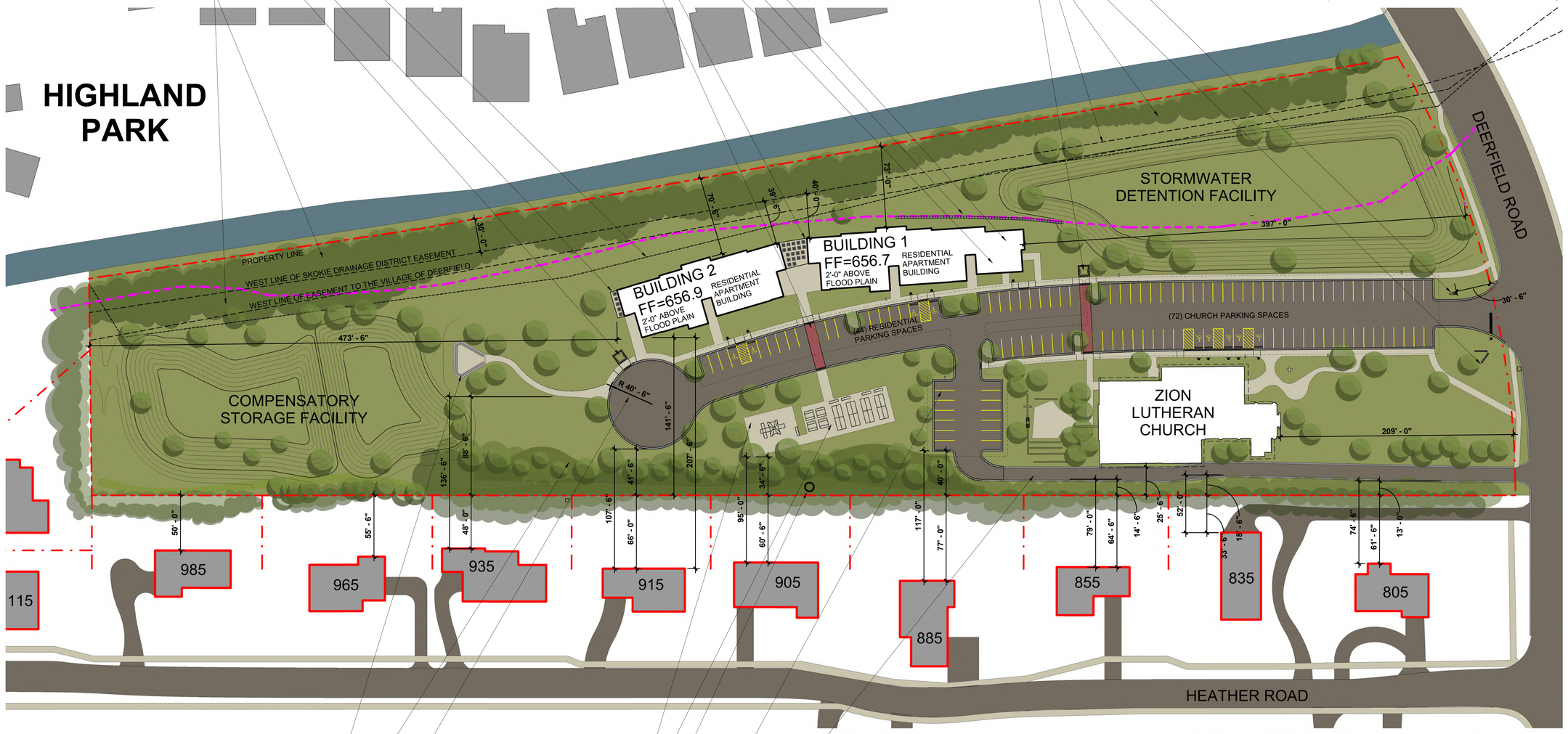
PARKING COUNT

	PROVIDED:	REQUIRED:
ZION:	72	66
RESIDENTS:	44 (SEE BELOW)	44 (SEE BELOW)
TOTAL:	116	110

RESIDENTIAL REQUIRED PER DEERFIELD ZONING ORDINANCE:

1BR - (13) x 1.5 = 20
2BR - (7) x 2 = 14
3BR - (5) x 2 = 10
TOTAL = 44

TOTAL PARKING SHOWN: 116 (INCLUDES 9 ADA SPACES)
(FROM 112 TOTAL SPACES PREVIOUSLY)



EXISTING FIREPIT
LANDSCAPE BUFFER
FIRE TRUCK TURNING RADIUS
PLAY / PICNIC
RESIDENT GARDEN
PROPOSED STORM INLET
EXISTING PARKING AREA
EXISTING DRIVE

1 Site Plan - Zion Woods
1" = 40'-0"

Zoning District	R-5 PUD Permitted	Zion Woods Proposed - CURRENT 25 Units	Zion Woods Proposed - PREVIOUS 25 Units	Zion Woods Proposed - PREVIOUS 48 Units
Minimum Lot Area	1 gross acre	8.51 acres (370,859 sqft.)	8.85 acres (385,309 sqft.)	8.85 acres (385,309 sqft.)
Minimum Land Area	3 BR = 3,500 SF per Unit	5 Units x 3,500 = 17,500 sqft.	5 Units x 3,500 = 17,500 sqft.	12 Units x 3,500 = 42,000 sqft.
	2 BR = 3,000 SF per Unit	7 Units x 3,000 = 21,000 sqft.	7 Units x 3,000 = 21,000 sqft.	24 Units x 3,000 = 72,000 sqft.
	1 BR /Studios = 2,500 SF per Unit	13 Units x 2,500 = 32,500 sqft.	13 Units x 2,500 = 32,500 sqft.	12 Units x 2,500 = 30,000 sqft.
	Total Required = 1.63 acres (71,000 sqft.)	Total Provided = 8.51 acres (370,859 sqft.)	Total Provided = 8.85 acres (385,309 sqft.)	Total Provided = 8.85 acres (385,309 sqft.)
Building Lot Coverage (Max.) - Residential Buildings and Church	30%	26,367 sqft. / 370,859 sqft. = 7%	26,367 sqft. / 385,309 sqft. = 7%	36,222 sqft. / 385,309 sqft. = 9%
Usable Open Space (Min.) - Including Detention and Comp Storage	20%	295,676 sqft. / 370,859 sqft. = 80%	305,236 sqft. / 385,309 sqft. = 79%	289,348 sqft. / 385,309 sqft. = 75%
Usable Open Space (Min.) - Excluding Detention and Comp Storage	20%	224,673 sqft. / 370,859 sqft. = 61%	241,308 sqft. / 385,309 sqft. = 63%	228,448 sqft. / 385,309 sqft. = 59%
Existing Impervious - 17%; Proposed Impervious - 26%				
Building Height (Max.) - Measured from pre-developement grade, which is the average grade of the of the property a the front face of the building	35 ft.	33.10 ft.	33.10 ft.	38.26 ft.
Existing Parking Count - 77 striped spaces, approximately 17 unstriped spaces = 94				
Proposed Parking Count	1 BR = 1.5 Spaces per Unit	13 Units x 1.5 = 20	13 Units x 1.5 = 20	12 Units x 1.5 = 18
	2 BR = 2 Spaces per Unit	7 Units x 2 = 14	7 Units x 2 = 14	24 Units x 2 = 48
	3 BR = 2 Spaces per Unit	5 Units x 2 = 10	5 Units x 2 = 10	12 Units x 2 = 24
	264 Church Seats = 1 Space for Every 4 Seats	264 Seats / 4 = 66	264 Seats / 4 = 66	264 Seats / 4 = 66
	Total Required = 110	Total Provided = 110 + 6 Add'l Spaces = 116 (Includes 9 Accessible Spaces)	Total Provided = 110 + 2 Add'l Spaces = 112 (Includes 10 Accessible Spaces)	Total Provided = 156 + 3 Add'l Spaces = 159 (Includes 10 Accessible Spaces)
Parking Size and Design	9'-0" x 19'-0"	9'-0" x 19'-6"	9'-0" x 19'-6"	9'-0" x 19'-6"
Building Setbacks				
Setbacks (Min.)	25 ft. min. + 1 ft. per Building Height over 30 ft. = 28 ft. Setback	See below	See below	See below
North		473 ft.	499 ft.	285 ft.
East		68 ft.	85 ft.	75.5 ft.
South		209 ft. (to Existing Church Building)	202.5 ft. (to Existing Church Building)	202.5 ft. (to Existing Church Building)
West		14.5 ft. (to Service Road), 15.5 ft. (to Existing Church Building)	14.5 ft. (to Service Road), 25.5 ft. (to Existing Church Building)	14.5 ft. (to Service Road), 25.5 ft. (to Existing Church Building)
Signage				
Entry Sign	One Sign - 27 sqft. Size Max, One Side Only	One Sign - 54 sqft. Size (27 sqft. Each Side)	One Sign - 54 sqft. Size (27 sqft. Each Side)	One Sign - 54 sqft. Size (27 sqft. Each Side)
Building and Apartment Count				
Number of buildings		2	2	3
Number of 3 bedroom units		5	5	12
Number of 2 bedroom units		7	7	24
Number of 1 bedroom units		13	13	12

LEGAL DESCRIPTION:
THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE PUBLIC HIGHWAY KNOWN AS HIGHLAND PARK, DEERFIELD ROAD, AS DEDICATED BY DOCUMENT 217791 AND LYING WEST OF THE WEST LINE OF THE DRAINAGE CANAL, AS CONDEMNED BY PROCEEDINGS FOR THE COUNTY COURT CASE 5303, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 10 DEERFIELD ROAD, DEERFIELD, ILLINOIS

DATE: 10/12/2020 1:17:51 PM
FILE: D:_Revit Locals\14139 Zion Woods\14139 - Zion Multi-Family Housing (mpamucci).rvt

Developer
Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
Kibler-AE

MEPFP Engineer
RTM

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE AND COOK

APPROVED AND ACCEPTED BY THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, 20___.

BY: _____

ATTEST: _____

PLAN COMMISSIONER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE AND COOK

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, 20___.

BY: _____

ATTEST: _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE AND COOK

THIS IS TO CERTIFY THAT HOUSING OPPORTUNITY DEVELOPMENT CORPORATION IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND CAUSED THE FINAL DEVELOPMENT PLAN TO BE PREPARED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AS ALLOWED AND PROVIDED BY STATUTES AND THE SAID CORPORATION, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.

DATED AT _____ THIS _____ DAY OF _____, 20___.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE AND COOK

I, _____, A NOTARY PUBLIC IN THE SAID COUNTY, AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, _____ (TITLE) OF _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO SUBSCRIBED TO THE FORTHCOMING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN HIS/HER CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY.

DATED AT _____ THIS _____ DAY OF _____, A.D. 20___.

BY: _____

NAME: _____

SEAL:

No.	Date	Issue Description
11	09-30-2020	Final Development Plan
10	09-17-2020	Final Development Plan Prefiling
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Client / Project Name

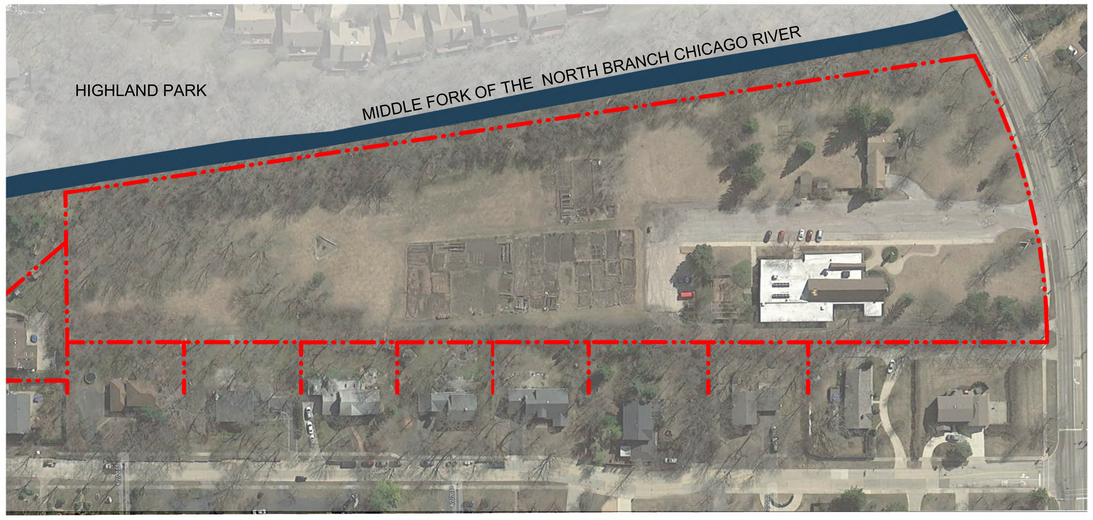
Zion Woods
Multi-Family Housing
10 Deerfield Road, Deerfield, IL

Sheet Title
Site Plan

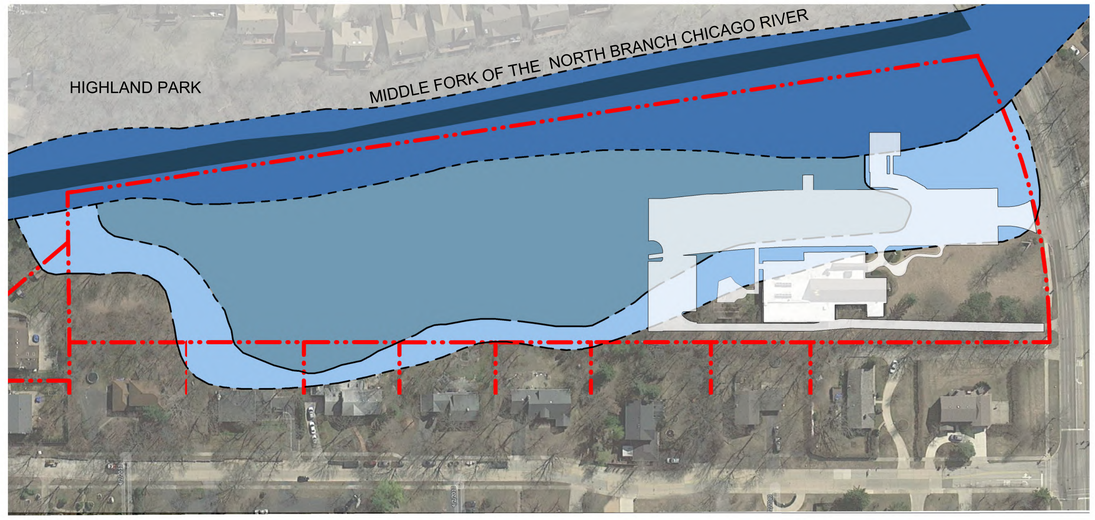
QAQC

Project No.
14139

AS1.0

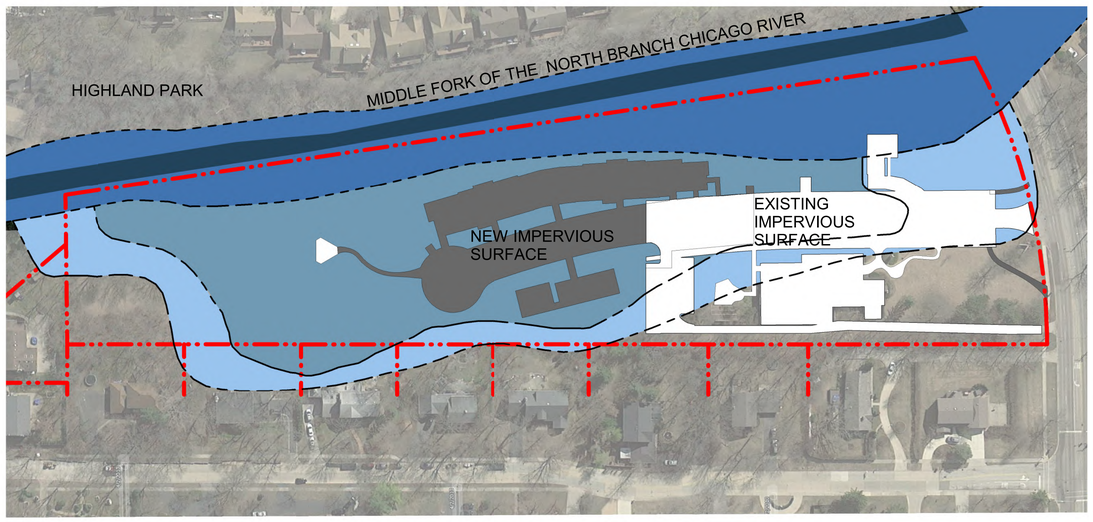


1 Existing Conditions
1" = 80'-0"



2 Site Floodzones
1" = 80'-0"

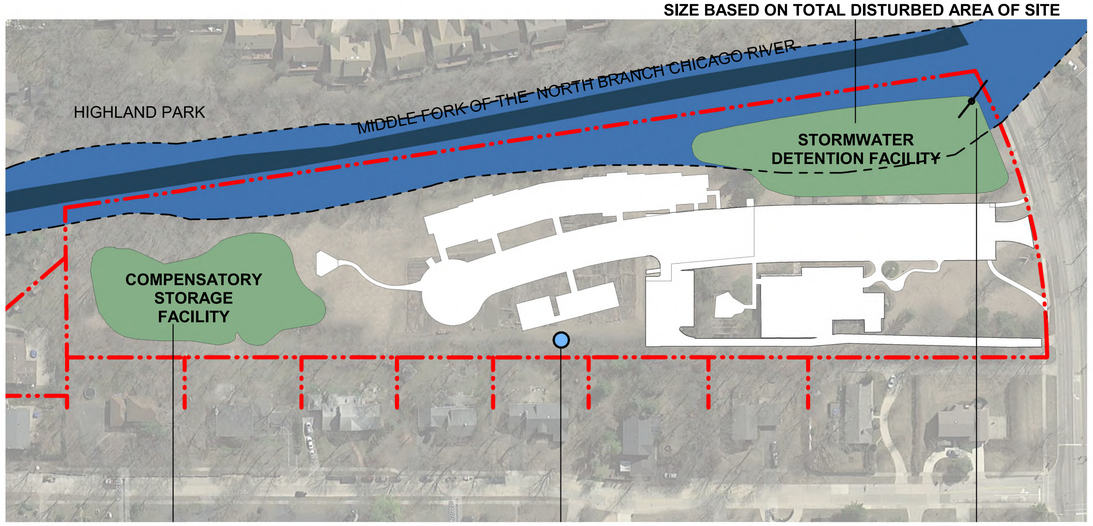
PROPERTY LINES
CHICAGO RIVER
FLOODWAY
100 YEAR FLOODPLAIN
500 YEAR FLOODPLAIN



3 Impervious Surfaces
1" = 80'-0"

PROPERTY LINES
CHICAGO RIVER
FLOODWAY
100 YEAR FLOODPLAIN
500 YEAR FLOODPLAIN

ON-SITE AREA OF RAINFALL DETENTION WITH CONTROLLED RELEASE INTO THE CHICAGO RIVER. SIZE BASED ON TOTAL DISTURBED AREA OF SITE



ON-SITE AREA OF COMPENSATION FOR FILL WITHIN THE EXISTING FLOODPLAIN

STORM INLET

OUTLET RESTRICTOR SIZED ACCORDING TO NEW IMPERVIOUS SURFACE AREA OF SITE

4 Storm Water Management
1" = 80'-0"

NOTE:
1. FLOOD ZONES BASED ON THE FEMA FLOOD INSURANCE RATE MAP #17097C0287K DATED SEPTEMBER 18, 2013.

DATE: 9/29/2020 4:57:14 PM
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Developer
Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
Kibler-AE

MEPFP Engineer
RTM

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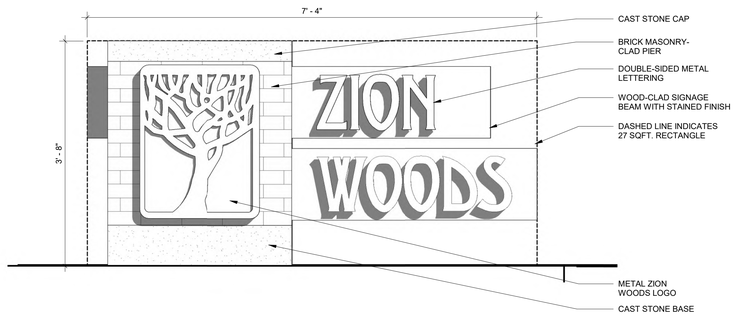
Sheet Title
Storm Water Management

QAQC
Checker

Project No.
14139

AS1.1





1 Surface-Illuminated Sign Elevation
1" = 1'-0"

DATE: 9/29/2020 4:57:16 PM
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Developer
Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
Kibler-AE

MEPFP Engineer
RTM

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Zion Woods
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10 Deerfield Road, Deerfield, IL

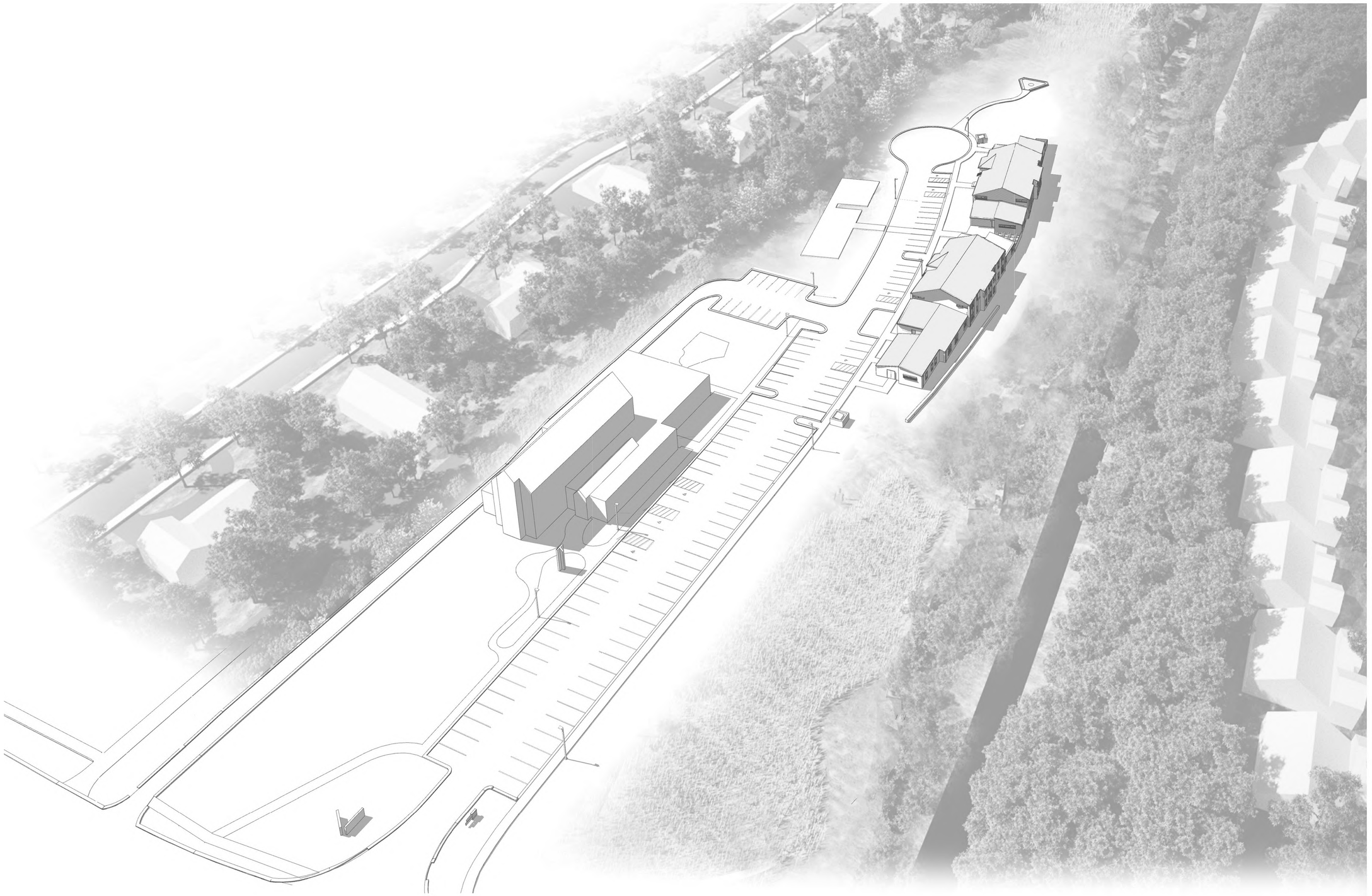
Sheet Title

Exterior Signage

QA/QC
Checker

Project No.
14139

AS1.2



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Developer

Brinshore Development

Civil Engineer

V3 Companies

Landscape Architect

Daniel Weinbach & Partners, Ltd.

Structural Engineeer

Kibler-AE

MEPFP Engineer

RTM

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Zion Woods
Multi-Family Housing

10 Deerfield Road, Deerfield, IL

Sheet Title

Site Aerial View

QAQC

Checker

Project No.

14139

AS1.3



1 Building 1, Level 1
1/8" = 1'-0"



2 Building 1, Level 2
1/8" = 1'-0"

GENERAL NOTES

1. PROJECT TO BE DESIGNED TO ACHIEVE THE ENTERPRISE GREEN COMMUNITIES CERTIFICATION.

2. THE GREEN COMMUNITIES CERTIFICATION INCLUDES SUSTAINABLE FEATURES SUCH AS: ENERGY STAR CERTIFICATION, ENERGY STAR APPLIANCES, LOW-FLOW WATER FIXTURES, HIGH EFFICIENCY LIGHTING, NATIVE LANDSCAPING, ENVIRONMENTALLY PREFERABLE FLOORING, AND OPERATING A SMOKE-FREE BUILDING.

PLAN NOTES

1. 10% OF THE TOTAL UNITS IN THE PROJECT ARE DESIGNED FOR PERSONS WITH MOBILITY IMPAIRMENTS, AS DEFINED IN ICC/ANSI 117.1-2003 SECTION 1002 ACCESSIBLE UNITS. SEE A6 SERIES DRAWINGS FOR MORE INFORMATION.

2. 2% OF THE TOTAL UNITS IN THE PROJECT ARE DESIGNED FOR PERSONS WITH SENSORY IMPAIRMENTS, AS DEFINED IN ICC/ANSI 117.1-2003 SECTION 1005 SENSORY IMPAIRED UNITS. SEE A6 SERIES DRAWINGS FOR MORE INFORMATION.

3. 20% OF THE TOTAL UNITS IN THE PROJECT ARE DESIGNED TO BE ADAPTABLE, AS DEFINED IN THE ILLINOIS ACCESSIBILTY CODE. SEE A6 SERIES DRAWINGS FOR MORE INFORMATION.

4. FIRST FLOOR UNITS NOT DESIGNATED AS ACCESSIBLE OR ADAPTABLE SHALL BE TYPE B UNITS.

5. IN ACCORDANCE WITH IHDA 13.15, EVERY DWELLING UNIT IN BUILDINGS SERVED BY NATURAL GAS SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES AND MEET THE REQUIREMENTS OF THE CARBON MONOXIDE ALARM DETECTOR ACT (PUBLIC ACT 094-0741).

6. IN ACCORDANCE WITH IHDA 13.16, EVERY UNIT AT A MINIMUM SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED SMOKE DETECTOR IN A OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM FOR SLEEPING PURPOSES AND MEET THE REQUIREMENTS OF THE SMOKE DETECTOR ACT (PUBLIC ACT 425 ILCS 60/).

Developer
Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
Kibler-AE

MEPFP Engineer
RTM

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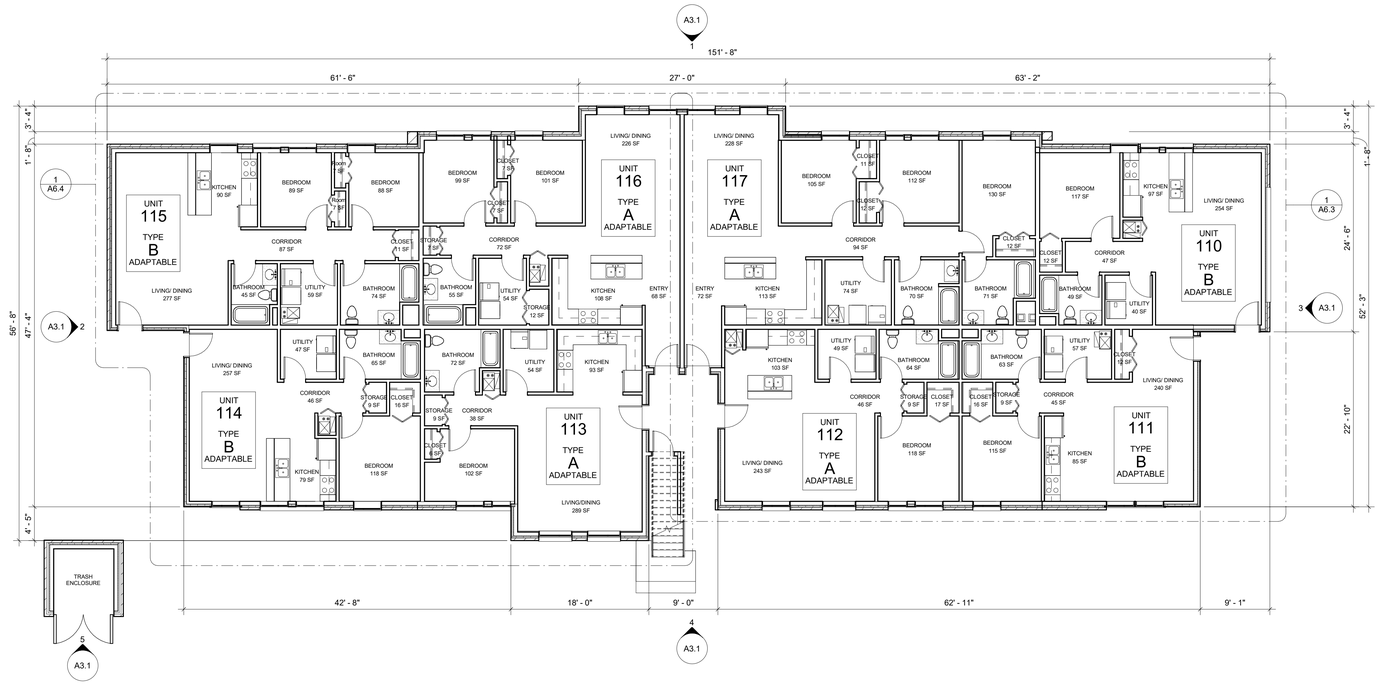
Sheet Title
Floor Plans

QAQC

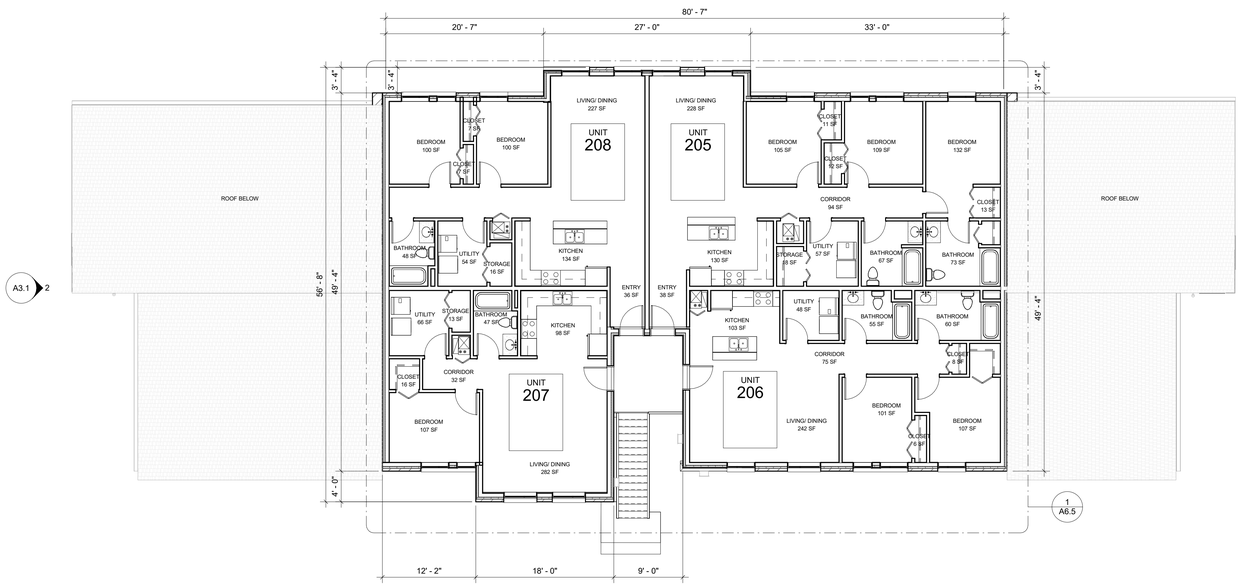
Project No.
14139

A1.0

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FILE: D:_Revit Local\14139 Zion Woods\14139 - Zion Multi-Family Housing (mpamucci).rvt



1 Building 2, Level 1
1/8" = 1'-0"



2 Building 2, Level 2
1/8" = 1'-0"

DATE: 9/29/2020 4:56:33 PM
FILE: D:_Revit Local\14139 Zion Woods\14139 - Zion Multi-Family Housing (mpamucci).rvt

GENERAL NOTES

1. PROJECT TO BE DESIGNED TO ACHIEVE THE ENTERPRISE GREEN COMMUNITIES CERTIFICATION.

2. THE GREEN COMMUNITIES CERTIFICATION INCLUDES SUSTAINABLE FEATURES SUCH AS: ENERGY STAR CERTIFICATION, ENERGY STAR APPLIANCES, LOW-FLOW WATER FIXTURES, HIGH EFFICIENCY LIGHTING, NATIVE LANDSCAPING, ENVIRONMENTALLY PREFERABLE FLOORING, AND OPERATING A SMOKE-FREE BUILDING.

PLAN NOTES

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Developer
Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
Kibler-AE

MEPFP Engineer
RTM

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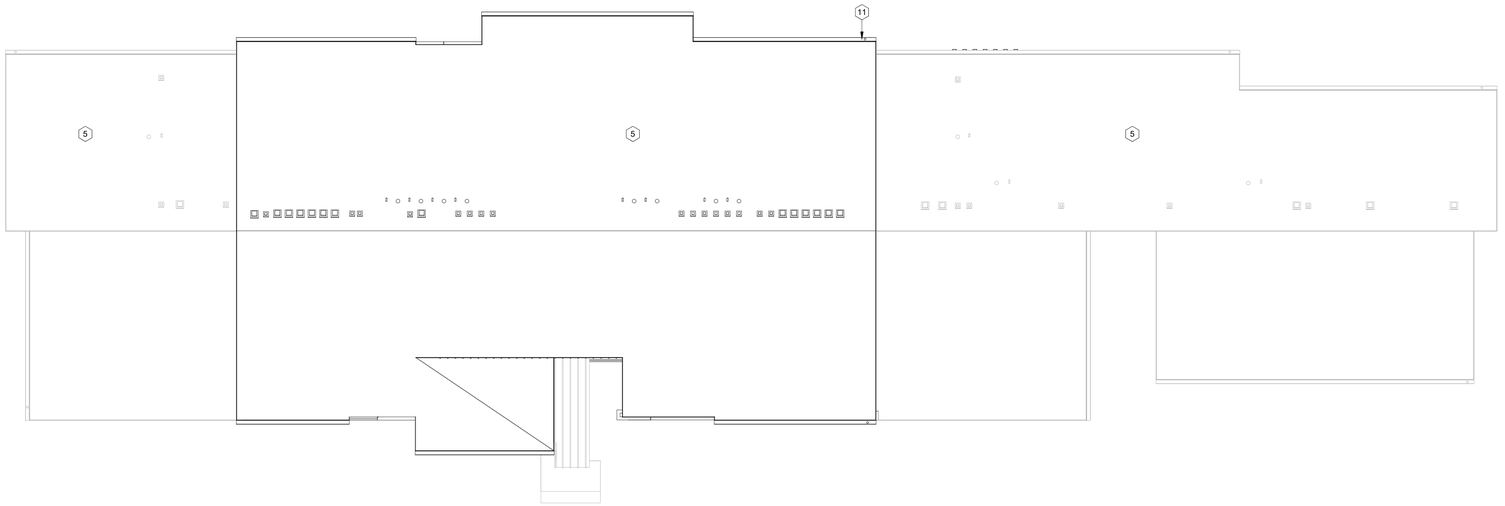
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Multi-Family Housing
10 Deerfield Road, Deerfield, IL

Sheet Title
Floor Plans

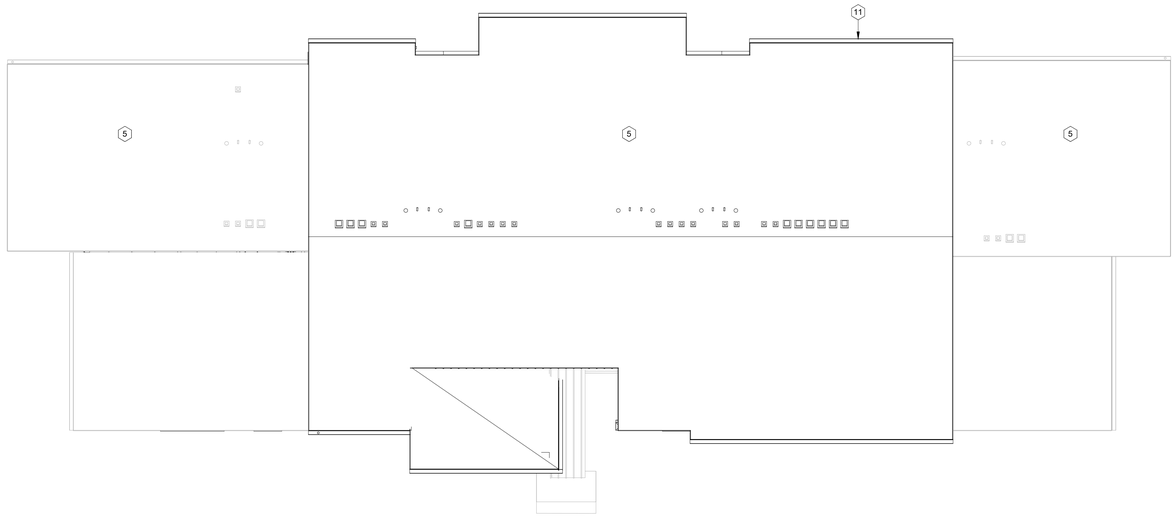
QAQC
Checker

Project No.
14139

A1.1



1 Roof Plan - Building 1
1/8" = 1'-0"



2 Roof Plan - Building 2
1/8" = 1'-0"

SHEET NOTES 0

1 BRICK MASONRY VENEER OVER RIGID INSULATION AND VAPOR BARRIER OVER PLYWOOD SHEATHING AND WOOD STUDS, MIN. R-7.5 CONTINUOUS RIGID INSULATION AND R-13 BATT INSULATION BETWEEN STUDS
2 FIBER CEMENT SIDING OVER RIGID INSULATION AND VAPOR BARRIER OVER PLYWOOD SHEATHING AND WOOD STUDS, MIN. R-7.5 CONTINUOUS RIGID INSULATION AND R-13 BATT INSULATION BETWEEN STUDS
3 STONE SILL
4 BRICK SOLDIER COURSE AND GALVANIZED LOOSE LINTEL
5 ASPHALT SHINGLE ROOF ASSEMBLY OVER PLYWOOD AND WOOD TRUSSES, MIN. R-49 INSULATION
6 PAINTED INSULATED HOLLOW-METAL DOOR AND THERMALLY-BROKEN FRAME. BLOWER DOOR TEST TO MEET IECC REQUIREMENTS
7A PREFINISHED ALUMINUM-CLAD WOOD WINDOW, CASEMENT OPERATING WHERE SHOWN. MAX U-FACTOR .32
7B PREFINISHED ALUMINUM-CLAD WOOD WINDOW, FIXED CLERESTORY. MAX U-FACTOR .32
8 FIBER CEMENT PANEL AND BATTENS OVER RIGID INSULATION AND VAPOR BARRIER OVER PLYWOOD SHEATHING AND WOOD STUDS, MIN. R-7.5 CONTINUOUS RIGID INSULATION AND R-13 BATT INSULATION BETWEEN STUDS
9 FRAMED WOOD STAIR WITH GUARDRAIL SYSTEM
10 EXTERIOR WALL TYPE II: FIBER CEMENT PANEL/BATTENS OVER RIGID INSULATION AND VAPOR BARRIER OVER PLYWOOD SHEATHING AND WOOD STUDS, MIN. R-7.5 CONTINUOUS RIGID INSULATION AND R-13 BATT INSULATION BETWEEN STUDS
11 SHEET METAL GUTTER AND DOWNSPOUT

Developer
Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
Kibler-AE

MEPFP Engineer
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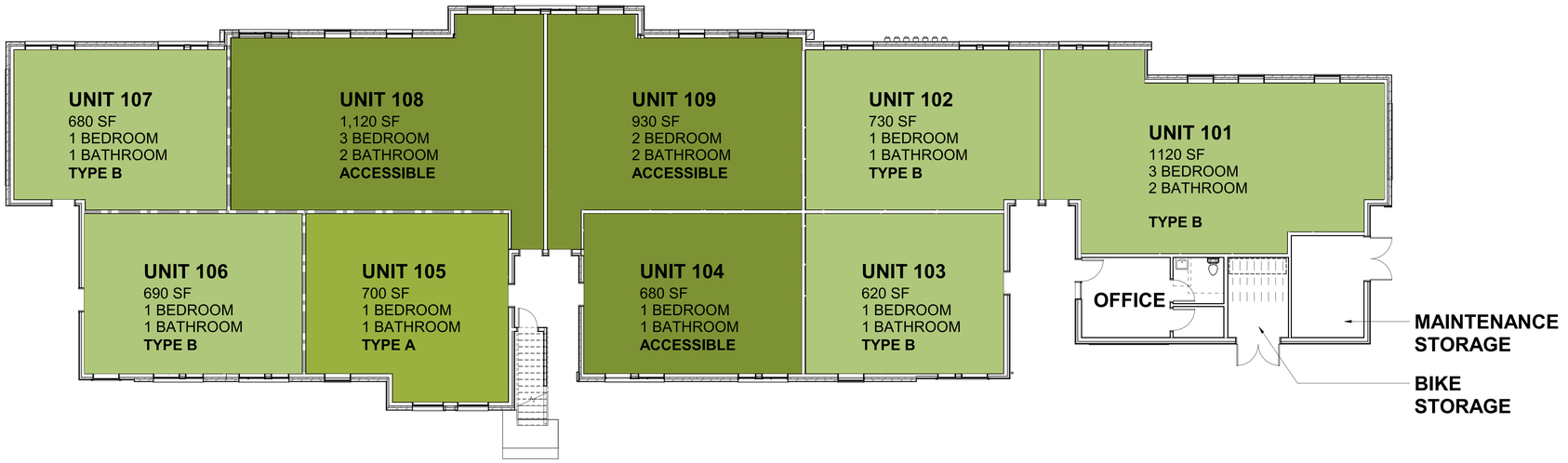
Sheet Title
Roof Plans

QAQC
Checker

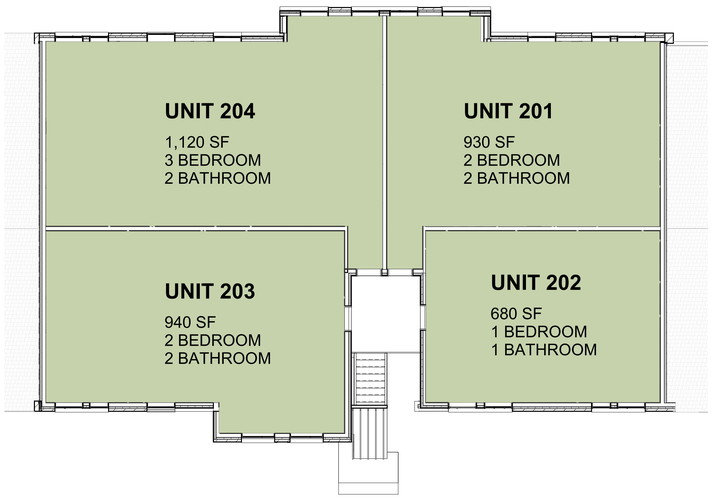
Project No.
14139

A1.2

DATE: 9/29/2020 4:56:34 PM
FILE: D:_Revit Local\14139 Zion Woods\14139 - Zion Multi-Family Housing (mpamucci).rvt



1 Schematic - Building 1, Level 1
1/8" = 1'-0"



2 Schematic - Building 1, Level 2
1/8" = 1'-0"

ACCESSIBILITY QUANTITY/BLDG

UNIT TYPE	BLDG 1	BLDG 2
FULLY ACCESSIBLE*	3	0
TYPE A - ADAPTABLE**	1	4
TYPE B - 1ST FLOOR***	5	4
2ND FLOOR UNITS	4	4
	13	12

25 UNITS TOTAL		
1 BEDROOM - 13 UNITS	7	6
2 BEDROOM - 7 UNITS	3	4
3 BEDROOM - 5 UNITS	3	2

*10% OF TOTAL UNITS TO BE ACCESSIBLE PER QUALIFIED ALLOCATION PLAN. ACCESSIBLE UNITS TO BE DISTRIBUTED AMONG UNIT TYPES.

**20% OF TOTAL UNITS TO BE TYPE-A ADAPTABLE PER ILLINOIS ACCESSIBILTY CODE.

***ALL REMAINING 1ST FLOOR UNITS TO BE TYPE-B.

NOTE: 100% OF GROUND FLOOR UNITS WILL COMPLY WITH FAIR HOUSING ACT.

GENERAL NOTES

1. PROJECT TO BE DESIGNED TO ACHIEVE THE ENTERPRISE GREEN COMMUNITIES CERTIFICATION.

2. THE GREEN COMMUNITIES CERTIFICATION INCLUDES SUSTAINABLE FEATURES SUCH AS: ENERGY STAR CERTIFICATION, ENERGY STAR APPLIANCES, LOW-FLOW WATER FIXTURES, HIGH EFFICIENCY LIGHTING, NATIVE LANDSCAPING, ENVIRONMENTALLY PREFERABLE FLOORING, AND OPERATING A SMOKE-FREE BUILDING.

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Client / Project Name

Zion Woods
Multi-Family Housing
10 Deerfield Road, Deerfield, IL

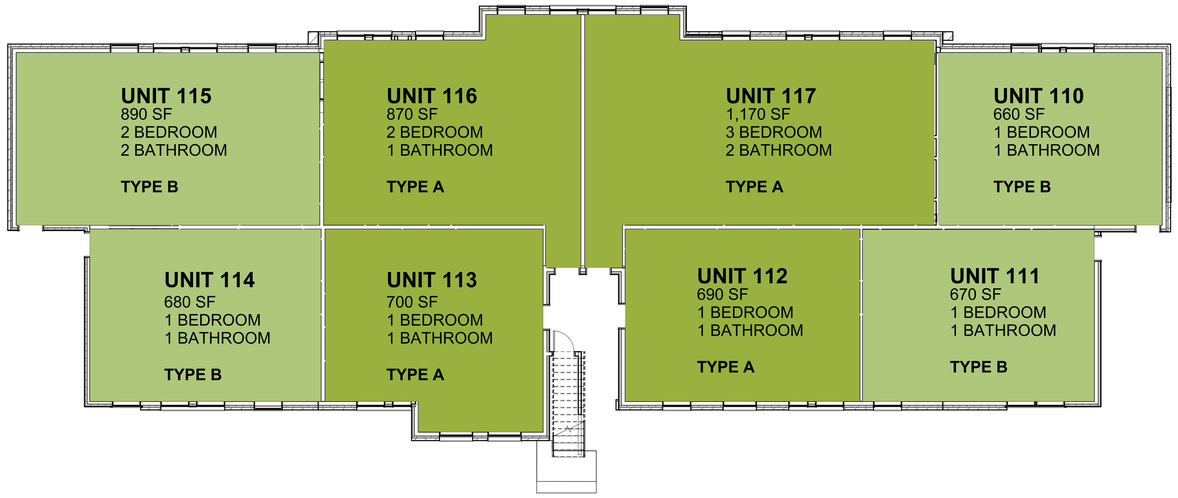
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Floor Plans - Unit Types

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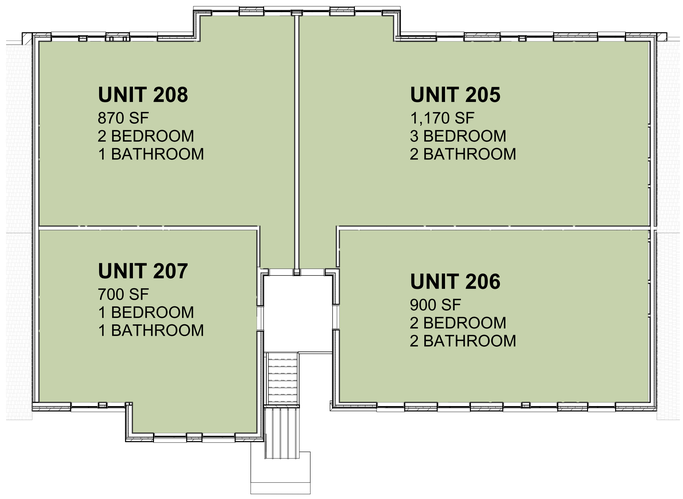
Project No.
14139

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1 Schematic - Building 2, Level 1
1/8" = 1'-0"



2 Schematic - Building 2, Level 2
1/8" = 1'-0"

ACCESSIBILITY QUANTITY/BLDG

UNIT TYPE	BLDG 1	BLDG 2
FULLY ACCESSIBLE*	3	0
TYPE A - ADAPTABLE**	1	4
TYPE B - 1ST FLOOR***	5	4
2ND FLOOR UNITS	4	4
	13	12

25 UNITS TOTAL		
1 BEDROOM - 13 UNITS	7	6
2 BEDROOM - 7 UNITS	3	4
3 BEDROOM - 5 UNITS	3	2

*10% OF TOTAL UNITS TO BE ACCESSIBLE PER QUALIFIED ALLOCATION PLAN. ACCESSIBLE UNITS TO BE DISTRIBUTED AMONG UNIT TYPES.

**20% OF TOTAL UNITS TO BE TYPE-A ADAPTABLE PER ILLINOIS ACCESSIBILTY CODE.

***ALL REMAINING 1ST FLOOR UNITS TO BE TYPE-B.

NOTE: 100% OF GROUND FLOOR UNITS WILL COMPLY WITH FAIR HOUSING ACT.

GENERAL NOTES

1. PROJECT TO BE DESIGNED TO ACHIEVE THE ENTERPRISE GREEN COMMUNITIES CERTIFICATION.

2. THE GREEN COMMUNITIES CERTIFICATION INCLUDES SUSTAINABLE FEATURES SUCH AS: ENERGY STAR CERTIFICATION, ENERGY STAR APPLIANCES, LOW-FLOW WATER FIXTURES, HIGH EFFICIENCY LIGHTING, NATIVE LANDSCAPING, ENVIRONMENTALLY PREFERABLE FLOORING, AND OPERATING A SMOKE-FREE BUILDING.

PLAN NOTES

1. 10% OF THE TOTAL UNITS IN THE PROJECT ARE DESIGNED FOR PERSONS WITH MOBILITY IMPAIRMENTS, AS DEFINED IN ICC/ANSI 117.1-2003 SECTION 1002 ACCESSIBLE UNITS. SEE A6 SERIES DRAWINGS FOR MORE INFORMATION.

2. 2% OF THE TOTAL UNITS IN THE PROJECT ARE DESIGNED FOR PERSONS WITH SENSORY IMPAIRMENTS, AS DEFINED IN ICC/ANSI 117.1-2003 SECTION 1005 SENSORY IMPAIRED UNITS. SEE A6 SERIES DRAWINGS FOR MORE INFORMATION.

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4. FIRST FLOOR UNITS NOT DESIGNATED AS ACCESSIBLE OR ADAPTABLE SHALL BE TYPE B UNITS.

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6. IN ACCORDANCE WITH IHDA 13.16, EVERY UNIT AT A MINIMUM SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED SMOKE DETECTOR IN A OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM FOR SLEEPING PURPOSES AND MEET THE REQUIREMENTS OF THE SMOKE DETECTOR ACT (PUBLIC ACT 425 ILCS 60/).

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Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
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Sheet Title
Floor Plans - Unit Types

QAQC
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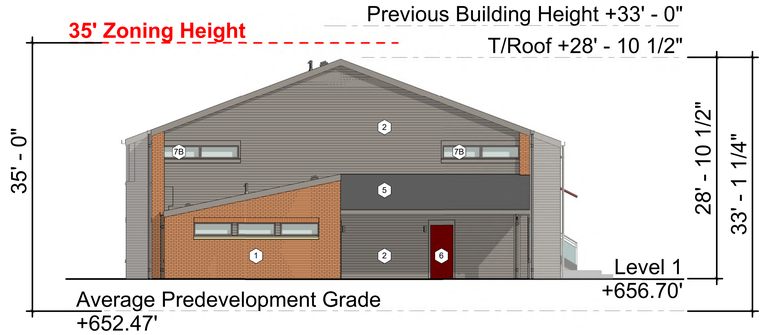
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14139

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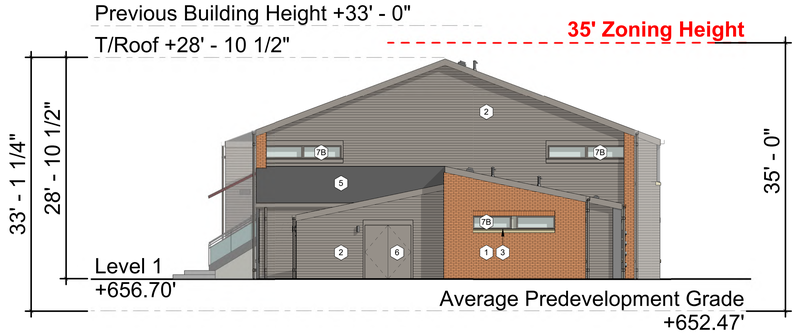
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1 Building 1 - East Elevation
1/8" = 1'-0"



2 Building 1 - North Elevation
1/8" = 1'-0"



3 Building 1 - South Elevation
1/8" = 1'-0"



4 Building 1 - West Elevation
1/8" = 1'-0"

SHEET NOTES

1 BRICK MASONRY VENEER OVER RIGID INSULATION AND VAPOR BARRIER OVER PLYWOOD SHEATHING AND WOOD STUDS, MIN. R-7.5 CONTINUOUS RIGID INSULATION AND R-13 BATT INSULATION BETWEEN STUDS

2 FIBER CEMENT SIDING OVER RIGID INSULATION AND VAPOR BARRIER OVER PLYWOOD SHEATHING AND WOOD STUDS, MIN. R-7.5 CONTINUOUS RIGID INSULATION AND R-13 BATT INSULATION BETWEEN STUDS

3 STONE SILL

4 BRICK SOLDIER COURSE AND GALVANIZED LOOSE LINTEL

5 ASPHALT SHINGLE ROOF ASSEMBLY OVER PLYWOOD AND WOOD TRUSSES, MIN. R-49 INSULATION

6 PAINTED INSULATED HOLLOW-METAL DOOR AND THERMALLY-BROKEN FRAME. BLOWER DOOR TEST TO MEET IECC REQUIREMENTS

7A PREFINISHED ALUMINUM-CLAD WOOD WINDOW, CASEMENT OPERATING WHERE SHOWN. MAX U-FACTOR .32

7B PREFINISHED ALUMINUM-CLAD WOOD WINDOW, FIXED CLERESTORY. MAX U-FACTOR .32

8 FIBER CEMENT PANEL AND BATTENS OVER RIGID INSULATION AND VAPOR BARRIER OVER PLYWOOD SHEATHING AND WOOD STUDS, MIN. R-7.5 CONTINUOUS RIGID INSULATION AND R-13 BATT INSULATION BETWEEN STUDS

9 FRAMED WOOD STAIR WITH GUARDRAIL SYSTEM

10 EXTERIOR WALL TYPE II: FIBER CEMENT PANEL/BATTENS OVER RIGID INSULATION AND VAPOR BARRIER OVER PLYWOOD SHEATHING AND WOOD STUDS, MIN. R-7.5 CONTINUOUS RIGID INSULATION AND R-13 BATT INSULATION BETWEEN STUDS

11 SHEET METAL GUTTER AND DOWNSPOUT

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Sheet Title
Exterior Elevations - Building 1

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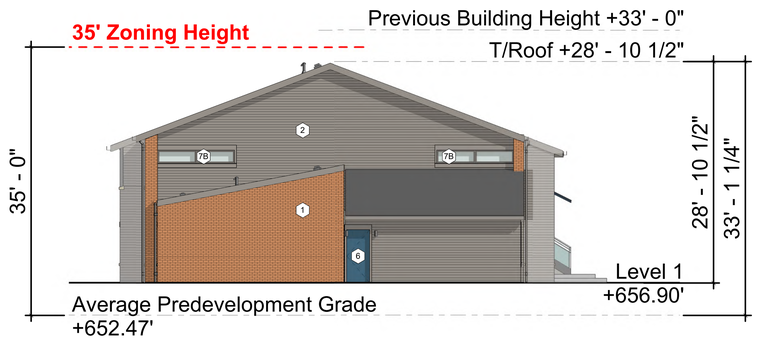
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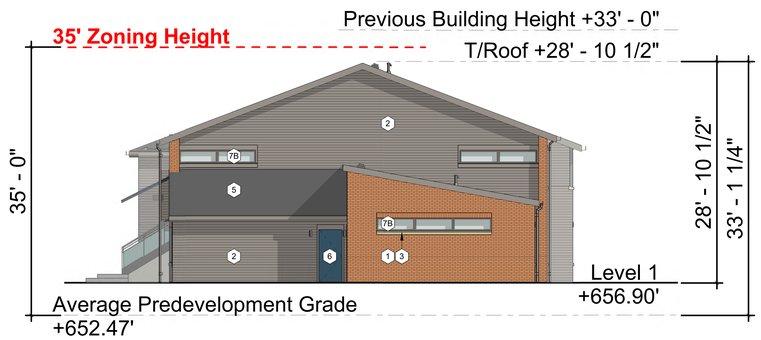
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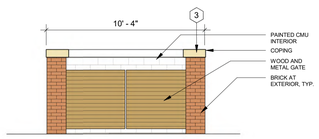
1 Building 2 - East Elevation
1/8" = 1'-0"



2 Building 2 - North Elevation
1/8" = 1'-0"



3 Building 2 - South Elevation
1/8" = 1'-0"



5 Trash Enclosure, Typ.
1/4" = 1'-0"



4 Building 2 - West Elevation
1/8" = 1'-0"

SHEET NOTES

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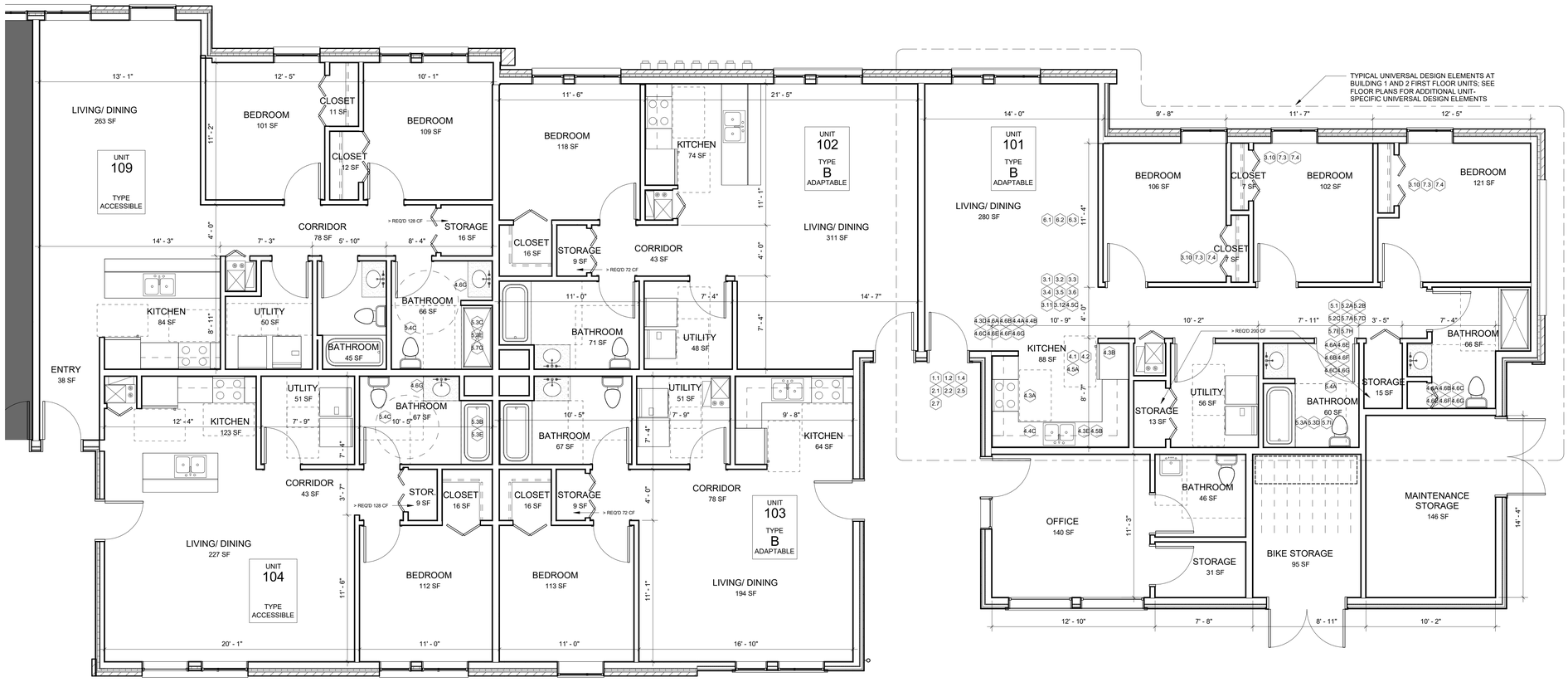
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Exterior Elevations - Building 2

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14139

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1 Bldg 1, Level 1A Enlarged
1/4" = 1'-0"

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6. IN ACCORDANCE WITH IHDA 13.16, EVERY UNIT AT A MINIMUM SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED SMOKE DETECTOR IN A OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM FOR SLEEPING PURPOSES AND MEET THE REQUIREMENTS OF THE SMOKE DETECTOR ACT (PUBLIC ACT 425 ILCS 60/).

UNIVERASAL DESIGN NOTES (0)

1.1	ACCESSIBLE ROUTE OF TRAVEL TO DWELLING FROM PUBLIC SIDEWALK OR THOROUGHFARE TO PRIMARY ENTRANCE
1.2	NO-STEP ENTRY (1/2" OR LESS THRESHOLD)
1.4	ACCESSIBLE ROUTE FROM GARAGE/PARKING TO HOME'S PRIMARY ENTRY
2.1	MINIMUM 32" CLEAR PRIMARY ENTRY DOORWAY AT VESTIBULE OR UNIT ENTRY
2.2	PRIMARY ENTRY ACCESSIBLE INTERNAL/EXTERNAL STRIKE AND HINGE CLEARANCES, HARDWARE AND THRESHOLDS
2.5	PRIMARY UNIT ENTRY WITH AN ACCESSIBLE/DUAL PEEPHOLE AND BACKLIT DOORBELL
2.7	WEATHER-SHELTERED ENTRY AREA
3.1	ACCESSIBLE ROUTE OF TRAVEL TO AT LEAST ONE PUBLIC BATHROOM, COMMUNITY KITCHEN (IF PROVIDED), AND ALL COMMON ROOMS
3.2	42" WIDE HALLWAYS/MANEUVERING CLEARANCES WITH 32" CLEAR DOORWAYS ON ACCESSIBLE ROUTE
3.3	LEVER STYLE DOOR HARDWARE ON ALL INTERIOR DOORS (COMMON AREAS AND WITHIN UNITS)
3.4	STRIKE EDGE CLEARANCES, AND ACCESSIBLE THRESHOLDS FOR ACCESSIBLE DOORWAYS IN ALL COMMON AREAS/UNIT ENTRIES
3.5	ELECTRIC RECEPTACLES, HVAC CONTROLS AND ALARM CONTROLS ON ACCESSIBLE ROUTES AND AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS
3.6	ROCKER LIGHT SWITCHES/CONTROLS ON ACCESSIBLE ROUTES AND AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS
3.7	VISUAL SMOKE/FIRE/CARBON MONOXIDE ALARM IN ALL CODE REQUIRED AREAS AND WITHIN UNITS
3.8	AUDIO AND VISUAL DOORBELL AT UNIT ENTRIES
3.10	PROVIDE ADJUSTABLE (36"-60") RODS/SHELVES WITHIN CLOSETS ON ACCESSIBLE ROUTES IN COMMON AREAS AND UNITS
3.11	NON-SLIP CARPET/FLOORING FOR ACCESSIBLE ROUTE
3.12	HANDRAIL REINFORCEMENT PROVIDED ON ONE WALL IN ALL ACCESSIBLE ROUTES OF TRAVEL AND ON ONE SIDE OF ALL COMMON ROOMS
4.1	COMMON AREA KITCHEN (IF PROVIDED) AND/OR ALL UNIT KITCHENS PROVIDED ON ACCESSIBLE ROUTE OF TRAVEL
4.2	ADEQUATE WORK/FLOOR SAPCE IN FRONT OF ALL APPLIANCES (30"x48" MIN. - PARALLEL WHERE ALLOWED BY CODE) IN COMMON AND UNIT KITCHENS
4.3A	ACCESSIBLE STOVE
4.3B	ACCESSIBLE REFRIGERATOR
4.3D	ACCESSIBLE KITCHEN SINK
4.3E	ACCESSIBLE MICROWAVE PROVIDED ON THE COUNTERTOP WITH PROPER RECEPTACLE
4.4A	ALL OR A SPECIFIED PORTION OF COUNTERTOPS REPOSITIONABLE
4.4B	ONE OR MORE COUNTER AREAS AT 30" WIDE AND 28"-32" HIGH
4.4C	ONE OR MORE WORKSPACES AT 30" WIDE WITH CLEAR SPACE BELOW COUNTERTOP
4.5A	BASE CABINETS: PULL-OUT AND/OR LAZY SUSAN SHELVES
4.5B	ADDITIONAL UNDERCABINET LIGHTING
4.5C	ACCESSIBLE HANDLES/TOUCH LATCHES FOR DOORS/DRAWERS
4.6A	REPOSITIONABLE HEIGHT SINK
4.6B	REMOVABLE BASE CABINET UNDER SINK
4.6C	SINK WITH SINGLE-HANDLE LEVER FAUCET
4.6E	ACCESSIBLE SINK DEPTH
4.6F	30"x48" PARALLEL OR PERPENDICULAR APPROACH CLEAR FLOOR SPACE
4.6G	OPEN KNEE SPACE BELOW SINK WITH INSULATED PIPES OR VALENCE
5.1	AT LEAST ONE FULL BATHROOM ON ACCESSIBLE ROUTE OF TRAVEL
5.2A	30"x48" WHEELCHAIR STORAGE AREA, T-TURN SPACE OR 60" DIAMETER TURNING AREA
5.2B	CLEAR SPACE FOR TOILET; 56"x60" OR 66"x60" WITH ADJACENT LAVATORY CLEAR USE AREA
5.2C	CLEAR SPACE FOR TUB/SHOWER - 30" WIDE X LENGHT OF TUB OR SHOWER, OR 12" BEYOND HEAD END FIXED SEAT
5.3A	STANDARD BATHTUB OR SHOWER WITH GRAB BAR REINFORCEMENT
5.3B	STANDARD BATHTUB OR SHOWER WITH GRAB BARS
5.3C	ACCESSIBLE (ROLL-IN) SHOWER
5.3D	SINGLE-HANDLE LEVER FAUCETS AT TUB OR SHOWER
5.3E	OFFSET CONTROLS FOR EXTERIOR USE
5.4A	STANDARD TOILET WITH GRAB BAR REINFORCEMENT
5.4C	ACCESSIBLE HEIGHT TOILET WITH GRAB BARS INSTALLED
5.7A	LOWER/ACCESSIBLE MEDICINE CHEST
5.7D	ACCESSIBLE HANDLES/TOUCH LATCHES FOR DOORS/DRAWERS
5.7E	LOWER TOWEL RACK
5.7G	FOLD-DOWN/FIXED SHOWER SEAT
5.7H	ACCESSIBLE TOILET TISSUE HOLDER
5.7I	HAND-HELD ADJUSTABLE SHOWER SPRAY UNIT WITH 60" MIN. HOSE
6.1	DINING ROOM ON ACCESSIBLE ROUTE OF TRAVEL
6.2	LIVING ROOM ON ACCESSIBLE ROUTE OF TRAVEL
6.3	OTHER COMMON ROOM ON ACCESSIBLE ROUTE OF TRAVEL
7.3	BEDROOM CLOSETS HAVE MINIMUM 32" CLEAR OPENING
7.4	BEDROOM CLOSETS HAVE ADJUSTABLE (36"-60") SHELVES AND BARS

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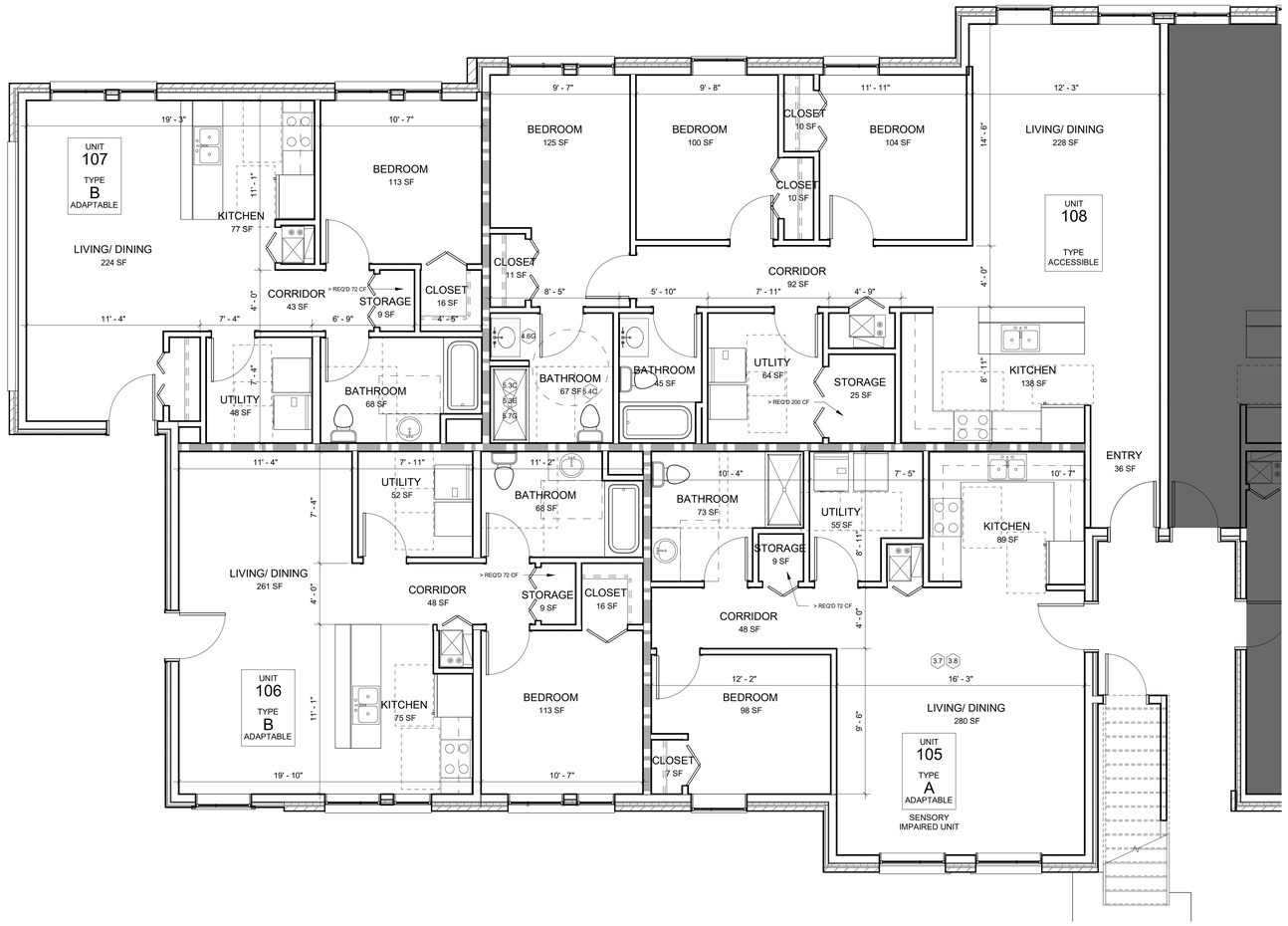
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Enlarged Plan

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Project No.
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1 Bldg 1, Level 1B Enlarged
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Zion Woods
Multi-Family Housing
10 Deerfield Road, Deerfield, IL

Sheet Title
Enlarged Plan

QAQC
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Project No.
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A6.1

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Sheet Title
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QAQC
Checker

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DATE: 9/29/2020 4:57:00 PM
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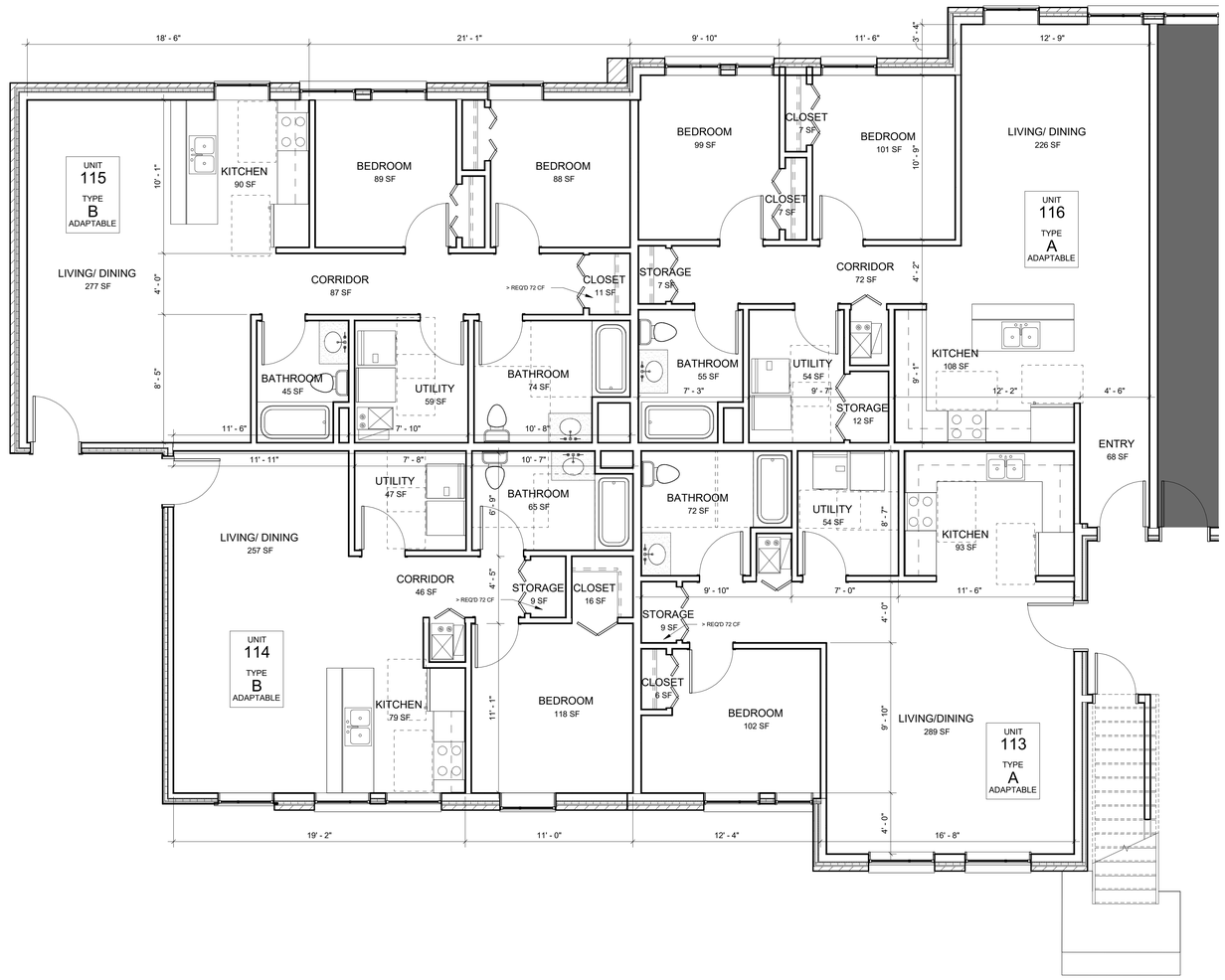
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5.4A	STANDARD TOILET WITH GRAB BAR REINFORCEMENT
5.4C	ACCESSIBLE HEIGHT TOILET WITH GRAB BARS INSTALLED
5.7A	LOWER/ACCESSIBLE MEDICINE CHEST
5.7D	ACCESSIBLE HANDLES/TOUCH LATCHES FOR DOORS/DRAWERS
5.7E	LOWER TOWEL RACK
5.7G	FOLD-DOWN/FIXED SHOWER SEAT
5.7H	ACCESSIBLE TOILET TISSUE HOLDER
5.7I	HAND-HELD ADJUSTABLE SHOWER SPRAY UNIT WITH 60" MIN. HOSE
6.1	DINING ROOM ON ACCESSIBLE ROUTE OF TRAVEL
6.2	LIVING ROOM ON ACCESSIBLE ROUTE OF TRAVEL
6.3	OTHER COMMON ROOM ON ACCESSIBLE ROUTE OF TRAVEL
7.3	BEDROOM CLOSETS HAVE MINIMUM 32" CLEAR OPENING
7.4	BEDROOM CLOSETS HAVE ADJUSTABLE (36"-60") SHELVES AND BARS

Developer
Brinshore Development

Civil Engineer
V3 Companies

Landscape Architect
Daniel Weinbach & Partners, Ltd.

Structural Engineeer
Kibler-AE

MEPFP Engineer
RTM

No.	Date	Issue Description
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Client / Project Name

Zion Woods
Multi-Family Housing
10 Deerfield Road, Deerfield, IL

Sheet Title
Enlarged Plan

QAQC
Checker

Project No.
14139

A6.4

DATE: 9/29/2020 4:57:05 PM
FILE: D:_Revit Locals\14139 Zion Woods\14139 - Zion Multi-Family Housing (mpamucci).rvt



1 Bldg 2, Level 2 Enlarged
1/4" = 1'-0"

PLAN NOTES

1. 10% OF THE TOTAL UNITS IN THE PROJECT ARE DESIGNED FOR PERSONS WITH MOBILITY IMPAIRMENTS, AS DEFINED IN ICC/ANSI 117.1-2003 SECTION 1002 ACCESSIBLE UNITS.

2. 2% OF THE TOTAL UNITS IN THE PROJECT ARE DESIGNED FOR PERSONS WITH SENSORY IMPAIRMENTS, AS DEFINED IN ICC/ANSI 117.1-2003 SECTION 1005 SENSORY IMPAIRED UNITS.

3. 20% OF THE TOTAL UNITS IN THE PROJECT ARE DESIGNED TO BE ADAPTABLE, AS DEFINED IN THE ILLINOIS ACCESSIBILTY CODE.

4. FIRST FLOOR UNITS NOT DESIGNATED AS ACCESSIBLE OR ADAPTABLE SHALL BE TYPE B UNITS.

5. IN ACCORDANCE WITH IHDA 13.15, EVERY DWELLING UNIT IN BUILDINGS SERVED BY NATURAL GAS SHALL BE EQUIPED WITH AT LEAST ONE APPROVED CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES AND MEET THE REQUIREMENTS OF THE CARBON MONOXIDE ALARM DETECTOR ACT (PUBLIC ACT 094-0741).

6. IN ACCORDANCE WITH IHDA 13.16, EVERY UNIT AT A MINIMUM SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED SMOKE DETECTOR IN A OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM FOR SLEEPING PURPOSES AND MEET THE REQUIREMENTS OF THE SMOKE DETECTOR ACT (PUBLIC ACT 425 ILCS 60/).

UNIVERASAL DESIGN NOTES 0

1.1	ACCESSIBLE ROUTE OF TRAVEL TO DWELLING FROM PUBLIC SIDEWALK OR THOROUGHFARE TO PRIMARY ENTRANCE
1.2	NO-STEP ENTRY (1/2" OR LESS THRESHOLD)
1.4	ACCESSIBLE ROUTE FROM GARAGE/PARKING TO HOME'S PRIMARY ENTRY
2.1	MINIMUM 32" CLEAR PRIMARY ENTRY DOORWAY AT VESTIBULE OR UNIT ENTRY
2.2	PRIMARY ENTRY ACCESSIBLE INTERNAL/EXTERNAL STRIKE AND HINGE CLEARANCES, HARDWARE AND THRESHOLDS
2.5	PRIMARY UNIT ENTRY WITH AN ACCESSIBLE/DUAL PEEPHOLE AND BACKLIT DOORBELL
2.7	WEATHER-SHELTERED ENTRY AREA
3.1	ACCESSIBLE ROUTE OF TRAVEL TO AT LEAST ONE PUBLIC BATHROOM, COMMUNITY KITCHEN (IF PROVIDED), AND ALL COMMON ROOMS
3.2	42" WIDE HALLWAYS/MANEUVERING CLEARANCES WITH 32" CLEAR DOORWAYS ON ACCESSIBLE ROUTE
3.3	LEVER STYLE DOOR HARDWARE ON ALL INTERIOR DOORS (COMMON AREAS AND WITHIN UNITS)
3.4	STRIKE EDGE CLEARANCES, AND ACCESSIBLE THRESHOLDS FOR ACCESSIBLE DOORWAYS IN ALL COMMON AREAS/UNIT ENTRIES
3.5	ELECTRIC RECEPTACLES, HVAC CONTROLS AND ALARM CONTROLS ON ACCESSIBLE ROUTES AND AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS
3.6	ROCKER LIGHT SWITCHES/CONTROLS ON ACCESSIBLE ROUTES AND AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS
3.7	VISUAL SMOKE/FIRE/CARBON MONOXIDE ALARM IN ALL CODE REQUIRED AREAS AND WITHIN UNITS
3.8	AUDIO AND VISUAL DOORBELL AT UNIT ENTRIES
3.10	PROVIDE ADJUSTABLE (36"-60") RODS/SHELVES WITHIN CLOSETS ON ACCESSIBLE ROUTES IN COMMON AREAS AND UNITS
3.11	NON-SLIP CARPET/FLOORING FOR ACCESSIBLE ROUTE
3.12	HANDRAIL REINFORCEMENT PROVIDED ON ONE WALL IN ALL ACCESSIBLE ROUTES OF TRAVEL AND ON ONE SIDE OF ALL COMMON ROOMS
4.1	COMMON AREA KITCHEN (IF PROVIDED) AND/OR ALL UNIT KITCHENS PROVIDED ON ACCESSIBLE ROUTE OF TRAVEL
4.2	ADEQUATE WORK/FLOOR SAPCE IN FRONT OF ALL APPLIANCES (30"x48" MIN. - PARALLEL WHERE ALLOWED BY CODE) IN COMMON AND UNIT KITCHENS
4.3A	ACCESSIBLE STOVE
4.3B	ACCESSIBLE REFRIGERATOR
4.3D	ACCESSIBLE KITCHEN SINK
4.3E	ACCESSIBLE MICROWAVE PROVIDED ON THE COUNTERTOP WITH PROPER RECEPTACLE
4.4A	ALL OR A SPECIFIED PORTION OF COUNTERTOPS REPOSITIONABLE
4.4B	ONE OR MORE COUNTER AREAS AT 30" WIDE AND 28"-32" HIGH
4.4C	ONE OR MORE WORKSPACES AT 30" WIDE WITH CLEAR SPACE BELOW COUNTERTOP
4.5A	BASE CABINETS: PULL-OUT AND/OR LAZY SUSAN SHELVES
4.5B	ADDITIONAL UNDERCABINET LIGHTING
4.5C	ACCESSIBLE HANDLES/TOUCH LATCHES FOR DOORS/DRAWERS
4.6A	REPOSITIONABLE HEIGHT SINK
4.6B	REMOVABLE BASE CABINET UNDER SINK
4.6C	SINK WITH SINGLE-HANDLE LEVER FAUCET
4.6E	ACCESSIBLE SINK DEPTH
4.6F	30"x48" PARALLEL OR PERPENDICULAR APPROACH CLEAR FLOOR SPACE
4.6G	OPEN KNEE SPACE BELOW SINK WITH INSULATED PIPES OR VALENCE
5.1	AT LEAST ONE FULL BATHROOM ON ACCESSIBLE ROUTE OF TRAVEL
5.2A	30"x48" WHEELCHAIR STORAGE AREA, T-TURN SPACE OR 60" DIAMETER TURNING AREA
5.2B	CLEAR SPACE FOR TOILET; 56"x60" OR 66"x60" WITH ADJACENT LAVATORY CLEAR USE AREA
5.2C	CLEAR SPACE FOR TUB/SHOWER - 30" WIDE X LENGHT OF TUB OR SHOWER, OR 12" BEYOND HEAD END FIXED SEAT
5.3A	STANDARD BATHTUB OR SHOWER WITH GRAB BAR REINFORCEMENT
5.3B	STANDARD BATHTUB OR SHOWER WITH GRAB BARS
5.3C	ACCESSIBLE (ROLL-IN) SHOWER
5.3D	SINGLE-HANDLE LEVER FAUCETS AT TUB OR SHOWER
5.3E	OFFSET CONTROLS FOR EXTERIOR USE
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Client / Project Name

Zion Woods
Multi-Family Housing
10 Deerfield Road, Deerfield, IL

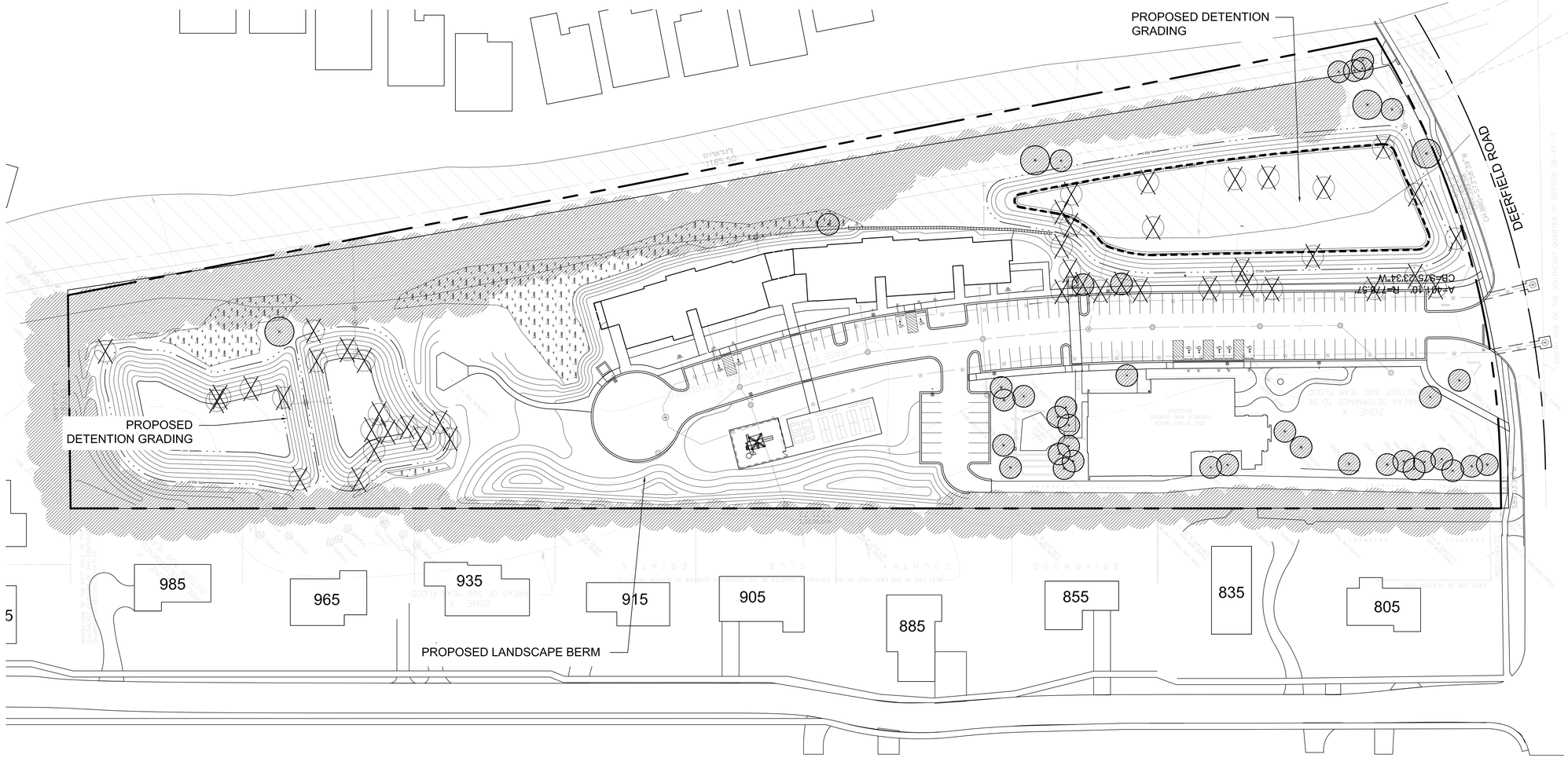
Sheet Title
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QAQC
Checker

Project No.
14139

A6.5

DATE: 9/29/2020 4:57:09 PM
FILE: D:_Revit Local\14139 Zion Woods\14139 - Zion Multi-Family Housing (mpamuco).rvt



1 TREE PRESERVATION PLAN
SCALE: 1"=50'-0"

5 15 50
0 10 25

LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

NOTE:

A COMPLETE TREE SURVEY OF THE SITE, LISTING ALL SPECIES AND CURRENT CONDITIONS, IS NOT CURRENTLY AVAILABLE. BASED ON OUR INITIAL SITE VISIT AND A SITE SURVEY SHOWING ONLY EXISTING TREE CALIPER THE FOLLOWING CALCULATIONS ARE BASED ON ALL TREES BEING REMOVED AS 'GROUP B' CATEGORY PER VILLAGE TREE ORDINANCE STANDARDS. ONCE ADDITIONAL INFORMATION IS RECIEVED, THE LANDSCAPE PLAN WILL BE ADJUSTED, IF NECCESSARY, TO CONFORM FULLY TO THE VILLAGE'S TREE PRESERVATION AND REPLACEMENT STANDARDS.

TREE REPLACEMENT

TREE REMOVALS - APPROX. 45 TREES @ 548 CALIPER INCHES

X 06 (VILLAGE FACTOR FOR 'GROUP B' TREES)

TOTAL CALIPER INCHES TO REPLACE 329 CALIPER INCHES

PROPOSED TREES - 94 NEW TREES @ 329 CALIPER INCHES
(BASED ON 3.5" CAL / TREE - FINAL SELECTION MAY RANGE BETWEEN 3-4 INCH CALIPER)

DANIEL WEINBACH & PARTNERS, LTD.

Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604

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Revisions

8.		
7.	FINAL DEVELOPMENT PLAN	09/30/20
6.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	09/17/20
5.	ISSUE FOR FINAL DEVELOPMENT PLAN	08/17/20
4.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	08/06/20
3.	ISSUED FOR REVIEW	06/08/18
2.	ISSUE FOR PREFILING CONFERENCE	07/12/17
1.	ISSUED FOR REVIEW	06/23/17

Project

ZION CHURCH

10 DEERFIELD RD.
DEERFIELD, ILLINOIS 60015

Sheet Title

TREE PRESERVATION PLAN

Date 06/23/17	Project No. DWP 17-136
Scale AS SHOWN	Sheet No. LT-1.0
Drawn By CA	
Approved DW	



1 LANDSCAPE PLAN
SCALE: 1"=50'-0"

5 15 50
0 10 25

LANDSCAPE LEGEND

- MEADOW GRASS MIX
- LAWN GRASS
- SHRUB, PERENNIAL, GROUNDCOVER BEDS
- EXISTING TREE TO REMAIN
- NEW SHADE TREES
- NEW ORNAMENTAL TREES
- NEW EVERGREEN TREES

DETENTION / COMPENSATORY LEGEND

- MESIC PRAIRIE SEED MIX (SEE CIVIL DWGS)
- EMERGENT PLUG MIX (SEE CIVIL DWGS)
- SHORELINE PLUG MIX (SEE CIVIL DWGS)
- COMPENSATORY SEED MIX (SEE CIVIL DWGS)

EXISTING UNDISTURBED WETLANDS

- LIMITS OF EXISTING UNDISTURBED WETLANDS

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2.	ISSUED FOR REVIEW	06/01/18
1.	ISSUED FOR REVIEW	06/23/17

Project

ZION CHURCH

10 DEERFIELD RD.
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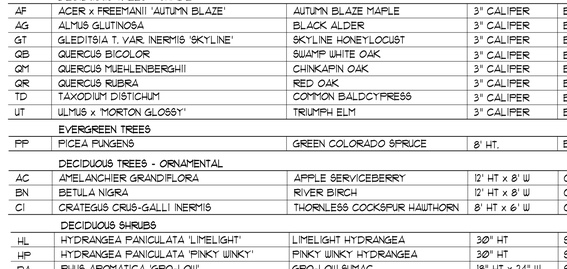
LANDSCAPE PLAN

Date 06/23/17	Project No. DWP 17-136
Scale AS SHOWN	Sheet No. L-1.0
Drawn By CA	
Approved DW	

PLANT LIST - PLANTS TO BE SELECTED FROM THIS LIST

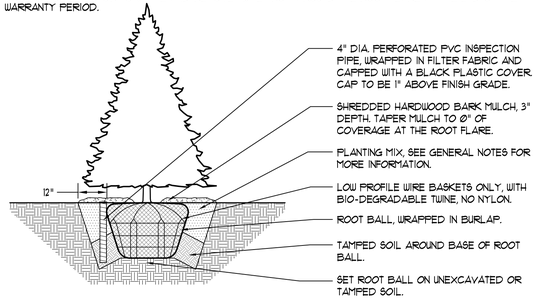
CODE	BOTANICAL NAME	COMMON NAME	SIZE	ADDITIONAL NOTES
	DECIDUOUS TREES - SHADE			
AF	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CALIPER	BRANCHED UP 6'
AG	ALNUS GLUTINOSA	BLACK ALDER	3" CALIPER	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIPER	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CALIPER	BRANCHED UP 6'
QM	QUERCUS MUEHLENBERGHII	CHINKAPIN OAK	3" CALIPER	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	3" CALIPER	BRANCHED UP 6'
TD	TAXODIUM DISTICHUM	COMMON BALDCYPRESS	3" CALIPER	BRANCHED UP 6'
UT	ULMUS x 'MORTON GLOSSY'	TRIUMPH ELM	3" CALIPER	BRANCHED UP 6'
	EVERGREEN TREES			
PP	PICEA PUNGENS	GREEN COLORADO SPRUCE	8' HT.	BRANCHED UP 6'
	DECIDUOUS TREES - ORNAMENTAL			
AC	AMELANCHIER GRANDIFLORA	APPLE SERVICEBERRY	12' HT x 8' W	CLUMP FORM, 3 TRUNKS MIN
BN	BETULA NIGRA	RIVER BIRCH	12' HT x 8' W	CLUMP FORM, 3 TRUNKS MIN
CI	CRATEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	8' HT x 6' W	CLUMP FORM
	DECIDUOUS SHRUBS			
HL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30" HT	SPACED AS SHOWN
HP	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	30" HT	SPACED AS SHOWN
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 24" W	SPACED AS SHOWN
RM	ROSA 'MEIJOCOS'	PINK DRIFT ROSE	18" HT x 24" W	SPACED AS SHOWN
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30" HT	SPACED AS SHOWN
VD	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ ARROWWOOD VIBURNUM	30" HT	SPACED AS SHOWN
HQ	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24" HT x 24"W	SPACED AS SHOWN
	EVERGREEN SHRUBS			
BG	BUXUS x 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD	24" SPREAD	SPACED AS SHOWN
JK	JUNIPERUS CHINENSIS 'KALLAY COMPACT'	KALLAY COMPACT JUNIPER	30" SPREAD	SPACED AS SHOWN
TM	TAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	30" SPREAD	SPACED AS SHOWN
	PERENNIALS & ORNAMENTAL GRASSES			
CK	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GALLON	SPACED 12" O.C.
HC	HEUCHERA 'CARAMEL'	CARAMEL CORAL BELLS	1 GALLON	SPACED 12" O.C.
HH	HOSTA 'HALCYON'	HALCYON HOSTA	1 GALLON	SPACED 18" O.C.
HR	HOSTA 'PARADIGM'	PARADIGM HOSTA	1 GALLON	SPACED 18" O.C.
HS	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	SPACED AS SHOWN
HT	HOSTA 'PATRIOT'	PATRIOT HOSTA	1 GALLON	SPACED 18" O.C.
MS	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	1 GALLON	SPACED 18" O.C.
NF	NEPETA X FAASSENII 'EARLY BIRD'	EARLY BIRD CATMINT	1 GALLON	SPACED 12" O.C.
PA	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GALLON	SPACED 18" O.C.
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	SPACED 18" O.C.
	GROUNDCOVERS			
HE	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	3" POT	SPACED 10" O.C.
PT	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3" POT	SPACED 6" O.C.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



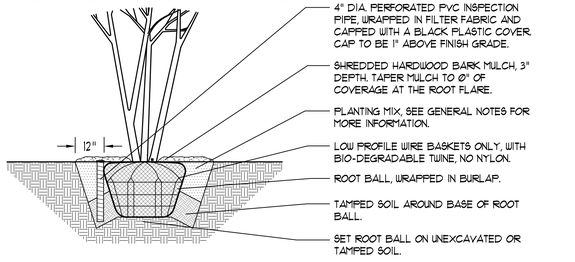
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVED ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND THE ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.

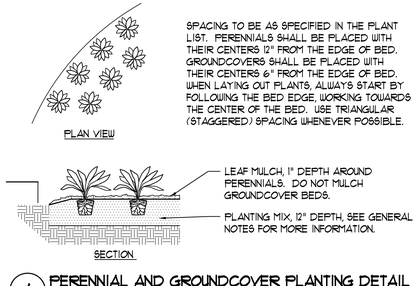


3 MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

Meadow/Prairie Seed Mix					
	Scientific Name	Common Name	LB/acre		
AndSco	*Andropogon scoparius*	Little bluestem	8		
BouCur	*Bouteloua curtipendula*	Side-oats grama grass	6		
ElyCan	*Elymus canadensis*	Canada wild rye	8		
AllCer	*Allium cernuum*	Nodding wild onion	0.5		
AscTub	*Asclepias tuberosa*	Butterfly weed	0.75		
AstAzu	*Aster azureus (A. colentangiensis)*	Sky blue aster	1		
AstEri	*Aster ericoides*	Heath aster	0.125		
AstLae	*Aster laevis*	Smooth blue aster	1		
BapLea	*Baptisia leucantha (B. alba)*	White wild indigo	1		
CasFas	*Cassia fasiculata*	Partridge pea	3		
EchPal	*Echinacea pallida*	Pale purple coneflower	1.5		
EchPur	*Echinacea purpurea*	Purple coneflower	1.00		
HelHel	*Heliopsis helianthoides*	False sunflower	2		
HelMol	*Helianthus mollis*	Downy sunflower	0.25		
LiaPyc	*Liatris pycnostachya*	Prairie blazing star	1		
MonFis	*Monarda fistulosa*	Wild bergamot	0.5		
PenDig	*Penstemon digitalis*	Fox glove beard tongue	1		
PetPur	*Petalostemum purpureum (Dalea purpurea)*	Purple prairie clover	1		
PycVir	*Pycnanthemum virginianum*	Common mountain mint	0.125		
RatPin	*Ratibida pinnata*	Yellow coneflower	1.5		
RudHir	*Rudbeckia hirta*	Black-eyed susan	2		
RudSub	*Rudbeckia subtomentosa*	Sweet black-eyed susan	0.5		
SolGrg	*Solidago graminifolia (Euthamia graminifolia)*	Grass-leaved goldenrod	0.25		
SolSpe	*Solidago speciosa*	Showy goldenrod	0.5		
TraOhi	*Tradescantia ohiensis*	Common spiderwort	0.25		
VerStr	*Verbena stricta*	Hoary vervain	1		
ZizAur	*Zizia aurea*	Golden alexanders	1		
			44.75		

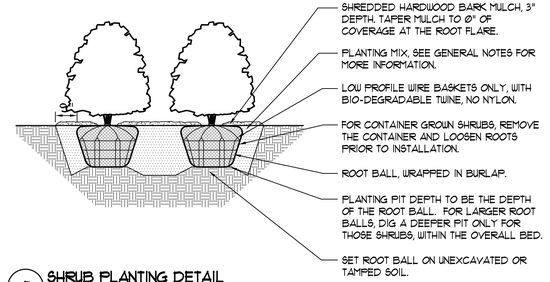
NOTE:
1. COVER CROP FOR ALL MEADOW MIX SEEDED AREAS TO BE AVENA SATIVA (SEED OATS) AT A RATE OF 60 POUNDS PER ACRE WITH SPRING PLANTING, OR AT A RATE OF 120 POUNDS PER ACRE WITH FALL PLANTING.
2. FOR ALL DETENTION / COMPENSATORY PLANTINGS, SEE CIVIL DRAWINGS.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



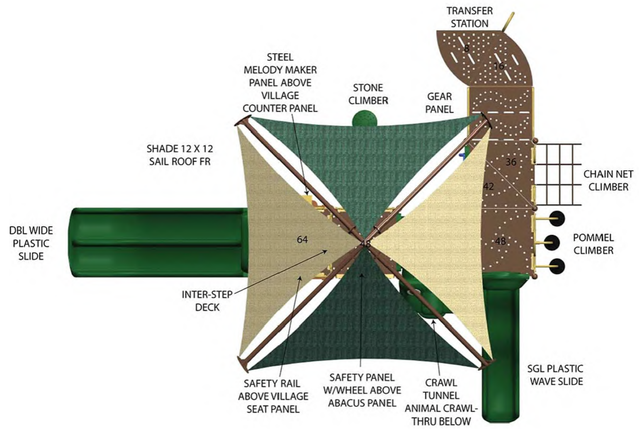
4 PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 9" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE AT THE TIME OF PLANTING.



5 SHRUB PLANTING DETAIL
NOT TO SCALE

PLAY STRUCTURE - LITTLE TIKES COMMERCIAL PLAYBUILDERS #QU067719





DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpltd.com

Revisions

8.		
7.		
6.		
5.	FINAL DEVELOPMENT PLAN	09/30/20
4.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	09/17/20
3.	ISSUE FOR FINAL DEVELOPMENT PLAN	08/17/20
2.	ISSUE FOR FINAL DEVELOPMENT PLAN PREFILING	08/06/20
1.	ISSUED FOR REVIEW	06/23/17

Project

ZION CHURCH

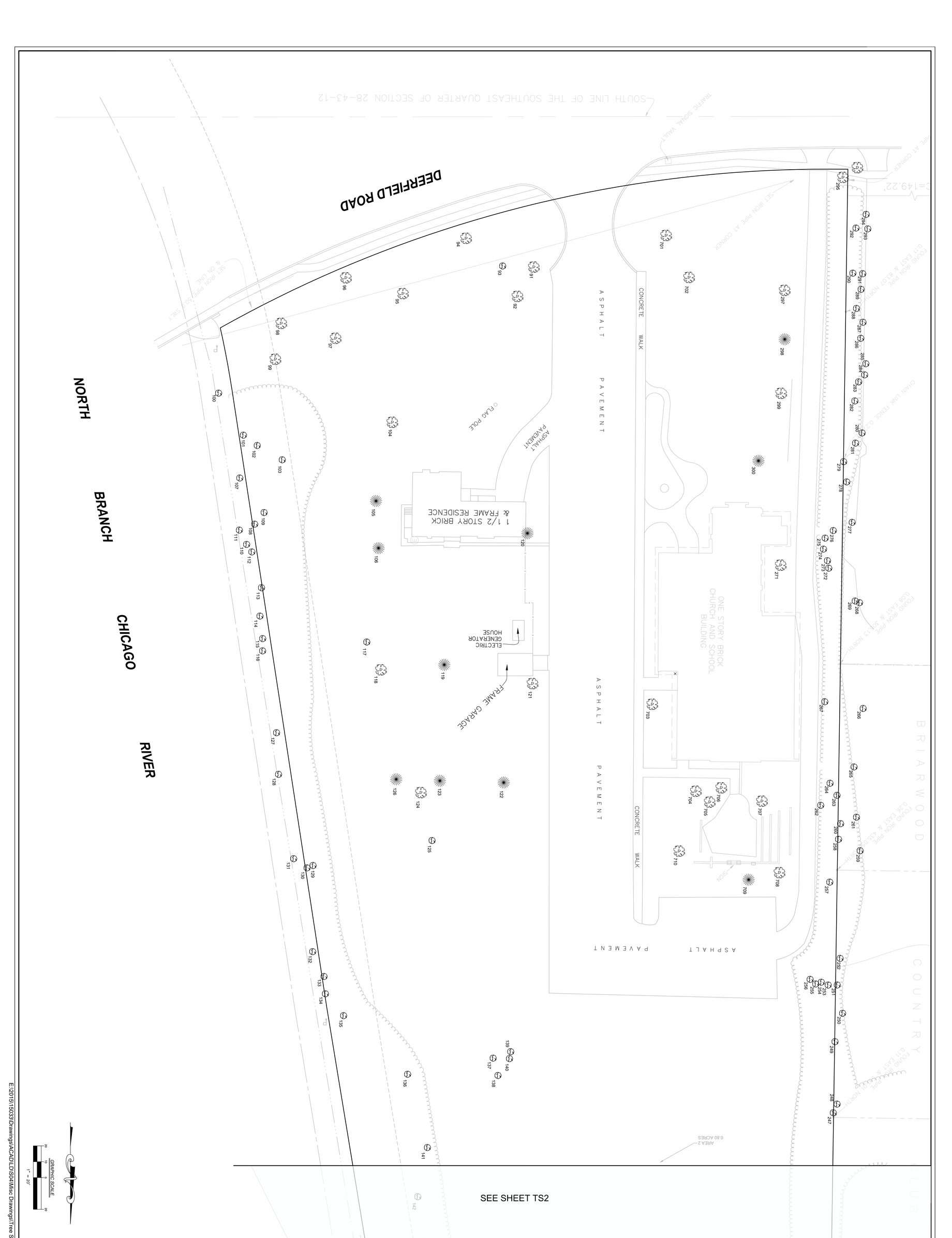
10 DEERFIELD RD.
DEERFIELD, ILLINOIS 60015

Sheet Title

LANDSCAPE DETAILS

Date 06/23/17	Project No. DWP 17-136
Scale AS SHOWN	Sheet No. L-2.0
Drawn By CA	
Approved DW	

2020 ZION WOODS
TREE SURVEY



DRAWING NO. TS1	7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	TREE SURVEY - SOUTH ZION WOODS MULTI - FAMILY HOUSING DEERFIELD ILLINOIS	PROJECT NO.: 15033 PROJECT MANAGER: SK DESIGNED BY: SK DRAWN BY: BD

ORIGINAL ISSUE DATE: 10-06-20

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

E:\2015\15033\Drawings\ACAD\LDS\04\Misc Drawings\Tree Survey\15033s04.dwg 10/7/2020

SEE SHEET TS1



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

TREE SURVEY - NORTH

ZION WOODS MULTI - FAMILY HOUSING

DEERFIELD ILLINOIS

DRAWING NO. TS2

PROJECT NO.:	15033
PROJECT MANAGER:	SK
DESIGNED BY:	SK
DRAWN BY:	BD

ORIGINAL ISSUE DATE: 10-06-20

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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Zion Woods Tree Survey
Daniel Jablonski: IL-9636A
5-Oct-20

Count	Tag #	DBH (inches)	Species Name*	Common Name	**Condition:** Excellent (1), Good (2), Fair (3), Fair to Poor (4), Poor (5), Dead (6)	**Structure:** Excellent (1), Good (2), Fair (3), Fair to Poor (4), Poor (5), Dead (6)	Multi-stem Sizes (Inches)
1	91	14	*Acer X freemanii*	Freeman's Maple	2	2	
2	92	9	*Juniperus virginiana*	Eastern Red-Cedar	3	2	
3	39	10	*Juglans nigra*	Black Walnut	2	2	
4	94	21	*Acer X freemanii*	Freeman's Maple	2	2	
5	95	31	*Gleditsia triacanthos*	Honey-Locust	3	3	
6	96	17	*Acer saccharinum*	Silver Maple	3	3	
7	97	21	*Gleditsia triacanthos*	Honey-Locust	3	2	
8	98	20	*Acer saccharinum*	Silver Maple	3	2	
9	99	18	*Acer saccharinum*	Silver Maple	3	2	
10	100	19	*Juglans nigra*	Black Walnut	2	2	
11	101	22	*Juglans nigra*	Black Walnut	2	1	
12	102	14	*Fraxinus pennsylvanica*	Green Ash	6	6	
13	103	10	*Ulmus americana*	American Elm	2	2	
14	104	31	*Gleditsia triacanthos*	Honey-Locust	3	2	
15	105	20	*Picea abies*	Norway Spruce	4	2	
16	106	32	*Picea abies*	Norway Spruce	2	2	
17	107	10	*Acer negundo*	Ash-Leaf Maple	5	4	
18	108	12	*Juglans nigra*	Black Walnut	3	2	
19	109	10	*Juglans nigra*	Black Walnut	3	2	
20	110	10	*Acer negundo*	Ash-Leaf Maple	5	5	
21	111	14	*Juglans nigra*	Black Walnut	1	1	
22	112	13	*Juglans nigra*	Black Walnut	2	2	
23	113	13	*Juglans nigra*	Black Walnut	2	2	
24	114	30	*Populus deltoides*	Eastern Cottonwood	4	3	
25	115		*Populus deltoides*	Eastern Cottonwood	3	2	24,24,14,20
26	116	14	*Populus deltoides*	Eastern Cottonwood	3	2	
27	117	10	*Ulmus americana*	American Elm	3	2	
28	118	22	*Gleditsia triacanthos*	Honey-Locust	3	2	
29	119	15	*Picea abies*	Norway Spruce	4	3	
30	120		*Juniperus virginiana*	Eastern Red-Cedar	3	2	10,10,10,6,6,8,4
31	121	12	*Acer X freemanii*	Freeman's Maple	5	4	
32	122	18	*Picea abies*	Norway Spruce	3	3	
33	123	14	*Picea abies*	Norway Spruce	4	3	
34	124	20	*Acer X freemanii*	Freeman's Maple	4	3	
35	125		*Acer negundo*	Ash-Leaf Maple	4	3	8,8,6,6,4,4
36	126	18	*Picea abies*	Norway Spruce	3	2	
37	127	10	*Juglans nigra*	Black Walnut	2	2	
38	128	20	*Juglans nigra*	Black Walnut	2	2	
39	129	10	*Ulmus americana*	American Elm	3	2	
40	130	20	*Juglans nigra*	Black Walnut	1	1	
41	131	10	*Juglans nigra*	Black Walnut	4	3	
42	132	20	*Ulmus americana*	American Elm	3	3	
43	133	22	*Ulmus americana*	American Elm	3	3	
44	134	20	*Ulmus americana*	American Elm	5	5	
45	135		*Ulmus americana*	American Elm	6	6	18,12
46	136	12	*Juglans nigra*	Black Walnut	4	4	
47	137	10	*Populus deltoides*	Eastern Cottonwood	3	2	
48	138		*Populus deltoides*	Eastern Cottonwood	3	3	18,10,10,8
49	139		*Populus deltoides*	Eastern Cottonwood	3	2	14,8
50	140	14	*Populus deltoides*	Eastern Cottonwood	5	5	
51	141	10	*Ulmus americana*	American Elm	2	2	
52	142		*Ulmus americana*	American Elm	3	3	12,10,8,4
53	143		*Acer negundo*	Ash-Leaf Maple	5	5	18,18
54	144	14	*Juglans nigra*	Black Walnut	1	1	
55	145	30	*DEAD*	DEAD	6	6	
56	146	12	*DEAD*	DEAD	6	6	
57	147	10	*Fraxinus pennsylvanica*	Green Ash	6	6	
58	148	10	*DEAD*	DEAD	6	6	
59	149		*Acer negundo*	Ash-Leaf Maple	4	3	14,6
60	150	16	*DEAD*	DEAD	6	6	
61	151	10	*DEAD*	DEAD	6	6	
62	152	22	*Populus deltoides*	Eastern Cottonwood	2	2	
63	153	32	*Populus deltoides*	Eastern Cottonwood	3	2	
64	154	22	*Acer negundo*	Ash-Leaf Maple	6	6	
65	156	8	*Juglans nigra*	Black Walnut	2	2	
66	157		*Acer negundo*	Ash-Leaf Maple	5	5	24,24
67	158		*Acer negundo*	Ash-Leaf Maple	5	5	10,12
68	159	12	*Prunus serotina*	Black Cherry	6	6	
69	160	8	*Juglans nigra*	Black Walnut	3	2	
70	161	20	*Celtis occidentalis*	Common Hackberry	1	1	
71	162	12	*Acer negundo*	Ash-Leaf Maple	5	5	
72	163	14	*Acer negundo*	Ash-Leaf Maple	6	6	
73	164		*Acer negundo*	Ash-Leaf Maple	6	6	12,12
74	165	10	*Acer negundo*	Ash-Leaf Maple	6	6	
75	166	12	*Acer negundo*	Ash-Leaf Maple	5	5	
76	167	18	*Acer negundo*	Ash-Leaf Maple	6	6	
77	168	14	*Acer negundo*	Ash-Leaf Maple	6	6	
78	169	12	*Celtis occidentalis*	Common Hackberry	2	2	
79	170	12	*Acer negundo*	Ash-Leaf Maple	6	6	
80	171		*Acer negundo*	Ash-Leaf Maple	6	6	18,8
81	172	10	*DEAD*	DEAD	6	6	
82	173	14	*DEAD*	DEAD	6	6	
83	174		*Acer negundo*	Ash-Leaf Maple	5	5	16,10
84	175	12	*Acer negundo*	Ash-Leaf Maple	6	6	
85	176	14	*Acer negundo*	Ash-Leaf Maple	5	5	
86	177		*Acer saccharinum*	Silver Maple	5	5	10,10,8,8,6
87	178		*Acer saccharinum*	Silver Maple	5	5	12,10,8,8
88	179	10	*Juglans nigra*	Black Walnut	4	3	
89	180	26	*DEAD*	DEAD	6	6	
90	181	12	*Juglans nigra*	Black Walnut	2	2	
91	182	20	*Juglans nigra*	Black Walnut	3	2	
92	183		*Acer negundo*	Ash-Leaf Maple	6	6	12,12
93	184	10	*Ulmus americana*	American Elm	3	3	
94	185		*Acer saccharinum*	Silver Maple	6	6	10,6,6
95	186	12	*Prunus serotina*	Black Cherry	6	6	
96	187	9	*Ulmus americana*	American Elm	3	2	
97	188		*Acer negundo*	Ash-Leaf Maple	4	4	12,10
98	189	14	*Prunus serotina*	Black Cherry	5	4	
99	190		*Ulmus americana*	American Elm	2	2	6,10
100	191	9	*Acer negundo*	Ash-Leaf Maple	4	3	
101	192	14	*Celtis occidentalis*	Common Hackberry	1	1	
102	193	20	*Juglans nigra*	Black Walnut	1	1	
103	194	20	*Juglans nigra*	Black Walnut	2	2	
104	195	10	*Acer negundo*	Ash-Leaf Maple	5	4	
105	196	10	*Acer negundo*	Ash-Leaf Maple	4	3	
106	197	10	*DEAD*	DEAD	6	6	
107	198	12	*Acer negundo*	Ash-Leaf Maple	4	4	
108	199	10	*Juglans nigra*	Black Walnut	2	2	
109	200	12	*Juglans nigra*	Black Walnut	2	2	
110	201		*DEAD*	DEAD	6	6	20,10,10,16
111	202	10	*Prunus serotina*	Black Cherry	6	6	
112	203	8	*Ulmus americana*	American Elm	6	6	
113	204	18	*Celtis occidentalis*	Common Hackberry	2	2	
114	205	8	*Acer negundo*	Ash-Leaf Maple	4	4	
115	206	9	*Ulmus americana*	American Elm	4	3	
116	207	10	*Juglans nigra*	Black Walnut	2	2	
117	208	10	*Ulmus americana*	American Elm	2	2	
118	209		*Ulmus americana*	American Elm	3	2	8,6,5,4
119	210	12	*Juglans nigra*	Black Walnut	1	1	
120	211	16	*Carya ovata*	Shag-Bark Hickory	1	1	
121	212	10	*Prunus serotina*	Black Cherry	6	6	
122	213	10	*Fraxinus pennsylvanica*	Green Ash	6	6	
123	214	14	*Ulmus americana*	American Elm	2	2	
124	215	18	*Prunus serotina*	Black Cherry	4	3	
125	216	10	*Fraxinus pennsylvanica*	Green Ash	6	6	
126	217	9	*Acer negundo*	Ash-Leaf Maple	6	6	
127	218	26	*Quercus rubra*	Northern Red Oak	2	2	
128	219	10	*Acer negundo*	Ash-Leaf Maple	6	6	
129	220	10	*Acer negundo*	Ash-Leaf Maple	5	5	
130	221	10	*Acer negundo*	Ash-Leaf Maple	6	6	
131	222	12	*Fraxinus pennsylvanica*	Green Ash	6	6	
132	223		*Fraxinus pennsylvanica*	Green Ash	6	6	10,12
133	224	10	*Juglans nigra*	Black Walnut	2	2	
134	225	10	*Fraxinus pennsylvanica*	Green Ash	6	6	
135	226	10	*Juglans nigra*	Black Walnut	2	2	
136	227	24	*Juglans nigra*	Black Walnut	1	1	
137	228	12	*Juglans nigra*	Black Walnut	3	2	
138	229		*Malus pumila*	Apple	5	4	12,6,6,4
139	230	12	*Pinus nigra*	Austrian Pine	4	3	
140	231	10	*Pinus nigra*	Austrian Pine	5	3	
141	232	18	*Acer platanoides*	Norway Maple	5	4	
142	233	15	*Acer platanoides*	Norway Maple	6	6	
143	234	15	*Morus alba*	White Mulberry	3	3	
144	235	10	*Ulmus americana*	American Elm	3	2	
145	236	12	*Morus alba*	White Mulberry	3	2	
146	237	20	*Juglans nigra*	Black Walnut	3	2	
147	238	12	*Juglans nigra*	Black Walnut	3	2	
148	239		*Fraxinus pennsylvanica*	Green Ash	6	6	10,4
149	240		*Fraxinus pennsylvanica*	Green Ash	6	6	12,8
150	241	14	*Juglans nigra*	Black Walnut	6	6	
151	242	9	*Juglans nigra*	Black Walnut	6	6	
152	243	10	*Juglans nigra*	Black Walnut	6	6	
153	244	10	*Juglans nigra*	Black Walnut	6	6	
154	245	12	*Ulmus americana*	American Elm	3	2	
155	246	16	*Ulmus americana*	American Elm	2	2	
156	247	21	*Fraxinus pennsylvanica*	Green Ash	6	6	
157	248	14	*Acer platanoides*	Norway Maple	2	2	
158	249	10	*Fraxinus pennsylvanica*	Green Ash	6	6	
159	250	9	*Acer platanoides*	Norway Maple	2	2	
160	251	12	*Carya cordiformis*	Bitter-Nut Hickory	3	2	
161	252	16	*Carya cordiformis*	Bitter-Nut Hickory	2	2	
162	253	20	*Populus deltoides*	Eastern Cottonwood	2	2	
163	254	9	*Ulmus americana*	American Elm	3	2	
164	255	20	*Populus deltoides*	Eastern Cottonwood	2	2	
165	256	9	*Fraxinus pennsylvanica*	Green Ash	6	6	
166	257	18	*Populus deltoides*	Eastern Cottonwood	2	2	
167	258	16	*Quercus rubra*	Northern Red Oak	2	2	
168	259	12	*Fraxinus pennsylvanica*	Green Ash	6	6	
169	260	12	*Fraxinus pennsylvanica*	Green Ash	6	6	
170	261	20	*Quercus rubra*	Northern Red Oak	2	2	
171	262	8	*Juglans nigra*	Black Walnut	3	2	
172	263	12	*Quercus rubra*	Northern Red Oak	2	2	
173	264	10	*Ulmus americana*	American Elm	2	2	
174	265	9	*Fraxinus pennsylvanica*	Green Ash	6	6	
175	266	31	*Quercus palustris*	Pin Oak	2	2	
176	267	8	*Acer platanoides*	Norway Maple	2	2	
177	268	18	*Ulmus americana*	American Elm	2	2	
178	270	18	*Acer platanoides*	Norway Maple	4	3	
179	271	24	*Gleditsia triacanthos*	Honey-Locust	3	3	
180	272	8	*Ulmus americana*	American Elm	2	2	
181	273	10	*Ulmus americana*	American Elm	2	2	
182	274	16	*Ulmus americana*	American Elm	2	2	
183	275	10	*Ulmus americana*	American Elm	2	2	
184	276	14	*Ulmus americana*	American Elm	2	2	
185	277	14	*Fraxinus pennsylvanica*	Green Ash	6	6	
186	278	14	*Fraxinus pennsylvanica*	Green Ash	6	6	
187	279	18	*Ulmus americana*	American Elm	2	2	
188	280	9	*Fraxinus pennsylvanica*	Green Ash	6	6	
189	281	9	*Fraxinus pennsylvanica*	Green Ash	6	6	
190	282	10	*Fraxinus pennsylvanica*	Green Ash	6	6	
191	283		*Tilia americana*	American Basswood	2	2	8,8
192	284	24	*Fraxinus pennsylvanica*	Green Ash	6	6	
193	285	14	*Fraxinus pennsylvanica*	Green Ash	6	6	
194	286	9	*Quercus rubra*	Northern Red Oak	3	2	
195	287	10	*Juglans nigra*	Black Walnut	3	2	
196	288	10	*Fraxinus pennsylvanica*	Green Ash	6	6	
197	289		*Crataegus mollis*	Downy Hawthorn	4	3	8,8,6,3
198	290	12	*Ulmus americana*	American Elm	3	2	
199	291	12	*Fraxinus pennsylvanica*	Green Ash	6	6	
200	292	18	*Juglans nigra*	Black Walnut	2	2	
201	293	9	*Juglans nigra*	Black Walnut	3	2	
202	294	12	*Fraxinus pennsylvanica*	Green Ash	6	6	
203	295		*Fraxinus pennsylvanica*	Green Ash	6	6	10,8
204	296	12	*Fraxinus pennsylvanica*	Green Ash	6	6	
205	297	12	*Acer rubrum*	Red Maple	3	3	
206	298		*Pinus nigra*	Austrian Pine	4	3	12,12
207	299	14	*Gleditsia triacanthos*	Honey-Locust	2	2	
208	300	18	*Picea pungens*	Colorado Blue Spruce	3	3	
209	701		*Malus pumila*	Apple	6	6	12,6,8,6,8,8,6
210	702	18	*Carya ovata*	Shag-Bark Hickory	1	1	
211	703	18	*Acer rubrum*	Red Maple	4	3	
212	704	10	*Malus pumila*	Apple	5	5	
213	705		*Malus pumila*	Apple	5	5	10,9,6,6
214	706		*Malus pumila*	Apple	4	4	8,8,6,6
215	707		*Malus pumila*	Apple	5	5	9,8
216	708	16	*Acer rubrum*	Red Maple	3	2	
217	709	16	*Pinus nigra*	Austrian Pine	4	3	
218	710	16	*Acer X freemanii*	Freeman's Maple	2	2	

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10-06-20

NO.	DATE	DESCRIPTION

PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

TREE SURVEY

ZION WOODS MULTI - FAMILY HOUSING
DEERFIELD ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
TS3

FINAL ENGINEERING PLANS

FOR

ZION WOODS MULTI - FAMILY HOUSING

DEERFIELD, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

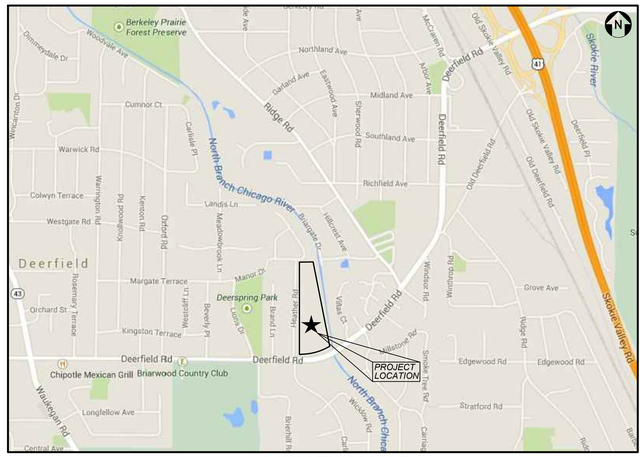
Housing Opportunity Development Corporation
1000 Skokie Boulevard, Suite 570
Wilmette, Illinois 60091
847-251-5706
Contact : Richard Koenig

ENGINEER

V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager : Steven A. Kranenborg, P.E.
Design Engineer : Peter Wagenmaker, E.I.T.

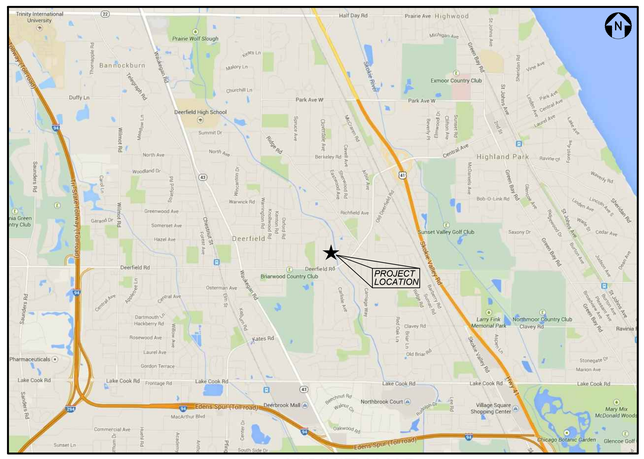
ARCHITECT

Eckenhoff Saunders Architects
130 East Randolph Street, Suite 1850
Chicago, Illinois 60601
312-786-1204
Contact : Matt Wylie



LOCATION MAP

NO SCALE



VICINITY MAP

NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	GENERAL NOTES , LEGEND, AND ABBREVIATIONS
C2.0	EXISTING CONDITIONS PLAN
C2.1	DEMOLITION PLAN
C3.0	LAYOUT PLAN
C4.0	GRADING PLAN - SOUTH
C4.1	GRADING PLAN - NORTH
C4.2	EROSION CONTROL PLAN
C4.3	EROSION CONTROL DETAILS
C4.4	NATURALIZED BASIN PLANTING PLAN
C4.5	NATURALIZED BASIN PLANTING SPECIFICATIONS
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS

BENCHMARKS

BM #1

Reference Benchmark:
Per Monument Records on file with the Village of Deerfield Operating bolt on fire hydrant located at Millstone Road and Cody Lane

Elevation=659.86

Unless otherwise noted, elevations shown refer to the top of ground.

Call Before You Dig JULIE 800.892.0123

Joint Utility Locating Information for Excavators

Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN A. KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF HOUSING OPPORTUNITY DEVELOPMENT CORPORATION BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____DAY OF_____, A.D., 2020.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068598
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION
1	07-08-20	REVISION PER ENGINEERING REVIEW
2	07-30-20	REVISION PER ENGINEERING REVIEW
3	09-17-20	FINAL DEVELOPMENT PLAN PREFILING
4	09-30-20	FINAL DEVELOPMENT PLAN

ORIGINAL ISSUE DATE: 04-20-2020

PROJECT NO: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

TITLE SHEET

ZION WOODS MULTI - FAMILY HOUSING
DEERFIELD, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.

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GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   B.H.SUHR & COMPANY INC.
   450 SKOKIE BLVD. #105
   NORTHBROOK, IL 60062

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION.

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF DEERFIELD.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF DEERFIELD MUNICIPAL CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS. RECORD DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE UPON FINAL PROJECT COMPLETION.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SANITARY SEWER".

3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.

5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:

   A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.

   B. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 6" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH IDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.

   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.

   C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.

   D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:

      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
      II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT AND VILLAGE REPRESENTATIVE.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (IAC) REQUIREMENTS, UNLESS OTHERWISE NOTED.

8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

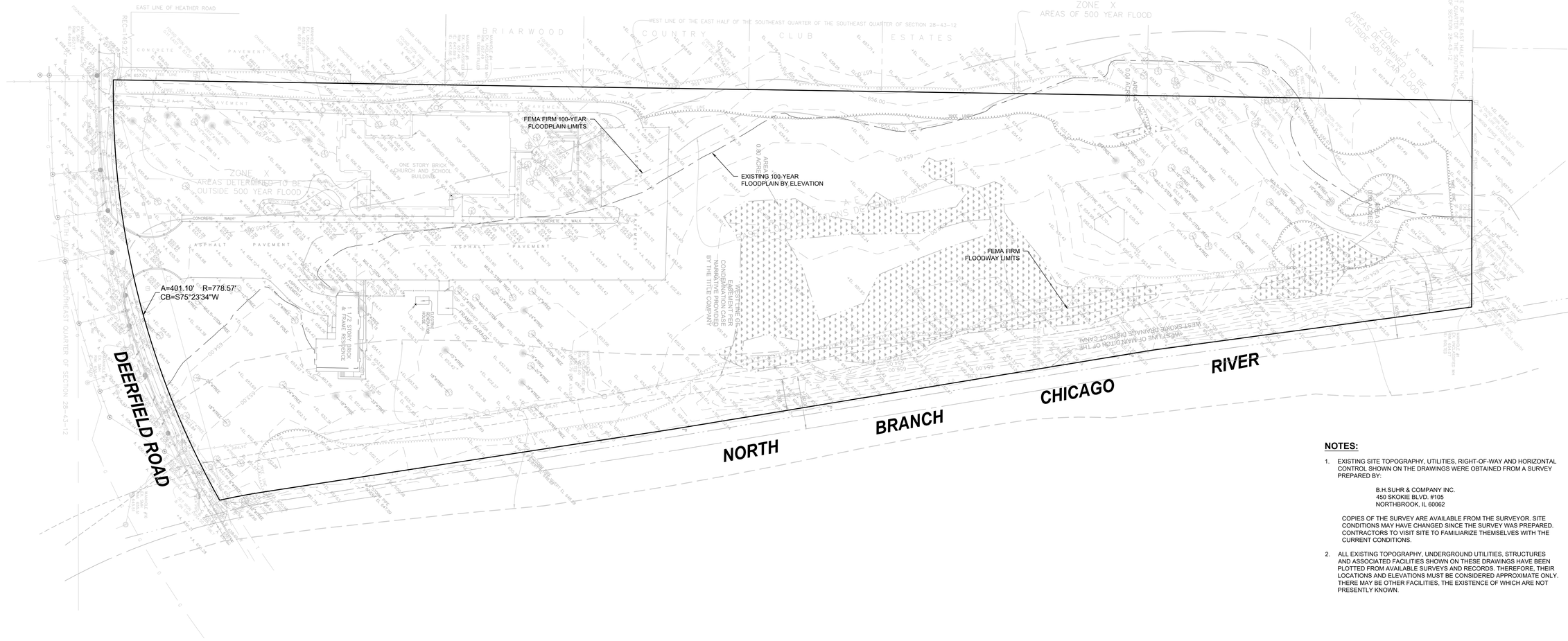
10. PRIOR TO FINAL PAVING, THE CONTRACTOR SHALL TELEVISE THE STORM AND SANITARY SEWERS TO ENSURE PIPE INTEGRITY. ANY ISSUES FOUND SHALL BE CORRECTED PRIOR TO FINAL PAVING.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
x x	x x	FENCE LINE
		CENTERLINE
		PROPERTY CORNER
710	710	CONTOUR
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		REVERSE PITCHED CURB
x 706.00	x 706.0	SPOT ELEVATION
782.62 / 782.12	782.62 / 782.12	*TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION*
		UTILITY STUB
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
W	W	WATER MAIN
G	G	GAS MAIN
T/E	T/E	UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK
E	E	BURIED CABLE-ELECTRIC
T	T	BURIED CABLE-TELEPHONE
		ATLAS LOCATED UTILITY
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		POST INDICATOR VALVE
		THRUST BLOCK
12" 11		TREE
		TREE LINE
		CONCRETE HEADWALL
		SUBMERGED HEADWALL
		FLARED END SECTION (F.E.S.)
		GUY WIRES
		FLOOD LIGHT
		UTILITY POLE
		LIGHT STANDARD
		TRAFFIC SIGNAL POLE
		HAND HOLE
		SOIL BORING
		IRRIGATION HEADS
		SIGN
		TELEPHONE MANHOLE
		MONITORING WELL
		TELEPHONE PEDESTAL
		TRANSFORMER PAD
	12"	UTILITY TO BE ABANDONED
		FEATURE TO BE REMOVED
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE
		DITCH CHECK
		INLET FILTER BASKET
		RIP RAP
		BOLLARD
SF	SF	SILT FENCE
		WATER MAIN PROTECTION
	C01	UTILITY CROSSING LABEL
		GUARDRAIL
		RAILROAD TRACKS
		RETAINING WALL
		REVISION DELINEATION
	CLL	CONSTRUCTION LIMIT LINE
		TREE PROTECTION FENCE

ABBREVIATIONS

A	ARC LENGTH
B-B	BACK TO BACK OF CURB
B/C	BACK OF CURB
BLDG	BUILDING
BM	BENCHMARK
B/P	BOTTOM OF PIPE
BV/VV	BUTTERFLY VALVE IN VALVE VAULT
C



NOTES:

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   B.H.SUHR & COMPANY INC.
   450 SKOKIE BLVD. #105
   NORTHBROOK, IL 60062

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS

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4	09-30-20	FINAL DEVELOPMENT PLAN

PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

EXISTING CONDITIONS PLAN

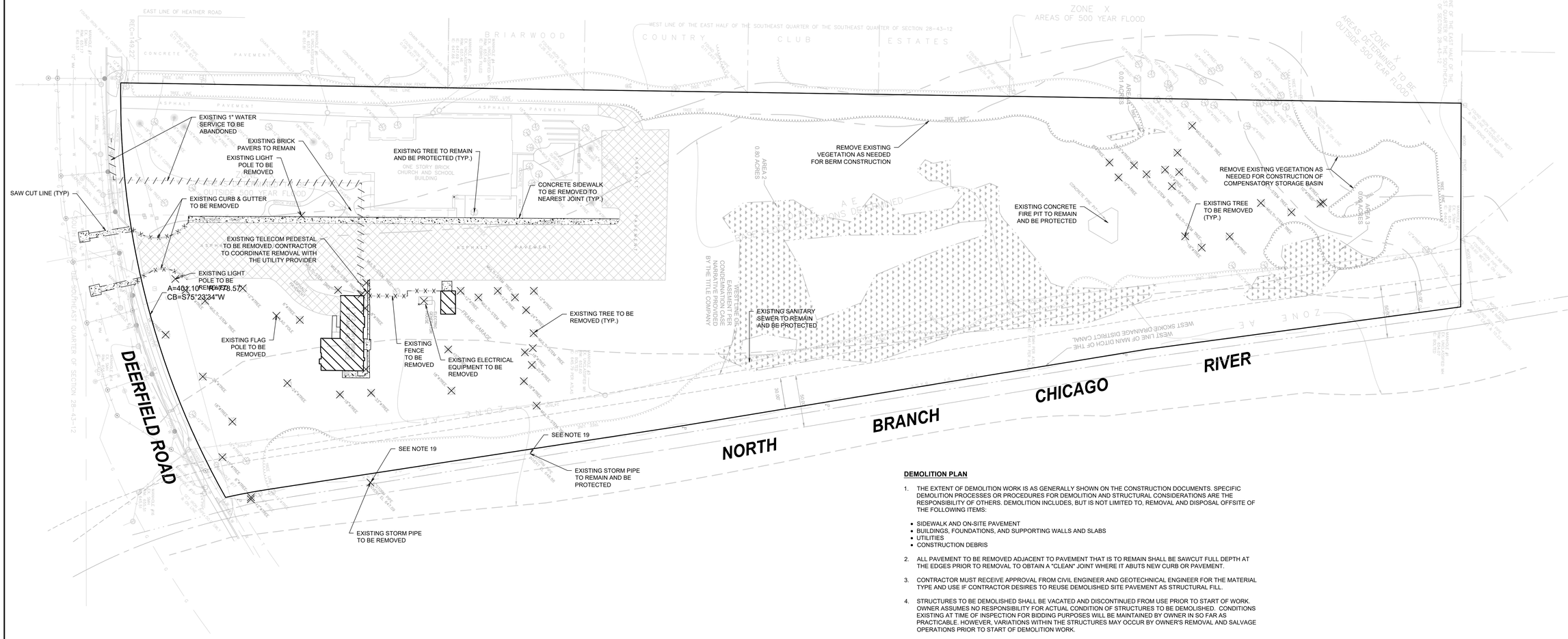
ZION WOODS MULTI - FAMILY HOUSING

DEERFIELD ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C2.0



DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.
19. CONTRACTOR TO VERIFY ROUTING OF EXISTING STORM SEWER. ONCE LAYOUT HAS BEEN CONFIRMED, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER TO DETERMINE IF DISCHARGE IS TO REMAIN, BE REMOVED, OR BE RELOCATED.
20. THE EXISTING SANITARY SEWER SERVICES FOR THE EXISTING STRUCTURE TO BE REMOVED SHALL BE LOCATED IN THE FIELD AND PROPERLY ABANDONED.
21. CONTRACTOR TO PROVIDE PRE AND POST CONSTRUCTION TELEVISING OF 24" SANITARY SEWER TO BE WORKED AROUND AND PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO RESULT FROM CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

DEMOLITION LEGEND

	ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
	CONCRETE PAVEMENT OR SIDEWALK REMOVAL (FULL-DEPTH)
	EXISTING BUILDING TO BE REMOVED
– X X X–	CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
X	STRUCTURE/TREE TO BE REMOVED
– – – – –	SAWCUT LINE

GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS

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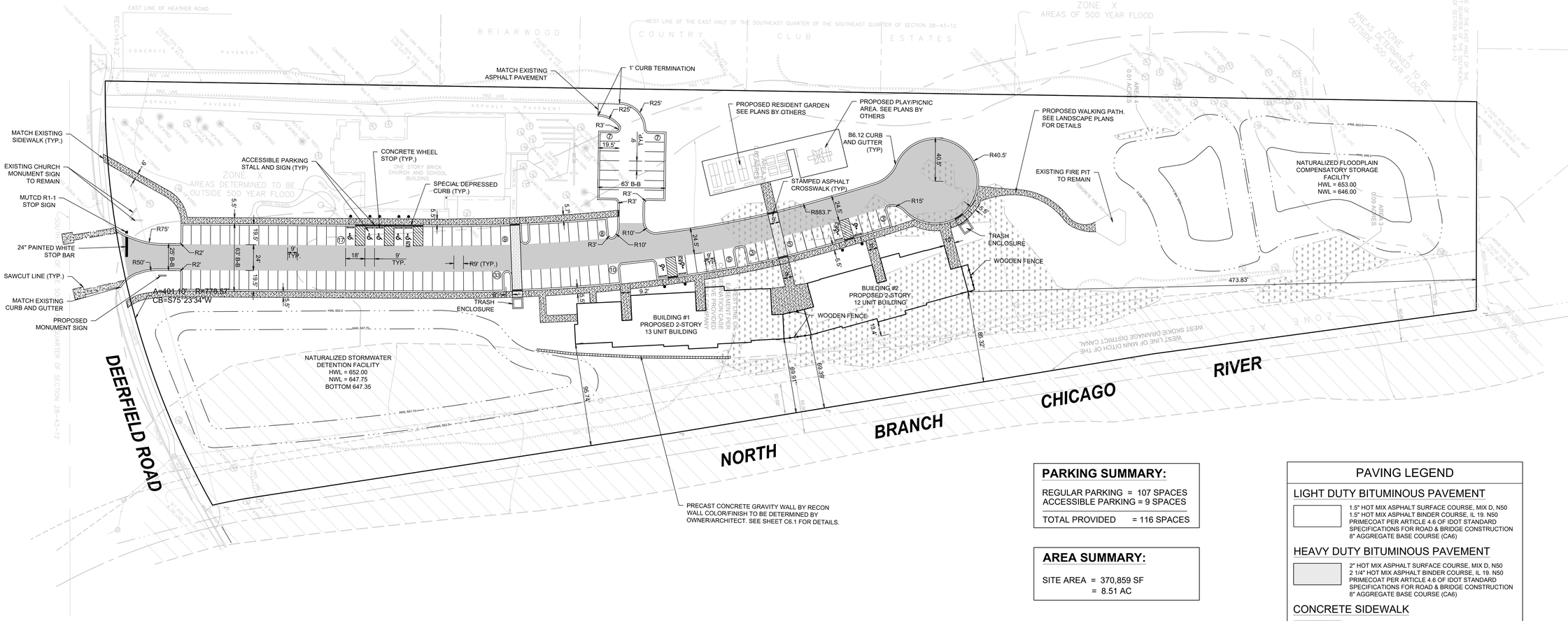
PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

DEMOLITION PLAN

ZION WOODS MULTI - FAMILY HOUSING
DEERFIELD ILLINOIS

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Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C2.1



PARKING SUMMARY:

REGULAR PARKING = 107 SPACES
ACCESSIBLE PARKING = 9 SPACES

TOTAL PROVIDED = 116 SPACES

AREA SUMMARY:

SITE AREA = 370,859 SF
= 8.51 AC

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
5. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH M.U.T.C.D. LATEST EDITION.

PAVING LEGEND

LIGHT DUTY BITUMINOUS PAVEMENT

1.5" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
1.5" HOT MIX ASPHALT BINDER COURSE, IL 19. N50
PRIMECOAT PER ARTICLE 4.6 OF IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
8" AGGREGATE BASE COURSE (CA6)

HEAVY DUTY BITUMINOUS PAVEMENT

2" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
2 1/4" HOT MIX ASPHALT BINDER COURSE, IL 19. N50
PRIMECOAT PER ARTICLE 4.6 OF IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
8" AGGREGATE BASE COURSE (CA6)

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6

CONCRETE PAVEMENT

8" P.C. CONCRETE WITH (6X6/W1.11-W1.11) W.W.F.
6" AGGREGATE BASE COURSE - CA6

GRAPHIC SCALE
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1" = 40'

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PROJECT NO.: 15033
PROJECT MANAGER: SK
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DRAWN BY: BD

LAYOUT PLAN

ZION WOODS MULTI - FAMILY HOUSING

ILLINOIS

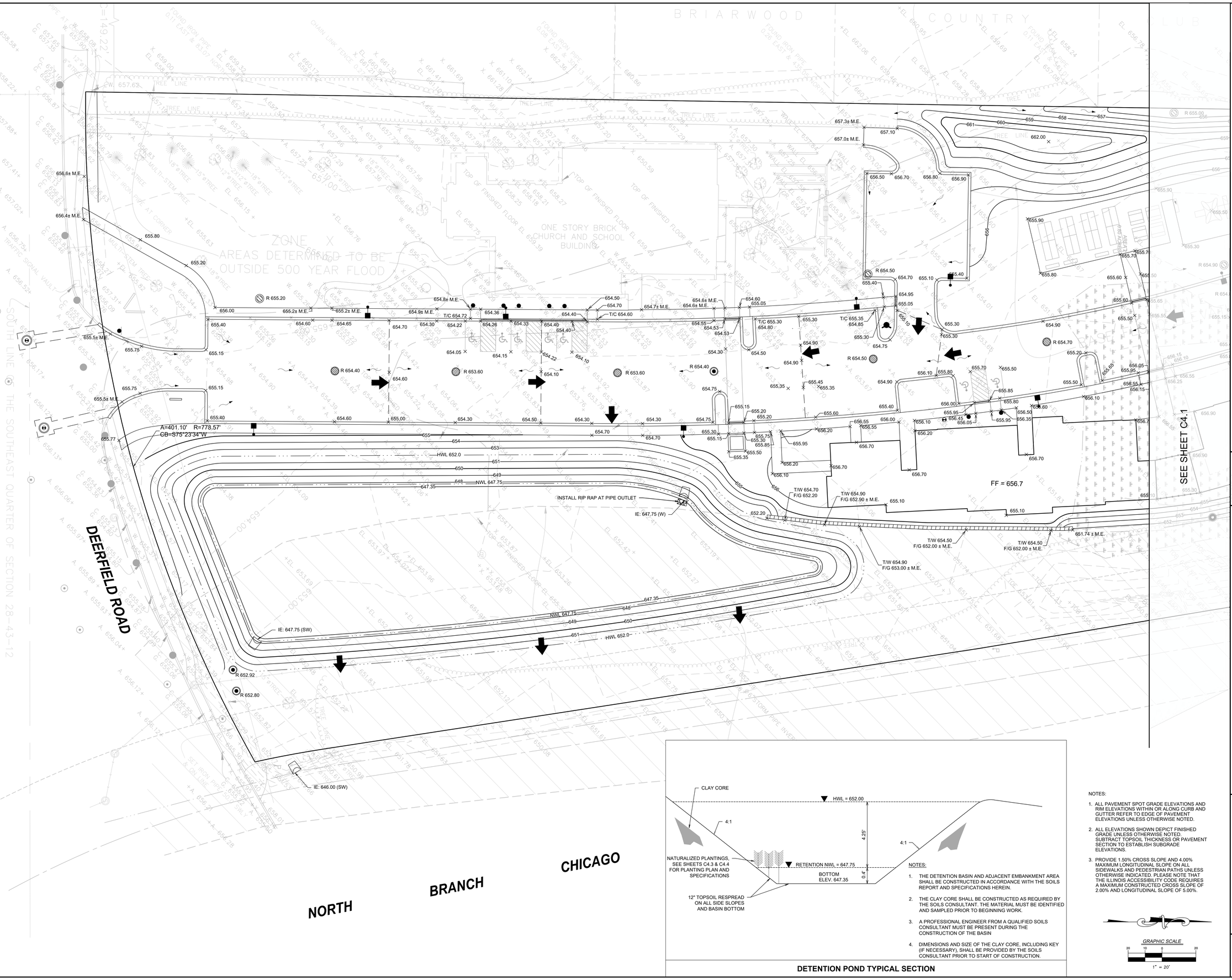
DEERFIELD

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DRAWING NO.

C3.0

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DETENTION POND TYPICAL SECTION

NOTES:

1. THE DETENTION BASIN AND ADJACENT EMBANKMENT AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT AND SPECIFICATIONS HEREIN.
2. THE CLAY CORE SHALL BE CONSTRUCTED AS REQUIRED BY THE SOILS CONSULTANT. THE MATERIAL MUST BE IDENTIFIED AND SAMPLED PRIOR TO BEGINNING WORK.
3. A PROFESSIONAL ENGINEER FROM A QUALIFIED SOILS CONSULTANT MUST BE PRESENT DURING THE CONSTRUCTION OF THE BASIN
4. DIMENSIONS AND SIZE OF THE CLAY CORE, INCLUDING KEY (IF NECESSARY), SHALL BE PROVIDED BY THE SOILS CONSULTANT PRIOR TO START OF CONSTRUCTION.

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT. ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

GRAPHIC SCALE
20 10 0 20
1" = 20'

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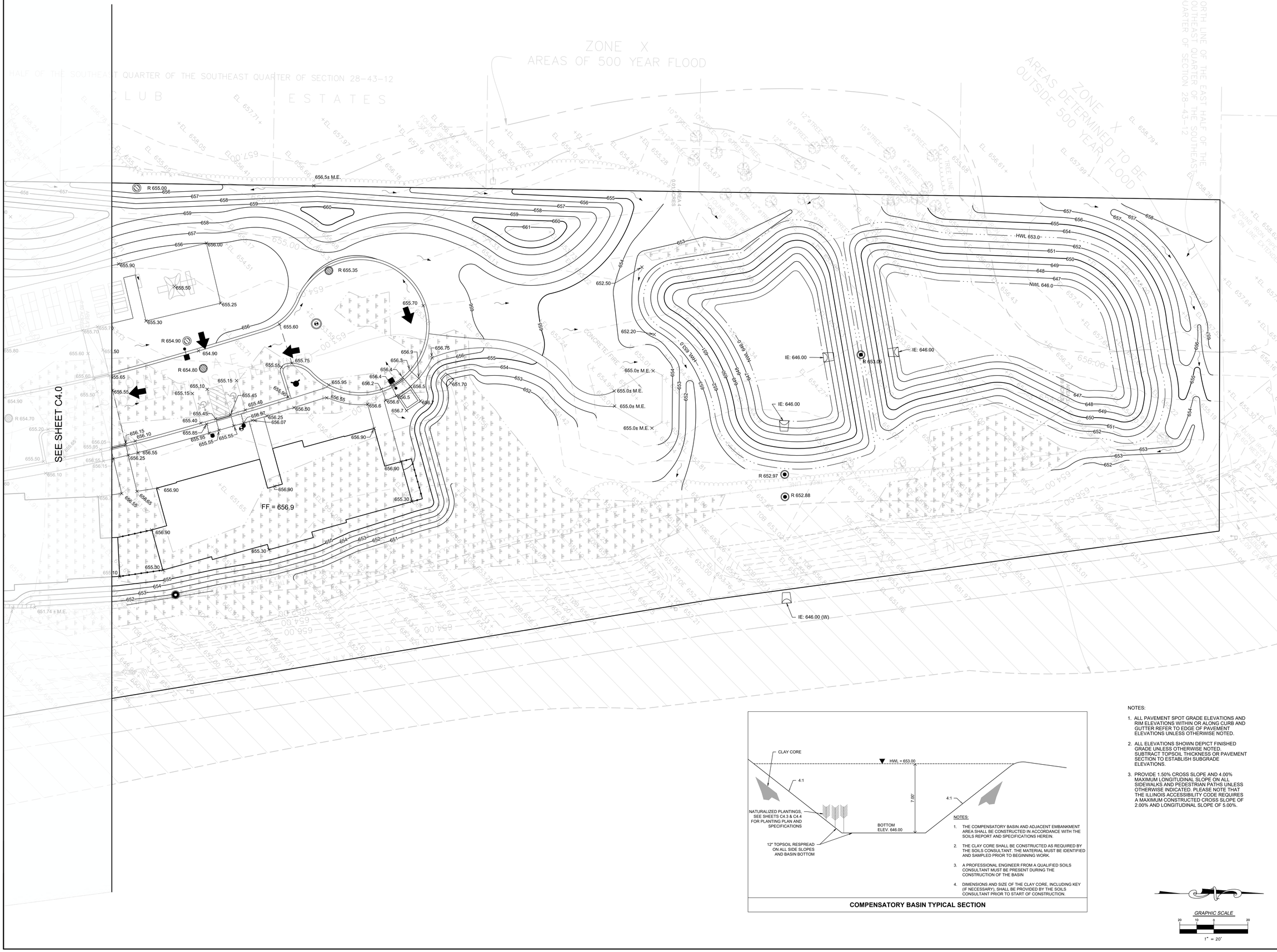
PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

GRADING PLAN - SOUTH

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DRAWING NO.
C4.0



COMPENSATORY BASIN TYPICAL SECTION

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

GRAPHIC SCALE
20 10 0 20
1" = 20'

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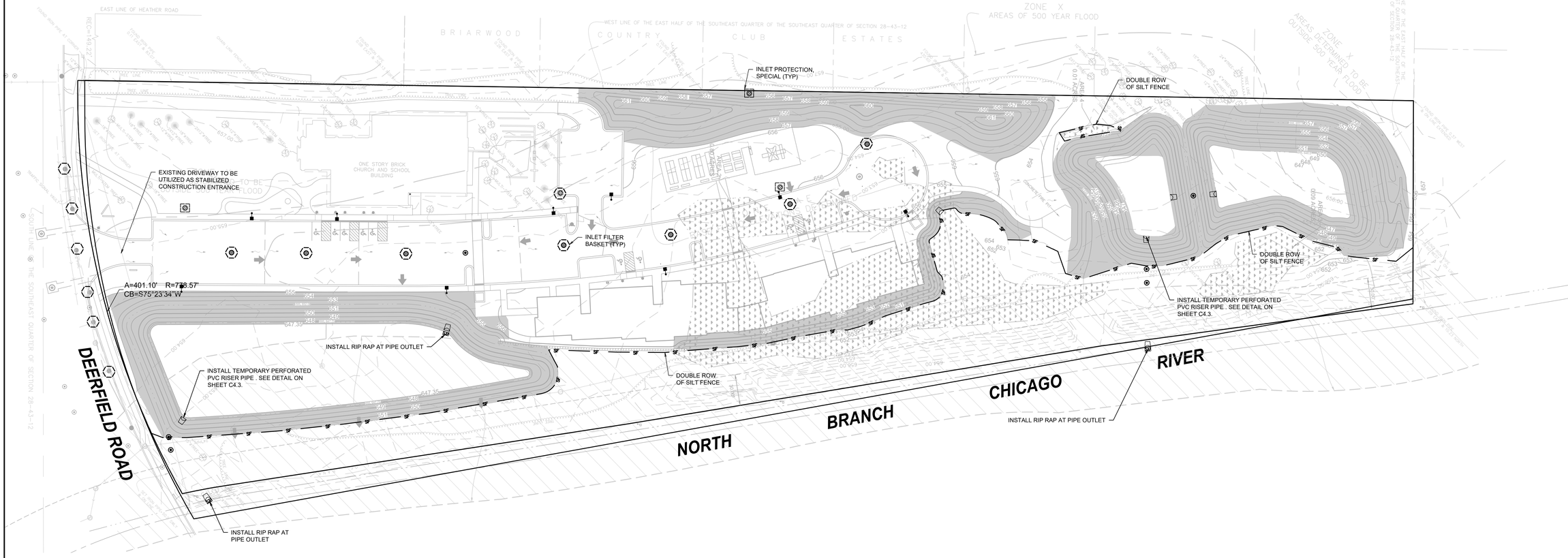
GRADING PLAN - NORTH

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EROSION CONTROL LEGEND

– – –	DITCH CHECK
	INLET FILTER BASKET
	INLET PROTECTION SPECIAL
	RIP RAP
——— SF ———	SILT FENCE
	EROSION CONTROL BLANKET

EROSION CONTROL NOTES:

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C4.3.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
7. ADDITIONAL SILT FENCE LOCATIONS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE DECI DEPENDING ON FIELD CONDITIONS, STOCK PILES, ETC.

CONSTRUCTION SEQUENCE.

1.) Installation of soil erosion and sediment control SE/SC measures
   a.) Selective vegetation removal for silt fence installation
   b.) Silt fence installation
   c.) Construction fencing around areas not to be disturbed
   d.) Stabilized construction entrance
2.) Tree removal where necessary (clear & grub)
3.) Construct sediment trapping devices (sediment traps, basins…)
4.) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
5.) Strip topsoil, stockpile topsoil and grade site
6.) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
7.) Install storm sewer, sanitary sewer, water and associated inlet & outlet protection
8.) Permanently stabilize detention basins with seed and erosion control blanket
9.) Temporarily stabilize all areas including lots that have reached temporary grade
10.) Install roadways
11.) Permanently stabilize all outlot areas
12.) Install structures and grade individual lots
13.) Permanently stabilize lots
14.) Remove all temporary SE/SC measures after the site is stabilized with vegetation

* Soil erosion and sediment control maintenance must occur every two weeks and after every ½ or greater rainfall event

GRAPHIC SCALE
40 20 0 40
1" = 40'

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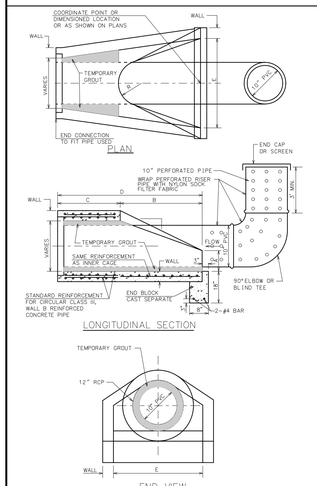
PROJECT NO.: 15033
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DRAWN BY: BD

EROSION CONTROL PLAN

ZION WOODS MULTI - FAMILY HOUSING
DEERFIELD ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
C4.2



NOTES:

1. PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.
3. PLASTIC PIPES POLYVINYL CHLORIDE (PVC) OR HIGH DENSITY POLYETHYLENE (PE) WITH SDR EQUAL TO 43 OR LESS.
4. THE PERFORATED PVC MUST HAVE HOLES EVENLY SPACED AROUND THE CIRCUMFERENCE OF THE PIPE, AS SHOWN BELOW

INLET DIA. (INCHES)	MIN. NO. OF 1" DIA. HOLES PER FT OF INLET
5	25
6	30
8	40
10	50
12	60

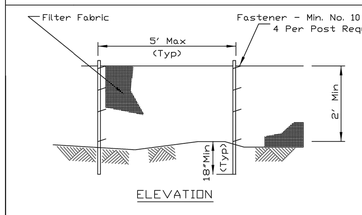
5. TEMPORARY RISER TO REMAIN DURING CONSTRUCTION. TO BE REMOVED AFTER PERMANENT VEGETATION IS ESTABLISHED ON 75% OF THE TRIBUTARY LOTS IN EACH PARTICULAR PHASE.
6. GEOTEXTILE FILTER FABRIC SOCK AROUND TEMPORARY RISER SHALL BE TEN CATE NICOLON MIRAFI 403 OR APPROVED EQUAL WITH A MINIMUM WATER FLOWRATE OF 100 GPM/SF.

PIPE DIA	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-09"	6'-09"	2'-0"	9"	3:1
15"	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2"	8"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	99"	3'-7"	2'-6"	6'-1"	4'-0"	14"	3:1
27"	3"	105"	4'-0"	2'0"	6'-1"	4'-6"	147"	3:1
30"	3"	12"	4'-6"	199"	6'-1"	5'-0"	15"	3:1
33"	3"	131"	4'-105"	399"	8'-1"	5'-6"	173"	3:1
36"	4"	15"	5'-3"	347"	8'-1"	6'-0"	20"	3:1
42"	4"	21"	5'-3"	35"	8'-2"	6'-6"	22"	3:1
48"	5"	24"	6'-0"	26"	8'-2"	7'-0"	23"	3:1
54"	5"	27"	5'-5"	35"	8'-4"	7'-6"	24"	2.4:1
60"	6"	30"	5'-0"	39"	8'-5"	8'-0"	*	2:1
66"	6"	30"	6'-0"	27"	8'-5"	8'-6"	*	2:1
72"	7"	36"	6'-6"	21"	8'-5"	9'-0"	*	2.26:1
78"	7"	36"	7'-6"	21"	9'-5"	9'-6"	*	2.12:1
84"	8"	36"	7'-6"	21"	9'-5"	10'-0"	*	1.94:1

* RADIUS AS FURNISHED BY MANUFACTURER

STD. FLARED END SECTION WITH TEMPORARY RISER

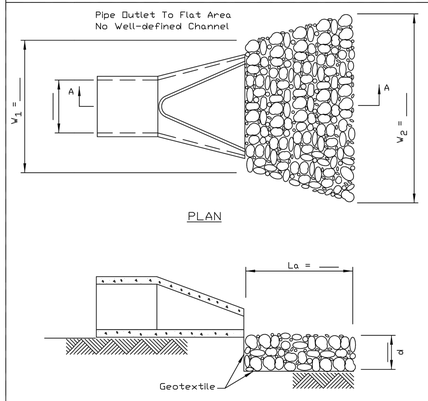
SILT FENCE PLAN



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

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

PIPE OUTLET TO FLAT AREA

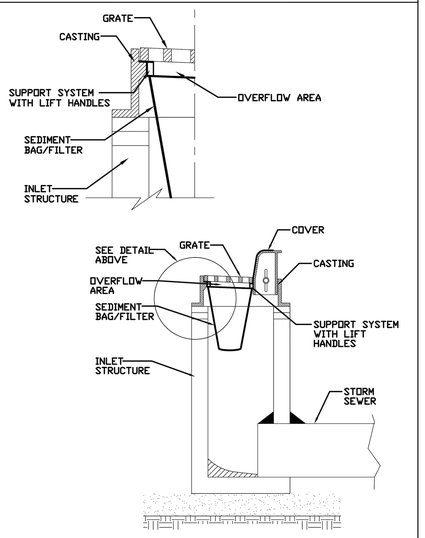


NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR _____, Quality _____.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		STANDARD DWG. NO.
Project		IL-610
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 9-15-93
Approved	Date	

NRCS Natural Resources Conservation Service

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 01-11-11
Approved	Date	

NOTES:

1. STRAW BALES SHALL BE PLACED WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES TO CREATE A CONTINUOUS BARRIER.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. INSPECTION OF BALES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2 ". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. BALES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY THE VILLAGE.

NOT TO SCALE

REVISED 11-04-04

FLARED END SECTION EROSION CONTROL DETAIL

NOTES:

1. INSPECTION SHALL BE FREQUENT AND AFTER RAIN EVENTS, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
2. FENCE AND FILTER FABRIC SHALL BE REMOVED AS DIRECTED BY ENGINEER.

SILT FENCE INLET SEDIMENT TRAP

REVISIONS

NO.	DATE	DESCRIPTION
1	07-08-20	REVISION PER ENGINEERING REVIEW
2	07-30-20	REVISION PER ENGINEERING REVIEW
3	09-17-20	FINAL DEVELOPMENT PLAN PREFILING
4	09-30-20	FINAL DEVELOPMENT PLAN

ORIGINAL ISSUE DATE: 04-20-2020

PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

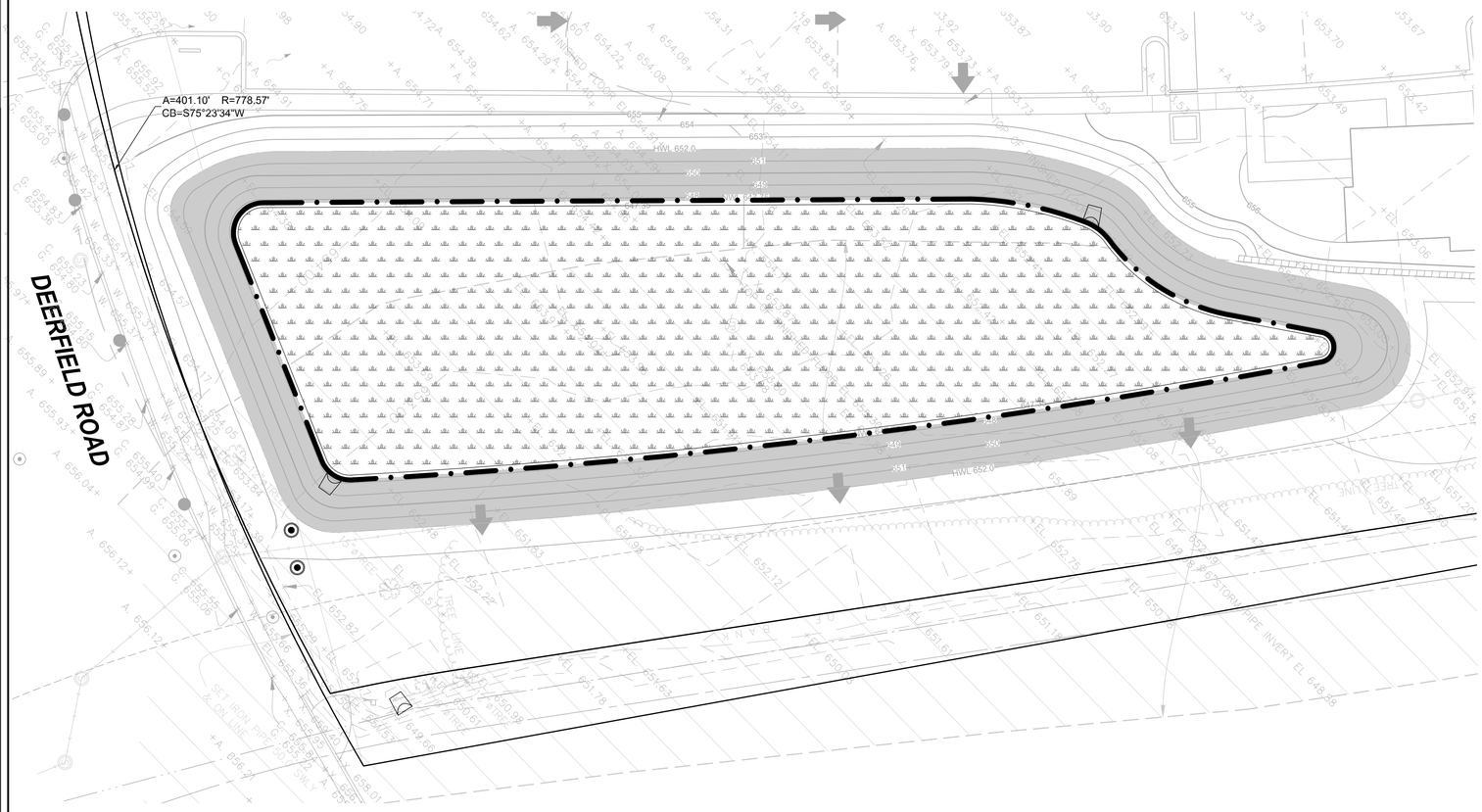
EROSION CONTROL DETAILS

ZION WOODS MULTI - FAMILY HOUSING
DEERFIELD, ILLINOIS

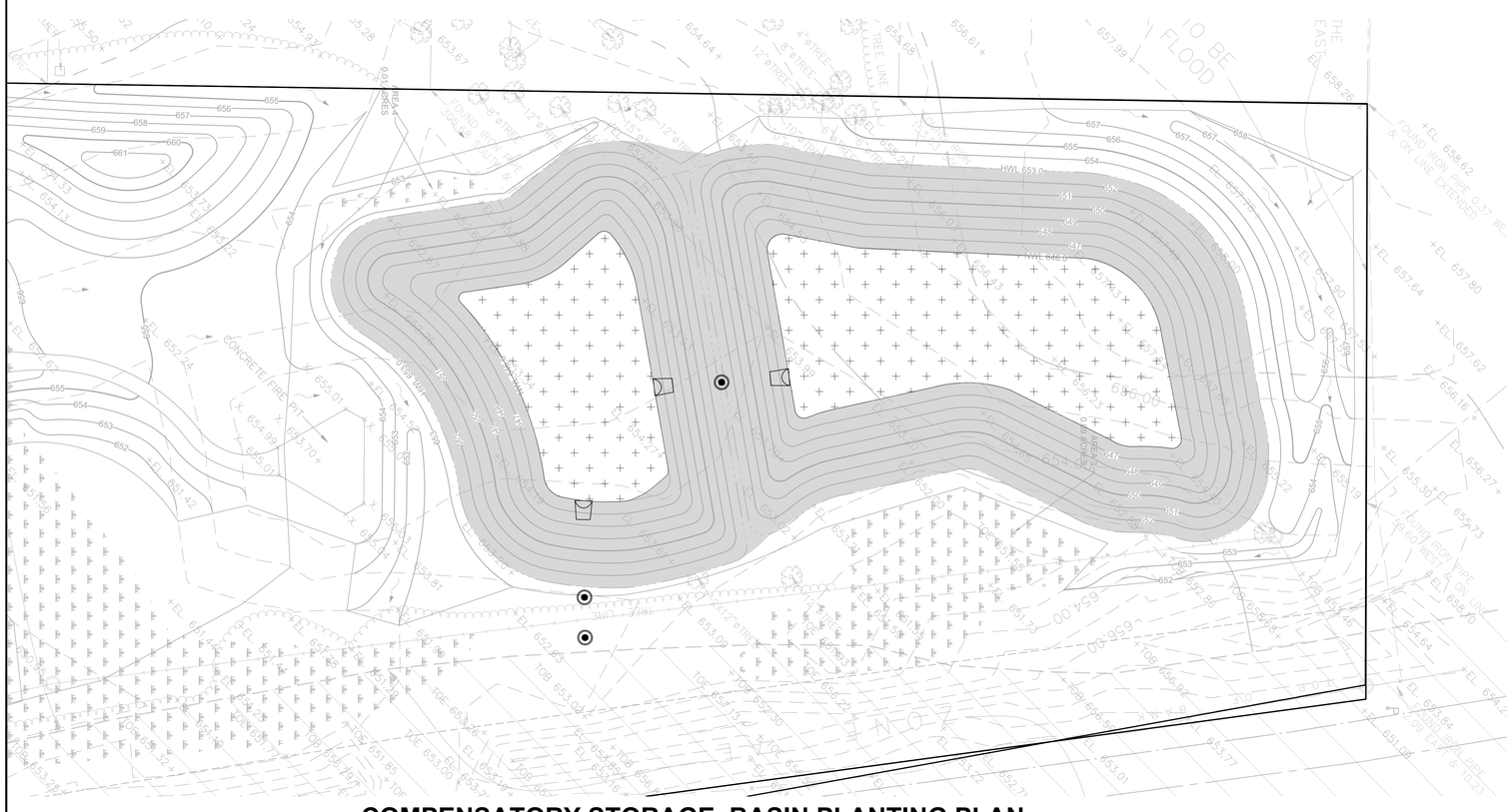
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.3

E:\2015\15033\Drawings\ACAD\LD\S04\Sheet Drawings\C4.2 Eros15033s04.dwg 9/29/2020



DETENTION BASIN PLANTING PLAN



COMPENSATORY STORAGE BASIN PLANTING PLAN

PLANTING LEGEND

MESIC PRAIRIE

AREA = 1.10 AC

SHORELINE PLANTING ZONE

LENGTH = 813 FT

EMERGENT ZONE

AREA = 0.54 AC

COMP. STORAGE MIX

AREA = 0.23 AC

GRAPHIC SCALE

20 10 0 20

1" = 20'

REVISIONS

ORIGINAL ISSUE DATE: 04-20-2020

NO	DATE	DESCRIPTION
1	07-08-20	REVISION PER ENGINEERING REVIEW
2	07-30-20	REVISION PER ENGINEERING REVIEW
3	09-17-20	FINAL DEVELOPMENT PLAN PREFILING
4	09-30-20	FINAL DEVELOPMENT PLAN

PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

NATURALIZED BASIN PLANTING PLAN

ZION WOODS MULTI - FAMILY HOUSING

DEERFIELD ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C4.4

CONSTRUCTION AND REVEGETATION

This section of the plan details construction and revegetation of the naturalized stormwater and compensatory basins.

CONSTRUCTION, SOILS AND TOPDRESSING SPECIFICATIONS

Grading and excavation of the bioretention areas will be completed in accordance with the engineering plans in order to achieve the requisite storage volumes.

The following specifications will be followed to minimize impacts to the basin areas and provide a suitable medium for vegetation establishment:

1. All areas to be planted or seeded with native vegetation will be over-excavated a minimum of 1 foot below final grade to allow for the placement of topdress material, unless a one-foot thick topsoil layer is present following excavation to proposed final grade.
2. Topdress material for the proposed naturalized vegetation areas will originate from on-site. These soils are adequate to promote native vegetation establishment. If additional topdress material is needed, the topdress material shall contain an organic matter content of 3% or more and a clay content of 27% or less.
3. Wheel-based vehicles (scrapers, endloaders, etc.) shall not be used for topdressing work. Only low ground pressure wide-track equipment (quadtrack tractor, wide track dozer, backhoe, or approved by Engineer) shall haul, move and spread topdress material.
4. Following the 1-foot of topdress placement, the surface shall be thoroughly disked using a small farm type disc (not a large construction disc) and/or Harley rake. Topdress material shall not be handled or the surface disked when wet.
5. No wheeled traffic shall occur in the naturalized planting areas after the final disking is complete, with the exception of a small farm type tractor if used for seeding.
6. All construction activities in the naturalized areas must be done under dry conditions.

REVEGETATION

Selection of the plant species in the naturalized stormwater management and compensatory storage areas is based on their suitability to the anticipated soils and hydrologic conditions following construction. The ten-year hydrograph indicates a slow drawdown to the Normal Water Line (NWL) resulting in inundation lasting approximately 3.5 day following a given rain event. As such, the basin has the potential to experience short and long term inundation depending on season and frequency and duration of rain events. Shallow inundation of the emergent zone will likely by the general condition of the basin throughout the majority of the growing season.

A variety of native wetland plant plugs will be installed in the emergent zone and shoreline of the stormwater management area. Plug installation shall only be conducted under suitable hydrologic conditions. If suitable hydrologic conditions are not established during the plant installation window, plant installation may be postponed until the subsequent growing season when appropriate hydrology is established. A mesic prairie seed mix comprised of native grasses, sedges and forbs will be installed on the slopes of the naturalized stormwater management and compensatory storage facility. The compensatory storage bottom mix is comprised of species that can tolerate hydrologic conditions ranging from shallow inundation to soil saturation in the spring and fall to dry soil in the summer. See Appendix II for the plug and seed mixes. These mixes are described below.

Emergent Zone (0.53 acres). This portion of the stormwater management facility is designed to retain water throughout the year. The zone is designed to be approximately 4.8 inches deep under normal conditions (647.35 elevation). The plug mix is designed with species that can tolerate large fluctuations in water level as well as any pockets that may be deeper or shallower due to grading fluctuations. The plugs shall be securely planted at random or in small species pods throughout the emergent shelf.

Shoreline Wetland Plug Zone (831 LF). Shoreline plant plugs shall be installed after the broad-spectrum prairie slopes have been seeded and blanket has been installed. Plant plugs for the Shoreline Plug Mix shall be established in two rows parallel to the entire shoreline along the toe of the slope. Plugs shall be planted 2 feet on center in a zone at the NWL (647.75) and a foot above the NWL on the slope.

Mesic Prairie Seed Mix (0.61 acres). A mesic prairie native seed mix, a mix that contains native grasses, sedges and forbs, will be installed on the slopes of the naturalized stormwater management and compensatory storage facility between the NWL (647.75) and HWL (652.0). Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) will be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Comp Storage Seed Mix (0.46 acres). A native seed mix that contains grasses, forbs, sedges and rushes will be installed on the bottom of the compensatory storage basin. This seed mix contains species capable of handling a wide variety of hydrologic condition throughout the growing season. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) will be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

SEEDING SPECIFICATIONS

1. The Seeding/Planting Contractor shall, furnish, transport, and install the mesic prairie seed mix and comp storage seed mix as specified on the planting plan.
2. Seed shall be surface sown with a broadcast seeder and lightly raked in or with a native drop seeder.
3. All seed sources shall be within a 200-mile radius of the project site and be true to name and variety.
4. Seeding shall only occur in areas that will receive erosion blanket installation on the same day.
5. Seeding activities of the permanent matrices shall be performed after the seed bed has been properly prepared, between November 1 after the first frost and ending when snow cover exceeds 2-inches in depth till June 1.
6. If construction activities are finished outside the permanent seeding window, the area can be stabilized with a temporary cover crop or permanent seeded with a supplemental seeding within the prescribed window the following year.

EROSION CONTROL BLANKET INSTALATION SPECIFICATIONS

North American Green (NAG) S75BN BioNet shall be installed over all areas receiving native seed as shown on the planting plan. The blanket shall be installed on the same day as seeding, so no seeded area remains unprotected for more than 8 hours. Therefore, the area seeded per day shall be based on whatever can be blanketed on that same day. The blanket shall be installed and secures with 6-inch wire staples following the manufacture's specifications.

WETLAND PLANTING SPECIFICATIONS

1. The planting contractor shall furnish, transport and install all container grown plants for planting zones specified on plans.
2. Herbaceous planting activities shall be performed no earlier than May 15th and no later than August 1st under favorable conditions (i.e. proper hydrology).
3. All plugs shall be container grown in open bottom pots with the following minimum dimensions: 2 3/8 inches square by 3-inches deep and/or a minimum of 11 cubic inches of soil/root mass. At time of planting, all plant plugs shall have well developed root systems that hold planting soil together when removed from the container. Soil saturation shall be maintained for all container plants until installation.
4. Plant material shall not be provided as dormant (i.e. sprouted tubers, sprouted rhizomes or bare root) unless specified in the planting plan.

PREDATOR CONTROL

A predator control system shall be installed to help achieve the site goals and performance standards by discouraging herbivores such as but not limited to geese, muskrats, and carp from consuming and uprooting newly planted native plugs.

1. The materials shall include: 1-inch X 1-inch X 4-foot wood stakes with one end pointed, chicken wire fencing fabric or wire hardware cloth with mesh openings not to exceed 2-inches, 6-inch wire landscape staples, UV rated zip ties and masons' twine.
2. All areas (emergent zone) to be plugged shall be protected by predator fencing. The fence, consisting of three-foot-high chicken wire fence mounted securely on 1-inch X 1-inch X 4-foot wood stakes in such a manner that one foot of wood stake with pointed end will extend below the fence fabric. The wood stakes will be no greater than 9 feet apart and installed approximately one foot deep into the soil so that the bottom of the fence fabric rests firmly on the soil surface. Following fencing masons' twins shall be strung across the basin from the tops of the wooded posts to deter geese and ducks from landing and feeding in the basin while it establishes. This fence shall be installed in conjunction with site seeding and native plug installation.

MANAGEMENT & MONITORING PLAN

This BMP Management and Monitoring Plan (MMP) for Zion Lutheran Mixed Use establishes a means by which the bioretention area may be evaluated relative to pre-established goals and performance standards.

The duration of the monitoring program is three years, beginning with the completion of grading and planting. The three-year management and monitoring program will be the responsibility of Brinshore Development LLC.

BASIN MANAGEMENT

Proper management is critical for successful establishment of the proposed plant communities. Irrigation, periodic mowing, selective herbicide application and prescribed burning are commonly used as management techniques for natural plant communities.

First and Second Year Mowing. During the first two growing seasons after seeding, mowing or selective weed whipping the vegetation on the prairie slopes should occur as needed to maintain a plant height of no greater than 18 to 20 inches. To accomplish this, high-mowing the vegetation to a height of 6 to 9 inches several times during the growing season will be needed. Mowing will aid new plant growth as to allow more sunlight to reach young prairie seedlings. Mowing will aid in the control of annual weeds, which can undermine seeding efforts.

Herbicide Application. Management of the vegetation in all areas should include selective application of herbicide to control aggressive plant species, such as, but not limited to, reed canary grass (*Phalaris arundinacea*), cattails (*Typha spp*), purple loosestrife (*Lythrum salicaria*), common reed (*Phragmites australis*), thistles (*Cirsium spp.*), teasel (*Dipsacus spp.*), and sweet clovers (*Melilotus spp.*). These species, including others, can displace desirable species, thereby reducing floristic diversity in the naturalized areas. Controlling these species will be required to achieve the performance standards for the project.

Natural regeneration of cattails, common reed and reed canary grass in the basin areas may likely occur following construction. A pre-planting control shall be conducted if any of these species or other weeds are present. Hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Cattail and common reed coverage shall be no greater than 5% in aggregate prior to plant installation. Aggressive control of these species will be required after planting throughout the management period to ensure plant establishment. After planting, the hand-wick application method to control these species will likely be required.

A determination regarding the type of herbicide to be used should be made when it is known which nuisance species are present on the site. Depending on the target weed species, a selective herbicide may be available. The choice of herbicide and timing of herbicide application shall be made by a trained, experienced professional based on the target weed species and conditions. Care should be taken to monitor site weather conditions to limit herbicide drift, overspray, and ensure it is rainfast.

It is recommended that a minimum of four annual weed control application periods are conducted throughout the three-year period. Below is a general guideline on the suggested schedule and target species for the application periods:

- Application Period One (early spring - April/May): problematic species such as, but not limited to, reed canary grass, red/white clover, cool season adventive grasses.
- Application Period Two (late spring to early summer - May/June): problematic species such as, but not limited to, teasel, white/yellow sweet clover, thistle.
- Application Period Three (mid to late summer - July/August): problematic species such as, but not limited to, tall goldenrod, hairy aster, ragweed, cattails, purple loosestrife.
- Application Period Four (late summer and fall - September/October): problematic species such as, but not limited to, reed canary grass, thistle, common reed, red/white clover, cool season grasses.

Prescribed Burning. One prescribed burn may be conducted in the basin areas during the three-year period. If deemed safe by the contractor, the prescribed burn should be scheduled in the spring or fall of the third full growing season. Prescribed burning can reduce exotic weed species that may establish from seeds or rootstock material in the topsoil that is in situ or placed in these areas. Additionally, burning encourages the growth of native plant species from the established mixes and inhibits the growth of certain non-native vegetation.

Long-Term Mowing in Lieu of Prescribed Burning. If burning is deemed unsafe, end of growing season mowing can be conducted instead. Mowing the vegetation at the end of the growing season around November would be conducted annually after the vegetation has established (after year 2). This end of growing season mowing will partially replace some of the benefits provided by fire, in an area where prescribed burning is not feasible, mowing will be to a height of 6 inches. The mowing will only occur under dry or frozen ground conditions, so that soil disturbance from wheel ruts is avoided.

PERFORMANCE STANDARDS

Performance standards are established for all proposed projects involving naturalized areas so that the relative success may be evaluated. If the performance standards are not achieved by the end of the three-year management and monitoring program, the permittee is responsible for correction of any deficiencies through further management activities, which may include replanting.

1. Within 3 months of native seed installation and/or start of the growing season (if dormant seeded), at least 80% of the seeded areas, as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be achieved in the second year and maintained throughout, and at the end of, the three-year period for this area.
2. At the end of the second growing season, 50% vegetative coverage shall be achieved within the stormwater basin emergent planting zone. At the end of the third growing season, 75% vegetative coverage shall be achieved in the stormwater emergent planting zone.
3. The basin areas shall not contain any rills greater than 3 inches wide and 3 inches deep throughout, and at the end, of the three-year period.
4. At the end of the second growing season, approximate relative coverage (determined by ocular estimation) of non-native species in the basins cannot exceed 40%. As such, relative coverage of natives shall be 60% or greater at the end of the second growing season. At the end of the third growing season, approximate relative coverage (determined by ocular estimation) of non-native species in the basins cannot exceed 25%. As such, relative coverage of natives shall be 75% or greater at the end of the third growing season.
5. At the end of the third growing season, the top three most dominant species based on aerial coverage in the basin areas shall not be non-native. These species shall include, but not be limited to, the following: reed canary grass (*Phalaris arundinacea*); common reed (*Phragmites australis*); field thistle (*Cirsium arvense*); buckthorn (*Rhamnus spp.*); cattails (*Typha spp.*); teasel (*Dipsacus spp.*); purple loosestrife (*Lythrum salicaria*); clover (*Trifolium spp.*); and sweet clover (*Melilotus spp.*).
6. Relative coverage (determined by ocular estimation) of cattails shall be less than 10% throughout, and at the end of, the three-year period.
7. Relative coverage (determined by ocular estimation) of common reed, reed canary grass and purple loosestrife in aggregate shall be less than 5% throughout, and at the end of, the three-year period.
8. Relative coverage (determined by ocular estimation) of thistle and teasel in aggregate shall be less than 5% throughout, and at the end of, the three-year period.

MONITORING

Vegetation Monitoring. Annual vegetation monitoring in the basin areas will be conducted during the three-year period beginning immediately following planting/seeding. Ocular estimation will be used to collect approximate vegetative and species coverage data. The vegetation monitoring inspections will be conducted twice per year (May/June and August/September).

Annual Monitoring Report. An annual monitoring report will be submitted to the Lake County SMC by January 31 of each year during the three-year period or until performance standards are met and signoff is achieved.

The annual report must include a review of site progression towards meeting the performance standards and propose any necessary remedial actions. More specifically, the monitoring report must contain the following information, which will be based on data collected during the monitoring inspections.

1. A summary of management activities conducted during the year.
2. Representative photographs depicting general site conditions.
3. Provide the top three dominant species, absolute vegetative coverage and relative vegetative coverage estimates as needed to evaluate the performance standards.
4. Evaluate the status of the areas relative to the performance standards.
5. Recommend management activities for the following year to address any issues related to site success.

MESIC PRAIRIE SEED MIX (0.84 acres)

Type	Species	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias tuberosa*	Butterfly Weed	0.2500
	Aster laevis	Smooth Blue Aster	0.2500
	Aster novae-angliae	New England Aster	0.2500
	Astragalus canadensis	Canadian Milk Vetch	0.2500
	Baptisia leucantha	White Wild Indigo	0.2500
	Cassia fasciculata	Partridge Pea	0.2500
	Coreopsis lanceolata	Sand Coreopsis	0.1250
	Coreopsis palmata	Prairie Coreopsis	0.0625
	Coreopsis tripteris	Tall Coreopsis	0.1250
	Desmodium illinoense	Illinois Tick-Trefoil	0.1250
	Echinacea pallida	Pale Purple Coneflower	0.1250
	Echinacea purpurea	Broad-leaved Pur. Coneflower	0.3125
	Eryngium yuccifolium	Rattlesnake Master	0.1250
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.1250
	Heliopsis helianthoides	False Sunflower	0.1875
	Monarda fistulosa	Wild Bergamot	0.1875
	Lespedeza capitata	Round-Headed Bush Clover	0.1250
	Parthenium integrafolium	Wild Quinine	0.0625
	Penstemon digitalis	Foxglove Beard Tongue	0.1875
	Dalea purpureum	Purple Prairie Clover	0.1250
	Dalea candidum	White Prairie Clover	0.0625
	Potentilla arguta	Prairie Cinquifoil	0.1250
	Pycnanthemum virginianum	Mountain Mint	0.1875
	Ratibida pinnata	Yellow Coneflower	0.2500
	Rudbeckia hirta	Black-eyed Susan	0.2500
	Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.2500
	Silphium integrifolium	Rosin Weed	0.1250
	Solidago speciosa	Showy Goldenrod	0.0625
	Tradescantia ohiensis	Ohio Spiderwort	0.1250
	Verbena stricta	Hoary Vervain	0.1875
	Vernonia fasciculata	Ironweed	0.1875
	Zizia aurea	Golden Alexanders	0.1250
		sub total	5.4375
Grasses & Sedges	*Schizachyrium scoparius*	Little Bluestem	6.0000
	Andropogon gerardii	Big Bluestem	1.5000
	Bouteloua curtipendula	Side-oats Grama	6.0000
	Carex bicknellii	Bicknells Sedge	0.1250
	Carex brevior	Shorter Sedge	0.1250
	Carex molesta	Field Oval Sedge	0.1250
	Carex vulpinoidea	Fox Sedge	0.2500
	Elymus canadensis	Canada Wild Rye	3.0000
	Elymus virginicus	Virginia Wild Rye	2.0000
	Spartina pectinata	Prairie Cord Grass	0.3750
	Panicum virgatum	Switch Grass	1.0000
		sub total	20.5000
		Total Permanent Species:	25.9375
Cover	*Avena sativa*	Seed Oats	32.0000

SHORELINE PLUG ROWS
Plants installed at toe of slope ~2' on center in two rows parallel with the shoreline (813 LF)

Row	Species	Common Name	Quantity
Shoreline Row	*Carex lacustris*	Lake Sedge	100
	Hibiscus laevis	Halberd Leaved Rose Mallow	50
	Iris virginica shrevei	Blue Flag	50
	Physostegia virginiana	Obedient Plant	100
	Scirpus validus creber	Great Bulrush	100
		Sub Total Plugs:	400
Upper Shoreline Row	*Asclepias incarnata*	Swamp Milkweed	100
	Carex emoryi	Riverbank Sedge	100
	Carex pellita	Woolly Sedge	100
	Liatris pycnostachya	Prairie Blazing Star	50
	Spartina pectinata	Prairie Cord Grass	100
		Sub Total Plugs:	450
		Total Plugs:	850

EMERGENT PLUG MIX (0.54 acres)
(5,000 plugs per acre)

Species	Common Name	Quantity
Acorus calamus	Sweet Flag	300
Iris virginica shrevei	Blue Flag	250
Juncus effusus	Soft Rush	250
Pontederia cordata	Pickerelweed	200
Sagittaria latifolia	Common Arrowhead	250
Schoenoplectus fluviatilis	River Bulrush	250
Scirpus acutus	Hardstem bulrush	250
Scirpus pungens	Chairmaker's Rush	200
Scirpus validus creber	Great Bulrush	250
Sparganium eurycarpum	Bur Reed	300
	Total:	2,500

COMPENSATORY SEED MIX (0.23 acres)

Type	Species	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias incarnata*	Swamp Milkweed	0.1250
	Bidens cernua	Nodding Bur Marigold	0.1250
	Boltonia asteroides	False Aster	0.1250
	Coreopsis tripteris	Tall Coreopsis	0.1250
	Echinacea purpurea	Broad-Leaved Pur. Coneflower	0.2500
	Epilobium coloratum	Cinnamon Willow Herb	0.0625
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.1250
	Helenium autumnale	Sneezeweed	0.1250
	Liatris pycnostachya	Prairie Blazing Star	0.1250
	Lobelia siphilitica	Blue Lobelia	0.0625
	Lythrum alatum	Winged Loosestrife	0.0630
	Mimulus ringens	Monkey Flower	0.1250
	Monarda fistulosa	Wild Bergamot	0.1250
	Oligoneuron riddellii	Riddell's Goldenrod	0.1250
	Penstimon digitalis	Foxglove Beard Tongue	0.1875
	Physostegia virginiana	Obedient Plant	0.1875
	Pycnanthemum virginianum	Mountain Mint	0.1250
	Senna hebecarpa	Wild Senna	0.1875
	Silphium integrifolium	Rosin Weed	0.1250
	Symphyotrichum novae-angliae	New Endland Aster	0.1250
	Verbena hastata	Blue Vervain	0.1875
	Zizia aurea	Golden Alexander	0.1250
	Veronia fasciculata	Common Ironweed	0.1250
		sub total	3.0630
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.5000
	Carex cristatella	Crested Oval Sedge	0.1250
	Carex frankii	Bristly Cattail Sedge	0.1250
	Carex scoparia	Lance-Fruited Oval Sedge	0.1250
	Carex tribuloided	Awl-Fruited Oval Sedge	0.1250
	Carex vulpinoidea	Brown Fox Sedge	0.1250
	Elymus riparius	Riverbank Rye	2.0000
	Elymus virginicus	Virginia Wild Rye	3.0000
	Juncus dudleyi	Dudley's Rush	0.0625
	Juncus torreyi	Torrey's Rush	0.1250
	Leersia oryzoides	Rice Cut Grass	0.5000
	Panicum virgatum	Switch Grass	1.2500
	Scirpus atrovirens	Dark-Green Bulrush	0.1250
	Scirpus pendulus	Rufous Bulrush	0.1250
	Spartina pectinata	Prairie Cord Grass	0.5000
		sub total	8.3125
		Total Permanent Species:	11.3755
Cover	*Avena sativa*	Seed Oats	32.0000

REVISIONS

NO.	DATE	DESCRIPTION
1	07-08-20	REVISION PER ENGINEERING REVIEW
2	07-30-20	REVISION PER ENGINEERING REVIEW
3	09-17-20	FINAL DEVELOPMENT PLAN PREFILING
4	09-30-20	FINAL DEVELOPMENT PLAN

ORIGINAL ISSUE DATE: 04-20-2020

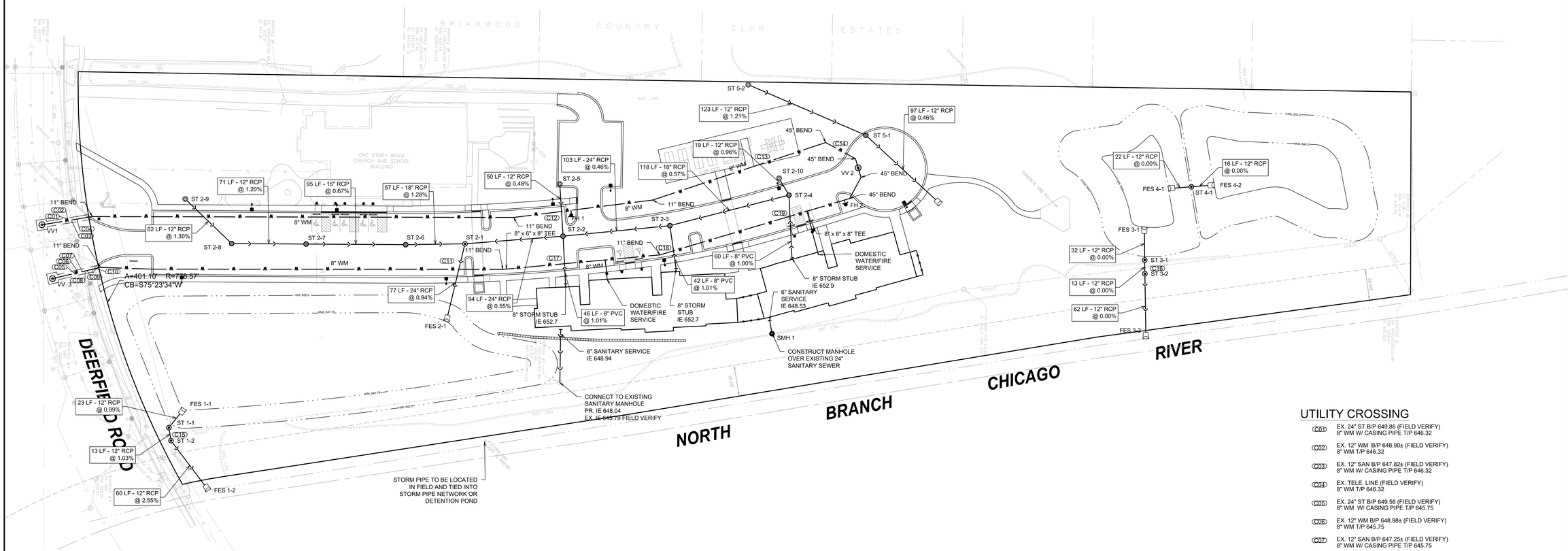
PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

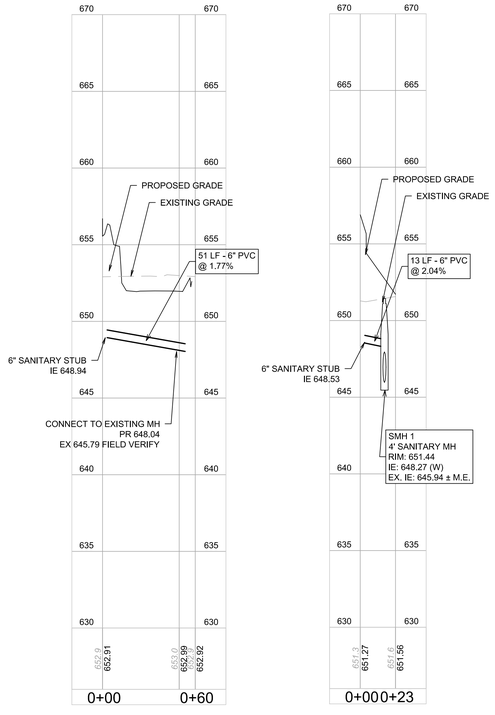
NATURALIZED BASIN PLANTING SPECIFICATIONS

ZION WOODS MULTI - FAMILY HOUSING
DEERFIELD ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
C4.5





SANITARY PROFILE 1

HORIZONTAL: (IN FEET)

VERTICAL: (IN FEET)

SANITARY PROFILE 2

HORIZONTAL: (IN FEET)

VERTICAL: (IN FEET)

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 1-1	4' MH (CLOSED) W/TIDEFLEX SERIES TF-1 CHECK VALVE	RIM: 652.92	647.52 (12" NW)	643.63 (12" E)
ST 1-2	4' MH (CLOSED) W/ 7.76" PLATE RESTRICTOR. SEE DETAIL ON SHEET C6.1	RIM: 652.80	643.50 (12" W)	647.52 (12" NE)
ST 2-1	4' MH (Closed)	RIM: 654.05	648.47 (24" N) 648.47 (18" S)	648.47 (24" E)
ST 2-2	4' MH (Open)	RIM: 654.50	648.99 (24" N) 651.06 (12" W) 652.24 (8" E)	648.99 (24" S)
ST 2-3	4' MH (Open)	RIM: 654.70	649.46 (18" N) 652.28 (8" E)	649.46 (24" S)
ST 2-4	4' MH (Open)	RIM: 654.90	650.13 (12" SW) 652.30 (8" E)	650.13 (18" S)
ST 2-5	2' Inlet	RIM: 654.50		651.30 (12" E)
ST 2-6	4' MH (Open)	RIM: 654.05	649.20 (15" S)	649.20 (18" N)
ST 2-7	4' MH (Open)	RIM: 653.60	649.84 (12" S)	649.84 (15" N)
ST 2-8	4' MH (Open)	RIM: 654.40	651.20 (12" SW)	650.70 (12" N)
ST 2-9	2' Inlet	RIM: 655.20		652.00 (12" NE)
ST 2-10	2' Inlet	RIM: 654.90		650.31 (12" NE)
ST 3-1	4' MH (Closed)	RIM: 652.97	646.00 (12" W)	644.33 (12" E)
ST 3-2	4' MH (Closed)	RIM: 652.88	644.33 (12" W)	646.00 (12" E)
ST 4-1	4' MH (CLOSED) W/TIDEFLEX SERIES TF-1 CHECK VALVE	RIM: 653.05	646.00 (12" S)	646.00 (12" N)
ST 5-1	4' MH (Open)	RIM: 655.20	650.31 (12" SW)	651.97 (12" NE)
ST 5-2	2' Inlet	RIM: 655.00		651.80 (12" NE)

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	INVERT
FES 1-1	12" FES	647.75 (12" NE)
FES 1-2	15" FES	646.00 (12" SW)
FES 2-1	15" FES	647.75 (24" W)
FES 3-1	12" FES	646.00 (12" S)
FES 3-2	12" FES	646.00 (12" W)
FES 4-1	12" FES	646.00 (12" N)
FES 4-2	12" FES	646.00 (12" S)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 1	FH	FG 656.05
FH 2	FH	FG 656.34
VB 2	4" GATE VALVE IN VALVE BOX	FG 655.88
VB 3	4" GATE VALVE IN VALVE BOX	FG 656.43
VV 3	8" PRESSURE CONNECTION TO EX. 12" WM IN 5' DIA VAULT	FG FIELD VERIFY
VV 2	8" GATE VALVE IN 5' DIA. VAULT	FG 655.61
VV1	8" PRESSURE CONNECTION TO EX. 12" WM IN 5' DIA VAULT	FG FIELD VERIFY

UTILITY CROSSING

- C01 EX. 24" ST B/P 649.86 (FIELD VERIFY) 8" WM W/ CASING PIPE T/P 646.32
- C02 EX. 12" WM B/P 648.90± (FIELD VERIFY) 8" WM T/P 646.32
- C03 EX. 12" SAN B/P 647.82± (FIELD VERIFY) 8" WM W/ CASING PIPE T/P 646.32
- C04 EX. TELE. LINE (FIELD VERIFY) 8" WM T/P 646.32
- C05 EX. 24" ST B/P 649.56 (FIELD VERIFY) 8" WM W/ CASING PIPE T/P 645.75
- C06 EX. 12" WM B/P 648.98± (FIELD VERIFY) 8" WM T/P 645.75
- C07 EX. 12" SAN B/P 647.25± (FIELD VERIFY) 8" WM W/ CASING PIPE T/P 645.75
- C08 EX. 8" ST B/P 651.91 (FIELD VERIFY) 8" WM W/ CASING PIPE T/P 645.75
- C09 EX. TELE. LINE (FIELD VERIFY) 8" WM T/P 645.75
- C10 EX. ELEC. LINE (FIELD VERIFY) 8" WM T/P 650.11
- C11 24" ST B/P 647.72 8" WM T/P 646.22
- C12 12" ST B/P 650.92 8" WM T/P 649.42
- C13 12" ST B/P 650.35 8" WM T/P 648.85
- C14 12" ST B/P 651.59 8" WM T/P 650.09
- C15 EX. 24" SAN B/P 645.26± (FIELD VERIFY) 12" ST T/P 644.76
- C16 EX. 24" SAN B/P 646.00± (FIELD VERIFY) 12" ST T/P 645.50
- C17 8" ST B/P 652.48 8" WM T/P 650.23
- C18 8" ST B/P 652.50 8" WM T/P 650.24
- C19 8" ST B/P 652.47 8" WM T/P 649.72

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
4. PROPOSED SANITARY MANHOLE WITHIN THE FLOODPLAIN SHALL BE WATER TIGHT WITH BOLTED FRAME AND GRATE. WATER TIGHT FRAME AND GRATE SHALL BE NEENAH R-1916-E OR APPROVED EQUAL.
5. WHERE A WATERMAIN CROSSES UNDER AN EXISTING SEWER THE WATERMAIN SHALL BE INSTALLED IN A CASING PIPE.
6. CONTRACTOR SHALL EMPLOY BYPASS PUMPING AND PROPER TESTING OF THE PROPOSED SANITARY MANHOLE. CONTRACTOR SHALL CONTACT VILLAGE 48 HOURS IN ADVANCE OF INSTALLATION.

GRAPHIC SCALE

40 20 0 40

1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT NO.: 15033

PROJECT MANAGER: SK

DESIGNED BY: SK

DRAWN BY: BD

UTILITY PLAN

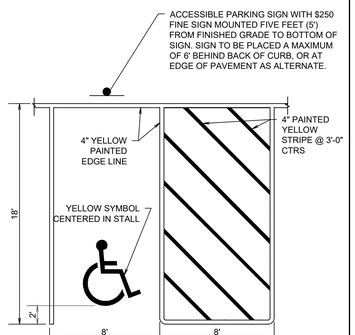
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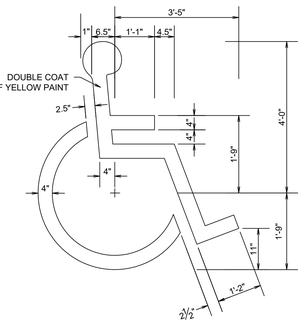
C5.0



ACCESSIBLE PARKING STALL

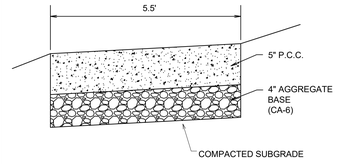


ACCESSIBLE PARKING SIGN
WITH $250 FINE SIGN
MUTCD R7-8, 12"x18"
MUTCD R7-8a, 12"x6"



NOTE: SYMBOL TO BE CENTERED IN PARKING STALL.

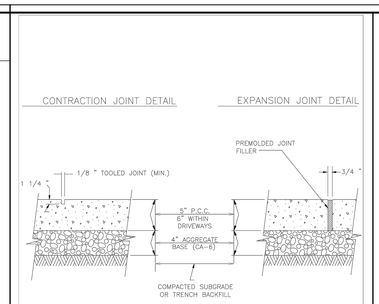
PAINTED ACCESSIBLE STALL SYMBOL



NOTES:

MINIMUM 1.0% SLOPE IN AT LEAST ONE DIRECTION. CONSTRUCTED CROSS SLOPE NOT TO EXCEED 2% AND LONGITUDINAL SLOPE NOT TO EXCEED 5%
SIDEWALK TO BE 6" MINIMUM WITHIN DRIVEWAYS.

CONCRETE SIDEWALK



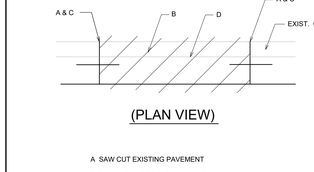
NOTES:

1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5.5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

NOT TO SCALE

CONCRETE WALK JOINT DETAILS

REVISED 11-04-14



(PLAN VIEW)

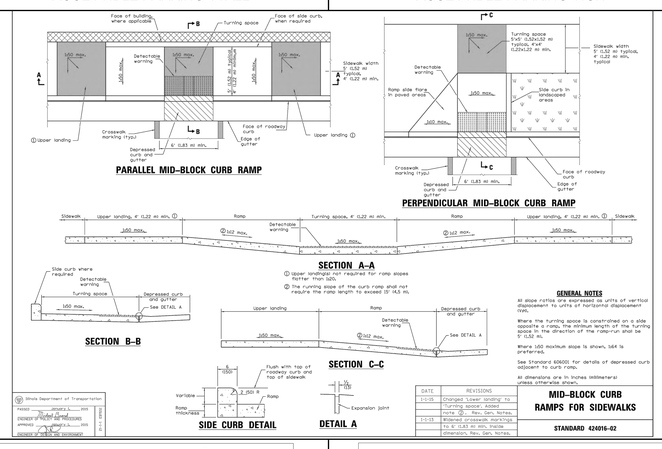
A SAW CUT EXISTING PAVEMENT

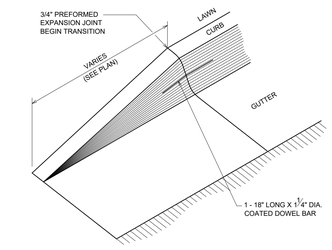
B REMOVE EXISTING CURB AND GUTTER

C ADD EXPANSION JOINT AND DOWEL BAR

D CONSTRUCT NEW CURB TO MATCH EXISTING ELEVATIONS.

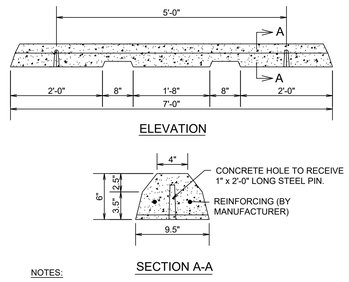
CURB AND GUTTER REMOVAL AND REPLACEMENT





NOTE:
ISOMETRIC VIEW SHOWING METHOD OF CURB TAPER.

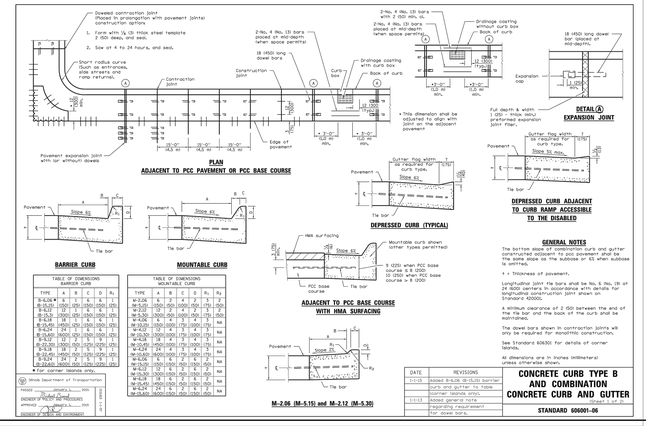
CURB TERMINATION

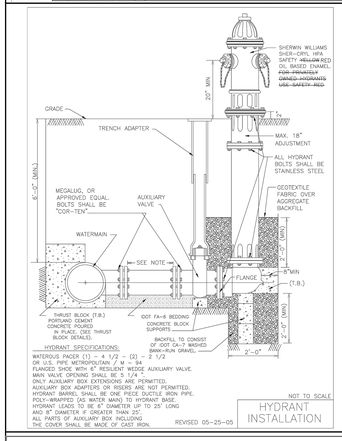


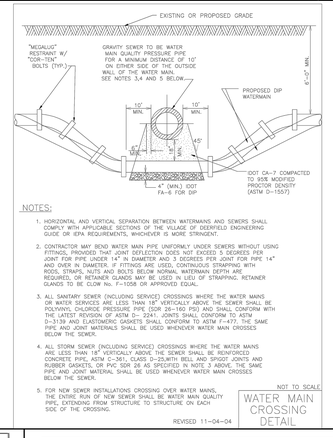
NOTES:

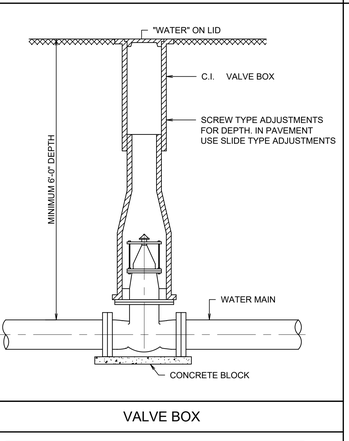
1. WHEEL STOPS TO BE CENTERED IN WIDTH OF PARKING STALLS.
2. STEEL PINS TO BE PROVIDED AS REQUIRED TO SECURE WHEEL STOPS.
3. WHEEL STOPS TO BE PLACED 1' OFFSET OF E/P.

CONCRETE WHEEL STOP

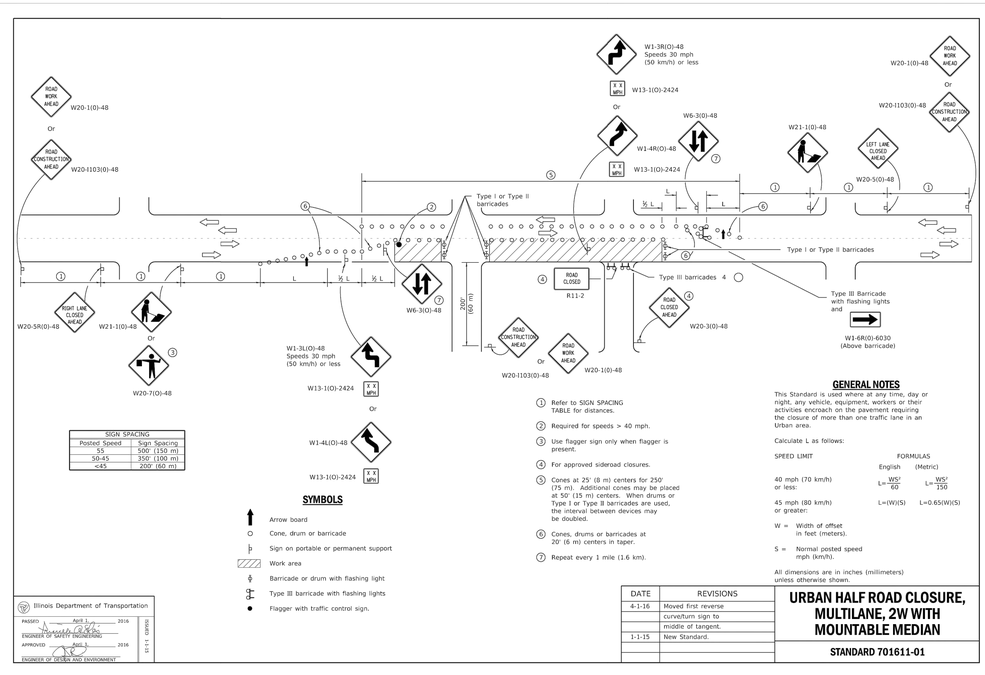


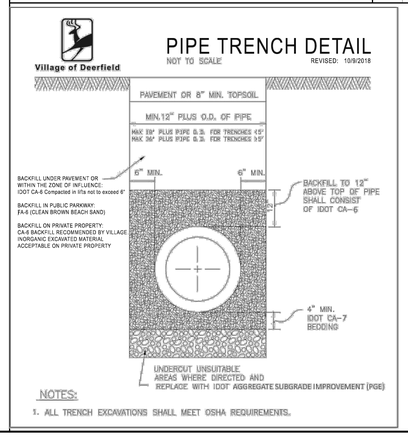


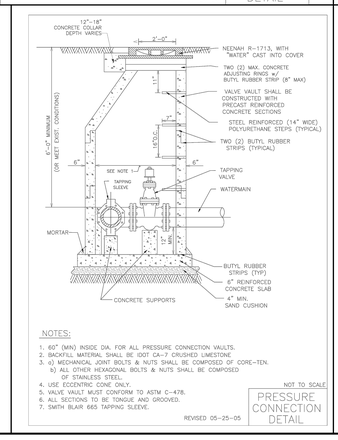


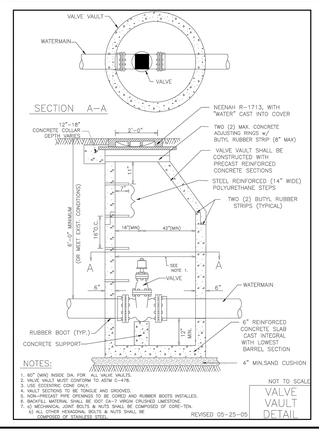


VALVE BOX









NO	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 04-20-2020
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2	07-30-20	REVISION PER ENGINEERING REVIEW
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4	09-30-20	FINAL DEVELOPMENT PLAN

REVISIONS

PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

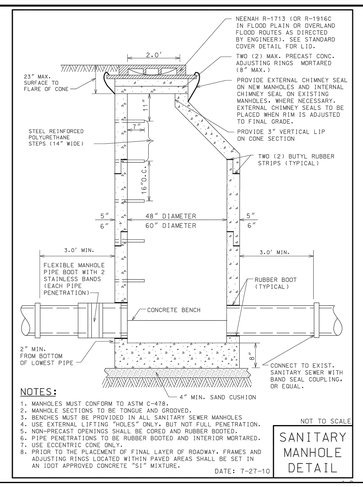
CONSTRUCTION DETAILS

ZION WOODS MULTI - FAMILY HOUSING
DEERFIELD ILLINOIS

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DRAWING NO.
C6.0

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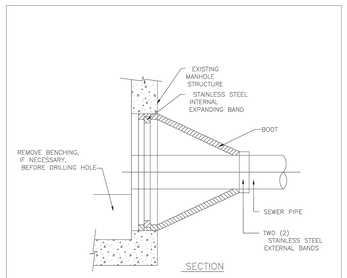
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

DATE: 7-27-10

NOT TO SCALE

SANITARY MANHOLE DETAIL



SECTION

NOTES:

1. CORE-DRILL CIRCULAR OPENING IN MANHOLE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. KOR-N-SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. OR AS APPROVED BY THE ENGINEERING DEPARTMENT) SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW SANITARY SEWER CONNECTION.
4. CLEAN EXISTING MANHOLE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

NOT TO SCALE

SANITARY SEWER CONNECTION TO EXISTING MANHOLE

REVISED 11-04-04

INTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF:	
0 – 4 1/2 "	CHIMNEY SEAL ONLY
4 1/2 " TO 9"	SEAL + 7" EXTENSION
9" TO 12"	SEAL + 10" EXTENSION
OVER 12"	SEAL + MULTI. EXTENSIONS

EXTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF:	
0 – 3"	NARROW (6") SEAL ONLY
3 TO 6 1/2 "	STANDARD (9") SEAL ONLY
6 1/2 " TO 12"	STD. SEAL + EXTENSION
OVER 12"	SEAL + MULTI. EXTENSIONS

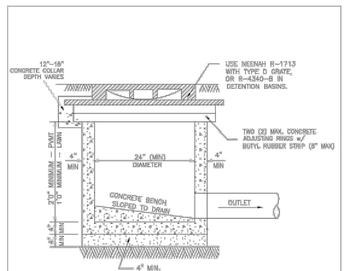
NOTE:

1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER SYSTEM MANHOLES.
2. "CRETEX" EXTERNAL/INTERNAL SEALS ARE REQUIRED. OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE VILLAGE ENGINEERING DEPARTMENT.
3. IF INTERNAL SEALS ARE USED, THE STRUCTURE, INCLUDING ADJUSTMENT RINGS, MUST BE INSPECTED BY VILLAGE PERSONNEL BEFORE INSTALLATION.
4. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

NOT TO SCALE

CHIMNEY SEAL DETAIL

REVISED 11-04-04



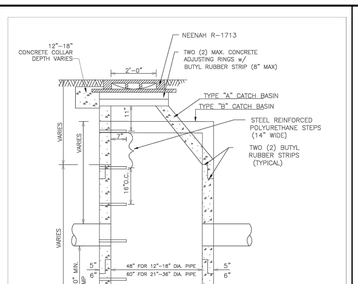
NOTE:

1. INLET TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. INLET MUST CONFORM TO ASTM C-478.
3. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TYPE A MANHOLE.

NOT TO SCALE

TYPE A INLET DETAIL

REVISED 2-26-15



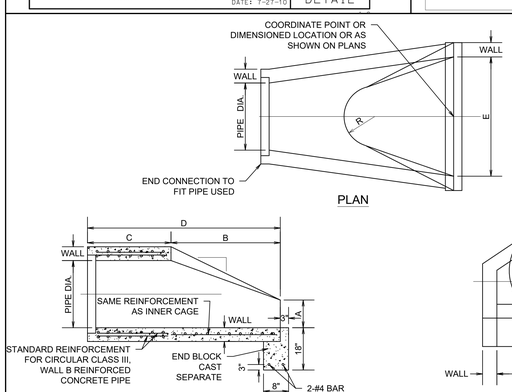
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
5. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED

NOT TO SCALE

TYPE A & B CATCH BASIN DETAIL

REVISED 2-26-15



PLAN

LONGITUDINAL SECTION

END VIEW

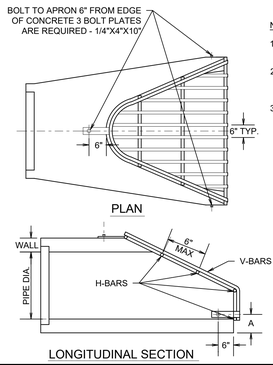
PIPE DIA.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9"	3'-2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	14"	3:1
27"	3 1/4"	10 1/2"	4'-0"	25 1/2"	6'-1 1/2"	4'-6"	14 1/2"	3:1
30"	3 1/2"	12"	4'-6"	19 3/4"	6'-1 3/4"	5'-0"	15"	3:1
33"	3 3/4"	13 1/2"	4'-10 1/2"	39 1/4"	8'-1 3/4"	5'-6"	17 1/2"	3:1
36"	4"	15"	5'-3"	34 3/4"	8'-1 3/4"	6'-0"	20"	3:1
42"	4 1/2"	21"	5'-3"	35"	8'-2"	6'-6"	22"	3:1
48"	5"	24"	6'-0"	26"	8'-2"	7'-0"	22"	3:1
54"	5 1/2"	27"	5'-5"	35"	8'-4"	7'-6"	24"	2.4:1
60"	6"	35"	5'-0"	39"	8'-3"	8'-0"	*	2:1
66"	6 1/2"	30"	6'-0"	27"	8'-3"	8'-6"	*	2:1
72"	7"	36"	6'-6"	21"	8'-3"	9'-0"	*	2.26:1
78"	7 1/2"	36"	7'-6"	21"	9'-3"	9'-6"	*	2.12:1
84"	8"	36"	7'-6 1/2"	21"	9'-3 1/2"	10'-0"	*	1.94:1

* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

1. PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.

PRECAST REINFORCED CONCRETE FLARED END SECTION



PLAN

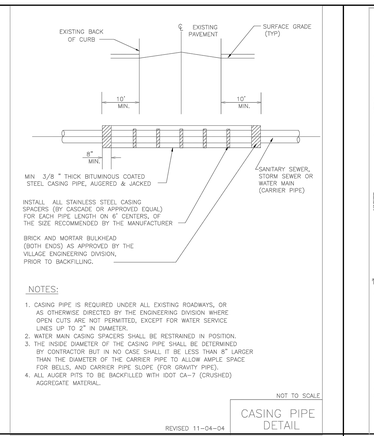
LONGITUDINAL SECTION

NOTES:

1. BARS AND PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES AND PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVANIZED.

	APRON SIZE	V-BAR SIZE	H-BAR SIZE	NO. OF H-BARS REQ'D	BOLT DIA	"A" DIM
	INCHES				INCHES	
ROUND PIPE APRONS	12	1/2 DIA	5/8 DIA	3	1/2	4
	15	1/2 DIA	5/8 DIA	3	1/2	4 1/2
	18	1/2 DIA	5/8 DIA	4	1/2	4 1/2
	21	1/2 DIA	5/8 DIA	4	1/2	5
	24	5/8 DIA	3/4 DIA	4	1/2	5
	27	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	30	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	36	3/4 DIA	1 DIA	4	3/4	8
	42	3/4 DIA	1 DIA	4	3/4	8
	48	3/4 DIA	1 DIA	5	3/4	8
	54	3/4 DIA	1 1/2PIPE	5	3/4	8
	60	3/4 DIA	1 1/2PIPE	5	3/4	8
	66	3/4 DIA	1 1/2PIPE	6	3/4	8
	72	3/4 DIA	1 1/2PIPE	6	3/4	9
	84	3/4 DIA	1 1/2PIPE	7	3/4	10
	90	3/4 DIA	1 1/2PIPE	7	3/4	14

GRATE FOR FLARED END SECTION



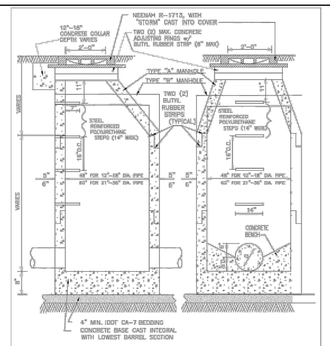
NOTES:

1. CASING PIPE IS REQUIRED UNDER ALL EXISTING ROADWAYS, OR AS OTHERWISE DIRECTED BY THE ENGINEERING DIVISION WHERE OPEN CUTS ARE NOT PERMITTED, EXCEPT FOR WATER SERVICE LINES UP TO 2" IN DIAMETER.
2. WATER MAIN CASING SPACERS SHALL BE RESTRAINED IN POSITION.
3. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE DETERMINED BY CONTRACTOR BUT IN NO CASE SHALL IT BE LESS THAN 8" LARGER THAN THE DIAMETER OF THE CARRIER PIPE TO ALLOW AMPLE SPACE FOR BELLS, AND CARRIER PIPE SLOPE (FOR GRAVITY PIPE).
4. ALL AUGER PITS TO BE BACKFILLED WITH IDOT CA-7 (CRUSHED) AGGREGATE MATERIAL.

NOT TO SCALE

CASING PIPE DETAIL

REVISED 11-04-04



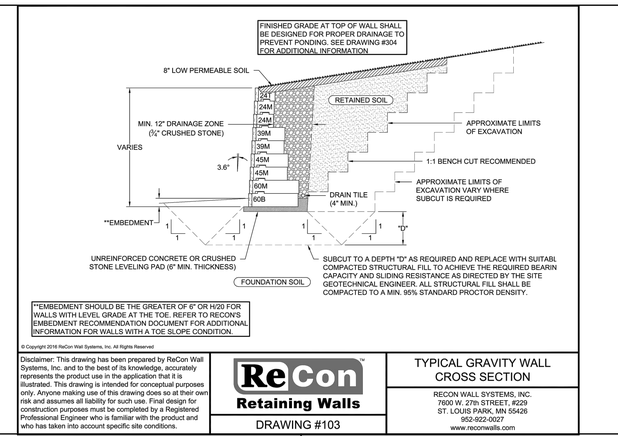
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3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
5. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL

REVISED 2-26-15



**EMBEDMENT SHOULD BE THE GREATER OF 6" OR H/20 FOR WALLS WITH LEVEL GRADE AT THE TOE. REFER TO RECON'S EMBEDMENT RECOMMENDATION DOCUMENT FOR ADDITIONAL INFORMATION FOR WALLS WITH A TOE SLOPE CONDITION.

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Disclaimer: This drawing has been prepared by ReCon Wall Systems, Inc. and to the best of its knowledge, accurately represents the product use in the application that it is illustrated. This drawing is intended for conceptual purposes only. Anyone making use of this drawing does so at their own risk and assumes all liability for such use. Final design for construction purposes must be completed by a Registered Professional Engineer who is familiar with the product and who has taken into account specific site conditions.

ReCon Retaining Walls

DRAWING #103

TYPICAL GRAVITY WALL CROSS SECTION

RECON WALL SYSTEMS, INC.
7600 W. 27th STREET, #229
ST. LOUIS PARK, MN 55426
952-922-0027
www.reconwalls.com

Tideflex Technologies — Technical Data

Series TF-1—Tideflex® Check Valve

Features & Benefits

- Ideal for manhole installations
- Lightweight, all-elastomer design
- Seals around entrapped solids
- Cost-effective, maintenance-free design

Materials of Construction

- Elastomers available in Pure Gum Rubber, Neoprene, Hypalon®, Chlorobutyl, Buna-N, EPDM, and Viton®



We are pleased to announce the introduction of the revolutionary TF-1 Check Valve. It functions and operates under the same simple principle of operation as the original TF-2 Tideflex®.

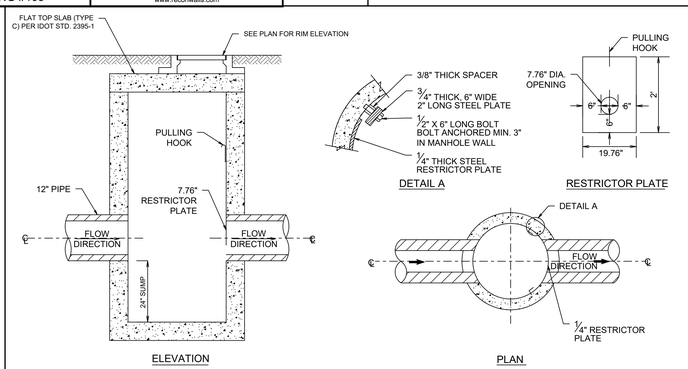
This design is ideal for existing manhole installations where the invert of the pipe is close to the floor of the vault. There are many check valves in Interceptors, manholes, and vaults. These vaults are designed so that there would be a maximum gravity head; thus, the invert pipe is as close to the base as possible. The TF-1 allows installations in such applications.

The Tideflex® Technologies Series TF-1 Tideflex® Check Valve is designed for applications in manholes, where the bottom of the manhole is close to the invert of the pipe. The TF-1 configuration allows the valve to be properly installed without manhole modification, ensuring positive backflow prevention and a lifetime of maintenance-free performance.

Pipe O.D.	Length	BH Height	Cuff Length
6	10	4	1 1/2
8	10	6	1 1/2
6	16	13	2
8	16	10	2
10	23	13	3
12	23	16	3
14	27	23	4
18	36	30	5
21	44	34	6
24	44	37	6
27	44	37	6
28	48	43	8
29	48	43	8
30	56	55	9
32	56	55	9
36	56	55	9
38	67	69	10
40	67	69	10
42	67	71	10
44	67	71	10
48	68	78	10
50	68	78	10
54	68	78	10
58	68	78	10
60	73	91	14
66	73	91	14
72	96	115	16

Numbers indicate maximum dimensions in inches.

Tideflex Technologies • 600 N. Bell Ave., Carnegie, PA 15106 USA • 412-279-0044 • Fax 412-279-7870 • www.tideflex.com



ELEVATION

PLAN

PLATE RESTRICTOR IN STRUCTURE (ST 1-2)

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04-20-2020

NO	DATE	DESCRIPTION
1	07-08-20	REVISION PER ENGINEERING REVIEW
2	07-30-20	REVISION PER ENGINEERING REVIEW
3	09-17-20	FINAL DEVELOPMENT PLAN PREFILING
4	09-30-20	FINAL DEVELOPMENT PLAN

PROJECT NO.: 15033
PROJECT MANAGER: SK
DESIGNED BY: SK
DRAWN BY: BD

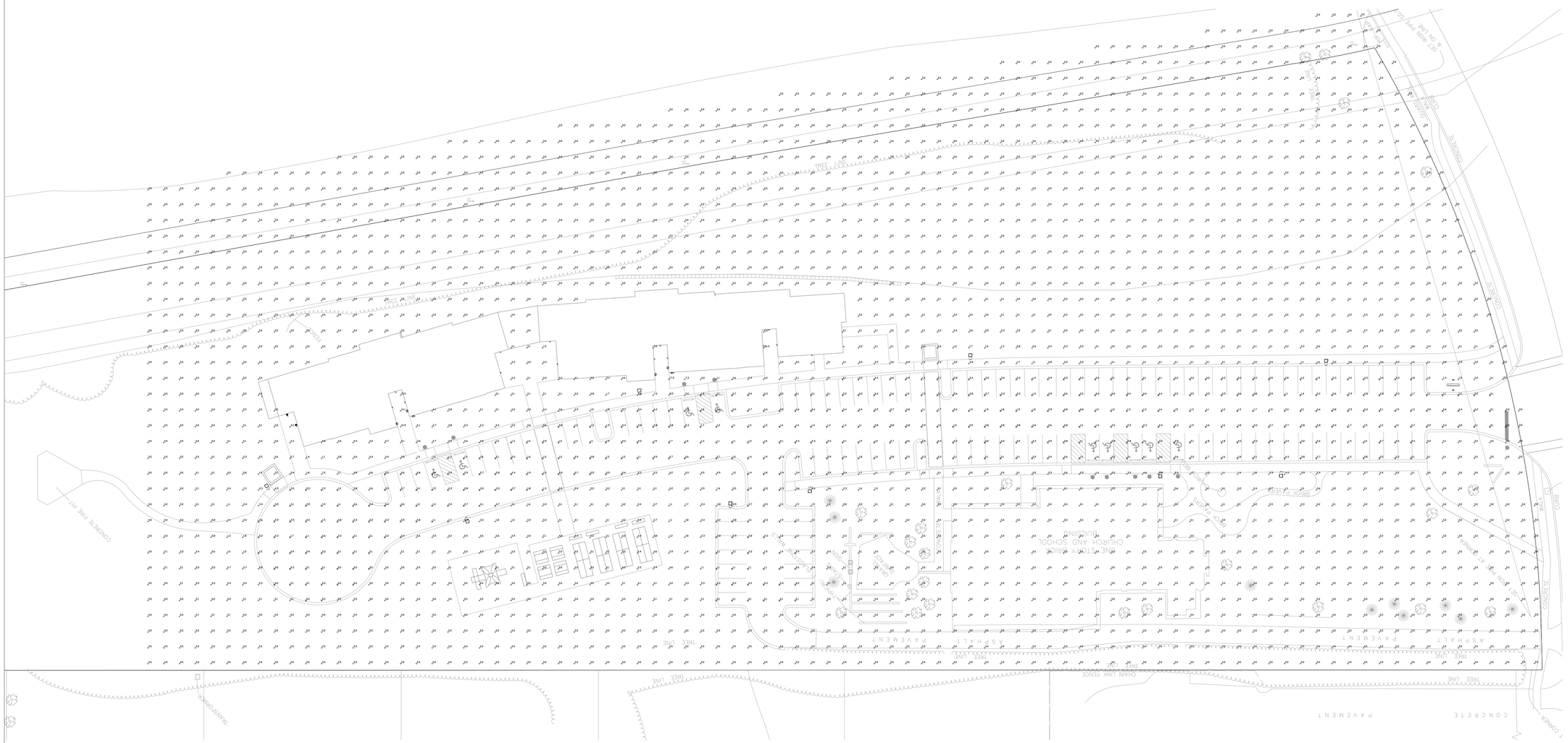
CONSTRUCTION DETAILS

ZION WOODS MULTI - FAMILY HOUSING
DEERFIELD ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.1

E:\2015\15033\Drawings\ACAD\LD\S04\Sheet Drawings\C6.0 Det15033s04.dwg 9/29/2020



LIGHTING FIXTURE SPECIFICATIONS

FIXTURE	MANUFACTURER	MODEL NUMBER	LAMPS	VOLTAGE	WATTAGE	MOUNTING	NOTES
A	LITHONIA	DSX0 LED-40C-1000-50K-T4M-MVOLT-HS	LED	120/208V	138W	20 FT	PROVIDE WITH HOUSE SIDE SHIELD – DARK BRONZE FINISH
B	EATON	ENC-E01-LED-E1-BL2-BZ	LED	120/208V	25W	7 FT	MOUNT TO SIDE OF BUILDING – DARK BRONZE FINISH
C	EATON	9002-W1-RW-LED 5080-F-BZ-L1-UNV-RSM	LED	120/208V	10W	7 FT	MOUNT TO SIDE OF BUILDING – DARK BRONZE FINISH
D	HYDREL	TPS1-18LED-WHT53K-MVOLT-FL-YM-PAR4/12-LP-BZ	LED	120/208V	34W	GRADE	AIM AT MONUMENT SIGN – DARK BRONZE FINISH

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.4 fc	4.7 fc	0.0 fc	N/A	N/A
Site Plan	+	0.4 fc	36.4fc	0.0 fc	N/A	N/A

1 **SITE PLAN - PHOTOMETRICS**
1/32" = 1'-0"
10 FIXTURES
N

rtm
engineering consultants
3 Executive Court, Unit 4, South Barrington, Illinois 60010
rtmassociates.com | 847.756.4180

Client:

EOR Stamp:

Project:
15.ESA.001

Location:
10 DEERFIELD ROAD, DEERFIELD, IL

Issuance:
SITE PHOTOMETRICS

Revisions:

#	Date:	Description:
	07/12/2017	Issue for Prefiling Conference
	06/04/2018	Village Comment Response
	08/06/2020	Final Development Plan Prefiling
	09/17/2020	Final Development Plan Prefiling
	09/30/2020	Final Development Plan

Date:
08/05/2020

Project Number:
15.ESA.001

Drawn By:	Checked By:
RW	TH

SITE PHOTOMETRICS

Sheet No.:
E1.0



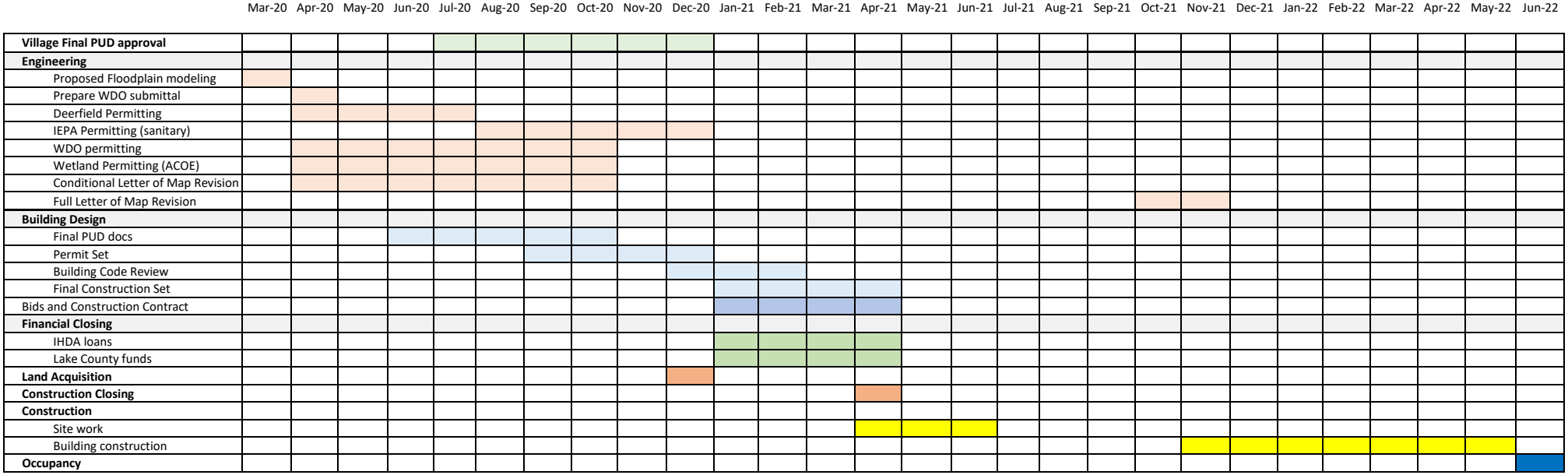
SIDING COLORS



BRICK


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• Looks Great... Sovereign Series® Shingles combine a simple, timeless beauty with GAF's well-known quality
• Stays In Place... Features GAF's Dura Grip™ Adhesive
• Safer... Class A fire rating from UL
• Peace Of Mind... Smart Choice® Protection is your safest choice!
Leak Barriers
Samples shown are StormGuard® (left) and Weather Watch™ (right)
Roof Deck Protection
Sample shown is Deck-Armor™
Slate
SHINGLES

Zion Woods Projected Timeline



Deerfield-Bannockburn Fire Protection District
Bureau of Fire Prevention
500 Waukegan Road • Deerfield, Illinois 60015 • (847) 945-4088 • Fax (847) 945-8951

August 5, 2020

Mark Parrucci
Eckenhoff Saunders Architects
130 East Randolph Suite 1850
Chicago, Illinois 60601

RE: Preliminary Plan Review for Zion Woods Project 10 Deerfield Road Deerfield

Dear Mr. Parrucci

The Fire Prevention Bureau has completed the preliminary plan review for the proposed premises using the International Building & Fire Code 2018 Edition and adopted local ordinances. The fire department does not see any issues with the proposed project if the following conditions are met:

1. Automatic fire sprinklers shall be installed in accordance with local ordinances 2017-O-02 & 2017-O-03.
2. Per local ordinance, the fire department connections for the automatic sprinkler systems shall be located on the street side of each building. These connections shall also be located within 100 feet of a municipally supplied fire hydrant.
3. An automatic fire alarm system shall be installed per local ordinance 2017-O-02 & 2017-O-03.
4. Per the International Fire Code, the fire lane shall be at least 20 feet wide and shall be clear at all times. No parking shall be permitted within the fire lane.

This letter does not preclude the possibility that corrections or additions may have to be made during the actual construction phase. If you have any questions, or would like to set up a meeting, please do not hesitate to contact us.

Have a safe day,

Brian McCarthy
Fire Marshal

Cc: Village of Deerfield

PUBLIC COMMENT

From: billowen43@aol.com <billowen43@aol.com>
Sent: Sunday, January 26, 2020 7:47 PM
To: Mayor Harriet Rosenthal <hrosenthal@deerfield.il.us>; Trustee Bob Benton <rbenton@deerfield.il.us>; Trustee Thomas Jester <tjester@deerfield.il.us>; Trustee Mary Oppenheim <moppenheim@deerfield.il.us>; Trustee William Seiden <wseiden@deerfield.il.us>; Trustee Dan Shapiro <dshapiro@deerfield.il.us>; Trustee Barbara Struthers <bstruthers@deerfield.il.us>; Daniel Nakahara <dnakahara@deerfield.il.us>
Subject: Zion Woods

To: The Board of Trustees and Plan Commission

It has been 5 years and 2 months since the Board first considered the Zion Woods project at its meeting of December 15, 2014. I understand that financing for the development may now have been approved, and that the matter may soon be before the Plan Commission again.

As I recall, at the 2014 meeting, Trustee Nadler commented on how the neighbors' concerns might be addressed, stating that "we can buffer and buffer and buffer." (Deerfield Review, 12/18/2014)

At the same meeting, as I recall, Mayor Rosenthal noted that a berm was a possibility.

So, where does this stand today as it relates to my property at 885 Heather Road -- immediately adjoining the proposed development?

1. As I read the proposed plan for the development, there is ***NO*** berm, fence or other buffer of any kind along the South half of my property -- which, you may recall, was the proposed location (unbuffered) for all the development's garbage dumpsters in its original proposal (later changed).

2. While the Zion Woods proposal states that "a landscaped berm (ranging ***4 to 6*** feet in height) will be provided and that "the petitioners would be required to provide permanent screening ***at least 5 feet high*** adjacent to the parking areas consisting of a planted earth berm, or densely planted evergreens, shrubs, trees or a combination of both," I see none of these in the Zion diagrams with respect to the South half of my property.

3. In addition, as I recall, in oral presentation to the Village, the petitioner referred to a berm of "about 3-1/2 half feet," ***not*** the 4 to 6 feet stated in the proposal.

4. Further, as the design of the development has progressed, the main buildings have been moved South to the area clearly visible from my property.

I would sincerely appreciate the Village requiring that, before construction of the development begins, the Eastern border of my property be buffered by (1) a 7-foot high cedar dog eared fence, and (2) a berm of reasonable height and appropriately landscaped.

In that connection, I recall the Board's discussion in the past requiring a significantly higher berm at a parking garage adjoining an office building on Lake Cook Road, and requiring that that the work be done prior to other work.

I would appreciate your putting yourself in my position and asking yourself what YOU would consider reasonable -- especially since the site was never zoned for such a development. I do

not consider these requests unreasonable, and as a 44-year resident of Deerfield would hope that you would consider these requests favorably. I request that Dan Nakahara provide copies of this email to members of the Plan Commission.

Thank you.

William M. Owen
885 Heather Road
Deerfield, IL 80015
billowen43@aol.com

Daniel Nakahara

From: Evan Nadler <enadler@crownlp.com>
Sent: Monday, August 24, 2020 9:28 AM
To: Daniel Nakahara
Subject: 965 Heather Rd

Good Morning Dan,

I'm following up on the voice mail I left this weekend.

I am the owner of 965 Heather Rd and received an email forward from one of my neighbors regarding the August 27th plan commission meeting for the Zion Woods Final Development plan.

When I purchased the home, I was told that the developer had already agreed to either fence off or put up landscape to separate our property lines for the new development. After reviewing the plans, my house is wide open and has direct access to the fire pit and the folks that will be using it. As a father of 3 kids under the age of 4, im sure you can understand my concern for not having any barriers between the property.

Please give me a call to discuss so I can understand how this is acceptable to the village and more importantly how I can take part in the upcoming meeting to voice my displeasure.

Also, does the village not require land owners to maintain their properties anymore? The reason I ask is in years past the church has always cut the grass and maintained the land. This year nothing has been done and it looks awful behind my house. Please advise on why this is acceptable?

Look forward to speaking with you.

Evan Nadler
Crown Partners LP
Phone: (561) 279-5646
Email: enadler@crownlp.com

Daniel Nakahara

From: Gerald Saltarelli <gerry@saltarelliadr.com>
Sent: Tuesday, October 6, 2020 6:41 PM
To: Daniel Nakahara
Subject: Zion - Plan Commission Meeting

Dan, thank for the notice of Thursday's meeting. I have the following questions with regard to the submissions to the Plan Commission.

1. I have lived at 935 Heather for 40 years. My basement has never had water. Ciorba Group's Comment No. 1, May 15, 2020, page 14 of the PDF, addresses runoff from the adjacent residential properties to the east. What assurance do the neighbors have that the proposed berm and grading on the site will not cause water retention and possible flooding of our homes? What remedy will be there be if there is excessive water retention?
2. In that connection, the proposed grading in the swale on the east side of 935 Heather is only 1%. I am advised by a landscape architect I engaged that a 2% gradient is required in this non-mowed area to ensure positive flowage to the site's compensatory storage facility. Will this be addressed by the developer? I note that Tyler Dickinson states at page 21 that "we will hold them to appropriate grading." What does the Village consider appropriate?
3. Par. 9 of Plan Review Comments, Sept. 15, 2020, at page 12 of the Staff Memo PDF, notes that a "tree inventory is required" which must comply with the Village Tree Ordinance. I would appreciate confirmation that the inventory will include trees on neighbors' property within 10 feet of the property line. What steps will be taken to ensure that construction near the property lines does not damage those trees, including their roots?

Gerald G. Saltarelli
SaltarelliADR LLC
321 North Clark Street, Suite 400
Chicago, IL 60654
gerry@saltarelliadr.com
C: 312-375-0031
D: 847-945-8492
saltarelliadr.com

Daniel Nakahara

From: Andy Stein <andrewtoddstein@gmail.com>
Sent: Tuesday, October 6, 2020 7:57 PM
To: Daniel Nakahara
Cc: Leigh Stein
Subject: Zion Woods Proposal

Dan-

Good evening, I hope all is well and you and your family are staying safe and healthy during these unique times.

We recently became aware that the Zion Woods proposal is to be before the Plan Commission for final approval this Thursday (10/8/20). As you are aware the neighbors adjacent to the proposed project have strongly opposed the project over the past 5 years as it is classic "spot" zoning, in allowing multi-family residences among the largest lot single family zoning in the Village of Deerfield. However, what is most disconcerting thru the process is that the elected officials have constantly shared with the neighbors that they want this to be an open process and one that the developer will seek input from the neighbors. It has been years since the developer or church has reached out to discuss any of the key issues with the neighbors that include berming, landscaping, light screening,

etc. As this project has evolved over several years we have seen how other projects in the Village have worked with adjacent property owners to ensure balanced development. Why rush to get this project approved without allowing the neighbors to provide comment and make changes for improvement in the proposal?

Additionally, I also understood that in the last public meetings in 2018 that the developer was to enter into an agreement with the Village or record against title that the change of zoning would not allow for additional apartments to be built in excess of what was approved with this project. Can you please clarify when in the process this document will be produced as it will be critical for the neighbors to have the ability to review and comment.

We look forward to listening to the presentation this Thursday night and provide the Commission with our comments over zoom.

Thank you,

Andy and Leigh Stein
970 Heather Road

Daniel Nakahara

From: Maureen Darnaby <maureen.darnaby@gmail.com>
Sent: Wednesday, October 7, 2020 2:54 PM
To: Daniel Nakahara
Subject: Zion Woods Development

Dan, please include this email with others for the Plan Commission discussion tomorrow evening. I will be attending via zoom. Thanks.
Maureen Darnaby

I have reviewed the final plans for the Zion Woods housing development and have several questions and concerns.

I have lived at 905 Heather Rd. for almost 30 years and have enjoyed the quiet privacy of my backyard for all of that time. The plan as it is now presented has a play yard and picnic area less than 35 feet from my property line and in full view of my family room and patio. The only buffering at my line of sight appears to be a four foot landscape buffer with several deciduous shade trees planted around it. The top of the four foot landscape buffer will barely be at the height of my patio due to the natural slope of my property.

I am asking for an adjustment to the proposed landscaping to allow my home and yard to retain a sense of privacy. Several years ago when Deerfield High School added an addition to the south side of the school, neighbors asked for and received a dense planting of mature arborvitae along High School Drive (now known as Warrior Way.) As my family room, patio and backyard will have full view of the north apartment building, driveway, and play/picnic area, I believe this screening to be a reasonable request. I would like this natural screening of mature arborvitae to be placed on top of the buffer and expect that mature plants will be at least 10 feet in height.

I also have questions regarding the storm water inlet proposed to be placed next to my property line. What storm water is it designated to receive? Will my property now flood during heavy storms if it cannot handle the water it is to receive? What recourse will I have if this is the result? Who is responsible for making sure it is properly maintained and doesn't clog? Will it attract mosquitoes? Will it be covered in such a way that it won't attract my toddler-aged grandchildren?

It is unfortunate that although the developers were told by the Board of Trustees at the July 15, 2019 Board meeting that they should reach out to the neighbors as they finalized their plans, that has not happened. I am now asking for your help.

Thank you.
Maureen Darnaby

Daniel Nakahara

From: billowen43@aol.com
Sent: Friday, October 9, 2020 1:10 PM
To: Daniel Nakahara
Subject: Zion Woods - Buffering Question

Hi Dan -

Quick question:

The Zion Woods proposal appears to contain no buffering, whether a berm or a fence, on the South half of my border with the proposed development. Does the Village consider it my responsibility to provide whatever buffer I may desire (fence or berm), or does it consider that to be the developer's responsibility?

Last night, the chairman of the Plan Commission read aloud my January email to you. However, no member of the Commission made any comment in response.

The South half of my border is about 15 feet from the driveway along the border, as measured from the boundary marker. During over half of the year, that area is pretty much barren of vegetation once the leaves on the brush drop in the Fall, which makes activity in that area and the adjoining "spillover" parking area at the North end of the church very conspicuous. (Long ago, I showed photos to some of the trustees to show this.)

Until recent years, the "spillover" parking area was pretty much empty except on Sundays. In more recent years, it appears that a few buses and utility vehicles occasionally park there. Now, it seems that there will be a great deal of activity in that vicinity, which can be expected to be very visible during much of the year.

What is the Village's position?

Thanks.

Bill Owen