

Dei Cugini, LLC and Berwyn Properties, LLC

Planned Development Amendment

December 16, 2022



Parking Expansion and Solar Power Generation

6500-38 Roosevelt Road, Oak Park, IL

6501 West Roosevelt Road, Berwyn, IL 60402
berwynproperties@gmail.com | (708) 637-5141

Dei Cugini, LLC and Berwyn Properties, LLC

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Dei Cugini, LLC and Berwyn Properties, LLC

Tab #1

Narrative

Dei Cugini, LLC and Berwyn Properties, LLC

Narrative

In 2019-2020, Berwyn Properties, LLC, developed a Single-Tenant Corporate Office Building for the use of its affiliate, Turano Baking Company, as the Corporate Headquarters for its business. Towards the end of construction, the adjacent property at 6536 Roosevelt Road became available from the then-owner Salvation Army. Berwyn Properties acquired that property at the onset of the Coronavirus pandemic and has since demolished the deteriorating structure in preparation for future development. At this time, Berwyn Properties is seeking to combine this adjacent property with the now-occupied Office Building at 6500-20 Roosevelt Road.

Turano Baking Company was founded in 1962 and is the nation's leading variety baker serving both wholesale and retail customers. Turano Baking Company operates five bakery facilities in Berwyn and Bolingbrook, Illinois; Villa Rica, Georgia; Orlando, Florida; and Henderson, Nevada. Out of these facilities, Turano Baking services nearly 10,000 customers daily with breads, rolls, buns, and other assorted baked goods through broadline distribution channels and also via Direct-Store Delivery operations in multiple states.

The newly built Turano Headquarters Office Building has created a positive impact on the area, substantially through a more attractive and cohesive look along Roosevelt Road and by providing additional buffer between residential and commercial areas. This next phase of development will further both of these aesthetics and provide future benefits to reducing carbon emissions.

The project will include combining the existing parking lot with the additional property for further parking to accommodate already-experienced staffing growth. As part of the parking expansion, Berwyn Properties seeks to add an additional exit gate at the alley-side for better traffic flow out of the property during peak periods. The existing driveway at 6534 Roosevelt will be eliminated to allow additional parking and a more consistent pedestrian experience; this change is not reflected on current plans but will be revised with final plan submission for permitting. Finally, Berwyn Properties will add Solar Power to the entire property to provide renewable energy generation in an effort to offset the carbon footprint of office operations. This will be achieved through rooftop solar panels on the Office Building and Solar Carports over nearly every parking stall, both existing and proposed. The carports will also have the benefit of bringing site lighting to a lower, shielded level to minimize light spill beyond property lines.

The compensating benefits for this project include but are not limited to:

- A more desirable usage of the property than previously in place;
- Renewable Energy Generation in the form of solar panels on the Office Building Roof and on Carport structures over a substantial portion of the parking areas;
- Improved traffic flow and exit opportunities from the secured parking lot;
- Further increased property tax and assessment value from current use; and
- Continued and secure aesthetic improvement along Roosevelt Road.

Dei Cugini, LLC and Berwyn Properties, LLC

Summary of Relief from Zoning Ordinance

The proposed PUD Amendment includes the following components that require relief from the Village of Oak Park's Zoning Ordinance:

1. Article 10.2 Section B.2.e:

Turano Baking Company, the tenant of the Premise, intends to utilize the parking lot for standard vehicular traffic and parking. As part of the plan, there are eight (8) oversized parking stalls that would be able to accommodate step-van sized vehicles (i.e., Route Trucks). The tenant's business owns and operates these vehicles and will be parking these Route Trucks from time to time on the Premise. It is the Village's opinion that these vehicles "serve a business not located within Oak Park" as the typical parking for these vehicles is in Berwyn. As such, this restriction must be removed with this PUD Amendment.

2. Article 5.4 Section G.2:

Relief is needed from the five foot setback requirement for the parking stalls along the north boundary of the property. Conforming with the setback requirement will result in an extreme deficiency in the ratio of parking stalls to building occupants. Additionally, this aligns with the existing PUD condition as relieved.

3. Article 10.3 Section G:

Relief is needed from the requirement that all parking lots and structures must be landscaped in accordance with Article 11. See below for the summary for Article 11.7 Section A and C.

4. Article 11.7 Section A:

Relief is needed from the requirement to provide a landscape island between every ten parking spaces. The solar carports would conflict with any landscaped islands and result in an adverse situation for landscaping to thrive. Additionally, the two existing trees will be removed and replanted at the perimeter of the property. In order for the solar to be cost-effective to install, the continuous area over the central parking lot would be near-completely covered with solar carports, eliminating the area these trees could be placed.

5. Article 11.7 Section B:

Relief is needed from the requirement to provide a minimum 10% total landscape area of a parking lot. The solar carports would conflict with additional landscaping and result in an adverse situation for landscaping to thrive. The continuous area over the central parking lot will be near-completely covered with solar carports, an offsetting benefit of significant renewable energy generation for reduced landscaping opportunity.

Dei Cugini, LLC and Berwyn Properties, LLC

6. Article 11.7 Section C:

Relief is needed from the requirement to terminate rows of parking stalls with a landscape island in the secure parking lot. The solar carports would conflict with any landscaped islands and result in an adverse situation for landscaping to thrive.

7. Article 10.3 Section B.2:

Relief is needed from the requirement to provide internal pedestrian circulation in the parking lot. The lot is intended for private use only.

Dei Cugini, LLC and Berwyn Properties, LLC

Tab #2

Fee

Village of Oak Park

(708) 358-5478

Billing Information

Anthony M Turano
6501 W Roosevelt Rd
Berwyn IL 60402
aturano@turano.com

Transaction Detail



XXXXXXXXXXXX9742
10/25/2022 3:14:25 PM
Approved 041005

Invoices

Type	Account #	Invoice #	Amount
Permits		31122	\$2,000.00
		SUBTOTAL	\$2,000.00
		GRAND TOTAL	\$2,000.00

Dei Cugini, LLC and Berwyn Properties, LLC

Tab #3

Owner Information



Petition for Public Hearing

PLANNED DEVELOPMENTS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

PUD AMENDMENT

Name of Development: Private Office Building - Parking Expansion and Solar Carports

Address/Location of Development: 6500-38 Roosevelt Road, Oak Park, IL

Please confirm address. Address form can be found at: <https://www.oak-park.us/sites/default/files/forms/address-assignment-request-form.pdf>

Property Identification Number(s)(PIN): See Attached

Name of Property Owner(s): Berwyn Properties, LLC; Dei Cugini, LLC

Address of Property Owner(s): 6501 W. Roosevelt Rd., Berwyn, IL 60402

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): Berwyn Properties, LLC; Dei Cugini, LLC

Applicant's Address: 6501 W. Roosevelt Rd., Berwyn, IL 60402

Applicant's Phone Number: (708) 317-3943 E-Mail aturano@turano.com

Other: _____

Project Contact: (if Different than Applicant) _____

Contact's Address: _____

Contact's Phone Number: _____ E-Mail _____

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(Describe): _____

Existing Zoning: RR-T Describe Proposal: _____

The existing Planned Use Development will be expanded upon with additional parking for office building occupants. Applicants will also install Solar Panels on the building roof and on Carports over a substantial portion of the parking areas. Solar power generation will be used to offset Office Building electricity consumption.

Proposed Planned Development Type:

Residential PD

Non-Residential PD

Mixed Use PD

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent: Zoning Districts

Land Uses

To the North: R-4

 Single Family Homes

To the South: C-2 (Berwyn)

 Mixed use- Food processing / distribution / office

To the East: RR-T

 Multi-family residential building & Retail

To the West: RR-T

 Auto Repair Shop

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: _____

Describe Improvement: Parcel is currently a demolished structure with no improvements.
 Prior use was Salvation Army building.

Is the property in question currently in violation of the Zoning Ordinance? ___ Yes X No

If Yes, how? _____

Is the property in question presently subject to a Special Use or Planned Development? X Yes ___ No

If Yes, how? Planned Use Development is in-place for most of the property.

If Yes, please provide relevant Ordinance No.'s Ordinance Number 18-386

Is the subject property located within any Historic District? ___ Yes X No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

 Article 10.2 Section B.2.e; Article 5.4 Section G.2; Article 10.3 Section G;
 Article 11.7 Section A; Article 11.7 Section C

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

 The addition to the existing development will provide additional relief to on-street parking and
 add continuity to a well-maintained section of Roosevelt Road. The solar panels to be installed
 will provide carbon offsets and reduce reliance on greenhouse gases, a desirable improvement
 in Oak Park.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Dei Cugini, LLC; Berwyn Properties, LLC

(Printed Name) Applicant

(Signature) Applicant

10/25/2022

Date

Dei Cugini, LLC; Berwyn Properties, LLC

(Printed Name) Owner

(Signature) Owner

10/25/2022

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

25th DAY OF October, 2022

(Notary Public)

ANGELINA SANTUCCI SORRENTINO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jul 24, 2023

Existing Planned Development to be Amended

Berwyn Properties, LLC

6500-6534 Roosevelt Road, Oak Park, IL 60304

Property ID Numbers:

16-18-426-040-0000

16-18-426-041-0000

16-18-427-036-0000

16-18-427-037-0000

16-18-427-038-0000

16-18-427-039-0000

16-18-427-040-0000

16-18-427-041-0000

16-18-427-042-0000

16-18-427-043-0000

16-18-427-044-0000

Parcel 1:

Lots 137 and 138 in South Ridgeland in South Ridgeland being a subdivision of a part of the Southeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 and that part of the West half of vacated Gunderson Avenue lying East of and adjoining said Lot 43 in South Ridgeland being a subdivision of a part of the Southeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Additional Property to be included in Amended Planned Development

Dei Cugini, LLC

6536-38 Roosevelt Road, Oak Park, IL 60304

Property ID Numbers:

16-18-426-037-0000

16-18-426-038-0000

16-18-426-039-0000

Lot 139, 140, 141, 142 in South Ridgeland, a subdivision of the Southeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Affidavit of Ownership

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, Anthony M. Turano, under oath, state that I am
(Print Name)

- the sole owner of the property
 an owner of the property
 an authorized officer for the owner of the property

Commonly described as:

6500-38 Roosevelt Road
Oak Park, Illinois 60304


and that such property is owned by Dei Cugini, LLC and Berwyn Properties, LLC as of this date.

(Print Name / Company)


(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

25th DAY OF October, 2022


(Notary Public)

ANGELINA SANTUCCI SORRENTINO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jul 24, 2023

ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

20CSA834118LP
Revision 2

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY

**COMMITMENT NO. 20CSA834118LP
REVISION 2**

Transaction Identification Data for reference only:

ORIGINATING OFFICE	FOR SETTLEMENT INQUIRIES, CONTACT
Chicago Title Company, LLC 10 South LaSalle Street, Suite 2850 Chicago, IL 60603 Main Phone: (312)223-2800 Email: loopclosings@ctt.com	Chicago Title and Trust Company 1100 Lake Street, Suite 165 Oak Park, IL 60301 Main Phone: (708)383-3322 Main Fax: (708)383-3399

Issued By: Reliable Title Company, L.L.C.
330 N. Wabash Ave., 1700
Chicago, IL 60611

Order Number: 20CSA834118LP

Property Ref.: 6536 W. Roosevelt, Oak Park, IL 60304

SCHEDULE A

1. Commitment Date: May 14, 2020
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
 Proposed Insured: Dei Cugini LLC
 Proposed Policy Amount: \$207,500.00
 - (b) ALTA Loan Policy 2006
 Proposed Insured: , its successors and/or assigns as their respective interests may appear
 Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is:
 Fee Simple
4. The Title is, at the Commitment Date, vested in:
The Salvation Army
5. The Land is described as follows:
 LOT 139, 140, 141, 142 IN SOUTH RIDGELAND, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

END OF SCHEDULE A

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**
7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
9. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ACH payment, which results in an additional \$7.00 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.
10. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

END OF SCHEDULE B, PART I

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

Title Insurance Agent:

Reliable Title Company, L.L.C.
330 N. Wabash Ave., 1700
Chicago, IL 60611
Phone: (312) 755-3137
Fax: (312) 222-6378

K. Mills, agent
Authorized Signatory

Service Provider:

Chicago Land Agency Services
1620 W. Belmont Ave
Chicago, IL 60657
Phone: (773) 384-8200
Fax: (773) 384-8242

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SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

Waive
KLM

- 1. Rights or claims of parties in possession not shown by Public Records.
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
- 3. Easements, or claims of easements, not shown by the Public Records.
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 5. Taxes or special assessments which are not shown as existing liens by the Public Records.
- 6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
- 7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

A 8.

- 1. Taxes for the year(s) 2019 and 2020
2020 taxes are not yet due or payable.
- 1A. Note: 2019 first installment was due March 3, 2020
Note: 2019 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat
16-18-426-037-000	1 of 3	2019	Not Billed	
16-18-426-038-000	2 of 3	2019	Not Billed	
16-18-426-039-000	3 of 3	2019	Not Billed	

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**SCHEDULE B, PART II
 EXCEPTIONS**
 (continued)

Waive
 9-12
 KLM

3A The general taxes as shown below are marked exempt on the collector's warrants.

Year(s): 2018 and prior

Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

B 9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

C 10. If work has been performed on the Land within the last six months which may subject the Land to liens under the mechanics lien laws, the Company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien. If evidence is not provided or is unsatisfactory, this commitment/policy will be subject to the following exception:

Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

D 11. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

F 12. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Dei Cugini, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

Waive
13-14
KLM

a. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

G

13

Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers of property located in Oak Park. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.

H

14

All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

END OF SCHEDULE B, PART II

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ALTA Commitment for Title Insurance (08/01/2016)



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I-Requirements;
 - (f) Schedule B, Part II-Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)





CHICAGO TITLE & TRUST.

**NOTICE OF SETTLEMENT AGENT
RESPONSIBILITY**

Teresa Aluise, Escrow Closer
Chicago Title and Trust Company
1100 Lake Street, Suite 165
Oak Park, IL 60301
Phone: (708)383-3322 Fax: (708)383-3399

Date: May 22, 2020
Escrow No.: 20CSA834118LP
Seller(s): The Salvation Army
Buyer(s): Dei Cugini LLC
Property: 6536 W. Roosevelt
Oak Park, IL 60304

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Chicago Title and Trust Company will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Chicago Title and Trust Company will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Chicago Title and Trust Company is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Chicago Title and Trust Company is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Chicago Title and Trust Company is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Chicago Title and Trust Company is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

PURCHASER(S):

Dei Cugini LLC

BY: _____

5.22.20
Date

**SPECIAL WARRANTY DEED
Statutory (Illinois)**

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*

Doc#: 2018257281 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/30/2020 11:46 AM Pg: 1 of 3

Dec ID 20200501678003
ST/CO Stamp 0-256-720-096

Above Space for Recorder's use only

FOR VALUABLE CONSIDERATION, as of this 15th day of May, 2020, The Salvation Army, an Illinois not-for-profit corporation ("Grantor"), does hereby grant, bargain, sell and convey unto Dei Cugini LLC, an Illinois limited liability company, 6501 W. Roosevelt Road, Berwyn, IL 60402 ("Grantee"), that certain real estate located in the County of Cook and State of Illinois, which is known and legally described on Exhibit A attached hereto and made a part hereof (the "Property"), to have and to hold the Property aforesaid, with all and singular the hereditaments, rights, privileges, immunities and appurtenances thereunto belonging, or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that the said Property is free and clear from any encumbrance done or suffered by Grantor and that Grantor WILL WARRANT AND DEFEND the title to said Property unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other, subject only to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2019 and subsequent years.

Permanent Index Numbers: 16-18-426-037-0000, 16-18-426-038-0000 and 16-18-426-039-0000


Address of real estate: 6536 W. Roosevelt Road, Oak Park, IL 60304

In Witness Whereof, said Grantor has caused this instrument to be executed and delivered by its duly authorized officers, as of the day and year first above written.

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(b).

THE SALVATION ARMY, an Illinois not-for-profit corporation

By: 
Shelagh M. Stuart-Andrews, Assistant Treasurer

By: 
Bramwell E. Higgins, Secretary

May 15, 2020
Date


Agent

**SPECIAL WARRANTY DEED
Statutory (Illinois)**

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*

simplifile®

E-RECORDED

ID: 2018257281

County: COOK

Date: _____ Time: _____

Above Space for Recorder's use only

FOR VALUABLE CONSIDERATION, as of this 15th day of May, 2020, The Salvation Army, an Illinois not-for-profit corporation ("Grantor"), does hereby grant, bargain, sell and convey unto Dei Cugini LLC, an Illinois limited liability company, 6501 W. Roosevelt Road, Berwyn, IL 60402 ("Grantee"), that certain real estate located in the County of Cook and State of Illinois, which is known and legally described on Exhibit A attached hereto and made a part hereof (the "Property"), to have and to hold the Property aforesaid, with all and singular the hereditaments, rights, privileges, immunities and appurtenances thereunto belonging, or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that the said Property is free and clear from any encumbrance done or suffered by Grantor and that Grantor WILL WARRANT AND DEFEND the title to said Property unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other, subject only to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2019 and subsequent years.

Chicago Title

Permanent Index Numbers: 16-18-426-037-0000, 16-18-426-038-0000 and 16-18-426-039-0000

Address of real estate: 6536 W. Roosevelt Road, Oak Park, IL 60304 JOC SA 834 118 LP

In Witness Whereof, said Grantor has caused this instrument to be executed and delivered by its duly authorized officers, as of the day and year first above written.

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(b).

THE SALVATION ARMY, an Illinois not-for-profit corporation

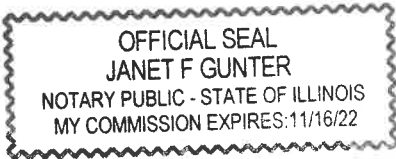
May 15, 2020
Date Janet F. [Signature]
Agent

By: [Signature]
Shelagh M. Stuart-Andrews, Assistant Treasurer

By: [Signature]
Bramwell E. Higgins, Secretary

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Shelagh M. Stuart-Andrews, Assistant Treasurer and Bramwell E. Higgins, Secretary of The Salvation Army, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 2020.
Commission expires November 16, 2022



Janet F. Gunter
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Mitchell J. Melamed, Esq.
Aronberg Goldgehn Davis & Garmisa
330 N. Wabash, Suite 1700
Chicago, IL 60611

AFTER RECORDING MAIL TO:

Lisa M. Turano
6501 W. Roosevelt Road
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:

Dei Cugini, LLC
6501 W. Roosevelt Rd
Berwyn, IL 60402



REAL ESTATE TRANSFER TAX		26-May-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-18-426-039-0000 20200501678003 0-256-720-096		

EXHIBIT A

LOT 139, 140, 141, 142 IN SOUTH RIDGELAND, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

Stewart Title Company
700 E. Diehl Road, Ste 180
Naperville, IL 60563
(630) 577-8620



Matt Morris
President and CEO

Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.



CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.*

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

File No.: 01146-57420

1. Effective Date: April 18, 2018 at 8:00 A.M.

2. Policy or Policies to be issued:

Amount of Insurance

(a) ALTA Owner's 2006 (Standard)

\$10,000.00

Proposed Insured:

(b) ALTA Mortgagee's 2006 (Standard)

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. Title to the estate or interest in said land is at the effective date hereof vested in:

Berwyn Properties LLC, an Illinois limited liability company

5. The land referred to in this Commitment is described as follows:

Parcel 1:

Lots 137 and 138 in South Ridgeland in South Ridgeland being a subdivision of a part of the Southeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 and that part of the West half of vacated Gunderson Avenue lying East of and adjoining said Lot 43 in South Ridgeland being a subdivision of a part of the Southeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

For information purposes only, the property address is purported to be:

6530 - 32 Roosevelt Road, Berwyn, IL 60402

6500 Roosevelt Road, Oak park, IL 60402

COMMITMENT FOR TITLE INSURANCE SCHEDULE B

File No. 01146-57420

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company all clauses, if any, which indicate any preference, limitation or discrimination based on race, color, religion or national origin are omitted from all building and use restrictions, covenants and conditions, if any, shown herein):

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

B. STANDARD EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.

C. SPECIAL EXCEPTIONS

General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-426-040-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$3,214.91 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 138 of Parcel 1

2. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-426-041-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$1,101.78 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 137 of Parcel 1

3. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-036-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$598.35 is paid.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B**

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 52 of Parcel 2

4. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-037-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$598.35 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 51 of Parcel 2

5. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-038-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$598.35 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 50 of Parcel 2

6. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-039-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$598.35 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 49 of Parcel 2

7. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-040-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$598.35 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 48 of Parcel 2

8. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-041-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$1,196.06 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lots 46 and 47 of Parcel 2

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

9. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-042-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$598.35 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 45 of Parcel 2

10. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-043-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$598.35 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 44 of Parcel 2

11. General real estate taxes for the year(s) 2017, 2018 and subsequent years.

Permanent Index Number: 16-18-427-044-0000 (Volume number 145)

Note: The first estimated installment of the 2017 taxes in the amount of \$1,817.39 is paid.

Note: The final installment of the 2017 taxes and the taxes for the year 2018 are not yet due and payable.

Note: Affects Lot 43 and vacated Gunderson Street of Parcel 2

12. Mortgage dated June 5, 2005 and recorded June 16, 2005 as document number [0516702113](#) , made by Ronald R. Cobb, to LABE Bank, to secure an indebtedness of \$75,000.00 and such other sums as provided therein.

Note: Affects Lot 137 in Parcel 1

13. Assignment of Rents dated June 5, 2005 and recorded June 16, 2005 as document number [0516702114](#) , made by Ronald R. Cobb, to LABE Bank.

Note: Affects Lot 137 in Parcel 1

14. Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated October 27, 2017 and recorded October 31, 2017 as document number [1730429059](#) , made by Berwyn Properties, L.L.C., an Illinois limited liability company, to JPMorgan Chase Bank, to secure an indebtedness of \$15,000,000.00 and such other sums as provided therein.

Note: Affects Parcel 2 and other land.

15. Assignment of Rents and Leases dated October 27, 2017 and recorded October 31, 2017 as document number [1730429060](#) , made by Berwyn Properties, L.L.C., an Illinois limited liability company, to JPMorgan Chase Bank.

COMMITMENT FOR TITLE INSURANCE SCHEDULE B

Note: Affects Parcel 2 and other land.

16. Security interest of JPMorgan Chase Bank, N.A., under a financing statement executed by Berwyn Properties L.L.C., and filed November 13, 2017 as document number [1731729056](#) .

Note: Affects Parcel 2 and other land.

17. Rights of public or quasi-public utilities, if any, in the vacated street or alley described in Schedule A as set forth in the instruments recorded as document number [98891689](#) and [0501939112](#) .

18. Existing unrecorded leases, if any.

19. Rights of parties in possession of the subject property by reason of unrecorded leases, if any.

20. Any lien, or right to a lien in favor of the property manager employed to manage the land.

Note: We should be furnished either (a) an Affidavit from the owner indicating that there is no property manager employed to manage the land, or, (b) a Final Lien waiver from the property manager acting on behalf of the owner.

21. We should be advised whether any recent improvements have been placed on the subject property within the last six months.

Note: If new improvements are involved we will also require customary contractors' statements, lien waivers and a survey for structural additions.

22. With respect to the Limited Liability Companies shown in Schedule A in title to the land, the Company must be provided with the following:

- a) A certification from the Illinois Secretary of State that the L.L.C. has properly filed its articles of organization;
- b) A copy of the Articles of Organization, together with any amendments thereto;
- c) A Certificate of Good Standing from the Illinois Secretary of State;
- d) A copy of the Operating agreement and all amendments thereto; and,
- e) A Roster of members or incumbent managers.
- f) A certification that no event of dissolution has occurred.

NOTE: Unless the deed is executed by all members, we must also be furnished evidence satisfactory to the Company that all necessary consents, authorizations, resolutions, notices and actions relating to the sale and the execution and delivery of the deed as required under applicable law and the governing documents have been conducted, given or properly waived.

NOTE: By City of Berwyn municipal ordinance a transfer tax has been imposed up the sale or conveyance of real property within the municipality. Therefore all deeds presented to the Company for recording must have the appropriate Transfer Tax Stamps affixed thereof, or be marked "Exempt" by the municipality.

NOTE: The following 24 month chain of title is shown for informational purposes only and not the purpose of insuring: Title to the estate or interest shown in Schedule A was acquired as follows:

(A) by Warranty Deed dated March 3, 2008 and recorded March 17, 2008 as document number [0807705160](#) from Ronald Cobb, to Berwyn Properties, LLC; as to Parcel 1

(B) by Trustee's Deed dated January 11, 2005 and recorded January 21, 2005 as document number [0502147098](#) from North Star Trust Company, as Successor Trustee under Trust Agreement dated March 26, 1991 and known as Trust Number 2197, to Berwyn Properties, L.L.C.; as to Lots 43 to 47 and vacated Gunderson Street as to Parcel 2

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

(C) by Trustee's Deed dated January 12, 2005 and recorded January 21, 2005 as document number [0502147094](#) from Cosmopolitan Bank & Trust Company as Successor Trustee under Trust Agreement dated April 19, 1999 and known as Trust Number 7380, to Berwyn Properties, L.L.C.; as to Lots 48 to 52 as to Parcel 2

(D) There have been no other conveyances in the past 24 months.

NOTE: All endorsement requests should be made prior to closing to allow ample time for the Company to examine required documentation.

*****Customer Information*****

As of July 19, 1995, pursuant to Bill, Public Act 87-1197, all documents recorded within the State of Illinois must meet the following requirements:

**The document shall consist of one or more individual sheets measuring 8.5 inches by 11 inches, not permanently bound and not a continuous form. Graphic displays accompanying a document to be recorded that measures up to 11 inches by 17 inches shall be recorded without charging an additional fee;

**The document shall be legibly printed in black ink, by hand, typewritten or computer generated, in at least 10 point type. Signatures and dates may be in contrasting colors as long as they will reproduce clearly;

**The document shall be on white paper of not less than 20 pound weight and have a clean margin of at least 1/2 inch on the top, bottom and each side. Margins may be used only for non-essential notations which will not affect the validity of the document, including but not limited to form numbers, page numbers, and customer notations;

**The first page shall contain a blank space in the upper right hand corner measuring at least 3 inches by 5 inches;

**The document shall not have any attachment stapled, taped or otherwise affixed to any page.

Note: The recorders offices throughout the State of Illinois will accept all documents for recordation. Those that do not meet the requirements of the Bill will cost double the recording fee to record."

Please note that as of March 1, 2017, Stewart Title of Illinois will no longer accept wire instructions via email to disburse closing proceeds. Please utilize our Proceeds/Funds Disbursement Instructions to obtain original signatures from all of the title holders. This form must be submitted at closing in order for funds to be wired. [Proceeds - Funds Disbursement Instructions Form](#)

NOTE: The Good Funds provision of the Illinois Title Insurance Act (215 ILCS 155/26) became effective January 1, 2010. This law imposes stricter rules on the type of funds that can be accepted for real estate closings and requires wired funds over \$50,000.00. Any funds less than \$50,000 must be good funds in the form of a cashiers check, certified checks, money orders or official bank checks. Contact your settlement agent to confirm the type of funds that are required for your transaction.

*****End of Schedule B*****

**To Schedule a closing:
please contact our Customer Service Department at 866-506-2945 press 1 or
email us at stcilcustomerservice@stewart.com**

Loan Documents can be emailed to loandocs@stcil.net



COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

Thank you for choosing **Stewart Title**



STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: *If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056*

Prepared by and Return to:

**Village Attorney
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302**



1823618091

Doc# 1823618091 Fee \$140.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2018 01:40 PM PG: 0

(for Recorder's Use only)

ORDINANCE NUMBER 18-384

**AN ORDINANCE AUTHORIZING THE VACATION OF A CERTAIN PORTION OF SCOVILLE AVENUE
LOCATED GENERALLY WEST OF 6500 ROOSEVELT ROAD AND SOUTH OF THE PUBLIC ALLEY
IN THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS**

ORDINANCE

AN ORDINANCE AUTHORIZING THE VACATION OF A CERTAIN PORTION OF SCOVILLE AVENUE LOCATED GENERALLY WEST OF 6500 ROOSEVELT ROAD AND SOUTH OF THE PUBLIC ALLEY IN THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS

WHEREAS, the Village of Oak Park, Cook County, Illinois (“Village”) is a duly authorized and existing home rule municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, pursuant to this Ordinance, a certain portion of Scoville Avenue abutting located generally west of 6500 Roosevelt Road and south of the public alley (“Subject Property”) shall be vacated for the development of the Turano Bakery Corporate Office Complex; and

WHEREAS, upon the conditions being met as set forth in this Ordinance, the Subject Property shall be vacated and title to the Subject Property shall vest in Berwyn Properties L.L.C., whose principal office is currently located at 6501 Roosevelt Road, Berwyn, Illinois 60402 (“Owner”); and

WHEREAS, Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1 (“Section 11-91-1”) authorizes the Village to determine whether or not the public interest is served by vacating a street/alley, or part thereof, within its corporate boundaries by an ordinance duly adopted by the affirmative vote of three-fourths of the trustees then holding office; and

WHEREAS, Section 11-91-1 further provides that upon the Village’s vacation of a street, or any part thereof, title to the vacated property shall vest in the then owner or owners of land abutting the vacated property and the Owner’s property abuts the Subject Property; and

WHEREAS, the Village shall require compensation to be paid by the Owner for the vacation of the Subject Property in the amount of \$295,000, which is the average of two separate right-of-way appraisals prepared by Grimes Real Estate Services and Eric Sladcik; and

WHEREAS, the President and Board of Trustees have determined that the Subject Property shall be vacated and that the ownership of the Subject Property shall vest with the Owner upon the terms and conditions set forth in this Ordinance and the Plat of Vacation attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals and findings are incorporated herein and made a part hereof, as though fully set forth.

Section 2. Portion of Alley Vacated. Pursuant to the terms of this Ordinance, the Village shall vacate the Subject Property legally described as follows:

ALL THAT PART OF SCOVILLE AVENUE LYING WEST OF AND ADJOINING LOT 52, AND LYING EAST OF AND ADJOINING LOT 137 IN SOUTH RIDGELAND, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 1889 AS DOCUMENT NUMBER 1189703, IN COOK COUNTY, ILLINOIS.

Section 3. Plat of Vacation Approved. The Plat of Vacation, a copy of which is attached hereto and incorporated herein by reference, is approved. Pursuant to said Plat of Vacation, title to the Subject Property shall vest with the Owner, subject to the terms and conditions set forth in this Ordinance.

Section 4. Conditions of Vacation. The vacation of the Subject Property shall be subject to the Owner's payment of the compensation set forth herein prior to execution of the Plat of Vacation.

Section 5. Vacation Subject to Existing Easements. The Subject Property is vacated subject to any existing easements of public record granted to the Village or for any public or private utility under a franchise with the Village for the maintenance, renewal, construction or reconstruction of public and private utilities and the Village reserves unto itself as a corporate municipality and to any public utility, their successors or assigns, the right to maintain and relocate any respective facilities in, under, across, above and along that portion of the public alley as herein vacated, with the right of access thereto at all times for any and all such purposes as may be reasonably required for the construction, maintenance and efficient operation of said facilities pursuant to any existing easement of public record.

Section 6. Owner Liability and Indemnification. The Owner shall maintain and secure the Subject Property, and any nuisances thereon, and shall be otherwise responsible and liable for the Subject Property. The Owner shall indemnify, hold harmless and defend the Village its agents, officials, and employees, against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses, including reasonable attorney's fees, not directly caused by the negligent or willful action of the Village, which may in any way accrue against the Village with regard to the Subject Property as of the date that the Owner takes title to the Subject Property.

Section 7. Execution of Documents. The Village President, Village Clerk and all other officials are hereby authorized to take any and all action and execute any and all documents required to implement said vacation and record this Ordinance and the Plat of Vacation with the Cook County Recorder of Deeds.


Section 8. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This ordinance shall take effect and shall be in full force and effect after its passage and publication as required by law.

ADOPTED this 23rd day of July, 2018, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb	✓			
Trustee Andrews				✓
Trustee Boutet	✓			
Trustee Button	✓			
Trustee Moroney	✓			
Trustee Taglia	✓			
Trustee Tucker	✓			

APPROVED this 23rd day of July, 2018.



 Anan Abu-Taleb, Village President

ATTEST



 Vicki Scaman, Village Clerk

Published in pamphlet form this 23rd day of July, 2018.



 Vicki Scaman, Village Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

CERTIFICATE

I, Vickie Scaman, Village Clerk of the Village of Oak Park, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance Number 18-384, "AN ORDINANCE AUTHORIZING THE VACATION OF A CERTAIN PORTION OF SCOVILLE AVENUE LOCATED GENERALLY WEST OF 6500 ROOSEVELT ROAD AND SOUTH OF THE PUBLIC ALLEY IN THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS," which was adopted by the corporate authorities of the Village of Oak Park on July 23, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Park, Illinois aforesaid, at the said Village, in the County of Cook and State of Illinois, on July 23, 2018.

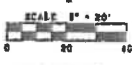


Vicki Scaman, Village Clerk

(SEAL)

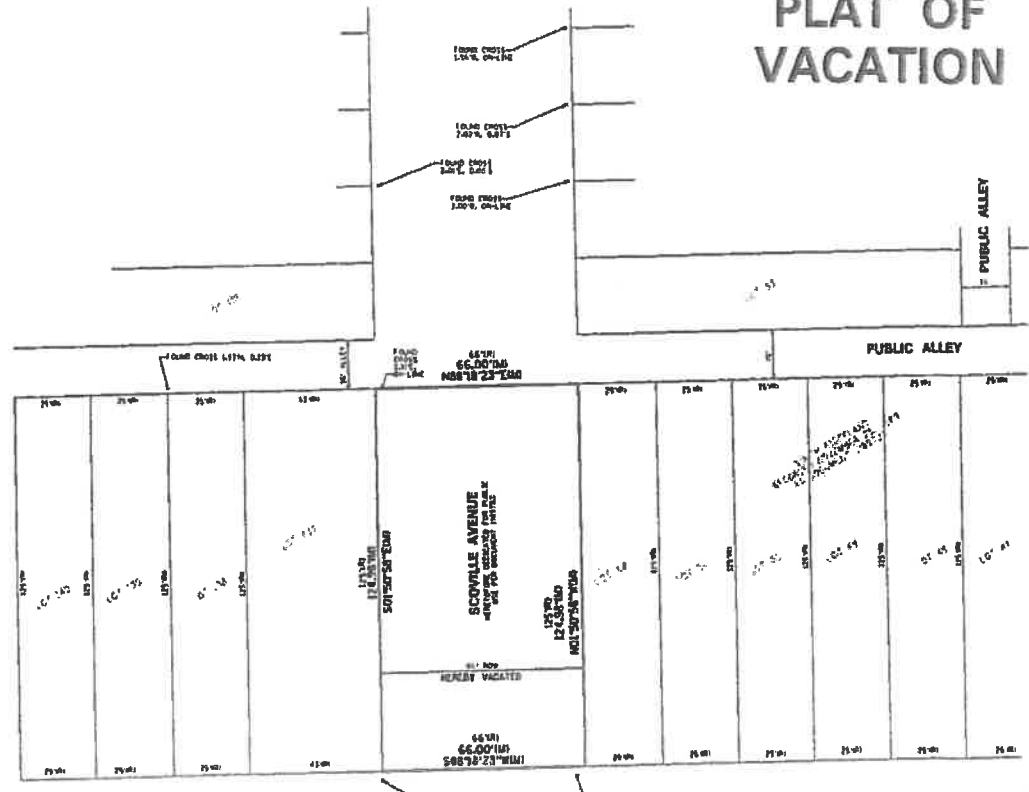
PLAT OF VACATION

ADJACENT PLATS
11-18-81-511



BASE OF MEASURES
TRUE NORTH BASED ON GEODIC
OBSERVATION II EAST ZONE

1/4" = 100' HOD
1/8" = 50' HOD
1/16" = 25' HOD



NOTE: TO BE RECORDED.
ALL THAT PART OF SCOVILLE AVENUE (AND WEST OF AND
ADJACENT LOTS) AND THAT PART OF THE ADJACENT LOTS 117 IN
SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF
BLAINE, STATE OF MINNESOTA, BEING MORE PARTICULARLY
DESCRIBED IN SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST,
COUNTY OF BLAINE, STATE OF MINNESOTA, ACCORDING TO THE
RECORDS OF THE COUNTY OF BLAINE, STATE OF MINNESOTA, IN
BOOK 10, PAGE 10.

VACATE, EXTEND AND REWIDEN SCOVILLE AVENUE
TOWNSHIP 10 NORTH
COUNTY OF BLAINE
STATE OF MINNESOTA

PLAT PREPARED BY: _____
PLAT FILE NO: _____

STATE OF MINNESOTA
COUNTY OF BLAINE

WE, SCOVILLE AVENUE AND ADJACENT LOTS, BEING MORE PARTICULARLY
DESCRIBED IN SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST,
COUNTY OF BLAINE, STATE OF MINNESOTA, ACCORDING TO THE
RECORDS OF THE COUNTY OF BLAINE, STATE OF MINNESOTA, IN
BOOK 10, PAGE 10, DO HEREBY VACATE, EXTEND AND REWIDEN
SCOVILLE AVENUE (AND WEST OF AND ADJACENT LOTS) AND
THAT PART OF THE ADJACENT LOTS 117 IN SECTION 10, TOWNSHIP
10 NORTH, RANGE 10 WEST, COUNTY OF BLAINE, STATE OF
MINNESOTA, ACCORDING TO THE RECORDS OF THE COUNTY OF
BLAINE, STATE OF MINNESOTA, IN BOOK 10, PAGE 10.

IN WITNESS WHEREOF, I have hereunto set my hand and
the seal of said County, this 14th day of May, 2018.

PLAT NO. 11-18-81-511
PLAT FILE NO. 11-18-81-511



ROOSEVELT ROAD
(FORMERLY KNOWN AS WEST 14TH STREET)
1/4" = 100' HOD
1/8" = 50' HOD
1/16" = 25' HOD

PREPARED FOR:
TERRAND BAINCO COMPANY
8501 W. ROOSEVELT RD.
MINNETONKA, MN 55345



PLAT NO.	11-18-81-511
PLAT FILE NO.	11-18-81-511
PLAT DATE	05/14/2018
PLAT TIME	10:00 AM
PLAT BY	SCOVILLE AVENUE AND ADJACENT LOTS
PLAT FOR	ROOSEVELT ROAD
PLAT IN	BLAINE COUNTY, MN
PLAT OF	SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST
PLAT OF	SCOVILLE AVENUE AND ADJACENT LOTS
PLAT OF	THAT PART OF THE ADJACENT LOTS 117 IN SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF BLAINE, STATE OF MINNESOTA, ACCORDING TO THE RECORDS OF THE COUNTY OF BLAINE, STATE OF MINNESOTA, IN BOOK 10, PAGE 10.

July 5, 2018

Village President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

**Re: Application of Berwyn Properties, LLC for a
Vacation of a Portion of Scoville Avenue
North of Roosevelt Road and South of the
Alley Adjacent North – PC 18-06**

Dear President and Trustees:

History of Project.

On or about May 21, 2018, Berwyn Properties, LLC, of 6501 Roosevelt Road, Berwyn, Illinois 60402 ("Applicant") filed an application for approval of the vacation of a portion of Scoville Avenue North of Roosevelt Road and South of the alley adjacently North, in Oak Park, Illinois, identified in the application (the portion of Scoville Avenue requested to be vacated being the "Subject Property").

The portion of Scoville Avenue proposed to be vacated is approximately sixty-six feet (66') in width (East to West) and one hundred twenty-four and ninety-eight hundredths feet (124.98') feet long (North to South).

In conjunction with its application, the Applicant requests the Plan Commission ("Commission") make findings of fact and give a recommendation regarding the request set forth above.

The Application and Notice.

On May 23, 2018, legal notice of the public hearing on the application was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park, and at least fifteen (15) days prior to the public hearing legal notice was mailed by regular mail to property owners abutting the Subject Property.

Pursuant to legal notice, the Commission conducted a public hearing on the application on June 7, 2018 and July 5, 2018, at which time and place a quorum of the members of the Commission was present.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

The Subject Property.

1. The Subject Property is an approximately eight thousand two hundred forty-eight (8,248) square feet parcel. The Subject Property is located in the RR – Roosevelt Road Zoning District. The Subject Property is currently a public through street bordered on the East and West side by property owned by the Applicant.

The Applicant.

2. The Applicant is the owner of 6530-32 Roosevelt Road and 6500-28 Roosevelt Road, Oak Park, Illinois 60304 ("Commercial Properties").

Requested Approvals – Street Vacation.

3. The Applicant seeks to obtain ownership of the Subject Property from the Village through a vacation ("Vacation").

4. The Applicant makes the Vacation request along with an application before the Plan Commission to consolidate and redevelop the Subject Property and the Commercial Properties with a planned development, as set forth in the application in Plan Commission docket 18-06. .

5. The Subject Property bisects the Commercial Properties from North to South.

6. The Applicant must own the Subject Property in order to create contiguity between the Commercial Properties to allow for their consolidation and for the planned development proposed in Plan Commission docket 18-06 to occur.

7. During the public hearing there was discussion regarding the Vacation. The Applicant presented information and materials suggesting that the Vacation would serve the public's interest and that the Vacation would have no negative impact to surrounding property owners, business owners or residents in the area of the Subject Property.

8. Evidence was presented that the Vacation would benefit the public interest by eliminating commercial through traffic on Scoville Avenue to the residential neighborhood to the North of the Subject Property and by creating an aesthetically pleasing barrier for the adjacent residential neighborhood from commercial properties and Roosevelt Road.

Policy and Procedures.

9. In April of 2000, the Village adopted the "Alley and/or Street Vacation Policy and Procedures." The "Policy Statement" therein states that:

The President and Board of Trustees may vacate a street or alley, or part thereof, by ordinance whenever they determine that the public interest will be subserved by vacating such street or alley, or par thereof. The determination of the

President and Board of Trustees in this regard is conclusive, and the passage of such an ordinance shall be sufficient evidence of that determination whether so recited in the ordinance or not. The relief to the public from further burden and responsibility of maintaining any street or alley, or part thereof, constitutes a public use or public interest authorizing the vacation.

10. After considering the application, the testimony and materials presented at the public hearing, and after deliberating, the consensus of the Commission members was that the Vacation is a reasonable request given that the Applicant owns the Commercial Properties to the East and West of the Subject Property, and that relieving the Village of the maintenance obligations relative to the Subject Property would serve the public's interest.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the Village President and Board of Trustees that the public interest would be subserved by vacating the 66' x 124.98' portion of Scoville Avenue to the Applicant, as the requested Vacation was presented to the Village, and that the Vacation be APPROVED.

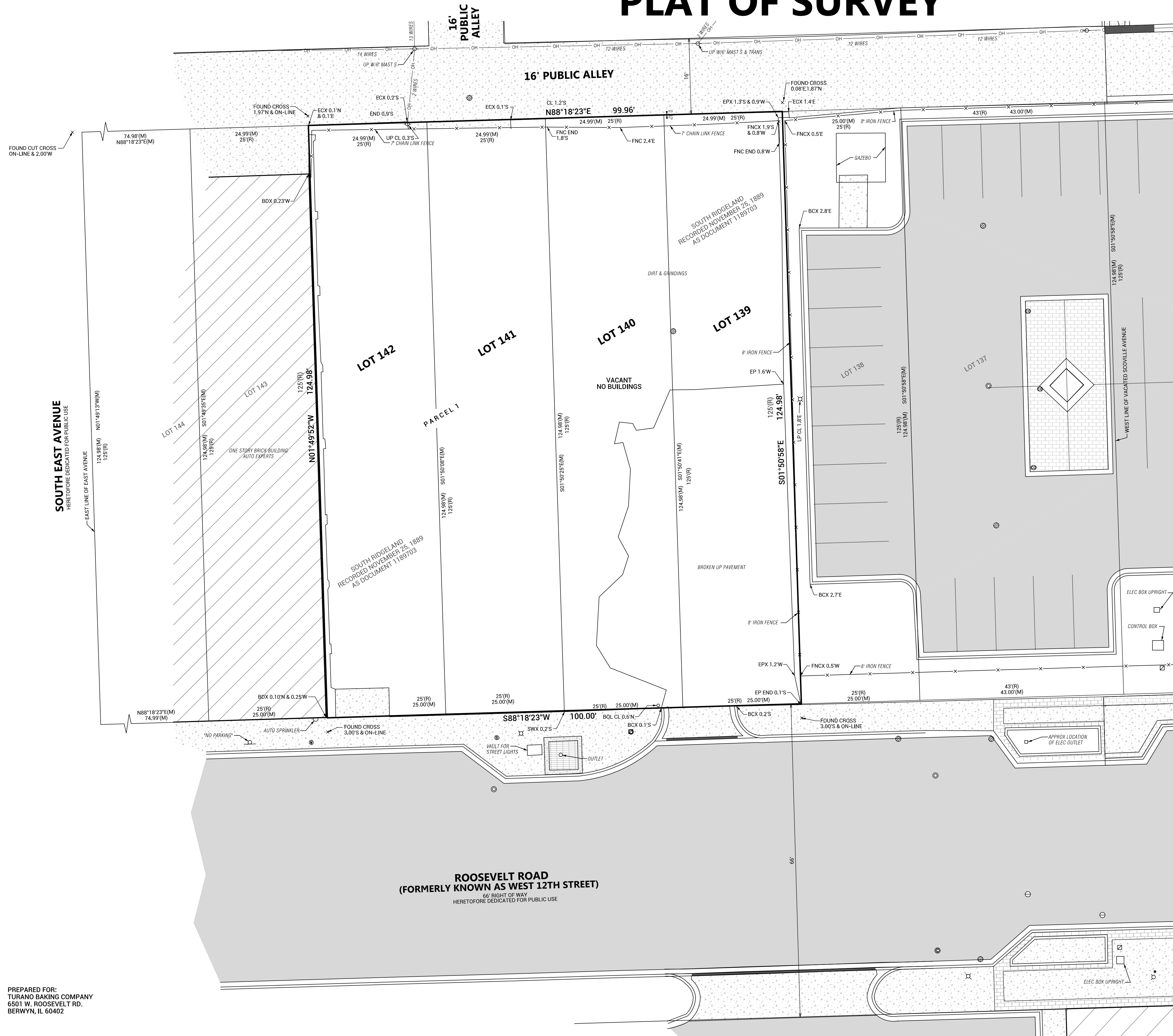
This report adopted by a 7 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 5th day of July, 2018.

Dei Cugini, LLC and Berwyn Properties, LLC

Tab #4

Property Information

PLAT OF SURVEY



LEGEND	
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CABLE TV LINE
	OVERHEAD WIRES ON UTILITY POLES
	FIBER OPTIC LINE
	F.O.
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	ELECTRIC SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HANDHOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	MANHOLE
	MANHOLE BOX
	SIGN
	UNDERSIZED MANHOLE
	CENTER
	SPOT ELEVATION
	RIGHT-OF-WAY MONUMENT
	NAIL
	IRON/STEEL ROD
	IRON PIPE
	CUT CROSS
	PK (HARD NAIL)
	RAILROAD SPIKE
	SOIL BORING
	TREE WITH SIZE
	AIR TREE WITH SIZE
	BUSH
	BACK OF CURB CORNER
	BUILDING CORNER
	CENTER
	EDGE OF CONCRETE CORNER
	EDGE OF PAVEMENT
	EDGE OF PAVEMENT CORNER
	FENCE CORNER
	IRON PIPE CORNER
	LIGHT POLE
	MEASURED
	RECORD CORNER
	UTILITY POLE
	ASPHALT
	CONCRETE
	GRAVEL
	TREE GRATE

SCALE 1" = 10'
0 10 20

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

PROPERTY DESCRIPTION:
PARCEL 1:
LOTS 139 THROUGH 142, INCLUSIVE IN SOUTH RIDGELAND, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.
LAST DATE OF FIELD WORK: JANUARY 7, 2022.
PROPERTY SURVEYED: 12,495 SQ. FT. OR 0.287 ACRES, MORE OR LESS.
UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER OUR HAND AND SEAL THIS 13TH DAY OF JANUARY, 2022 IN ROSEMONT, ILLINOIS.

Jerry P. Christoph
JERRY P. CHRISTOPH, L.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2022

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



PREPARED FOR:
TURANO BAKING COMPANY
6501 W. ROOSEVELT RD.
BERWYN, IL 60402

REVISIONS:	



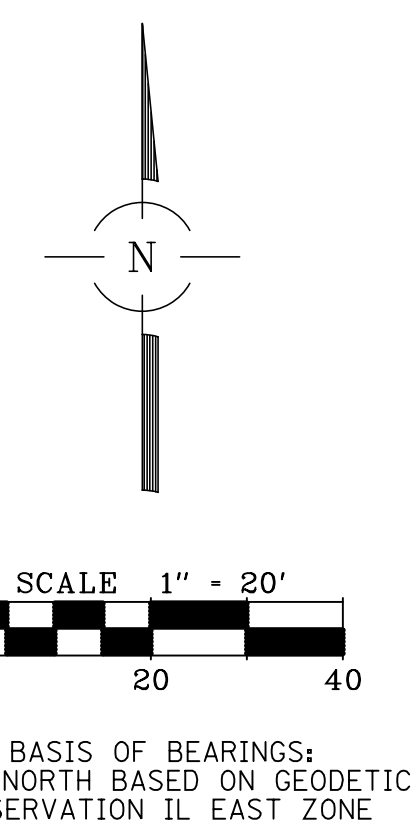
CONSULTING ENGINEERS
SITE DEVELOPING ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

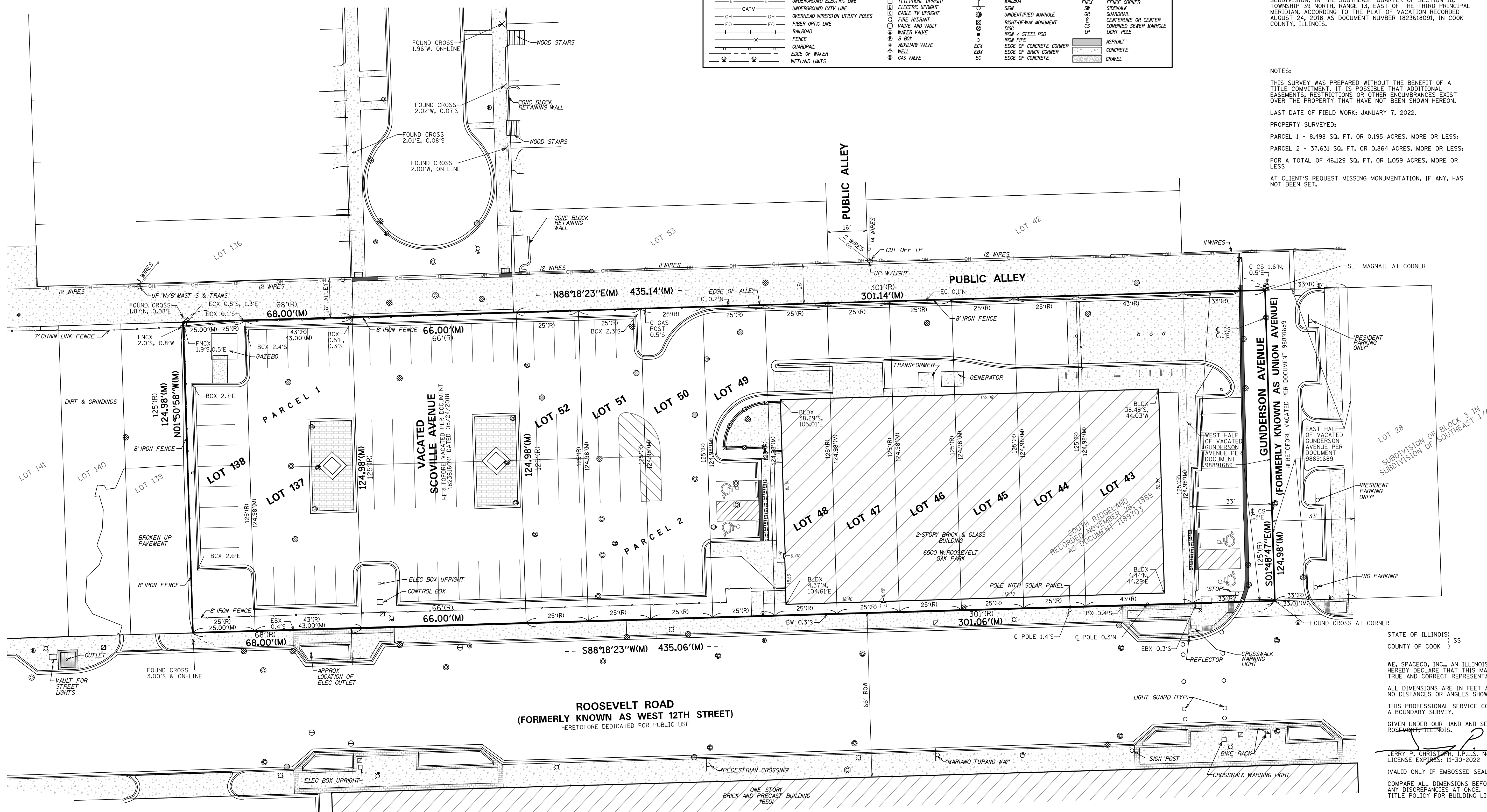
DATE: 01/13/2022
JOB NO: 8755.04
FILENAME: 8755.04SUR-01
SHEET 1 OF 1

PLAT OF SURVEY

PROPERTY DESCRIPTION:
 PARCEL 1:
 LOTS 137 AND 138 IN SOUTH RIDGELAND, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 AND
 PARCEL 2:
 LOTS 43 THROUGH 52, INCLUSIVE AND THAT PART OF THE WEST HALF OF VACATED GUNDERSON AVENUE LYING EAST OF AND ADJOINING SAID LOT 43 IN SOUTH RIDGELAND, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 AND
 VACATED SCOVILLE AVENUE LYING WEST OF AND ADJOINING LOT 52 AND LYING EAST OF AND ADJOINING LOT 137 IN SOUTH RIDGELAND SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF VACATION RECORDED AUGUST 24, 2018 AS DOCUMENT NUMBER 182361893, IN COOK COUNTY, ILLINOIS.

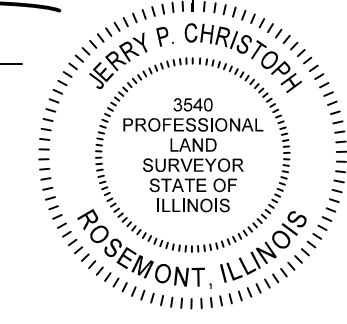


LEGEND			
	STORM SEWER		HAND HOLE
	SANITARY SEWER		UTILITY POLE
	COMBINED SEWER		TRAFFIC SIGNAL
	WATER MAIN		TRAFFIC SIGNAL BOX
	GAS MAIN		SPRINKLER HEAD
	UNDERGROUND TELEPHONE LINE		BOLLARD
	UNDERGROUND ELECTRIC LINE		WALDSON
	UNDERGROUND CATV LINE		SIGN
	OVERHEAD WIRES ON UTILITY POLES		UNIDENTIFIED MANHOLE
	FIRE HYDRANT		RIGHT-OF-WAY MONUMENT
	RAILROAD		IRON / STEEL ROD
	FENCE		IRON PIPE
	EDGE OF WATER		EDGE OF CONCRETE CORNER
	WETLAND LIMITS		EDGE OF BRICK CORNER
	SANITARY MANHOLE		EDGE OF CONCRETE
	STORM MANHOLE		ASPHALT
	CATCH BASIN		CONCRETE
	FLARED END SECTION		GRAVEL
	ELECTRIC MANHOLE		
	TELEPHONE UPRIGHT		
	ELECTRIC UPRIGHT		
	CABLE TV UPRIGHT		
	FIRE HYDRANT		
	VALVE AND VAULT		
	S BOX		
	AUXILIARY VALVE		
	WELL		
	GAS VALVE		
	CUT CROSS		
	PK / NAG NAIL		
	MEASURED RECORD		
	BUILDING CORNER		
	BACK OF CURB CORNER		
	FENCE CORNER		
	SIDEWALK CORNER		
	GUARDRAIL CENTERLINE OR CENTER		
	COMBINED SEWER MANHOLE		
	LIGHT POLE		



NOTES:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.
 LAST DATE OF FIELD WORK: JANUARY 7, 2022.
 PROPERTY SURVEYED:
 PARCEL 1 - 8,498 SQ. FT. OR 0.195 ACRES, MORE OR LESS;
 PARCEL 2 - 37,631 SQ. FT. OR 0.864 ACRES, MORE OR LESS;
 FOR A TOTAL OF 46,129 SQ. FT. OR 1.059 ACRES, MORE OR LESS.
 AT CLIENT'S REQUEST MISSING MONUMENTATION, IF ANY, HAS NOT BEEN SET.

STATE OF ILLINOIS } SS
 COUNTY OF COOK }
 WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
 ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 GIVEN UNDER OUR HAND AND SEAL THIS 13TH DAY OF JANUARY, 2022 IN ROSEMONT, ILLINOIS.
 JERRY P. CHRISTOPHER, I.P.L.S. No. 035-5540
 LICENSE EXPIRES: 11-30-2022
 (VALID ONLY IF EMBOSSED SEAL AFFIXED)
 COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



PREPARED FOR:
 TURANO BAKING COMPANY
 6501 W. ROOSEVELT RD.
 BERWYN, IL 60402

REVISIONS:		CONSULTING ENGINEERS	DATE: 01/13/2022
		SITE DEVELOPMENT ENGINEERS	JOB NO: 8755-04
		LAND SURVEYORS	FILENAME: 8755_04SUR-02
			SHEET 1 OF 1

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

Dei Cugini, LLC and Berwyn Properties, LLC

Tab #5

Traffic Study

Dei Cugini, LLC and Berwyn Properties, LLC

Traffic Impact Study

The main revision to the Planned Use Development is increased parking and egress from the secured parking lot. These improvements are not driven by an increase in actual traffic, but have arisen out of necessity as the initial PUD provided 93 parking stalls where the business has identified a need for over 100 parking stalls due to vehicle size and employee parking habits. The parking planned utilizes the entire expansion property for full, long-term needs of the Office Building, although no additional traffic is anticipated to be generated in the area as a cause of this PUD Amendment.

The expansion parking includes 3 additional gates from the secured parking lot. These gates are intended for exit-only, and will not be used as entrances. The pedestrian gate is for emergency exit only as the current layout does not provide a pedestrian exit away from the building itself. The south gate on Roosevelt Road takes advantage of the existing curb-cut from the prior use, but will only be used as an emergency exit, again as the current layout does not provide an exit away from the building.

The north gate exiting onto the alley is for overflow exit only from the property and is not intended as a primary exit. This egress point is intended for exit only during high-traffic times to allow for northwest-bound traffic to exit from the property without adding queueing towards Roosevelt Road. This will ultimately alleviate any traffic attempting to turn from the property onto Roosevelt Road from the vacated Gunderson Avenue, as evidenced in our traffic study.

Within the expansion parking we have identified eight truck-size parking stalls. These are designed to accommodate Turano delivery trucks as emergency, overflow parking in case of need, but will be used on a daily basis by oversized passenger vehicles that currently utilize the parking lot (i.e., Dodge & Ford pickup trucks). The delivery trucks will not frequent this property except for spare truck parking on occasion with infrequent round trips. Currently, the parking stall size in the existing parking lot has proven cumbersome for any vehicles larger than mid-size, so these spaces will be utilized for those vehicles that would otherwise take up more than one parking stall on a regular basis.

The amended development will further offset current parking needs of Turano Baking Company, and will not result in any additional parking needs for the area.

A traffic study with onsite evaluation was performed on October 5, 2022, by KLOA. The final study follows.

Follow-Up to Traffic Study & Plan Revisions

After discussions with Village of Oak Park Staff, Berwyn Properties will be eliminating the driveway along Roosevelt Road. This will result in increased parking both on- and off-street, and provide a more consistent pedestrian experience along Roosevelt Road. The fencing and landscaping will be extended to match either side of the shown gate. Future plan revisions will reflect this change.

MEMORANDUM TO: Anthony Turano
Turano Baking Company

FROM: Javier Millan
Principal

Luay Aboona, PE, PTOE
Principal

DATE: October 25, 2022

SUBJECT: Traffic Study Addendum
Proposed Turano Parking Expansion
Oak Park, Illinois

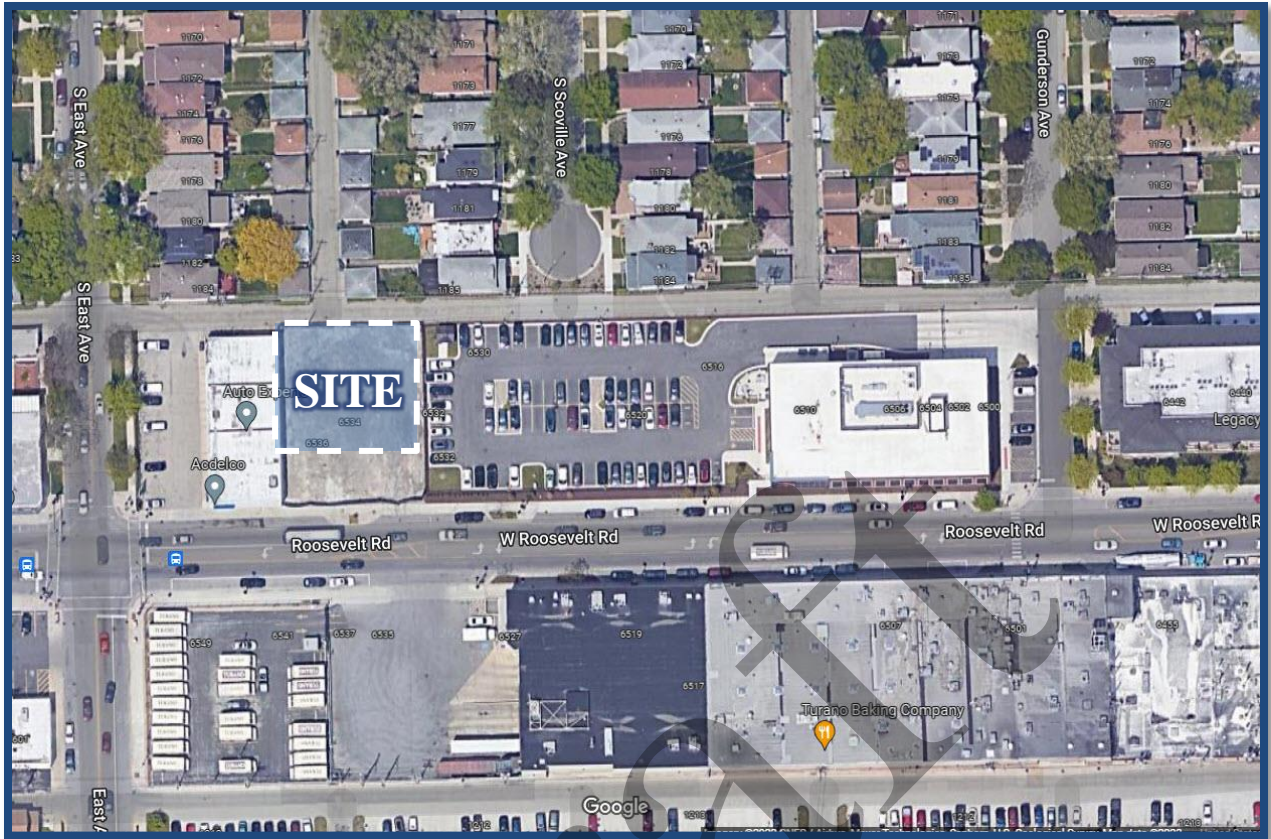
This memorandum is an addendum to the traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) dated May 24, 2018 for the Turano Baking Company corporate office building located in Oak Park, Illinois. The site, which is located in the northwest quadrant of the intersection of Roosevelt Road with Gunderson Avenue, provides a parking lot with 80 off-street parking spaces. The plans call for acquiring the parcel west of the parking lot and expanding the parking lot to provide approximately 116 off-street spaces. Access to the parking lot will continue to be provided via the existing access drive off Gunderson Avenue and via two new outbound only access drives. One will be located off Roosevelt Road at the same location of the existing curb cut within the site and will only be used as an emergency access drive. The other one will be located off the east-west alley approximately 170 east of East Avenue. **Figure 1** shows an aerial view of the site of the proposed parking lot expansion.

The purpose of the addendum is to evaluate the additional traffic that could be generated by the proposed parking lot expansion and travel west on the alley north of the Turano corporate office building.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Wednesday October 5, 2022 during the weekday morning (6:00 to 9:00 A.M.) and evening (3:00 to 6:00 P.M.) peak periods at the following intersections:

- Roosevelt Road with Gunderson Avenue
- Gunderson Avenue with the multi-family building garage drive
- Gunderson Avenue with the Turano parking lot access drive
- Gunderson Avenue with the east-west alley



Aerial View of Site

Figure 1

In addition, previous traffic counts conducted at the intersection of Roosevelt Road with East Avenue in 2018 (adjusted by a growth factor of 0.15 percent per year per CMAP) to reflect Year 2022 were utilized.

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:00 A.M. to 8:00 A.M. and the weekday evening peak hour of traffic occurs from 5:00 P.M. to 6:00 P.M. **Figure 2** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

It is important to note that based on a comparison of the Year 2022 traffic counts with the projections provided in the original traffic study, the parking lot is generating significantly less traffic during the weekday morning (80 percent less) and evening (35 percent less) peak hours than what was projected. Further inspection of the traffic counts indicates that approximately 85 percent of the exiting traffic from the Turano parking lot turn right to travel south and connect with Roosevelt Road.

Proposed Development Plan

As previously indicated, the plans call for extending the parking lot to the west to provide additional passenger vehicle parking and eight truck sized parking stalls for oversized passenger vehicles (i.e. large pick-up trucks or box trucks). The expansion will provide a net gain of 36 parking spaces including the eight truck sized parking stalls. In addition, two new access drives will be provided. One will be located on Roosevelt Road at the same location of the existing curb cut within the site and will only be used as an emergency access drive. The other one will be located off the east-west alley approximately 170 feet east of East Avenue.

A site plan depicting the proposed development layout and access is included in the Appendix.

Development-Generated Traffic Volumes

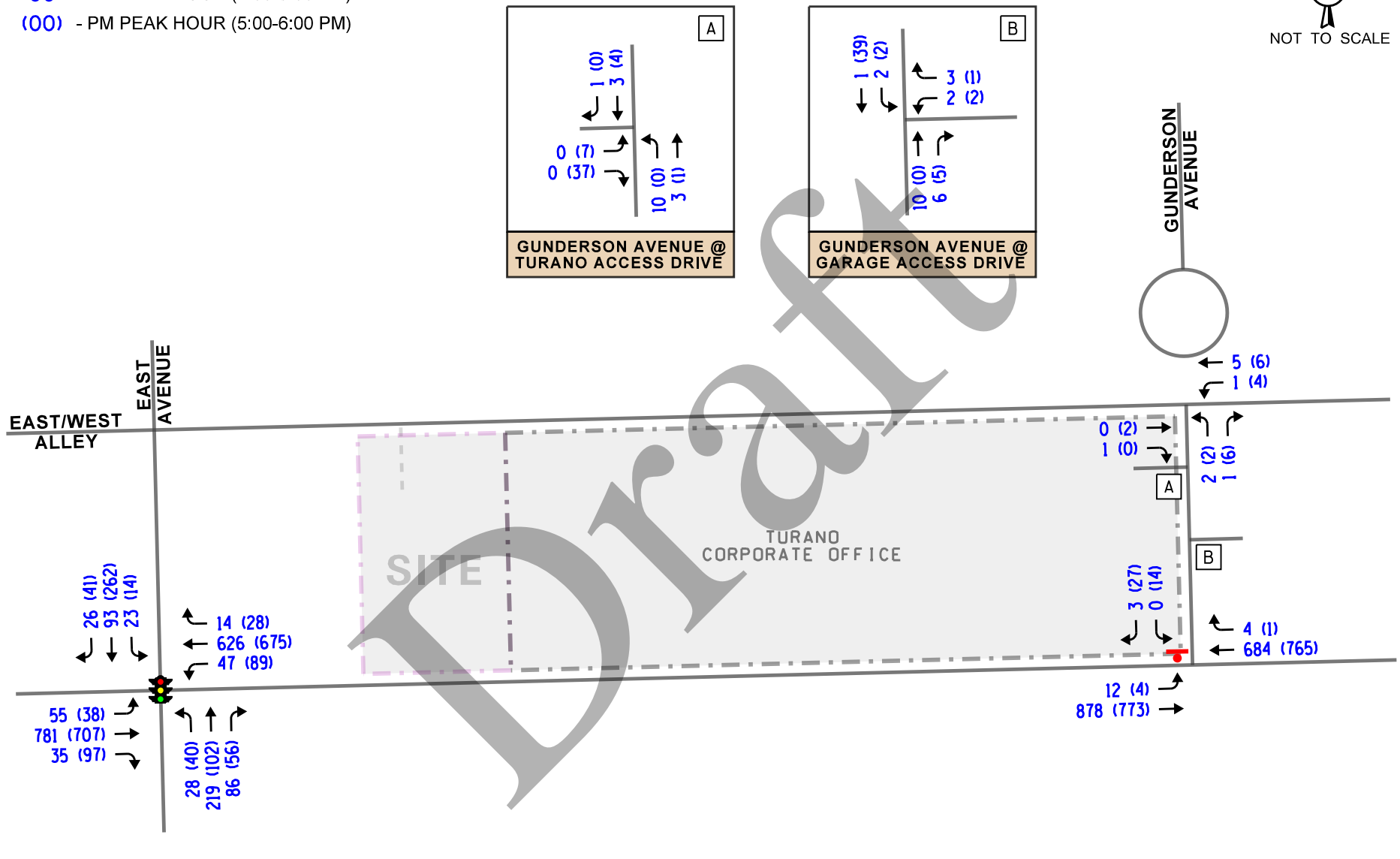
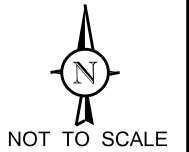
Although the proposed expansion to the parking lot is not anticipated to increase the trip generation, in order to provide for a conservative analysis, KLOA, Inc. estimated the potential new number of trips to be generated by the proposed expansion during the peak hours based on the number of trips currently generated by the parking lot. **Table 1** shows the potential new trips estimated to be generated by the proposed parking lot expansion during the weekday morning and weekday evening peak hours.

Table 1
ESTIMATED DEVELOPMENT TRIP GENERATION

Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Parking Lot Expansion (36 spaces)	5	0	5	0	20	20

LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Turano Office Building
Parking Expansion
Oak Park, Illinois

Existing Traffic Volumes



Job No: 22-325

Figure: 2

Traffic Assignment and Projected Traffic Volumes

The estimated weekday morning and evening traffic volumes that will be generated by the proposed expansion were assigned to the roadway system in accordance with the existing travel patterns. The new site traffic assignment is illustrated in **Figure 3**. These volumes were combined with the existing traffic volumes to determine the total traffic volumes, as shown in **Figure 4**.

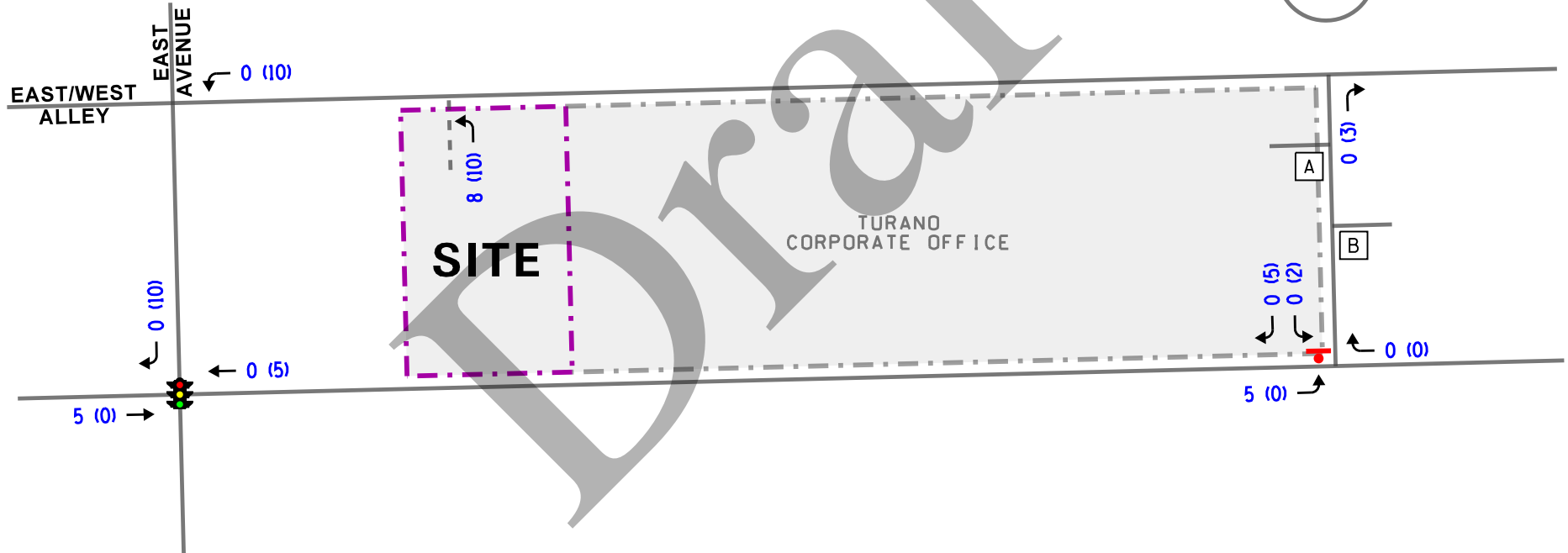
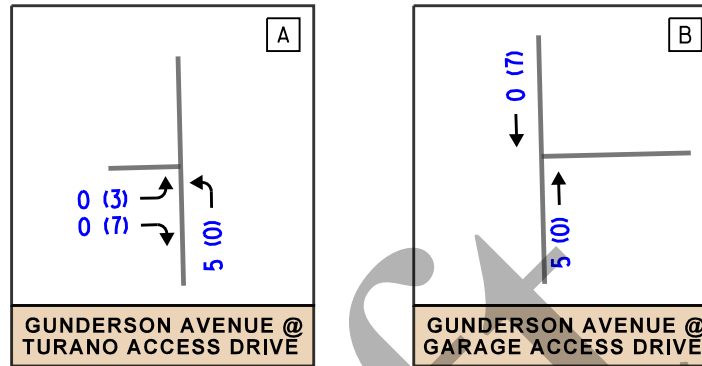
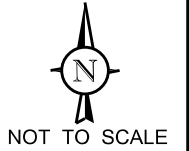
Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed using Synchro 11 for the weekday morning and evening peak hours for the total projected traffic volumes in the same manner as was described in the original report. Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) are presented in **Tables 2** through **5**. Summary sheets for the capacity analyses are included in the Appendix.

Draft

LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Turano Office Building
Parking Expansion
Oak Park, Illinois

Existing Pedestrian and Bicycle
Traffic Volumes

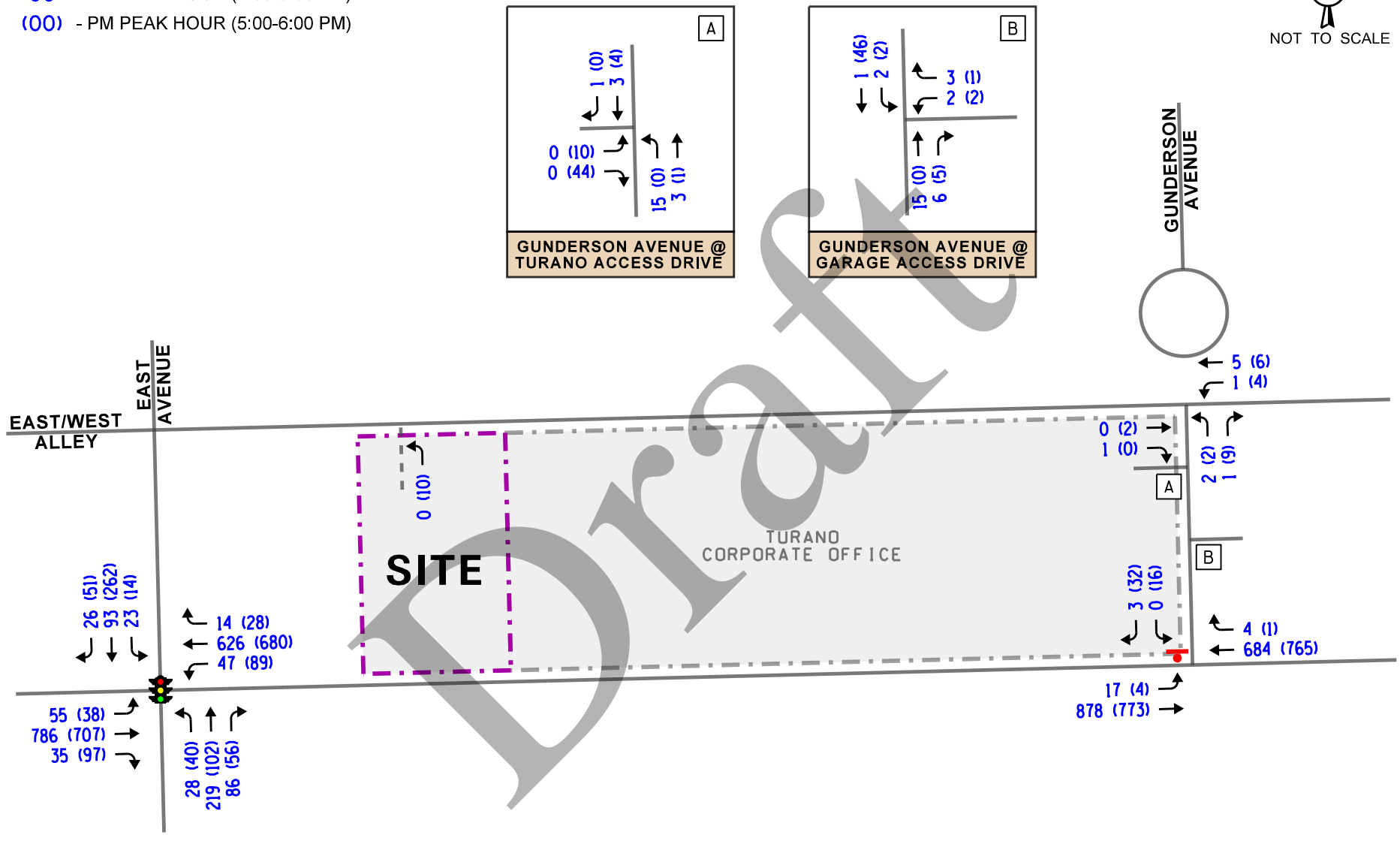
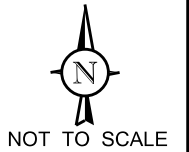


Job No: 22-325

Figure: 3

LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Turano Office Building
Parking Expansion
Oak Park, Illinois

Total Traffic Volumes



Job No: 22-325

Figure: 4

Table 2

CAPACITY ANALYSIS RESULTS – ROOSEVELT ROAD WITH EAST AVENUE – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Year 2022 Existing Conditions	Weekday Morning Peak Hour	A 4.5	C 22.6		A 4.9	B 15.7		F 84.4	B 11.1		E 64.0	A 1.2		C – 28.6
		C – 21.4			B – 14.9			E – 65.4			D – 52.5			
Year 2022 Existing Conditions	Weekday Evening Peak Hour	A 4.4	C 27.2		A 6.4	B 17.1		F 86.1	B 10.9		E 69.4	A 9.6		C – 31.0
		C – 26.1			B – 15.9			E – 64.7			E – 60.0			
Year 2022 Projected Conditions	Weekday Morning Peak Hour	A 4.5	C 22.9		A 4.9	B 15.7		F 84.4	B 11.1		E 64.0	A 1.2		C – 28.7
		C – 21.7			B – 14.9			E – 65.4			D – 52.5			
Year 2022 Projected Conditions	Weekday Evening Peak Hour	A 4.4	C 27.2		A 6.4	B 17.2		F 86.1	B 10.9		E 69.4	A 9.6		C – 31.1
		C – 26.1			B – 16.0			E – 64.7			E – 60.0			

Letter denotes Level of Service L – Left-Turns R – Right-Turns
 Delay is measured in seconds. T – Through

Table 3

CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Roosevelt Road with Gunderson Avenue¹				
• Southbound Approach	B	14.4	C	18.4
• Eastbound Left Turn	A	9.5	A	9.5
Gunderson Avenue with East-West Alley¹				
• Northbound Approach	A	8.5	A	8.5
Gunderson Avenue with Multi-Family Access Drive¹				
• Westbound Approach	A	8.5	A	8.6
Gunderson Avenue with Turano Access Drive¹				
• Eastbound Approach	A	0.0	A	8.5
LOS = Level of Service Delay is measured in seconds. 1 – Two-Way Stop Sign Control				

Table 4

CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Roosevelt Road with Gunderson Avenue¹				
• Southbound Approach	B	14.4	C	18.7
• Eastbound Left Turn	A	9.6	A	9.5
Gunderson Avenue with East-West Alley¹				
• Northbound Approach	A	8.5	A	8.5
Gunderson Avenue with Multi-Family Access Drive¹				
• Westbound Approach	A	8.5	A	8.6
Gunderson Avenue with Turano Access Drive¹				
• Eastbound Approach	A	0.0	A	8.6
LOS = Level of Service Delay is measured in seconds. 1 – Two-Way Stop Sign Control				

Roosevelt Road with East Avenue

The results of the capacity analysis indicate that overall this intersection currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. It should be noted that the northbound approach currently operates at LOS E during the weekday morning peak hour. This LOS is due to the minimal volume of green time allocated to the northbound and southbound approaches during the peak hours.

Under future conditions, this intersection overall is projected to continue operating at LOS C during the weekday morning and weekday evening peak hours with increases in delay of less than one second, respectively. It should be noted that the southbound approach operates at a LOS D and E during the weekday morning and evening peak hours, respectively. However, this level of service is due to the limited amount of green time allocated to the northbound and southbound green phase. As proposed, the parking expansion would increase the traffic in the southbound approach during the weekday evening peak hour by approximately 10 vehicles. Based on the results of the capacity analyses for future conditions, the potential additional traffic will not have a significant impact on the traffic operations of the intersection and the LOS and delay for the southbound approach will remain as is. Therefore, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed parking expansion.

Roosevelt Road with Gunderson Avenue

The results of the capacity analysis indicate that the southbound approach currently operates at LOS B during the weekday morning peak hour and at LOS C during the weekday evening peak hour. Under Year 2024 conditions, the southbound approach is projected to continue operating at LOS C during both peak hours with increases in delay of approximately three seconds during both peak hours. Furthermore, eastbound left-turn movements from Roosevelt Road onto Gunderson Avenue are projected to continue operating at LOS A during both peak hours with increases in delay of less than one second and 95th percentile queues of one to two vehicles which will continue to be contained within the two-way left-turn lane. As such, the proposed parking expansion will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Gunderson Avenue with Multi-Family Access/Turano Access Drive

The results of the capacity analysis indicate that outbound movements from the multi-family access drive and the Turano access drive operate at a LOS A during the weekday morning and evening peak hours and will continue to do so under future conditions. As such, the proposed parking expansion will have a limited impact on the operations of these intersections and no roadway or traffic control improvements will be required at either intersection.

Gunderson Avenue with the East-West Alley

The results of the capacity analysis indicate turning movements to/from the east-west alley from Gunderson Avenue are projected to continue operating at LOS A during the weekday morning and weekday evening peak hours.

East-West Alley Operation

Based on a review of the traffic counts, the east-west alley currently carries a low volume of traffic. Given the minimal amount of traffic anticipated to exit onto the alley via the proposed outbound only access drive, the provision of this new access drive will not have a negative impact on the operations of the alley. As such, the east-west alley will continue to be adequate in serving the commercial and residential developments along the alley.

Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The roadway system has sufficient reserve capacity to accommodate the potential new traffic to be generated by the proposed parking lot expansion.
- The provision of an outbound only access drive off the alley serving the proposed parking lot expansion will provide an additional means of egress and ensure that efficient and flexible access is provided.

Draft

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Appendix

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Alley
 Wednesday October 5, 2022

10/06/22
 13:24:44

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 5 gunderson/alley

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	0	0	0	0	0	0	0	0	0	0
615	0	0	0	0	0	0	0	0	0	0	0	0	0
630	0	0	0	0	0	1	0	0	0	0	0	0	1
645	0	0	0	0	0	1	0	0	0	0	0	0	1
700	0	0	0	0	0	1	0	0	1	0	0	0	2
715	0	0	0	0	0	0	0	0	1	0	0	0	1
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	0	0	0	0	0	0	1	0	0	1	0	0	2
800	0	0	0	0	0	0	0	0	1	1	0	0	2
815	0	0	0	0	0	1	0	0	0	0	0	0	1
830	0	0	0	0	0	0	0	0	1	2	0	0	3
845	0	0	0	0	0	0	0	0	2	1	0	0	3

1500	0	0	0	0	0	1	0	0	2	0	0	0	3
1515	0	0	0	0	0	0	0	0	0	1	0	0	1
1530	0	0	0	0	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	2	0	0	1	0	0	0	3
1615	0	0	0	0	0	0	1	0	0	0	0	0	1
1630	0	0	0	0	0	0	1	0	1	0	0	0	2
1645	0	0	0	0	0	1	1	0	0	0	0	0	2
1700	0	0	0	0	0	2	3	0	1	0	0	0	6
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	0	0	0	1	1	0	0	0	0	0	2
1745	0	0	0	0	0	1	2	0	1	0	0	0	4
=====													
Total	0	0	0	0	0	12	10	0	12	6	0	0	40

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Alley
 Wednesday October 5, 2022

10/06/22
 13:24:44

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 5 gunderson/alley

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	0	0	0	0	0	0	0	0
615	0	0	0	0	0	0	0	0	0
630	0	1	0	0	0	0	1	0	1
645	0	1	0	0	0	0	1	0	1
700	0	1	1	0	0	0	1	1	2
715	0	0	1	0	0	0	0	1	1
730	0	0	0	0	0	0	0	0	0
745	0	0	1	1	0	1	1	0	2
800	0	0	1	1	0	0	1	1	2
815	0	1	0	0	0	0	1	0	1
830	0	0	1	2	0	0	2	1	3
845	0	0	2	1	0	0	1	2	3

1500	0	1	2	0	0	0	1	2	3
1515	0	0	0	1	0	0	1	0	1
1530	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	0
1600	0	2	1	0	0	0	2	1	3
1615	0	0	1	0	0	1	0	0	1
1630	0	0	2	0	0	1	0	1	2
1645	0	1	1	0	0	1	1	0	2
1700	0	2	4	0	0	3	2	1	6
1715	0	0	0	0	0	0	0	0	0
1730	0	1	1	0	0	1	1	0	2
1745	0	1	3	0	0	2	1	1	4
=====									
Total	0	12	22	6	0	10	18	12	40

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Alley
 Wednesday October 5, 2022

10/06/22
 13:24:44

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: by Movement

Intersection # 5 gunderson/alley

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	0	0	0	0	0	0	0	0	0	0
615	0	0	0	0	0	0	0	0	0	0	0	0	0
630	0	0	0	0	0	4	0	0	0	0	0	0	4
645	0	0	0	0	0	4	0	0	0	0	0	0	4
700	0	0	0	0	0	4	0	0	4	0	0	0	8
715	0	0	0	0	0	0	0	0	4	0	0	0	4
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	0	0	0	0	0	0	4	0	0	4	0	0	8
800	0	0	0	0	0	0	0	0	4	4	0	0	8
815	0	0	0	0	0	4	0	0	0	0	0	0	4
830	0	0	0	0	0	0	0	0	4	8	0	0	12
845	0	0	0	0	0	0	0	0	8	4	0	0	12

1500	0	0	0	0	0	4	0	0	8	0	0	0	12
1515	0	0	0	0	0	0	0	0	0	4	0	0	4
1530	0	0	0	0	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	8	0	0	4	0	0	0	12
1615	0	0	0	0	0	0	4	0	0	0	0	0	4
1630	0	0	0	0	0	0	4	0	4	0	0	0	8
1645	0	0	0	0	0	4	4	0	0	0	0	0	8
1700	0	0	0	0	0	8	12	0	4	0	0	0	24
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	0	0	0	4	4	0	0	0	0	0	8
1745	0	0	0	0	0	4	8	0	4	0	0	0	16

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Alley
 Wednesday October 5, 2022

10/06/22
 13:24:44

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: Appr/Exit Totals

Intersection # 5 gunderson/alley

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	0	0	0	0	0	0	0	0
615	0	0	0	0	0	0	0	0	0
630	0	4	0	0	0	0	4	0	4
645	0	4	0	0	0	0	4	0	4
700	0	4	4	0	0	0	4	4	8
715	0	0	4	0	0	0	0	4	4
730	0	0	0	0	0	0	0	0	0
745	0	0	4	4	0	4	4	0	8
800	0	0	4	4	0	0	4	4	8
815	0	4	0	0	0	0	4	0	4
830	0	0	4	8	0	0	8	4	12
845	0	0	8	4	0	0	4	8	12

1500	0	4	8	0	0	0	4	8	12
1515	0	0	0	4	0	0	4	0	4
1530	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	0
1600	0	8	4	0	0	0	8	4	12
1615	0	0	4	0	0	4	0	0	4
1630	0	0	8	0	0	4	0	4	8
1645	0	4	4	0	0	4	4	0	8
1700	0	8	16	0	0	12	8	4	24
1715	0	0	0	0	0	0	0	0	0
1730	0	4	4	0	0	4	4	0	8
1745	0	4	12	0	0	8	4	4	16

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Alley
 Wednesday October 5, 2022

10/06/22
 13:24:44

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: by Movement

Intersection # 5 gunderson/alley

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	0	0	2	0	0	0	0	0	0	2
615	0	0	0	0	0	3	0	0	1	0	0	0	4
630	0	0	0	0	0	3	0	0	2	0	0	0	5
645	0	0	0	0	0	2	0	0	2	0	0	0	4
700	0	0	0	0	0	1	1	0	2	1	0	0	5
715	0	0	0	0	0	0	1	0	2	2	0	0	5
730	0	0	0	0	0	1	1	0	1	2	0	0	5
745	0	0	0	0	0	1	1	0	2	4	0	0	8
800	0	0	0	0	0	1	0	0	4	4	0	0	9
815	0	0	0	0	0	1	0	0	3	3	0	0	7*
830	0	0	0	0	0	0	0	0	3	3	0	0	6*
845	0	0	0	0	0	0	0	0	2	1	0	0	3*

1500	0	0	0	0	0	1	0	0	2	1	0	0	4
1515	0	0	0	0	0	2	0	0	1	1	0	0	4
1530	0	0	0	0	0	2	1	0	1	0	0	0	4
1545	0	0	0	0	0	2	2	0	2	0	0	0	6
1600	0	0	0	0	0	3	3	0	2	0	0	0	8
1615	0	0	0	0	0	3	6	0	2	0	0	0	11
1630	0	0	0	0	0	3	5	0	2	0	0	0	10
1645	0	0	0	0	0	4	5	0	1	0	0	0	10
1700	0	0	0	0	0	4	6	0	2	0	0	0	12
1715	0	0	0	0	0	2	3	0	1	0	0	0	6*
1730	0	0	0	0	0	2	3	0	1	0	0	0	6*
1745	0	0	0	0	0	1	2	0	1	0	0	0	4*

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Alley
 Wednesday October 5, 2022

10/06/22
 13:24:44

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: Appr/Exit Totals

Intersection # 5 gunderson/alley

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	2	0	0	0	0	2	0	2
615	0	3	1	0	0	0	3	1	4
630	0	3	2	0	0	0	3	2	5
645	0	2	2	0	0	0	2	2	4
700	0	1	3	1	0	1	2	2	5
715	0	0	3	2	0	1	2	2	5
730	0	1	2	2	0	1	3	1	5
745	0	1	3	4	0	1	5	2	8
800	0	1	4	4	0	0	5	4	9
815	0	1	3	3	0	0	4	3	7*
830	0	0	3	3	0	0	3	3	6*
845	0	0	2	1	0	0	1	2	3*

1500	0	1	2	1	0	0	2	2	4
1515	0	2	1	1	0	0	3	1	4
1530	0	2	2	0	0	1	2	1	4
1545	0	2	4	0	0	2	2	2	6
1600	0	3	5	0	0	3	3	2	8
1615	0	3	8	0	0	6	3	2	11
1630	0	3	7	0	0	5	3	2	10
1645	0	4	6	0	0	5	4	1	10
1700	0	4	8	0	0	6	4	2	12
1715	0	2	4	0	0	3	2	1	6*
1730	0	2	4	0	0	3	2	1	6*
1745	0	1	3	0	0	2	1	1	4*

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot Trucks Only
 Wednesday October 5, 2022

10/06/22
 13:26:30

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 6 gunderson/turano/trucks

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	0	0	0	0	0	0	0	0	0	0
615	0	0	0	0	0	0	0	0	0	0	0	0	0
630	0	0	0	0	0	0	0	0	0	0	0	0	0
645	0	0	0	0	0	0	0	0	0	0	0	0	0
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	0	0	0	0	0	0	0	0	0	0
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	0	0	0	0	0	0	0	0	0	0	0	0	0
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	1	0	0	0	1
845	0	0	0	0	0	0	0	0	0	0	0	0	0

1500	0	0	0	0	0	0	0	0	0	0	0	0	0
1515	0	0	0	0	0	0	0	0	0	0	0	0	0
1530	0	0	0	0	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0	0	0	0	0
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	0	0	0	0	0	0	0
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0	0	0	0	0
=====													
Total	0	0	0	0	0	0	0	0	1	0	0	0	1

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot Trucks Only
 Wednesday October 5, 2022

10/06/22
 13:26:30

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 6 gunderson/turano/trucks

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	0	0	0	0	0	0	0	0
615	0	0	0	0	0	0	0	0	0
630	0	0	0	0	0	0	0	0	0
645	0	0	0	0	0	0	0	0	0
700	0	0	0	0	0	0	0	0	0
715	0	0	0	0	0	0	0	0	0
730	0	0	0	0	0	0	0	0	0
745	0	0	0	0	0	0	0	0	0
800	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0
830	0	0	1	0	0	0	0	1	1
845	0	0	0	0	0	0	0	0	0

1500	0	0	0	0	0	0	0	0	0
1515	0	0	0	0	0	0	0	0	0
1530	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0
1615	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0
1645	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	0	0	0
1715	0	0	0	0	0	0	0	0	0
1730	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0
=====									
Total	0	0	1	0	0	0	0	1	1

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot Trucks Only
 Wednesday October 5, 2022

10/06/22
 13:26:30

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: by Movement

Intersection # 6 gunderson/turano/trucks

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	0	0	0	0	0	0	0	0	0	0
615	0	0	0	0	0	0	0	0	0	0	0	0	0
630	0	0	0	0	0	0	0	0	0	0	0	0	0
645	0	0	0	0	0	0	0	0	0	0	0	0	0
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	0	0	0	0	0	0	0	0	0	0
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	0	0	0	0	0	0	0	0	1	0	0	0	1
800	0	0	0	0	0	0	0	0	1	0	0	0	1
815	0	0	0	0	0	0	0	0	1	0	0	0	1*
830	0	0	0	0	0	0	0	0	1	0	0	0	1*
845	0	0	0	0	0	0	0	0	0	0	0	0	0*

1500	0	0	0	0	0	0	0	0	0	0	0	0	0
1515	0	0	0	0	0	0	0	0	0	0	0	0	0
1530	0	0	0	0	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0	0	0	0	0
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	0	0	0	0	0	0	0
1715	0	0	0	0	0	0	0	0	0	0	0	0	0*
1730	0	0	0	0	0	0	0	0	0	0	0	0	0*
1745	0	0	0	0	0	0	0	0	0	0	0	0	0*
=====													

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot
 Wednesday October 5, 2022

10/06/22
 13:22:35

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 4 gunderson/turano

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	0	0	0	0	0	2	2	0	0	4
615	0	0	0	0	0	0	0	0	3	0	0	0	3
630	0	0	0	0	0	0	0	0	1	0	0	0	1
645	0	0	0	0	0	0	0	0	1	0	0	0	1
700	0	0	0	0	0	0	0	0	2	0	0	0	2
715	0	0	0	0	0	0	0	0	2	0	0	0	2
730	0	0	0	0	0	0	0	0	3	0	0	0	3
745	1	0	0	0	0	0	0	0	3	0	0	0	4
800	0	0	0	0	0	0	0	0	5	0	0	0	5
815	1	0	0	0	0	0	0	0	8	0	0	0	9
830	1	0	0	0	0	0	0	0	8	0	0	0	9
845	1	0	0	0	0	0	0	0	9	0	0	0	10

1500	0	0	0	0	0	0	0	0	1	1	0	2	4
1515	0	0	0	0	0	0	0	0	0	0	0	0	0
1530	0	0	0	0	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	1	1	0	0	2
1600	0	0	0	0	0	0	0	0	0	3	0	0	3
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0	2	0	0	2
1645	0	0	0	0	0	0	0	0	0	4	0	0	4
1700	0	0	0	0	0	0	0	0	0	21	0	3	24
1715	0	0	0	0	0	0	0	0	0	9	0	0	9
1730	0	0	0	0	0	0	0	0	0	4	0	1	5
1745	0	0	0	0	0	0	0	0	0	3	0	3	6
=====													
Total	4	0	0	0	0	0	0	0	49	50	0	9	112

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot
 Wednesday October 5, 2022

10/06/22
 13:22:35

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 4 gunderson/turano

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	0	2	2	0	0	2	2	4
615	0	0	3	0	0	0	0	3	3
630	0	0	1	0	0	0	0	1	1
645	0	0	1	0	0	0	0	1	1
700	0	0	2	0	0	0	0	2	2
715	0	0	2	0	0	0	0	2	2
730	0	0	3	0	0	0	0	3	3
745	1	0	3	0	0	0	0	4	4
800	0	0	5	0	0	0	0	5	5
815	1	0	8	0	0	0	0	9	9
830	1	0	8	0	0	0	0	9	9
845	1	0	9	0	0	0	0	10	10

1500	0	0	1	3	2	0	1	1	4
1515	0	0	0	0	0	0	0	0	0
1530	0	0	0	0	0	0	0	0	0
1545	0	0	1	1	0	0	1	1	2
1600	0	0	0	3	0	0	3	0	3
1615	0	0	0	0	0	0	0	0	0
1630	0	0	0	2	0	0	2	0	2
1645	0	0	0	4	0	0	4	0	4
1700	0	0	0	24	3	0	21	0	24
1715	0	0	0	9	0	0	9	0	9
1730	0	0	0	5	1	0	4	0	5
1745	0	0	0	6	3	0	3	0	6
=====									
Total	4	0	49	59	9	0	50	53	112

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot
 Wednesday October 5, 2022

10/06/22
 13:22:35

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: by Movement

Intersection # 4 gunderson/turano

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	0	0	0	0	0	8	8	0	0	16
615	0	0	0	0	0	0	0	0	12	0	0	0	12
630	0	0	0	0	0	0	0	0	4	0	0	0	4
645	0	0	0	0	0	0	0	0	4	0	0	0	4
700	0	0	0	0	0	0	0	0	8	0	0	0	8
715	0	0	0	0	0	0	0	0	8	0	0	0	8
730	0	0	0	0	0	0	0	0	12	0	0	0	12
745	4	0	0	0	0	0	0	0	12	0	0	0	16
800	0	0	0	0	0	0	0	0	20	0	0	0	20
815	4	0	0	0	0	0	0	0	32	0	0	0	36
830	4	0	0	0	0	0	0	0	32	0	0	0	36
845	4	0	0	0	0	0	0	0	36	0	0	0	40

1500	0	0	0	0	0	0	0	0	4	4	0	8	16
1515	0	0	0	0	0	0	0	0	0	0	0	0	0
1530	0	0	0	0	0	0	0	0	0	0	0	0	0
1545	0	0	0	0	0	0	0	0	4	4	0	0	8
1600	0	0	0	0	0	0	0	0	0	12	0	0	12
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0	8	0	0	8
1645	0	0	0	0	0	0	0	0	0	16	0	0	16
1700	0	0	0	0	0	0	0	0	0	84	0	12	96
1715	0	0	0	0	0	0	0	0	0	36	0	0	36
1730	0	0	0	0	0	0	0	0	0	16	0	4	20
1745	0	0	0	0	0	0	0	0	0	12	0	12	24

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot
 Wednesday October 5, 2022

10/06/22
 13:22:35

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: Appr/Exit Totals

Intersection # 4 gunderson/turano

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	0	8	8	0	0	8	8	16
615	0	0	12	0	0	0	0	12	12
630	0	0	4	0	0	0	0	4	4
645	0	0	4	0	0	0	0	4	4
700	0	0	8	0	0	0	0	8	8
715	0	0	8	0	0	0	0	8	8
730	0	0	12	0	0	0	0	12	12
745	4	0	12	0	0	0	0	16	16
800	0	0	20	0	0	0	0	20	20
815	4	0	32	0	0	0	0	36	36
830	4	0	32	0	0	0	0	36	36
845	4	0	36	0	0	0	0	40	40

1500	0	0	4	12	8	0	4	4	16
1515	0	0	0	0	0	0	0	0	0
1530	0	0	0	0	0	0	0	0	0
1545	0	0	4	4	0	0	4	4	8
1600	0	0	0	12	0	0	12	0	12
1615	0	0	0	0	0	0	0	0	0
1630	0	0	0	8	0	0	8	0	8
1645	0	0	0	16	0	0	16	0	16
1700	0	0	0	96	12	0	84	0	96
1715	0	0	0	36	0	0	36	0	36
1730	0	0	0	20	4	0	16	0	20
1745	0	0	0	24	12	0	12	0	24

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot
 Wednesday October 5, 2022

10/06/22
 13:22:35

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: by Movement

Intersection # 4 gunderson/turano

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	0	0	0	0	0	0	7	2	0	0	9
615	0	0	0	0	0	0	0	0	7	0	0	0	7
630	0	0	0	0	0	0	0	0	6	0	0	0	6
645	0	0	0	0	0	0	0	0	8	0	0	0	8
700	1	0	0	0	0	0	0	0	10	0	0	0	11
715	1	0	0	0	0	0	0	0	13	0	0	0	14
730	2	0	0	0	0	0	0	0	19	0	0	0	21
745	3	0	0	0	0	0	0	0	24	0	0	0	27
800	3	0	0	0	0	0	0	0	30	0	0	0	33
815	3	0	0	0	0	0	0	0	25	0	0	0	28*
830	2	0	0	0	0	0	0	0	17	0	0	0	19*
845	1	0	0	0	0	0	0	0	9	0	0	0	10*

1500	0	0	0	0	0	0	0	0	2	2	0	2	6
1515	0	0	0	0	0	0	0	0	1	4	0	0	5
1530	0	0	0	0	0	0	0	0	1	4	0	0	5
1545	0	0	0	0	0	0	0	0	1	6	0	0	7
1600	0	0	0	0	0	0	0	0	0	9	0	0	9
1615	0	0	0	0	0	0	0	0	0	27	0	3	30
1630	0	0	0	0	0	0	0	0	0	36	0	3	39
1645	0	0	0	0	0	0	0	0	0	38	0	4	42
1700	0	0	0	0	0	0	0	0	0	37	0	7	44
1715	0	0	0	0	0	0	0	0	0	16	0	4	20*
1730	0	0	0	0	0	0	0	0	0	7	0	4	11*
1745	0	0	0	0	0	0	0	0	0	3	0	3	6*
=====													

Oak Park, IL Weather: Warm and Dry
 Gunderson Ave and Turano Parking Lot
 Wednesday October 5, 2022

10/06/22
 13:22:35

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: Appr/Exit Totals

Intersection # 4 gunderson/turano

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	0	0	7	2	0	0	2	7	9
615	0	0	7	0	0	0	0	7	7
630	0	0	6	0	0	0	0	6	6
645	0	0	8	0	0	0	0	8	8
700	1	0	10	0	0	0	0	11	11
715	1	0	13	0	0	0	0	14	14
730	2	0	19	0	0	0	0	21	21
745	3	0	24	0	0	0	0	27	27
800	3	0	30	0	0	0	0	33	33
815	3	0	25	0	0	0	0	28	28*
830	2	0	17	0	0	0	0	19	19*
845	1	0	9	0	0	0	0	10	10*

1500	0	0	2	4	2	0	2	2	6
1515	0	0	1	4	0	0	4	1	5
1530	0	0	1	4	0	0	4	1	5
1545	0	0	1	6	0	0	6	1	7
1600	0	0	0	9	0	0	9	0	9
1615	0	0	0	30	3	0	27	0	30
1630	0	0	0	39	3	0	36	0	39
1645	0	0	0	42	4	0	38	0	42
1700	0	0	0	44	7	0	37	0	44
1715	0	0	0	20	4	0	16	0	20*
1730	0	0	0	11	4	0	7	0	11*
1745	0	0	0	6	3	0	3	0	6*

Oak Park, IL Weather: Warm and Dry
 Roosevelt Rd and Gunderson Ave
 Wednesday October 5, 2022

10/06/22
 13:20:15

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 3 roosevelt/gunderson

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	2	0	74	0	0	0	0	0	81	2	159
615	0	0	0	1	94	0	0	0	0	0	154	1	250
630	2	0	1	0	175	0	0	0	0	0	219	2	399
645	0	0	1	0	135	0	0	0	0	0	215	1	352
700	1	0	0	0	156	0	0	0	0	0	246	3	406
715	0	0	0	1	167	0	0	0	0	0	208	3	379
730	1	0	0	0	175	0	0	0	0	0	213	3	392
745	1	0	0	3	186	0	0	0	0	0	211	3	404
800	1	0	1	4	139	0	0	0	0	0	197	2	344
815	2	0	2	9	180	0	0	0	0	0	230	3	426
830	3	0	2	8	174	0	0	0	0	0	183	9	379
845	1	0	1	1	168	0	0	0	0	0	194	6	371

1500	1	0	1	0	188	0	0	0	0	0	164	1	355
1515	1	0	1	0	169	0	0	0	0	0	199	1	371
1530	0	0	0	0	178	0	0	0	0	0	198	0	376
1545	3	0	0	0	191	0	0	0	0	0	187	2	383
1600	4	0	0	0	184	0	0	0	0	0	184	1	373
1615	2	0	0	2	211	0	0	0	0	0	201	2	418
1630	3	0	0	1	194	0	0	0	0	0	195	3	396
1645	5	0	1	1	160	0	0	0	0	0	173	0	340
1700	10	0	9	0	195	0	0	0	0	0	195	1	410
1715	9	0	2	0	202	0	0	0	0	0	207	1	421
1730	5	0	2	0	183	0	0	0	0	0	195	2	387
1745	3	0	1	1	185	0	0	0	0	0	176	0	366
=====													
Total	58	0	27	32	4063	0	0	0	0	0	4625	52	8857

Oak Park, IL Weather: Warm and Dry
Roosevelt Rd and Gunderson Ave
Wednesday October 5, 2022

10/06/22
13:20:15

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 3 roosevelt/gunderson

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	2	74	0	83	2	83	0	74	159
615	0	95	0	155	2	154	0	94	250
630	3	175	0	221	2	220	0	177	399
645	1	135	0	216	1	216	0	135	352
700	1	156	0	249	3	246	0	157	406
715	0	168	0	211	4	208	0	167	379
730	1	175	0	216	3	213	0	176	392
745	1	189	0	214	6	211	0	187	404
800	2	143	0	199	6	198	0	140	344
815	4	189	0	233	12	232	0	182	426
830	5	182	0	192	17	185	0	177	379
845	2	169	0	200	7	195	0	169	371

1500	2	188	0	165	1	165	0	189	355
1515	2	169	0	200	1	200	0	170	371
1530	0	178	0	198	0	198	0	178	376
1545	3	191	0	189	2	187	0	194	383
1600	4	184	0	185	1	184	0	188	373
1615	2	213	0	203	4	201	0	213	418
1630	3	195	0	198	4	195	0	197	396
1645	6	161	0	173	1	174	0	165	340
1700	19	195	0	196	1	204	0	205	410
1715	11	202	0	208	1	209	0	211	421
1730	7	183	0	197	2	197	0	188	387
1745	4	186	0	176	1	177	0	188	366
=====									
Total	85	4095	0	4677	84	4652	0	4121	8857

Oak Park, IL Weather: Warm and Dry
 Roosevelt Rd and Gunderson Ave
 Wednesday October 5, 2022

10/06/22
 13:20:15

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: by Movement

Intersection # 3 roosevelt/gunderson

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	0	0	8	0	296	0	0	0	0	0	324	8	636
615	0	0	0	4	376	0	0	0	0	0	616	4	1000
630	8	0	4	0	700	0	0	0	0	0	876	8	1596
645	0	0	4	0	540	0	0	0	0	0	860	4	1408
700	4	0	0	0	624	0	0	0	0	0	984	12	1624
715	0	0	0	4	668	0	0	0	0	0	832	12	1516
730	4	0	0	0	700	0	0	0	0	0	852	12	1568
745	4	0	0	12	744	0	0	0	0	0	844	12	1616
800	4	0	4	16	556	0	0	0	0	0	788	8	1376
815	8	0	8	36	720	0	0	0	0	0	920	12	1704
830	12	0	8	32	696	0	0	0	0	0	732	36	1516
845	4	0	4	4	672	0	0	0	0	0	776	24	1484

1500	4	0	4	0	752	0	0	0	0	0	656	4	1420
1515	4	0	4	0	676	0	0	0	0	0	796	4	1484
1530	0	0	0	0	712	0	0	0	0	0	792	0	1504
1545	12	0	0	0	764	0	0	0	0	0	748	8	1532
1600	16	0	0	0	736	0	0	0	0	0	736	4	1492
1615	8	0	0	8	844	0	0	0	0	0	804	8	1672
1630	12	0	0	4	776	0	0	0	0	0	780	12	1584
1645	20	0	4	4	640	0	0	0	0	0	692	0	1360
1700	40	0	36	0	780	0	0	0	0	0	780	4	1640
1715	36	0	8	0	808	0	0	0	0	0	828	4	1684
1730	20	0	8	0	732	0	0	0	0	0	780	8	1548
1745	12	0	4	4	740	0	0	0	0	0	704	0	1464

Oak Park, IL Weather: Warm and Dry
 Roosevelt Rd and Gunderson Ave
 Wednesday October 5, 2022

10/06/22
 13:20:15

URNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: Appr/Exit Totals

Intersection # 3 roosevelt/gunderson

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	8	296	0	332	8	332	0	296	636
615	0	380	0	620	8	616	0	376	1000
630	12	700	0	884	8	880	0	708	1596
645	4	540	0	864	4	864	0	540	1408
700	4	624	0	996	12	984	0	628	1624
715	0	672	0	844	16	832	0	668	1516
730	4	700	0	864	12	852	0	704	1568
745	4	756	0	856	24	844	0	748	1616
800	8	572	0	796	24	792	0	560	1376
815	16	756	0	932	48	928	0	728	1704
830	20	728	0	768	68	740	0	708	1516
845	8	676	0	800	28	780	0	676	1484

1500	8	752	0	660	4	660	0	756	1420
1515	8	676	0	800	4	800	0	680	1484
1530	0	712	0	792	0	792	0	712	1504
1545	12	764	0	756	8	748	0	776	1532
1600	16	736	0	740	4	736	0	752	1492
1615	8	852	0	812	16	804	0	852	1672
1630	12	780	0	792	16	780	0	788	1584
1645	24	644	0	692	4	696	0	660	1360
1700	76	780	0	784	4	816	0	820	1640
1715	44	808	0	832	4	836	0	844	1684
1730	28	732	0	788	8	788	0	752	1548
1745	16	744	0	704	4	708	0	752	1464

Oak Park, IL Weather: Warm and Dry
 Roosevelt Rd and Gunderson Ave
 Wednesday October 5, 2022

10/06/22
 13:20:15

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: by Movement

Intersection # 3 roosevelt/gunderson

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
600	2	0	4	1	478	0	0	0	0	0	669	6	1160
615	3	0	2	1	560	0	0	0	0	0	834	7	1407
630	3	0	2	1	633	0	0	0	0	0	888	9	1536
645	2	0	1	1	633	0	0	0	0	0	882	10	1529
700	3	0	0	4	684	0	0	0	0	0	878	12	1581
715	3	0	1	8	667	0	0	0	0	0	829	11	1519
730	5	0	3	16	680	0	0	0	0	0	851	11	1566
745	7	0	5	24	679	0	0	0	0	0	821	17	1553
800	7	0	6	22	661	0	0	0	0	0	804	20	1520
815	6	0	5	18	522	0	0	0	0	0	607	18	1176*
830	4	0	3	9	342	0	0	0	0	0	377	15	750*
845	1	0	1	1	168	0	0	0	0	0	194	6	371*

1500	5	0	2	0	726	0	0	0	0	0	748	4	1485
1515	8	0	1	0	722	0	0	0	0	0	768	4	1503
1530	9	0	0	2	764	0	0	0	0	0	770	5	1550
1545	12	0	0	3	780	0	0	0	0	0	767	8	1570
1600	14	0	1	4	749	0	0	0	0	0	753	6	1527
1615	20	0	10	4	760	0	0	0	0	0	764	6	1564
1630	27	0	12	2	751	0	0	0	0	0	770	5	1567
1645	29	0	14	1	740	0	0	0	0	0	770	4	1558
1700	27	0	14	1	765	0	0	0	0	0	773	4	1584
1715	17	0	5	1	570	0	0	0	0	0	578	3	1174*
1730	8	0	3	1	368	0	0	0	0	0	371	2	753*
1745	3	0	1	1	185	0	0	0	0	0	176	0	366*

Oak Park, IL Weather: Warm and Dry
 Roosevelt Rd and Gunderson Ave
 Wednesday October 5, 2022

10/06/22
 13:20:15

URNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: Appr/Exit Totals

Intersection # 3 roosevelt/gunderson

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
600	6	479	0	675	7	673	0	480	1160
615	5	561	0	841	8	836	0	563	1407
630	5	634	0	897	10	890	0	636	1536
645	3	634	0	892	11	883	0	635	1529
700	3	688	0	890	16	878	0	687	1581
715	4	675	0	840	19	830	0	670	1519
730	8	696	0	862	27	854	0	685	1566
745	12	703	0	838	41	826	0	686	1553
800	13	683	0	824	42	810	0	668	1520
815	11	540	0	625	36	612	0	528	1176*
830	7	351	0	392	24	380	0	346	750*
845	2	169	0	200	7	195	0	169	371*

1500	7	726	0	752	4	750	0	731	1485
1515	9	722	0	772	4	769	0	730	1503
1530	9	766	0	775	7	770	0	773	1550
1545	12	783	0	775	11	767	0	792	1570
1600	15	753	0	759	10	754	0	763	1527
1615	30	764	0	770	10	774	0	780	1564
1630	39	753	0	775	7	782	0	778	1567
1645	43	741	0	774	5	784	0	769	1558
1700	41	766	0	777	5	787	0	792	1584
1715	22	571	0	581	4	583	0	587	1174*
1730	11	369	0	373	3	374	0	376	753*
1745	4	186	0	176	1	177	0	188	366*

Lanes, Volumes, Timings
1: East Avenue & Roosevelt Road

10/19/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	781	35	47	626	14	28	219	86	23	93	26
Future Volume (vph)	55	781	35	47	626	14	28	219	86	23	93	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	140		0	120		0	0		175	0		25
Storage Lanes	1		0	1		0	0		1	0		1
Taper Length (ft)	75			70			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			1.00	0.96		1.00	0.95
Frt		0.994			0.997				0.850			0.850
Flt Protected	0.950			0.950				0.994			0.990	
Satd. Flow (prot)	1752	1628	0	1770	1637	0	0	1700	1439	0	1679	1454
Flt Permitted	0.312			0.206				0.948			0.618	
Satd. Flow (perm)	575	1628	0	383	1637	0	0	1616	1382	0	1046	1379
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			2				90			62
Link Speed (mph)		30			30			25			25	
Link Distance (ft)		327			671			259			522	
Travel Time (s)		7.4			15.3			7.1			14.2	
Confl. Peds. (#/hr)	3		10	10		3	11		7	7		11
Confl. Bikes (#/hr)	1							11				
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	4%	11%	2%	4%	8%	0%	0%	1%	0%	1%	0%
Parking (#/hr)		0	0		0	0		0	0		0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	57	850	0	49	667	0	0	257	90	0	121	27
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		4
Detector Phase	5	2		1	6		8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	6.5	21.0		6.5	21.0		14.0	14.0	14.0	14.0	14.0	14.0
Total Split (s)	13.0	76.0		13.0	76.0		26.0	26.0	26.0	26.0	26.0	26.0
Total Split (%)	11.3%	66.1%		11.3%	66.1%		22.6%	22.6%	22.6%	22.6%	22.6%	22.6%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0	6.0		6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None	None	None	None	None
Act Effect Green (s)	82.9	75.1		82.7	75.0			19.9	19.9		19.9	19.9
Actuated g/C Ratio	0.72	0.65		0.72	0.65			0.17	0.17		0.17	0.17
v/c Ratio	0.12	0.80		0.14	0.62			0.92	0.29		0.67	0.09
Control Delay	4.5	22.6		4.9	15.7			84.4	11.1		64.0	1.2
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Delay	4.5	22.6		4.9	15.7			84.4	11.1		64.0	1.2
LOS	A	C		A	B			F	B		E	A

Lanes, Volumes, Timings
 1: East Avenue & Roosevelt Road

10/19/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		21.4			14.9			65.4			52.5	
Approach LOS		C			B			E			D	
Queue Length 50th (ft)	10	441		8	280			189	0		85	0
Queue Length 95th (ft)	20	668		18	415			#346	45		#168	4
Internal Link Dist (ft)		247			591			179			442	
Turn Bay Length (ft)	140			120					175			25
Base Capacity (vph)	523	1064		397	1068			281	314		181	291
Starvation Cap Reductn	0	0		0	0			0	0		0	0
Spillback Cap Reductn	0	0		0	0			0	0		0	0
Storage Cap Reductn	0	0		0	0			0	0		0	0
Reduced v/c Ratio	0.11	0.80		0.12	0.62			0.91	0.29		0.67	0.09

Intersection Summary

Area Type: Other
 Cycle Length: 115
 Actuated Cycle Length: 115
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 80
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.92
 Intersection Signal Delay: 28.6
 Intersection LOS: C
 Intersection Capacity Utilization 80.4%
 ICU Level of Service D
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1: East Avenue & Roosevelt Road



HCM 6th TWSC
3: Roosevelt Road & Gunderson Avenue

10/19/2022

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	878	684	4	0	3
Future Vol, veh/h	12	878	684	4	0	3
Conflicting Peds, #/hr	7	0	0	7	0	12
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	20	3	7	0	0	25
Mvmt Flow	12	896	698	4	0	3
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	709	0	-	0	1627	719
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	920	-
Critical Hdwy	4.3	-	-	-	6.4	6.45
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.38	-	-	-	3.5	3.525
Pot Cap-1 Maneuver	812	-	-	-	114	392
Stage 1	-	-	-	-	493	-
Stage 2	-	-	-	-	392	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	807	-	-	-	111	385
Mov Cap-2 Maneuver	-	-	-	-	246	-
Stage 1	-	-	-	-	482	-
Stage 2	-	-	-	-	389	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.1	0		14.4		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	807	-	-	-	385	
HCM Lane V/C Ratio	0.015	-	-	-	0.008	
HCM Control Delay (s)	9.5	-	-	-	14.4	
HCM Lane LOS	A	-	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0	

HCM 6th TWSC
8: Gunderson Avenue & East-West Alley

10/19/2022

Intersection

Int Delay, s/veh 3.3

Movement EBT EBR WBL WBT NBL NBR

Lane Configurations						
Traffic Vol, veh/h	0	1	1	5	2	1
Future Vol, veh/h	0	1	1	5	2	1
Conflicting Peds, #/hr	0	1	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	47	47	47	47	47	47
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	2	2	11	4	2

Major/Minor Major1 Major2 Minor1

Conflicting Flow All	0	0	3	0	19	2
Stage 1	-	-	-	-	2	-
Stage 2	-	-	-	-	17	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1632	-	1004	1088
Stage 1	-	-	-	-	1026	-
Stage 2	-	-	-	-	1011	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1630	-	1001	1087
Mov Cap-2 Maneuver	-	-	-	-	1001	-
Stage 1	-	-	-	-	1025	-
Stage 2	-	-	-	-	1009	-

Approach EB WB NB

HCM Control Delay, s	0	1.2	8.5
HCM LOS			A

Minor Lane/Major Mvmt NBLn1 EBT EBR WBL WBT

Capacity (veh/h)	1028	-	-	1630	-
HCM Lane V/C Ratio	0.006	-	-	0.001	-
HCM Control Delay (s)	8.5	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 6th TWSC
 25: Gunderson Avenue & Multi-Family Access Drive

10/19/2022

Intersection						
Int Delay, s/veh	2.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	2	3	10	6	2	1
Future Vol, veh/h	2	3	10	6	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	3	11	7	2	1
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	20	15	0	0	18	0
Stage 1	15	-	-	-	-	-
Stage 2	5	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	997	1065	-	-	1599	-
Stage 1	1008	-	-	-	-	-
Stage 2	1018	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	996	1065	-	-	1599	-
Mov Cap-2 Maneuver	996	-	-	-	-	-
Stage 1	1008	-	-	-	-	-
Stage 2	1017	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	8.5	0		4.8		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	1036	1599	-	
HCM Lane V/C Ratio	-	-	0.005	0.001	-	
HCM Control Delay (s)	-	-	8.5	7.3	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

HCM 6th TWSC
 27: Gunderson Avenue & Turano Access Drive

10/19/2022

Intersection						
Int Delay, s/veh	4.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	0	0	10	3	3	1
Future Vol, veh/h	0	0	10	3	3	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	11	3	3	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	29	4	4	0	0	
Stage 1	4	-	-	-	-	
Stage 2	25	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	
Pot Cap-1 Maneuver	986	1080	1618	-	-	
Stage 1	1019	-	-	-	-	
Stage 2	998	-	-	-	-	
Platoon blocked, %	-	-	-	-	-	
Mov Cap-1 Maneuver	979	1080	1618	-	-	
Mov Cap-2 Maneuver	979	-	-	-	-	
Stage 1	1012	-	-	-	-	
Stage 2	998	-	-	-	-	
Approach	EB	NB		SB		
HCM Control Delay, s	0	5.6		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1618	-	-	-	-	
HCM Lane V/C Ratio	0.007	-	-	-	-	
HCM Control Delay (s)	7.2	0	0	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Lanes, Volumes, Timings
1: East Avenue & Roosevelt Road

10/19/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	707	97	89	675	28	40	102	56	14	262	51
Future Volume (vph)	38	707	97	89	675	28	40	102	56	14	262	51
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	140		0	120		0	0		175	0		25
Storage Lanes	1		0	1		0	0		1	0		1
Taper Length (ft)	75			70			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			0.99	0.95		1.00	0.93
Frt		0.982			0.994				0.850			0.850
Flt Protected	0.950			0.950				0.986			0.998	
Satd. Flow (prot)	1805	1625	0	1805	1662	0	0	1662	1425	0	1707	1358
Flt Permitted	0.281			0.178				0.513			0.981	
Satd. Flow (perm)	532	1625	0	338	1662	0	0	859	1360	0	1676	1270
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11			3				62			62
Link Speed (mph)		30			30			25			25	
Link Distance (ft)		327			671			259			333	
Travel Time (s)		7.4			15.3			7.1			9.1	
Confl. Peds. (#/hr)	16		6	6		16	16		9	9		16
Confl. Bikes (#/hr)	1							11				
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	0%	3%	3%	0%	2%	5%	0%	2%	2%	0%	0%	7%
Parking (#/hr)		0	0		0	0		0	0		0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	39	829	0	92	725	0	0	146	58	0	284	53
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		4
Detector Phase	5	2		1	6		8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	6.5	21.0		6.5	21.0		14.0	14.0	14.0	14.0	14.0	14.0
Total Split (s)	13.0	76.0		13.0	76.0		26.0	26.0	26.0	26.0	26.0	26.0
Total Split (%)	11.3%	66.1%		11.3%	66.1%		22.6%	22.6%	22.6%	22.6%	22.6%	22.6%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0	6.0		6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None	None	None	None	None
Act Effect Green (s)	78.1	69.5		81.1	74.1			23.0	23.0		23.0	23.0
Actuated g/C Ratio	0.68	0.60		0.71	0.64			0.20	0.20		0.20	0.20
v/c Ratio	0.09	0.84		0.28	0.68			0.85	0.18		0.85	0.17
Control Delay	4.4	27.2		6.4	17.1			86.1	10.9		69.4	9.6
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Delay	4.4	27.2		6.4	17.1			86.1	10.9		69.4	9.6
LOS	A	C		A	B			F	B		E	A

Lanes, Volumes, Timings
 1: East Avenue & Roosevelt Road

10/19/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		26.1			15.9			64.7			60.0	
Approach LOS		C			B			E			E	
Queue Length 50th (ft)	7	423		16	317			109	0		211	0
Queue Length 95th (ft)	15	649		29	467			#241	34		#385	30
Internal Link Dist (ft)		247			591			179			253	
Turn Bay Length (ft)	140			120					175			25
Base Capacity (vph)	482	1017		363	1076			171	320		334	303
Starvation Cap Reductn	0	0		0	0			0	0		0	0
Spillback Cap Reductn	0	0		0	0			0	0		0	0
Storage Cap Reductn	0	0		0	0			0	0		0	0
Reduced v/c Ratio	0.08	0.82		0.25	0.67			0.85	0.18		0.85	0.17

Intersection Summary

Area Type: Other
 Cycle Length: 115
 Actuated Cycle Length: 115
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.85
 Intersection Signal Delay: 31.0
 Intersection LOS: C
 Intersection Capacity Utilization 88.6%
 ICU Level of Service E
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1: East Avenue & Roosevelt Road



HCM 6th TWSC
 2: Gunderson Avenue & Multi-Family Access Drive

10/19/2022

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	2	1	0	5	2	39
Future Vol, veh/h	2	1	0	5	2	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	2	0	0	2
Mvmt Flow	2	1	0	5	2	42
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	49	3	0	0	5	0
Stage 1	3	-	-	-	-	-
Stage 2	46	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	965	1087	-	-	1630	-
Stage 1	1025	-	-	-	-	-
Stage 2	982	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	964	1087	-	-	1630	-
Mov Cap-2 Maneuver	964	-	-	-	-	-
Stage 1	1025	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	8.6	0	0.4			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	1002	1630	-	
HCM Lane V/C Ratio	-	-	0.003	0.001	-	
HCM Control Delay (s)	-	-	8.6	7.2	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

HCM 6th TWSC
3: Roosevelt Road & Gunderson Avenue

10/19/2022

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↙	↑	↘		↘	
Traffic Vol, veh/h	4	773	765	1	14	27
Future Vol, veh/h	4	773	765	1	14	27
Conflicting Peds, #/hr	23	0	0	23	0	15
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	4	797	789	1	14	28
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	813	0	-	0	1618	828
Stage 1	-	-	-	-	813	-
Stage 2	-	-	-	-	805	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	823	-	-	-	115	374
Stage 1	-	-	-	-	440	-
Stage 2	-	-	-	-	443	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	805	-	-	-	109	361
Mov Cap-2 Maneuver	-	-	-	-	246	-
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	433	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		18.4		
HCM LOS				C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	805	-	-	-	311	
HCM Lane V/C Ratio	0.005	-	-	-	0.136	
HCM Control Delay (s)	9.5	-	-	-	18.4	
HCM Lane LOS	A	-	-	-	C	
HCM 95th %tile Q(veh)	0	-	-	-	0.5	

HCM 6th TWSC
 8: Gunderson Avenue & East-West Alley

10/19/2022

Intersection						
Int Delay, s/veh	4.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Vol, veh/h	2	0	4	6	2	6
Future Vol, veh/h	2	0	4	6	2	6
Conflicting Peds, #/hr	0	0	0	0	0	4
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	55	55	55	55	55	55
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	4	0	7	11	4	11
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	4	0	29	8
Stage 1	-	-	-	-	4	-
Stage 2	-	-	-	-	25	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1631	-	991	1080
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	1003	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1631	-	987	1077
Mov Cap-2 Maneuver	-	-	-	-	987	-
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	999	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	2.9	8.5			
HCM LOS			A			
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	1053	-	-	1631	-	
HCM Lane V/C Ratio	0.014	-	-	0.004	-	
HCM Control Delay (s)	8.5	-	-	7.2	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

HCM 6th TWSC
 9: Gunderson Avenue & Turano Access Drive

10/19/2022

Intersection

Int Delay, s/veh 7.6

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations						
Traffic Vol, veh/h	7	37	0	1	4	0
Future Vol, veh/h	7	37	0	1	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	0	0	2
Mvmt Flow	7	39	0	1	4	0

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	5	4	4	0	-	0
Stage 1	4	-	-	-	-	-
Stage 2	1	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1017	1080	1618	-	-	-
Stage 1	1019	-	-	-	-	-
Stage 2	1022	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1017	1080	1618	-	-	-
Mov Cap-2 Maneuver	1017	-	-	-	-	-
Stage 1	1019	-	-	-	-	-
Stage 2	1022	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	8.5	0	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1618	-	1069	-	-
HCM Lane V/C Ratio	-	-	0.043	-	-
HCM Control Delay (s)	0	-	8.5	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Lanes, Volumes, Timings
1: East Avenue & Roosevelt Road

10/19/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	786	35	47	626	14	28	219	86	23	93	26
Future Volume (vph)	55	786	35	47	626	14	28	219	86	23	93	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	140		0	120		0	0		175	0		25
Storage Lanes	1		0	1		0	0		1	0		1
Taper Length (ft)	75			70			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			1.00	0.96		1.00	0.95
Frt		0.994			0.997				0.850			0.850
Flt Protected	0.950			0.950				0.994			0.990	
Satd. Flow (prot)	1752	1628	0	1770	1637	0	0	1700	1439	0	1679	1454
Flt Permitted	0.312			0.203				0.948			0.618	
Satd. Flow (perm)	575	1628	0	377	1637	0	0	1616	1382	0	1046	1379
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			2				90			62
Link Speed (mph)		30			30			25			25	
Link Distance (ft)		327			671			259			522	
Travel Time (s)		7.4			15.3			7.1			14.2	
Confl. Peds. (#/hr)	3		10	10		3	11		7	7		11
Confl. Bikes (#/hr)	1							11				
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	4%	11%	2%	4%	8%	0%	0%	1%	0%	1%	0%
Parking (#/hr)		0	0		0	0		0	0		0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	57	855	0	49	667	0	0	257	90	0	121	27
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		4
Detector Phase	5	2		1	6		8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	6.5	21.0		6.5	21.0		14.0	14.0	14.0	14.0	14.0	14.0
Total Split (s)	13.0	76.0		13.0	76.0		26.0	26.0	26.0	26.0	26.0	26.0
Total Split (%)	11.3%	66.1%		11.3%	66.1%		22.6%	22.6%	22.6%	22.6%	22.6%	22.6%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0	6.0		6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None	None	None	None	None
Act Effect Green (s)	82.9	75.1		82.7	75.0			19.9	19.9		19.9	19.9
Actuated g/C Ratio	0.72	0.65		0.72	0.65			0.17	0.17		0.17	0.17
v/c Ratio	0.12	0.80		0.14	0.62			0.92	0.29		0.67	0.09
Control Delay	4.5	22.9		4.9	15.7			84.4	11.1		64.0	1.2
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Delay	4.5	22.9		4.9	15.7			84.4	11.1		64.0	1.2
LOS	A	C		A	B			F	B		E	A

Lanes, Volumes, Timings
 1: East Avenue & Roosevelt Road

10/19/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		21.7			14.9			65.4			52.5	
Approach LOS		C			B			E			D	
Queue Length 50th (ft)	10	446		8	280			189	0		85	0
Queue Length 95th (ft)	20	680		18	415			#346	45		#168	4
Internal Link Dist (ft)		247			591			179			442	
Turn Bay Length (ft)	140			120					175			25
Base Capacity (vph)	523	1064		394	1068			281	314		181	291
Starvation Cap Reductn	0	0		0	0			0	0		0	0
Spillback Cap Reductn	0	0		0	0			0	0		0	0
Storage Cap Reductn	0	0		0	0			0	0		0	0
Reduced v/c Ratio	0.11	0.80		0.12	0.62			0.91	0.29		0.67	0.09

Intersection Summary

Area Type: Other
 Cycle Length: 115
 Actuated Cycle Length: 115
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 80
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.92
 Intersection Signal Delay: 28.7
 Intersection LOS: C
 Intersection Capacity Utilization 80.4%
 ICU Level of Service D
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1: East Avenue & Roosevelt Road



HCM 6th TWSC
3: Roosevelt Road & Gunderson Avenue

10/19/2022

Intersection

Int Delay, s/veh 0.1

Movement EBL EBT WBT WBR SBL SBR

Lane Configurations	↘	↑	↗		↘	
Traffic Vol, veh/h	17	878	684	4	0	3
Future Vol, veh/h	17	878	684	4	0	3
Conflicting Peds, #/hr	7	0	0	7	0	12
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	20	3	7	0	0	25
Mvmt Flow	17	896	698	4	0	3

Major/Minor Major1 Major2 Minor2

Conflicting Flow All	709	0	-	0	1637	719
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	930	-
Critical Hdwy	4.3	-	-	-	6.4	6.45
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.38	-	-	-	3.5	3.525
Pot Cap-1 Maneuver	812	-	-	-	112	392
Stage 1	-	-	-	-	493	-
Stage 2	-	-	-	-	387	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	807	-	-	-	108	385
Mov Cap-2 Maneuver	-	-	-	-	243	-
Stage 1	-	-	-	-	479	-
Stage 2	-	-	-	-	384	-

Approach EB WB SB

HCM Control Delay, s	0.2	0	14.4
HCM LOS			B

Minor Lane/Major Mvmt EBL EBT WBT WBR SBLn1

Capacity (veh/h)	807	-	-	-	385
HCM Lane V/C Ratio	0.021	-	-	-	0.008
HCM Control Delay (s)	9.6	-	-	-	14.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0

HCM 6th TWSC
 8: Gunderson Avenue & East-West Alley

10/19/2022

Intersection						
Int Delay, s/veh	3.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	0	1	1	5	2	1
Future Vol, veh/h	0	1	1	5	2	1
Conflicting Peds, #/hr	0	1	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	47	47	47	47	47	47
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	2	2	11	4	2
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	3	0	19	2
Stage 1	-	-	-	-	2	-
Stage 2	-	-	-	-	17	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1632	-	1004	1088
Stage 1	-	-	-	-	1026	-
Stage 2	-	-	-	-	1011	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1630	-	1001	1087
Mov Cap-2 Maneuver	-	-	-	-	1001	-
Stage 1	-	-	-	-	1025	-
Stage 2	-	-	-	-	1009	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	1.2	8.5			
HCM LOS			A			
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	1028	-	-	1630	-	
HCM Lane V/C Ratio	0.006	-	-	0.001	-	
HCM Control Delay (s)	8.5	-	-	7.2	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

HCM 6th TWSC
 9: Gunderson Avenue & Proposed Access Drive

10/19/2022

Intersection						
Int Delay, s/veh	6.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T		T		T	
Traffic Vol, veh/h	0	6	53	4	5	0
Future Vol, veh/h	0	6	53	4	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	6	56	4	5	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	121	5	5	0	0	
Stage 1	5	-	-	-	-	
Stage 2	116	-	-	-	-	
Critical Hdwy	6.4	6.2	4.1	-	-	
Critical Hdwy Stg 1	5.4	-	-	-	-	
Critical Hdwy Stg 2	5.4	-	-	-	-	
Follow-up Hdwy	3.5	3.3	2.2	-	-	
Pot Cap-1 Maneuver	879	1084	1630	-	-	
Stage 1	1023	-	-	-	-	
Stage 2	914	-	-	-	-	
Platoon blocked, %	-	-	-	-	-	
Mov Cap-1 Maneuver	849	1084	1630	-	-	
Mov Cap-2 Maneuver	849	-	-	-	-	
Stage 1	988	-	-	-	-	
Stage 2	914	-	-	-	-	
Approach	EB	NB		SB		
HCM Control Delay, s	8.3	6.8		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1630	-	1084	-	-	
HCM Lane V/C Ratio	0.034	-	0.006	-	-	
HCM Control Delay (s)	7.3	0	8.3	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0	-	-	

HCM 6th TWSC
 25: Gunderson Avenue & Multi-Family Access Drive

10/19/2022

Intersection

Int Delay, s/veh 2

Movement WBL WBR NBT NBR SBL SBT

Lane Configurations	W		T			T
Traffic Vol, veh/h	2	3	15	6	2	1
Future Vol, veh/h	2	3	15	6	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	3	16	7	2	1

Major/Minor Minor1 Major1 Major2

Conflicting Flow All	25	20	0	0	23	0
Stage 1	20	-	-	-	-	-
Stage 2	5	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	991	1058	-	-	1592	-
Stage 1	1003	-	-	-	-	-
Stage 2	1018	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	990	1058	-	-	1592	-
Mov Cap-2 Maneuver	990	-	-	-	-	-
Stage 1	1003	-	-	-	-	-
Stage 2	1017	-	-	-	-	-

Approach WB NB SB

HCM Control Delay, s	8.5	0	4.8
HCM LOS	A		

Minor Lane/Major Mvmt NBT NBRWBLn1 SBL SBT

Capacity (veh/h)	-	-	1030	1592	-
HCM Lane V/C Ratio	-	-	0.005	0.001	-
HCM Control Delay (s)	-	-	8.5	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

HCM 6th TWSC
 27: Gunderson Avenue & Turano Access Drive

10/19/2022

Intersection						
Int Delay, s/veh	4.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	0	0	15	3	3	1
Future Vol, veh/h	0	0	15	3	3	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	16	3	3	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	39	4	4	0	0	
Stage 1	4	-	-	-	-	
Stage 2	35	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	
Pot Cap-1 Maneuver	973	1080	1618	-	-	
Stage 1	1019	-	-	-	-	
Stage 2	987	-	-	-	-	
Platoon blocked, %	-	-	-	-	-	
Mov Cap-1 Maneuver	963	1080	1618	-	-	
Mov Cap-2 Maneuver	963	-	-	-	-	
Stage 1	1009	-	-	-	-	
Stage 2	987	-	-	-	-	
Approach	EB	NB		SB		
HCM Control Delay, s	0	6		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1618	-	-	-	-	
HCM Lane V/C Ratio	0.01	-	-	-	-	
HCM Control Delay (s)	7.2	0	0	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Lanes, Volumes, Timings
1: East Avenue & Roosevelt Road

10/19/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	707	97	89	680	28	40	102	56	14	262	51
Future Volume (vph)	38	707	97	89	680	28	40	102	56	14	262	51
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	140		0	120		0	0		175	0		25
Storage Lanes	1		0	1		0	0		1	0		1
Taper Length (ft)	75			70			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00	1.00		1.00	1.00			0.99	0.95		1.00	0.93
Frt		0.982			0.994				0.850			0.850
Flt Protected	0.950			0.950				0.986			0.998	
Satd. Flow (prot)	1805	1625	0	1805	1662	0	0	1662	1425	0	1707	1358
Flt Permitted	0.278			0.178				0.513			0.981	
Satd. Flow (perm)	526	1625	0	338	1662	0	0	859	1360	0	1676	1270
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11			3				62			62
Link Speed (mph)		30			30			25			25	
Link Distance (ft)		327			671			259			333	
Travel Time (s)		7.4			15.3			7.1			9.1	
Confl. Peds. (#/hr)	16		6	6		16	16		9	9		16
Confl. Bikes (#/hr)	1							11				
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	0%	3%	3%	0%	2%	5%	0%	2%	2%	0%	0%	7%
Parking (#/hr)		0	0		0	0		0	0		0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	39	829	0	92	730	0	0	146	58	0	284	53
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		4
Detector Phase	5	2		1	6		8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	6.5	21.0		6.5	21.0		14.0	14.0	14.0	14.0	14.0	14.0
Total Split (s)	13.0	76.0		13.0	76.0		26.0	26.0	26.0	26.0	26.0	26.0
Total Split (%)	11.3%	66.1%		11.3%	66.1%		22.6%	22.6%	22.6%	22.6%	22.6%	22.6%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0	6.0		6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None	None	None	None	None
Act Effect Green (s)	78.1	69.5		81.1	74.1			23.0	23.0		23.0	23.0
Actuated g/C Ratio	0.68	0.60		0.71	0.64			0.20	0.20		0.20	0.20
v/c Ratio	0.09	0.84		0.28	0.68			0.85	0.18		0.85	0.17
Control Delay	4.4	27.2		6.4	17.2			86.1	10.9		69.4	9.6
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	0.0
Total Delay	4.4	27.2		6.4	17.2			86.1	10.9		69.4	9.6
LOS	A	C		A	B			F	B		E	A

Lanes, Volumes, Timings
 1: East Avenue & Roosevelt Road

10/19/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		26.1			16.0			64.7			60.0	
Approach LOS		C			B			E			E	
Queue Length 50th (ft)	7	423		16	320			109	0		211	0
Queue Length 95th (ft)	15	649		29	472			#241	34		#385	30
Internal Link Dist (ft)		247			591			179			253	
Turn Bay Length (ft)	140			120					175			25
Base Capacity (vph)	478	1017		363	1076			171	320		334	303
Starvation Cap Reductn	0	0		0	0			0	0		0	0
Spillback Cap Reductn	0	0		0	0			0	0		0	0
Storage Cap Reductn	0	0		0	0			0	0		0	0
Reduced v/c Ratio	0.08	0.82		0.25	0.68			0.85	0.18		0.85	0.17

Intersection Summary

Area Type: Other
 Cycle Length: 115
 Actuated Cycle Length: 115
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.85
 Intersection Signal Delay: 31.1
 Intersection LOS: C
 Intersection Capacity Utilization 88.6%
 ICU Level of Service E
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1: East Avenue & Roosevelt Road



HCM 6th TWSC
2: Gunderson Avenue & Multi-Family Access Drive

10/19/2022

Intersection

Int Delay, s/veh 0.7

Movement WBL WBR NBT NBR SBL SBT

Lane Configurations	W	R	T	R	L	T
Traffic Vol, veh/h	2	1	0	5	2	46
Future Vol, veh/h	2	1	0	5	2	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	2	0	0	2
Mvmt Flow	2	1	0	5	2	50

Major/Minor Minor1 Major1 Major2

Conflicting Flow All	57	3	0	0	5	0
Stage 1	3	-	-	-	-	-
Stage 2	54	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	955	1087	-	-	1630	-
Stage 1	1025	-	-	-	-	-
Stage 2	974	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	954	1087	-	-	1630	-
Mov Cap-2 Maneuver	954	-	-	-	-	-
Stage 1	1025	-	-	-	-	-
Stage 2	973	-	-	-	-	-

Approach WB NB SB

HCM Control Delay, s	8.6	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt NBT NBRWBLn1 SBL SBT

Capacity (veh/h)	-	-	995	1630	-
HCM Lane V/C Ratio	-	-	0.003	0.001	-
HCM Control Delay (s)	-	-	8.6	7.2	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

HCM 6th TWSC
3: Roosevelt Road & Gunderson Avenue

10/19/2022

Intersection

Int Delay, s/veh 0.6

Movement EBL EBT WBT WBR SBL SBR

Lane Configurations	↙	↑	↘		↘	
Traffic Vol, veh/h	4	773	765	1	16	32
Future Vol, veh/h	4	773	765	1	16	32
Conflicting Peds, #/hr	23	0	0	23	0	15
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	4	797	789	1	16	33

Major/Minor Major1 Major2 Minor2

Conflicting Flow All	813	0	-	0	1618	828
Stage 1	-	-	-	-	813	-
Stage 2	-	-	-	-	805	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	823	-	-	-	115	374
Stage 1	-	-	-	-	440	-
Stage 2	-	-	-	-	443	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	805	-	-	-	109	361
Mov Cap-2 Maneuver	-	-	-	-	246	-
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	433	-

Approach EB WB SB

HCM Control Delay, s	0	0	18.7
HCM LOS			C

Minor Lane/Major Mvmt EBL EBT WBT WBR SBLn1

Capacity (veh/h)	805	-	-	-	312
HCM Lane V/C Ratio	0.005	-	-	-	0.159
HCM Control Delay (s)	9.5	-	-	-	18.7
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.6

HCM 6th TWSC
8: Gunderson Avenue & East-West Alley

10/19/2022

Intersection						
Int Delay, s/veh	5.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Vol, veh/h	2	0	4	6	2	9
Future Vol, veh/h	2	0	4	6	2	9
Conflicting Peds, #/hr	0	0	0	0	0	4
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	55	55	55	55	55	55
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	4	0	7	11	4	16
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	4	0	29	8
Stage 1	-	-	-	-	4	-
Stage 2	-	-	-	-	25	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1631	-	991	1080
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	1003	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1631	-	987	1077
Mov Cap-2 Maneuver	-	-	-	-	987	-
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	999	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	2.9	8.5			
HCM LOS			A			
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	1059	-	-	1631	-	
HCM Lane V/C Ratio	0.019	-	-	0.004	-	
HCM Control Delay (s)	8.5	-	-	7.2	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0	-	

HCM 6th TWSC
 9: Gunderson Avenue & Turano Access Drive

10/19/2022

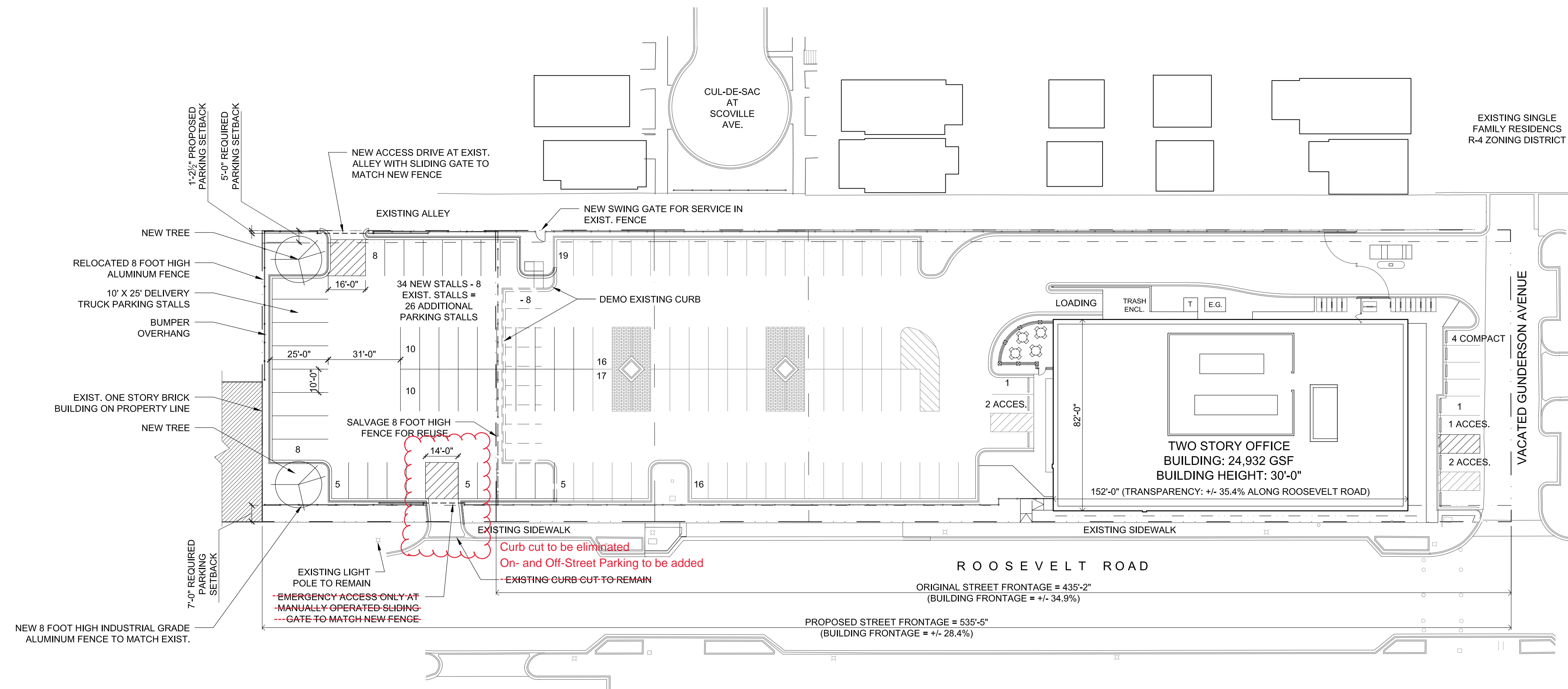
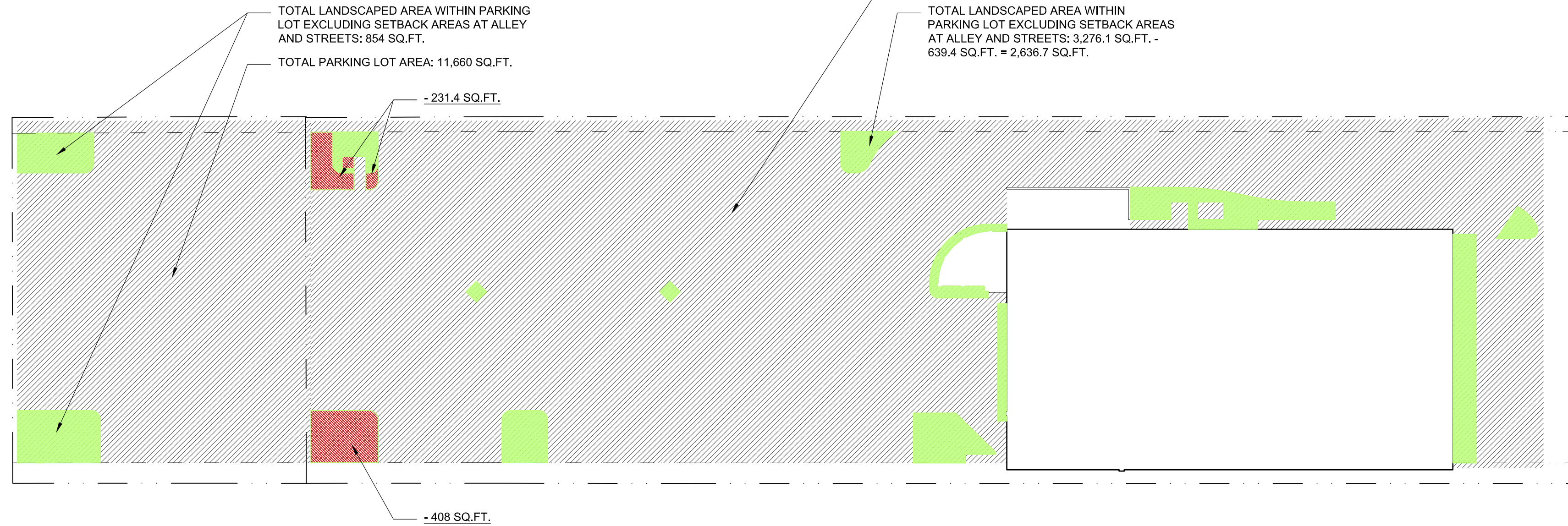
Intersection						
Int Delay, s/veh	7.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	10	44	0	1	4	0
Future Vol, veh/h	10	44	0	1	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	0	0	2
Mvmt Flow	11	46	0	1	4	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	5	4	4	0	0	
Stage 1	4	-	-	-	-	
Stage 2	1	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	
Pot Cap-1 Maneuver	1017	1080	1618	-	-	
Stage 1	1019	-	-	-	-	
Stage 2	1022	-	-	-	-	
Platoon blocked, %	-	-	-	-	-	
Mov Cap-1 Maneuver	1017	1080	1618	-	-	
Mov Cap-2 Maneuver	1017	-	-	-	-	
Stage 1	1019	-	-	-	-	
Stage 2	1022	-	-	-	-	
Approach	EB	NB		SB		
HCM Control Delay, s	8.6	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1618	-	1068	-	-	
HCM Lane V/C Ratio	-	-	0.053	-	-	
HCM Control Delay (s)	0	-	8.6	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

PER SECTION 11.7 B: MIN. TOTAL LANDSCAPE AREA OF A PARKING LOT MUST BE 10% OF THE TOTAL PARKING LOT AREA

PROPOSED: 3,276.1 SQ.FT. (+/- 9.1%)
TOTAL PARKING LOT AREA: +/- 36,077 SQ.FT.

TOTAL PARKING LOT AREA EXCLUDING ACCESS DRIVE AT GUNDERSON AVENUE: 36,076 SQ.FT.

TOTAL LANDSCAPED AREA WITHIN PARKING LOT EXCLUDING SETBACK AREAS AT ALLEY AND STREETS: 3,276.1 SQ.FT. - 639.4 SQ.FT. = 2,636.7 SQ.FT.



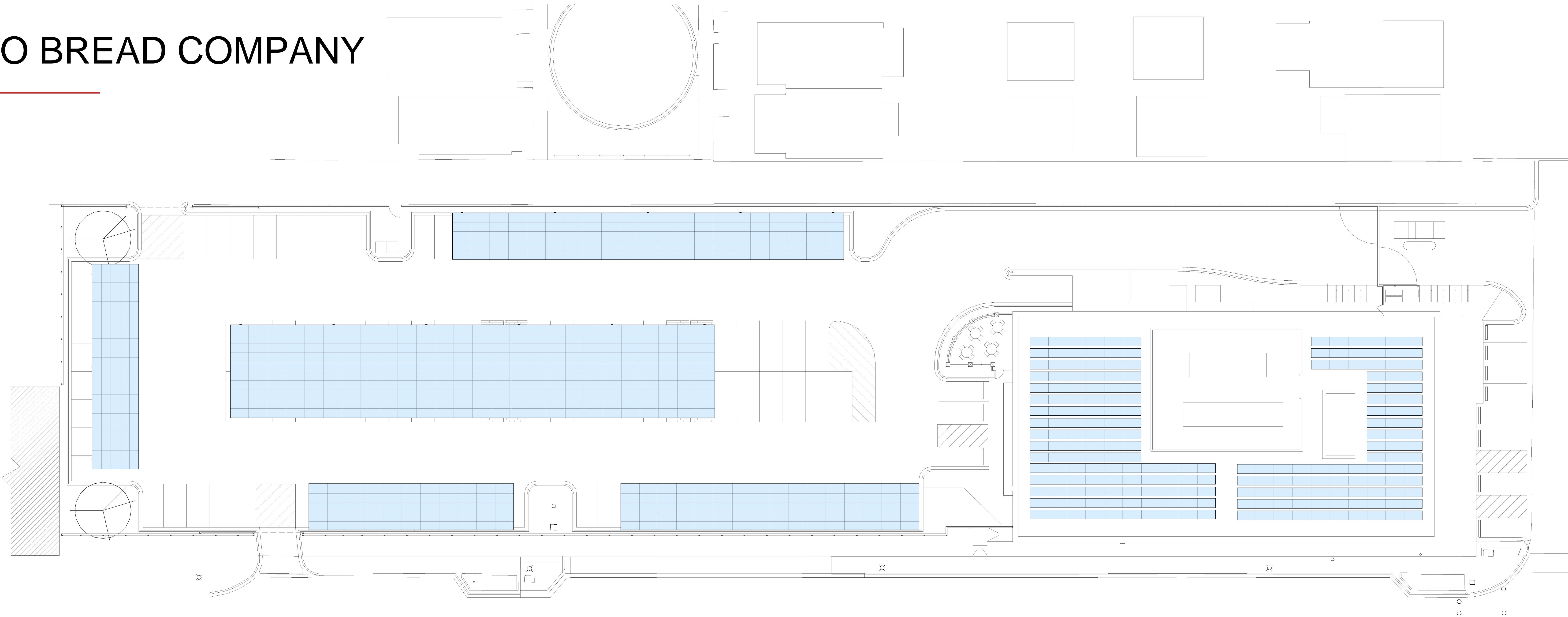
SITE DATA:
ORIGINAL SITE AREA: 54,406 SQ.FT. = +/- 1.25 ACRES
NEW SITE AREA: 12,503 SQ.FT. = +/- 0.29 ACRES
PROPOSED SITE AREA: 66,909 SQ.FT. = +/- 1.54 ACRES
BUILDING AREA: 24,932 GROSS SQ.FT.
ORIGINAL BUILDING COVERAGE: 22.9% (12,466 SQ.FT.)
PROPOSED BUILDING COVERAGE: 18.6% (12,466 SQ.FT.)
IMPERVIOUS SURFACE COVERAGE: 84.5% (45,962 SQ.FT.)
NEW IMPERVIOUS SURFACE COVERAGE: 11,406 SQ.FT.
PROPOSED IMPERVIOUS SURFACE COVERAGE: 85.7% (57,368 SQ.FT.)

PARKING DATA:
REQUIRED PARKING: 1 / 500 SQ.FT. GFA = 50 STALLS
ORIGINAL PARKING: 93 TOTAL (INCL. 4 ACCESS. STALLS)
NEW PARKING: 29 TOTAL (INCL. 1 ACCESS. STALL)
PROPOSED PARKING: 122 TOTAL (INCL. 5 ACCESS. STALLS)

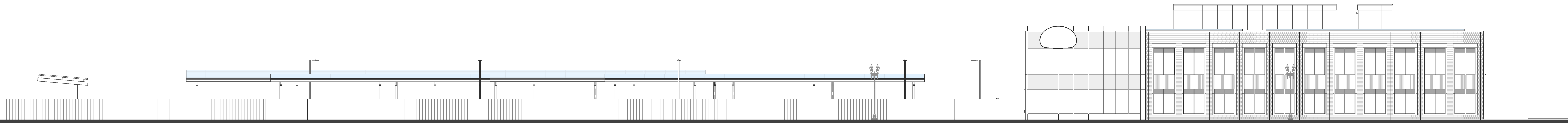
PARKING LOT / LANDSCAPE DATA:
ORIGINAL PARKING LOT AREA: +/- 36,077 SQ.FT.
NEW PARKING LOT AREA: +/- 11,660 SQ.FT.
PROPOSED PARKING LOT AREA: +/- 47,737 SQ.FT.

PARKING LOT / LANDSCAPE DATA (CONT.):
REQUIRED LANDSCAPED AREA (10%): 4,774 SQ.FT.
ORIGINAL: 3,276.1 SQ.FT. (+/- 9.1%)
ORIGINAL MINUS 639.4 SQ.FT. AREA LOST AT NW AND SW CORNERS: 2,636.7 SQ.FT.
NEW LANDSCAPED AREA ADDED: 854 SQ.FT.
PROPOSED LANDSCAPED AREA ADDED: 3,490.7 SQ.FT. (+/- 7.3%)
(1,283.3 SQ.FT. UNDER REQ'D LANDSCAPED AREA)

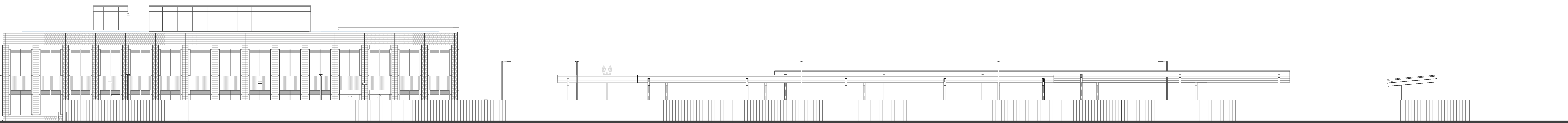
TURANO BREAD COMPANY



3 SITE PLAN
Scale: 1/16" = 1'-0"

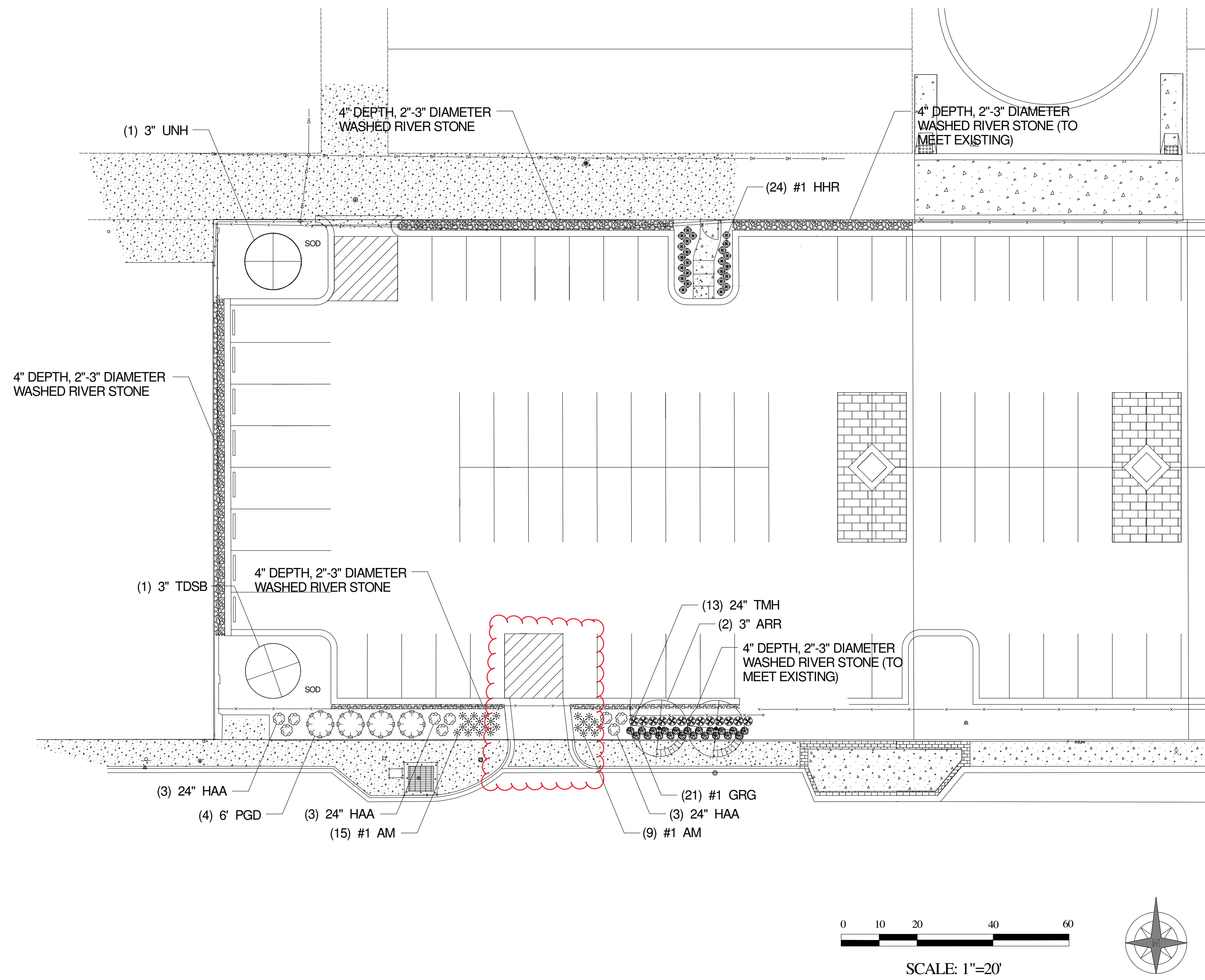


2 SOUTH ELEVATION
Scale: 1/16" = 1'-0"



1 NORTH ELEVATION
Scale: 1/16" = 1'-0"





PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
2	Redpointe Maple	Acer rubrum 'Redpointe'	3.0"	B&B	ARR
1	Shawnee Brave Bald Cypress	Taxodium distichum 'Shawnee Brave'	3.0"	B&B	TDSB
1	New Horizon Elm	Ulmus 'New Horizon'	3.0"	B&B	UNH
4	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
9	Incrediball Hydrangea	Hydrangea arborescens 'Abe Two'	24"	Cont.	HAA
13	Hick's Yew	Taxus media 'Hicksii'	24"	Cont.	TMH
24	Millenium Allium	Allium 'Millenium'	#1	Pots	AM
21	Rozanne Geranium	Geranium 'Rozanne - Gerwat'	#1	Pots	GRG
24	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR

NOTES:

- The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list. No plants are to be changed or substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.
- All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of whom, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.
- Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting. It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.
- Recommended mulch depth is three inches (3") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2") from the base of a tree so the base of the trunk and root crown are exposed.
- Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.
- All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.
- Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.
- The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with. And verify. Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.
- Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.
- All turf shall be Premium Bluegrass Mix sod in all disturbed areas.
- Any changes to the landscape plans after final development approval Require review and approval by the planning and zoning administrator.
- Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities. Trees shall be a minimum of ten (10) feet from all driveways and entrance ways.
- Bare root plants shall not be allowed as part of this project.
- All planted areas and landscaped islands shall receive a 4 (four) inch layer of shredded hardwood bark mulch.

PREMIUM BLUEGRASS SOD MIX

MIX %	TURF VARIETY
22.82%	AWARD KENTUCKY BLUEGRASS
22.22%	NUGLADE KENTUCKY BLUEGRASS
17.79%	JACKPOT KENTUCKY BLUEGRASS
16.11%	EVEREST KENTUCKY BLUEGRASS
9.98%	FIESTA 4 PERENNIAL RYEGRASS
9.97%	HANCOCK PERENNIAL RYEGRASS
1.11%	INERT MATTER

REVISIONS:

DOWDEN DESIGN GROUP
 LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
 P.O. BOX 415, LIBERTYVILLE, IL, 60048
 DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

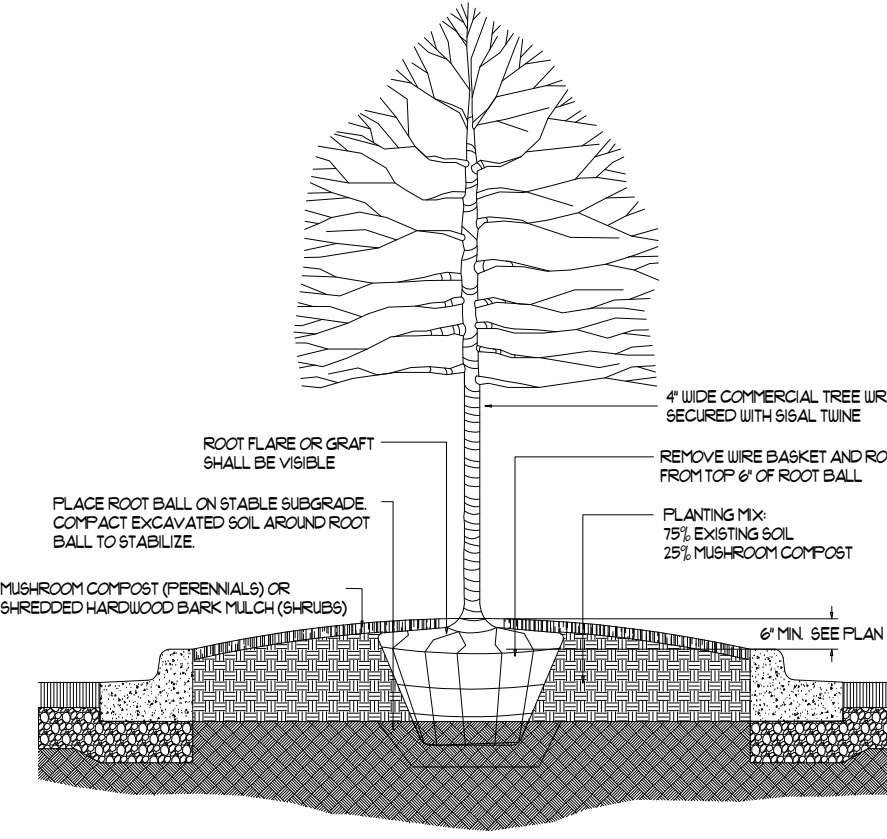
TURANO BAKERY OFFICE
 PARKING LOT EXPANSION
 OAK PARK, ILLINOIS

LANDSCAPE
 PLAN

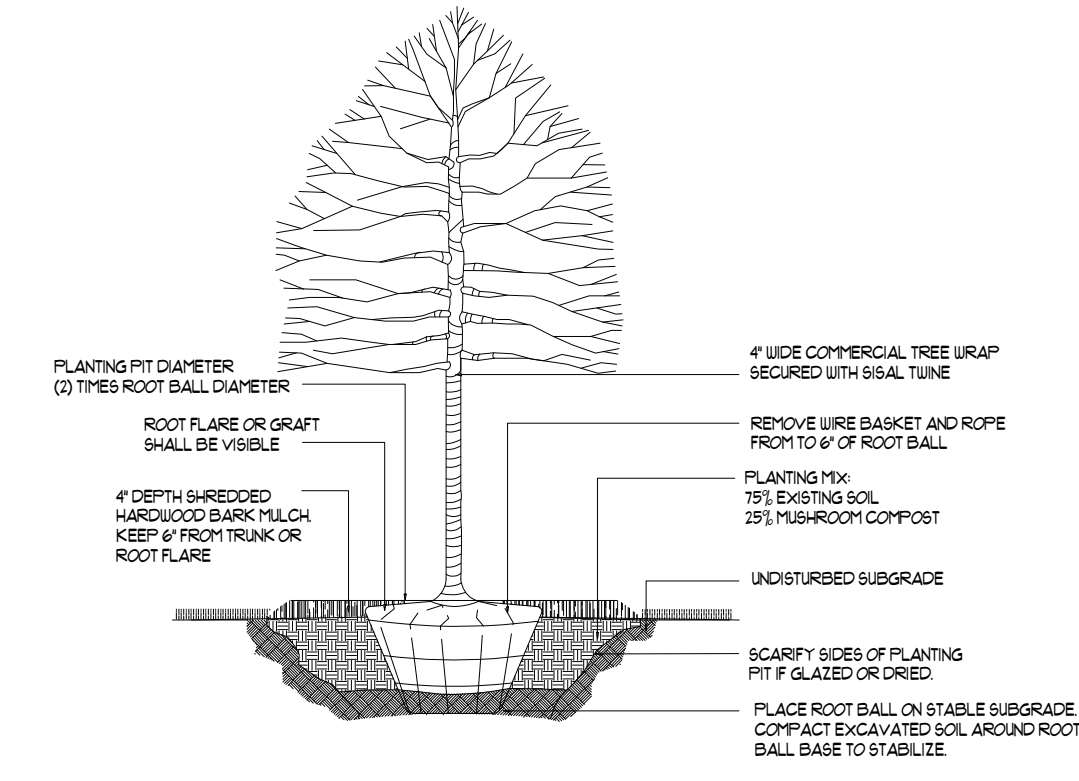
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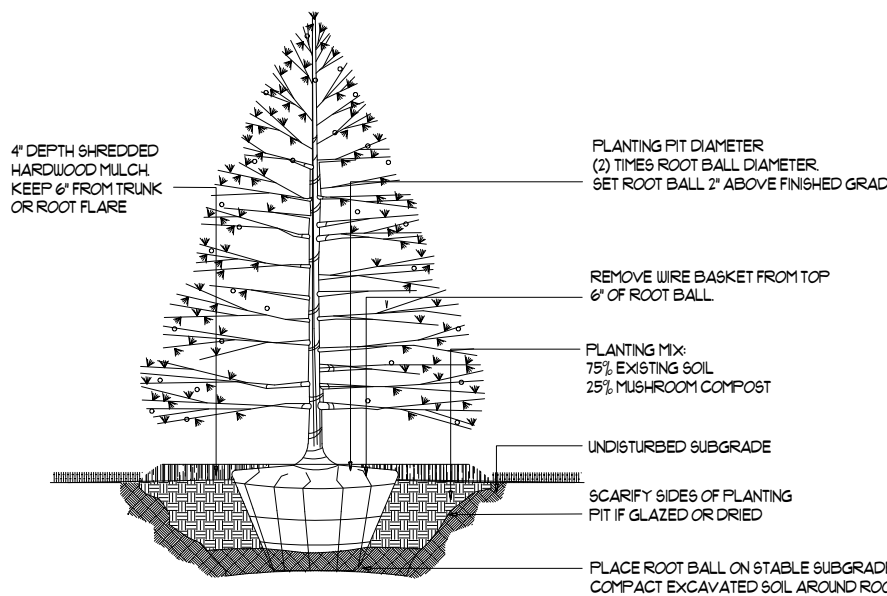
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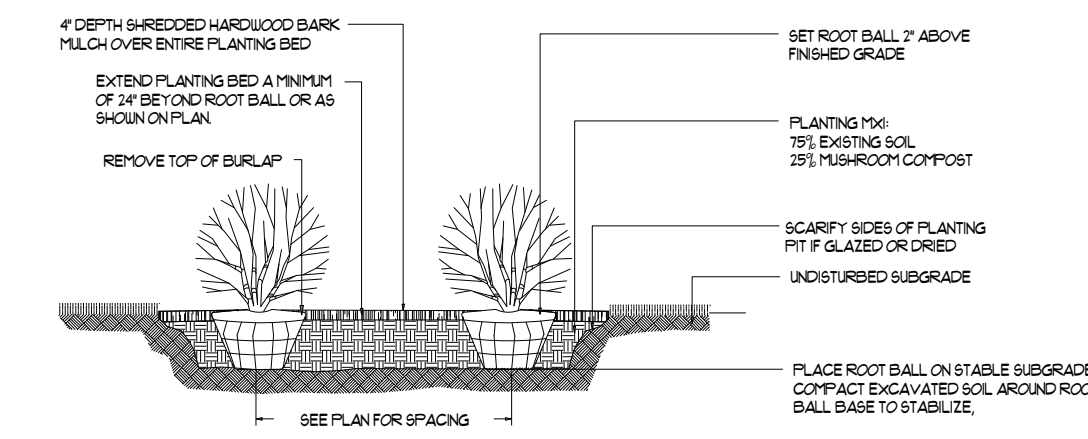
DETAIL
DECIDUOUS TREE PLANTING IN PARKING LOT ISLAND



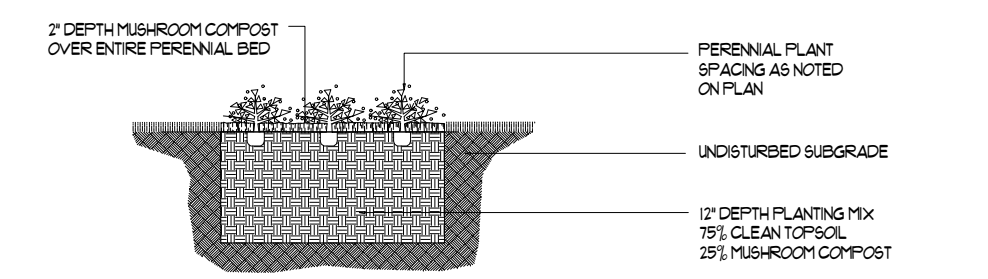
DETAIL
DECIDUOUS TREE PLANTING



DETAIL
EVERGREEN TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

REVISIONS:

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

TURANO BAKERY OFFICE
PARKING LOT EXPANSION
OAK PARK, ILLINOIS

LANDSCAPE
PLAN

DATE: 08.05.21
SCALE: NONE
DRAWN: CJD



L102



SITE IMPROVEMENT PLANS for TURANO BAKERY OFFICE PARKING LOT EXPANSION OAK PARK, ILLINOIS PROJECT NO:8755.04

CONTRACTOR

EXECUTIVE CONSTRUCTION, INC.
235 FENCL LANE
HILLSIDE, IL 60162

CALL J.U.L.I.E. 1-800-892-0123 WITH THE FOLLOWING:

COUNTY COOK
CITY, TOWNSHIP OAK PARK, BERWYN TOWNSHIP
SEC. & ¼ SEC. NO. T39N, R13E, SE ¼ SEC.18

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK

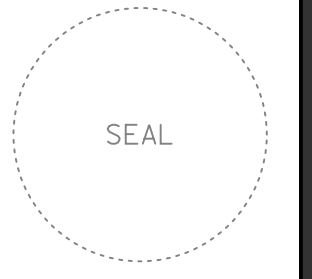
ELEVATION:
DESCRIPTION: **SEE SHEET ET FOR
BENCHMARK INFORMATION**

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

ENGINEER _____ DATE _____
IRENA H. WICKOWSKI, P.E.
ILLINOIS REGISTRATION NO.: 062-053246
EXPIRATION DATE: 11/30/2021

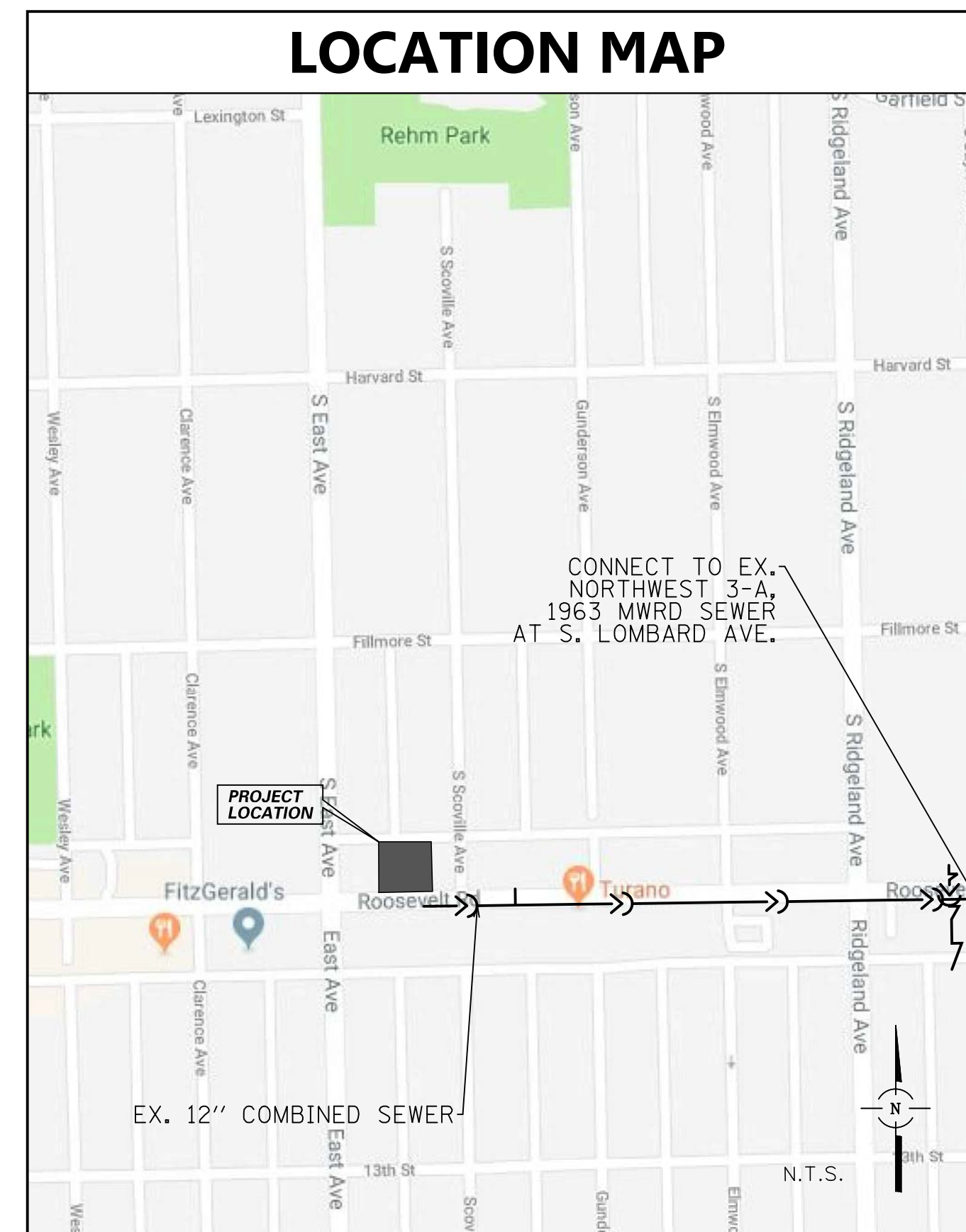
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2023
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT
THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER



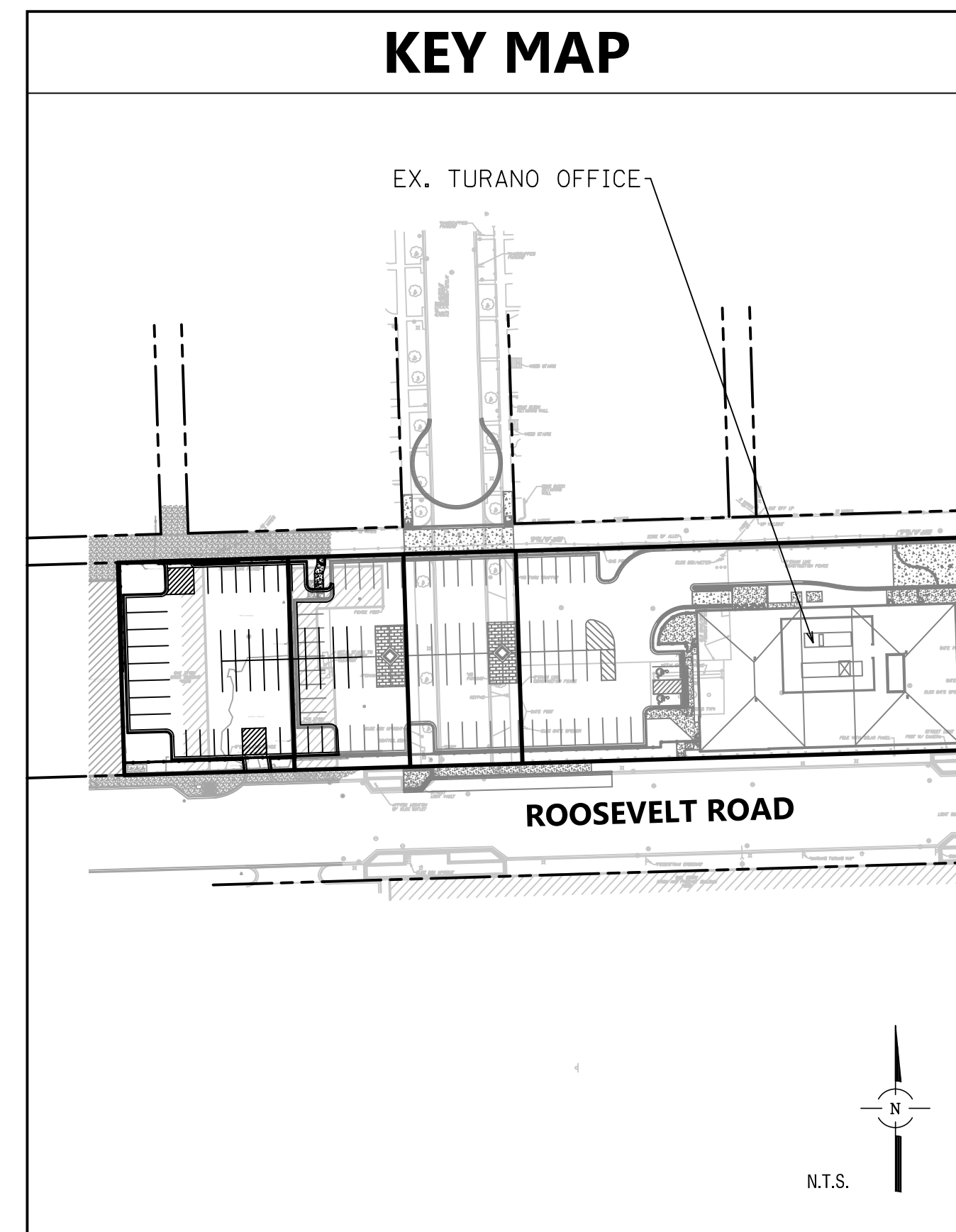
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	TITLE SHEET
2	GN	GENERAL NOTES AND TYPICAL SECTIONS
3	ET	EXISTING CONDITIONS PLAN
4	DEMO	DEMOLITION PLAN
5	GM	GEOMETRIC PLAN
6	GR	GRADING PLAN
7	UT	UTILITY PLAN
8-10	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLAN
11	S1	SPECIFICATIONS
12-14	D1-D3	DETAILS

LOCATION MAP



KEY MAP



REVISIONS

ORIGINAL PLAN DATE: MAY 26, 2021

#	SHEET #	REMARKS	DATE
1	6-7,14	REVISED DETENTION VAULT	08/03/21

TURANO BAKERY OFFICE
PARKING LOT EXPANSION
OAK PARK, ILLINOIS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
8755.04.TITLE

DATE:
05/26/21

JOB NO.
8755.04

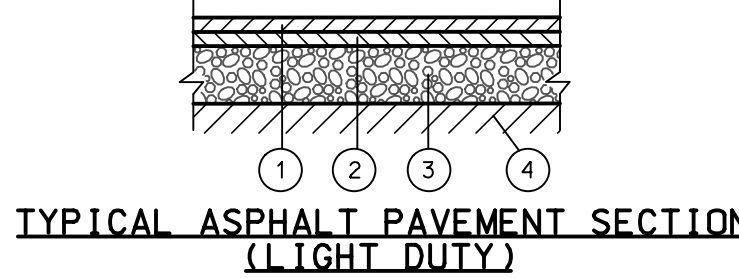
SHEET

C1
1 OF 14

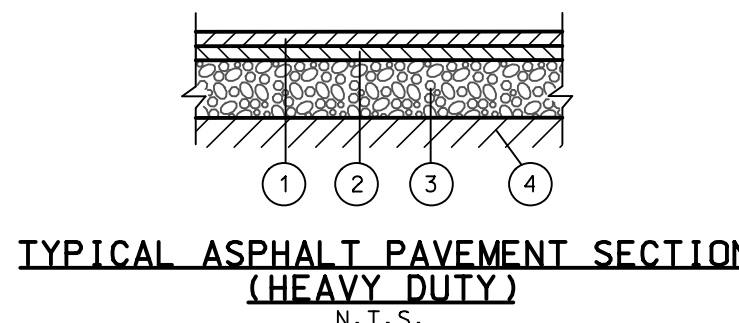
GENERAL NOTES

- REFERENCED CODES
 - ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS: ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THEREIN AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.
 - ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.
 - ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.
 - THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED A PART OF THE CONTRACT; INCIDENTAL OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
- UTILITY LOCATIONS
 - THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E., AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.
 - EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- UTILITY COORDINATION
 - OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.
 - THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT AT LEAST 30 DAYS PRIOR TO THE START OF ANY OPERATION, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
- UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.
- THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.
- CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- COMMENCING CONSTRUCTION
 - THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.
 - FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED, ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
- ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CURBVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.
- TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
- ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.
- ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

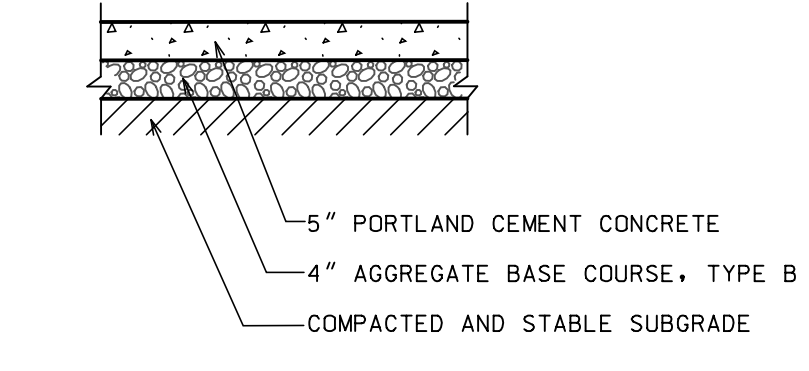
- GENERAL EXCAVATION/UNDERGROUND NOTES
 - SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.
 - PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.
 - PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER Dewatering SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.
 - IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.
- FINAL ACCEPTANCE
 - ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.
 - BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
 - NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE. AFTER FORMS HAVE BEEN SET.
 - AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- UNDERGROUND NOTES
 - UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
 - WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS INCLUDING SHEDS OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAID IN FULL FOR CLEANING, PATCHING, REMOVE AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.
 - ANY Dewatering OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR Dewatering. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL UPON APPROVAL OF THE OWNER AND/OR ENGINEER OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
 - TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING 100% CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.
 - THE CONTRACTOR SHALL INSTALL A 4" x 4" x 8" (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4" ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.
 - AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.
 - HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.
 - ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADES.)
 - SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.
 - THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.
- IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



- TYPICAL ASPHALT PAVEMENT SECTION (LIGHT DUTY)**
N.T.S.
- 1.5" HMA SURFACE COURSE, MIX 'D', N50
 - 2.25" HMA BINDER COURSE, IL 19.0, N50
 - 10" AGGREGATE BASE COURSE, CA-6, TYPE A
 - COMPACTED AND STABLE SUBGRADE
- STRUCTURAL NUMBER
1.5" x 0.40=0.60
2.25" x 0.33=0.74
10" x 0.11=1.11
SN=2.45



- TYPICAL ASPHALT PAVEMENT SECTION (HEAVY DUTY)**
N.T.S.
- 1.5" HMA SURFACE COURSE, MIX 'D', N50
 - 2.5" HMA BINDER COURSE, IL 19.0, N50
 - 12" AGGREGATE BASE COURSE, CA-6, TYPE A
 - COMPACTED AND STABLE SUBGRADE
- STRUCTURAL NUMBER
1.5" x 0.40=0.60
2.5" x 0.33=0.83
12" x 0.11=1.33
SN=2.76



- TYPICAL SIDEWALK SECTION**
N.T.S.
- 5" PORTLAND CEMENT CONCRETE
 - 4" AGGREGATE BASE COURSE, TYPE B
 - COMPACTED AND STABLE SUBGRADE

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M - STORM MANHOLE	I - INVERT OR INLET	T/P - TOP OF PIPE
S - SANITARY MANHOLE	TF - TOP OF FOUNDATION	B/P - BOTTOM OF PIPE
CB - CATCH BASIN	GF - GARAGE FLOOR	WM - WATERMAIN
LP - LIGHT POLE	TC - TOP OF CURB	SM - SANITARY SEWER
VV - VALVE VAULT	TD - TOP OF DEPRESSED CURB	STN - STORM SEWER
E - END SECTION	TW - TOP OF RETAINING WALL	LO - LOOK OUT
FR - FIRE HYDRANT	BW - BOTTOM OF RETAINING WALL	PLO - PARTIAL LOOK OUT
GR - GRADE RING (HYDRANT)	OP - OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IEPA-NOTICE OF INTENT		ILR10AQ82	03/26/19
MWRDGC			
VILLAGE OF OAK PARK			
IDNR		1811399	05/29/18
IHPA		029060418	07/18/18
IDOT			

CONTACT INFORMATION

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AT&T 1000 COMMERCE DRIVE OAK BROOK, IL 60523 (630) 573-5530 CONTACT: DORNA SZPYTEK	VILLAGE OF OAK PARK VILLAGE HALL 201 SOUTH BLVD. OAK PARK, IL 60302 (708) 358-5722 CONTACT: BILL MCKENNA	
NICOR GAS 1844 FERRY ROAD NAPEVILLE, ILLINOIS 60563 (630) 389-2362 CONTACT: ENG DEPT.		

GENERAL NOTES AND TYPICAL SECTIONS
TURANO BAKERY OFFICE
PARKING LOT EXPANSION
OAK PARK, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-0660 Fax: (847) 696-4065

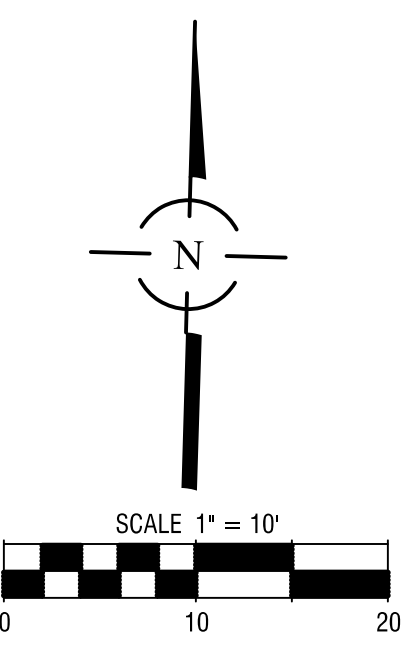
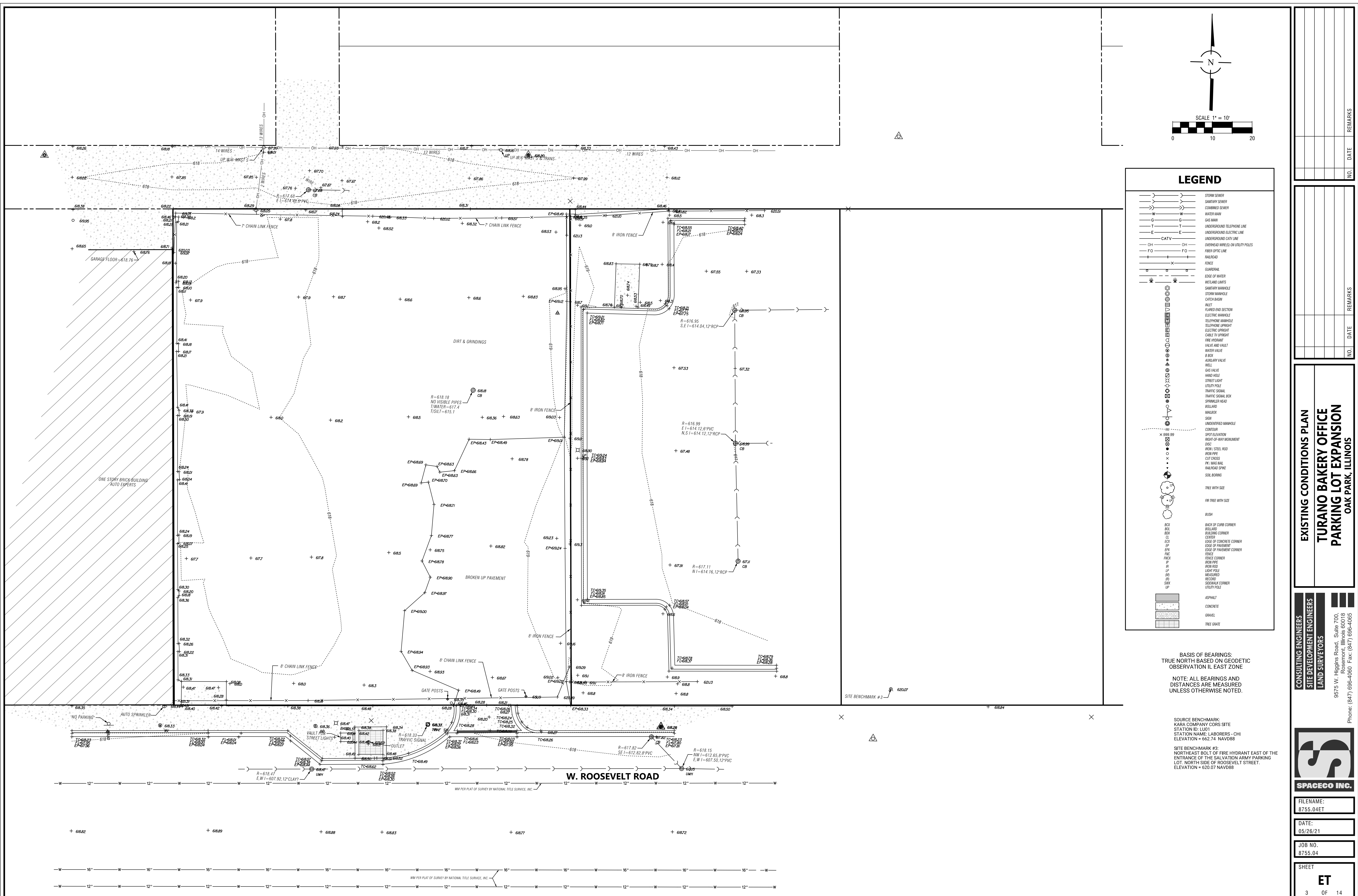
SPACECO INC.

FILENAME:
8755.04GN

DATE:
05/26/21

JOB NO.
8755.04

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GN
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LEGEND

	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CITY LINE
	OVERHEAD WIRES ON UTILITY POLES
	CATV
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	MANHOLE
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE SPRUNG
	ELECTRIC SPRUNG
	CABLE TV SPRUNG
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BOLLARD
	MAILBOX
	SIGN
	UNDERSIZED MANHOLE
	CONTOUR
	SPOT ELEVATION
	PROF. OF MONUMENT
	IRON/STEEL ROD
	IRON PIPE
	COT CROSS
	PVI MANHOLE
	MANHOLE SPRUNG
	SOIL BORING
	TREE WITH SIZE
	FIR TREE WITH SIZE
	BUSH
	BACK OF CURB CORNER
	BUILDING CORNER
	EDGE OF CONCRETE CORNER
	EDGE OF PAVEMENT CORNER
	FENCE CORNER
	IRON ROD
	LIGHT POLE
	MEASURED RECORD
	SIDERAIL CORNER
	UTILITY POLE
	ASPHALT
	CONCRETE
	GRAVEL
	TREE GRATE

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

SOURCE BENCHMARK:
KARA COMPANY CORRS SITE
STATION ID: L101
STATION NAME: LABORERS - CHI
ELEVATION = 662.74 NAVD88

SITE BENCHMARK #3:
NORTHEAST BOLT OF FIRE HYDRANT EAST OF THE
ENTRANCE OF THE SALVATION ARMY PARKING
LOT, NORTH SIDE OF ROOSEVELT STREET.
ELEVATION = 620.07 NAVD88

**EXISTING CONDITIONS PLAN
TURANO BAKERY OFFICE
PARKING LOT EXPANSION
OAK PARK, ILLINOIS**

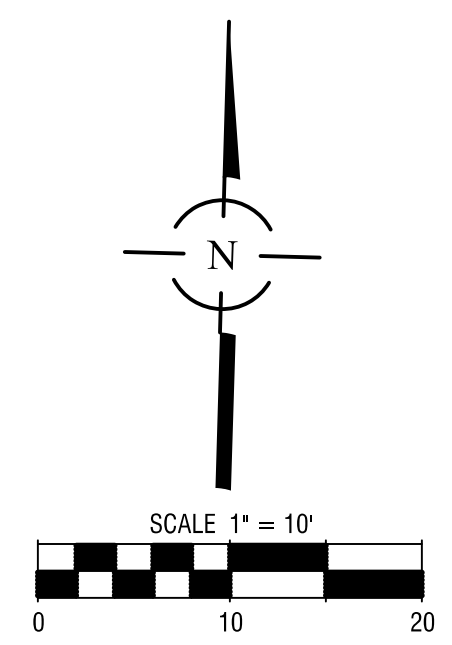
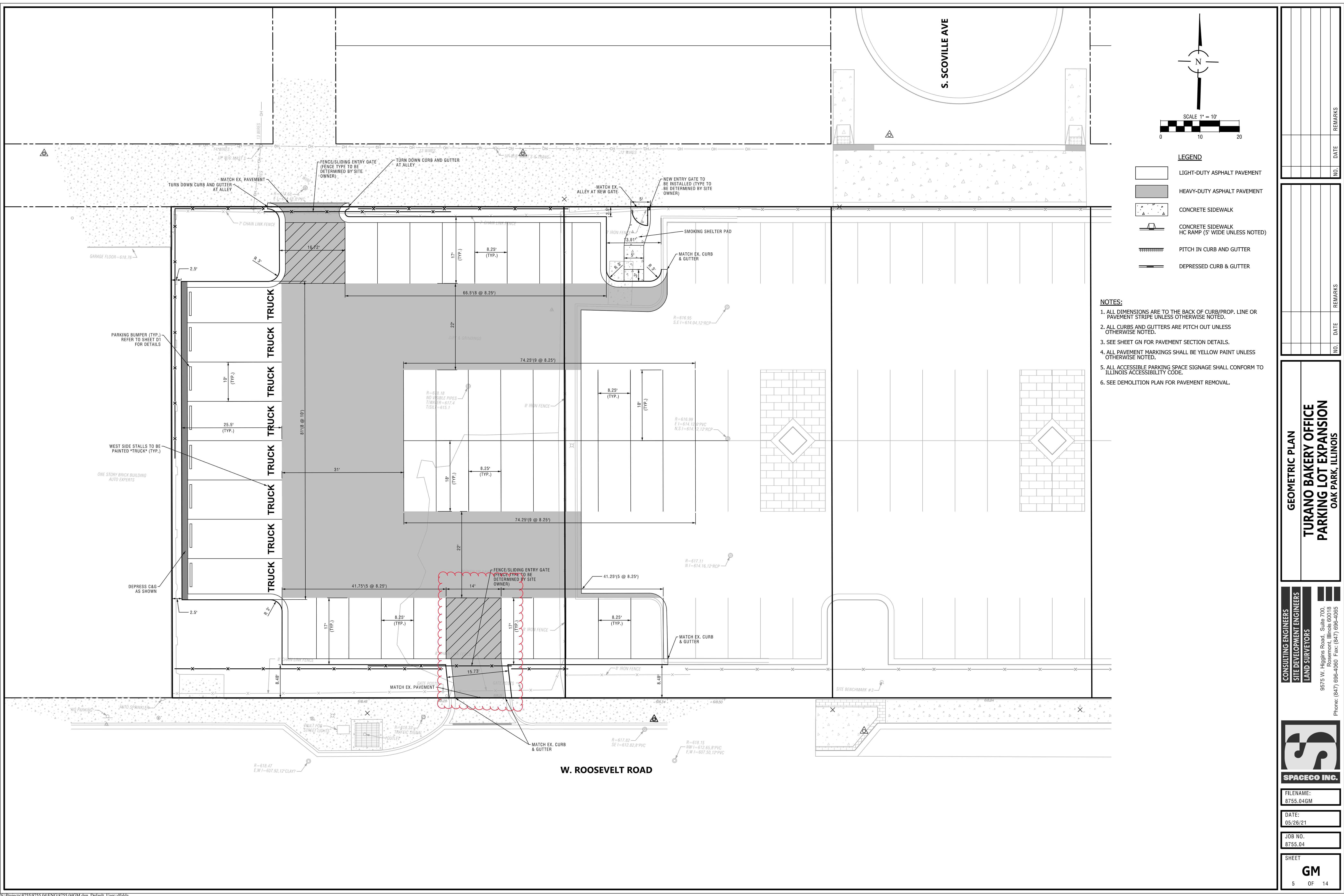
**CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**



FILENAME:	8755.04ET
DATE:	05/26/21
JOB NO.:	8755.04
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NO.	DATE	REMARKS

NO.	DATE	REMARKS



- LEGEND**
- LIGHT-DUTY ASPHALT PAVEMENT
 - HEAVY-DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK
HC RAMP (5' WIDE UNLESS NOTED)
 - PITCH IN CURB AND GUTTER
 - DEPRESSED CURB & GUTTER

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB/PROP. LINE OR PAVEMENT STRIPE UNLESS OTHERWISE NOTED.
 2. ALL CURBS AND GUTTERS ARE PITCH OUT UNLESS OTHERWISE NOTED.
 3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
 4. ALL PAVEMENT MARKINGS SHALL BE YELLOW PAINT UNLESS OTHERWISE NOTED.
 5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
 6. SEE DEMOLITION PLAN FOR PAVEMENT REMOVAL.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GEOMETRIC PLAN
TURANO BAKERY OFFICE
PARKING LOT EXPANSION
OAK PARK, ILLINOIS

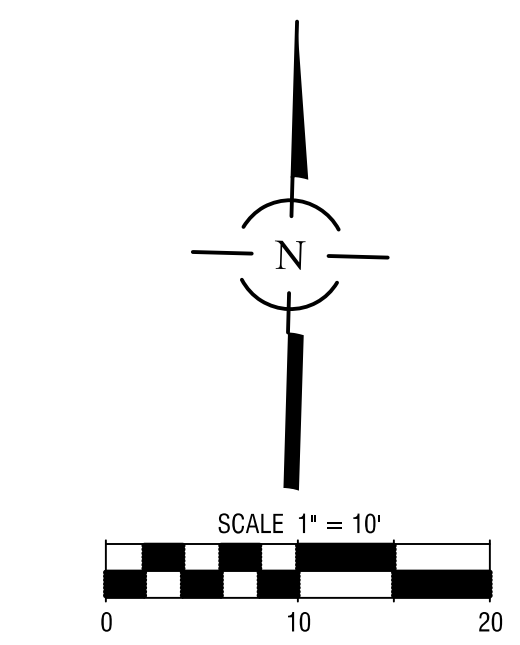
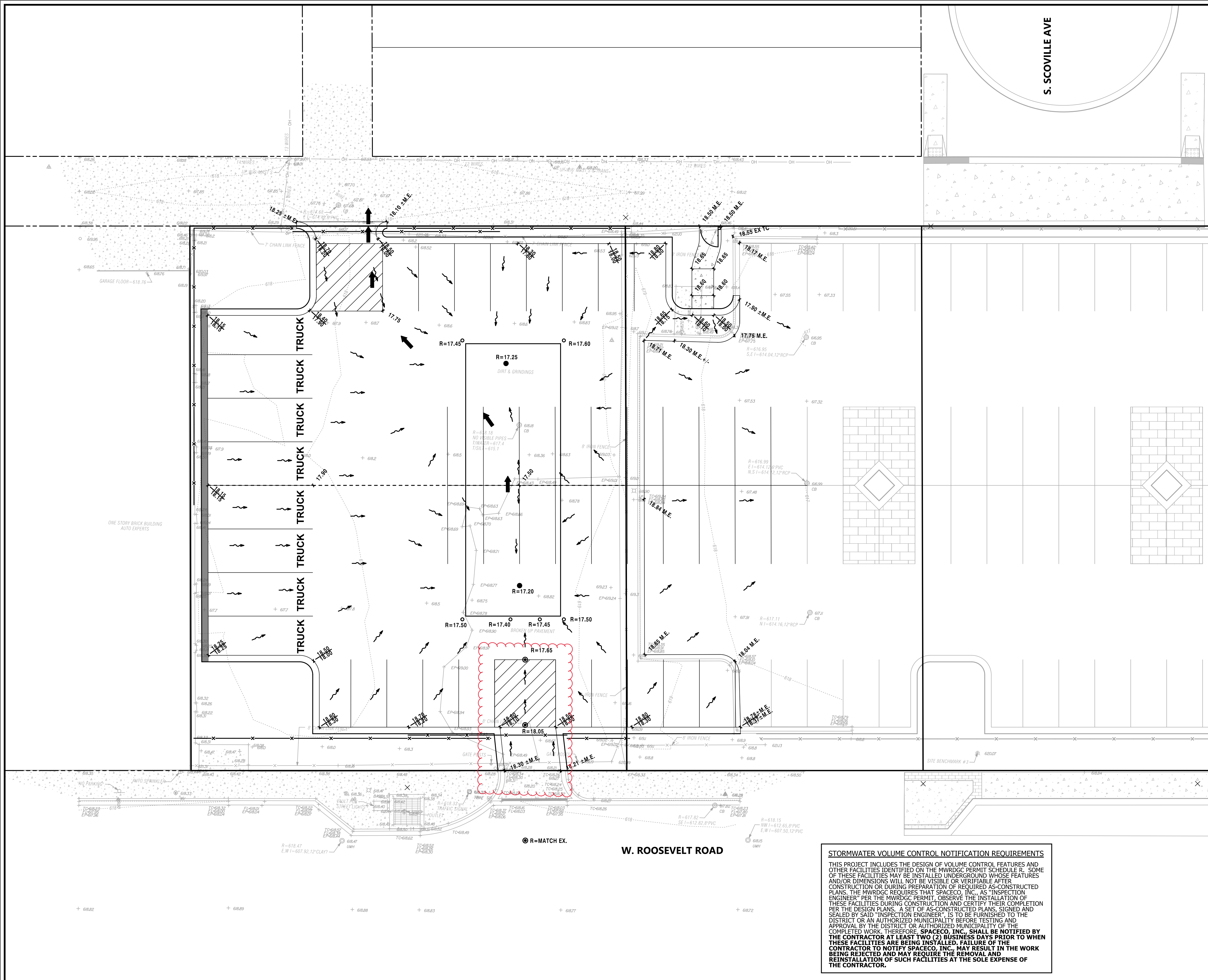
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME: 8755.04GM
DATE: 05/26/21
JOB NO. 8755.04
SHEET GM

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- LEGEND**
- LOCAL DRAINAGE
 - 100-YEAR OVERLAND FLOW ROUTE
 - LOCAL DRAINAGE DIVIDE
 - TOP OF CURB
 - EDGE OF PAVEMENT
 - MATCH EX. GRADE

- NOTES:**
1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
 2. ALL CURB AND GUTTER IS PITCH OUT UNLESS NOTED OTHERWISE.
 3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

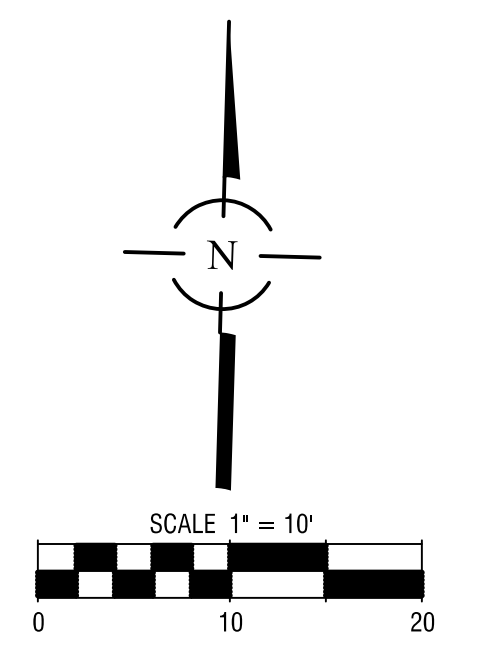
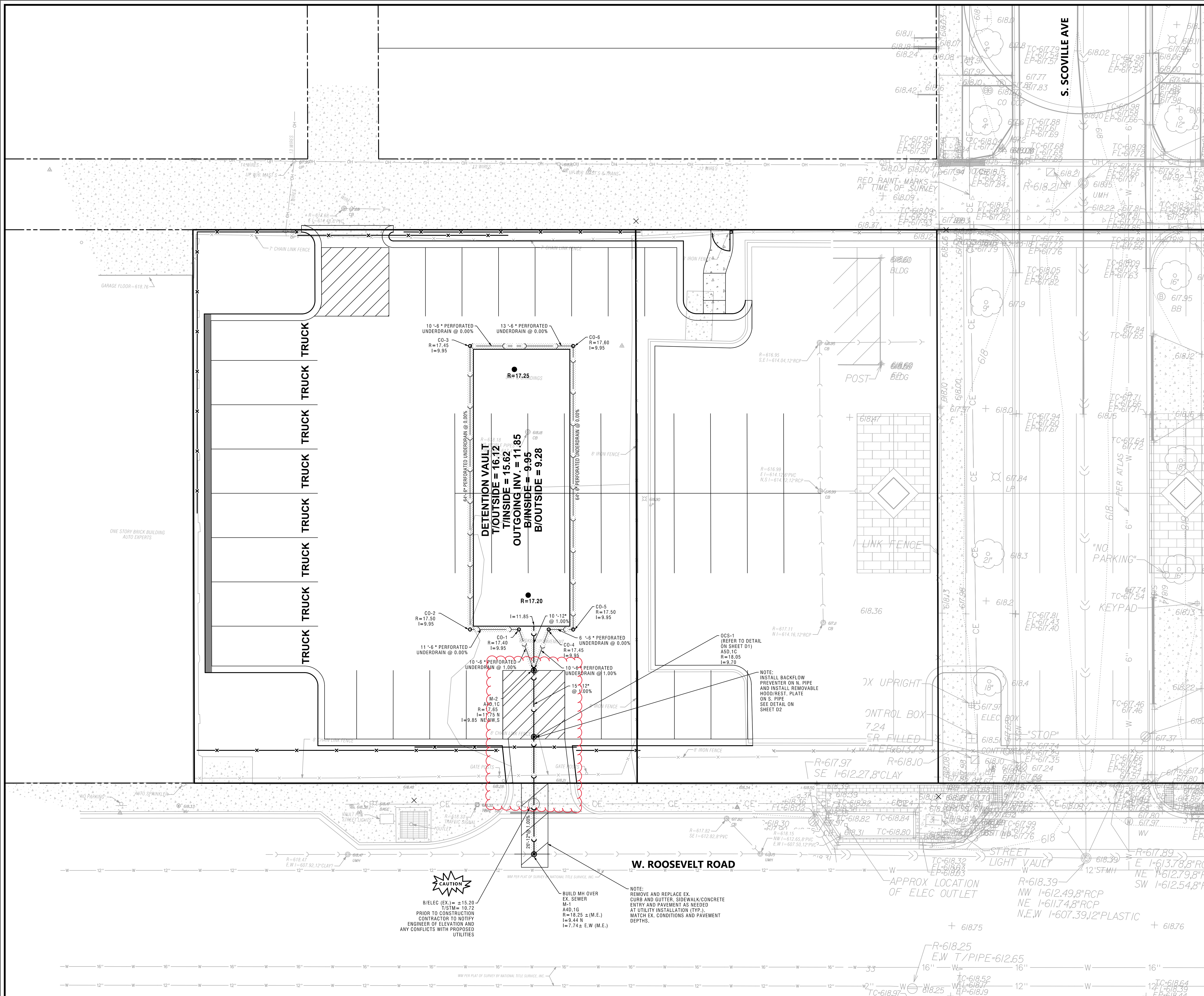
OVERALL STORMWATER SUMMARY

VOLUME REQUIRED FOR 0.30 AC SITE @ 0.12 AC-FT USING MWRD NOMOGRAPH WITH 0.20 CFS/ACRE RELEASE RATE	0.12 AC-FT
VOLUME CONTROL REQUIRED FOR 0.30 AC IMPERVIOUS @ (CONSIDER 1" OVER ENTIRE 0.30 AC IMPERVIOUS)	0.03 AC-FT
VAULT DETAILS:	
FOOTPRINT: 21' 9-1/2" X 62' 6-1/4" = 1,362 SF	
DEPTH OF VAULT: 5.67'	
TOP OF VAULT ELEVATION (OUTSIDE): 16.12	
TOP OF VAULT ELEVATION (INSIDE): 15.62	
BOTTOM OF VAULT (INSIDE): 9.95	
BOTTOM OF VAULT (OUTSIDE): 9.28	
BOTTOM OF 3/4" STONE BASE SECTION: 8.95	
DETENTION PROVIDED (ELEVATION 15.62-11.85 OF VAULT) = 0.10 AC-FT	
DETENTION PROVIDED (50% OF VOLUME IN ELEVATION 11.85-9.95 OF VAULT) = 0.03 AC-FT	
TOTAL DETENTION VOLUME PROVIDED = 0.13 AC-FT (REQ'D=0.12 AC-FT)	
VOLUME CONTROL PROVIDED (50% OF VOLUME IN ELEVATION 11.85-9.95 OF VAULT) = 0.03 AC-FT (IN SYSTEM ABOVE UNDERDRAIN)	
VOLUME CONTROL PROVIDED IN 3/4" STONE BASE SECTION (VOLUME IN ELEVATION 9.28-8.95) = 0.004 AC-FT (100% OF VOLUME TO 36)	
TOTAL VOLUME CONTROL PROVIDED = 0.03 AC-FT (REQ'D=0.03 AC-FT)	

STORMWATER VOLUME CONTROL NOTIFICATION REQUIREMENTS

THIS PROJECT INCLUDES THE DESIGN OF VOLUME CONTROL FEATURES AND OTHER FACILITIES IDENTIFIED ON THE MWRDGC PERMIT SCHEDULE R. SOME OF THESE FACILITIES WILL NOT BE VISIBLE OR VERIFIABLE AFTER CONSTRUCTION OR DURING PREPARATION OF REQUIRED AS-CONSTRUCTED PLANS. THE MWRDGC REQUIRES THAT SPACECO, INC., AS "INSPECTION ENGINEER" PER THE MWRDGC PERMIT, OBSERVE THE INSTALLATION OF THESE FACILITIES DURING CONSTRUCTION AND CERTIFY THEIR COMPLETION PER THE DESIGN PLANS. A SET OF AS-CONSTRUCTED PLANS, SIGNED AND SEALED BY SAID "INSPECTION ENGINEER", IS TO BE FURNISHED TO THE DISTRICT OR AN AUTHORIZED MUNICIPALITY BEFORE TESTING AND APPROVAL BY THE DISTRICT OR AUTHORIZED MUNICIPALITY OF THE COMPLETED WORK. THEREFORE, **SPACECO, INC., SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST TWO (2) BUSINESS DAYS PRIOR TO WHEN THESE FACILITIES ARE BEING INSTALLED. FAILURE OF THE CONTRACTOR TO NOTIFY SPACECO, INC., MAY RESULT IN THE WORK BEING REJECTED AND MAY REQUIRE THE REMOVAL AND REINSTALLATION OF SUCH FACILITIES AT THE SOLE EXPENSE OF THE CONTRACTOR.**

<p>GRADING PLAN</p> <p>TURANO BAKERY OFFICE</p> <p>PARKING LOT EXPANSION</p> <p>OAK PARK, ILLINOIS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>CONSULTING ENGINEERS</p> <p>SITE DEVELOPMENT ENGINEERS</p> <p>LAND SURVEYORS</p> </td> <td style="width: 50%; text-align: center;"> <p>9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-0600 Fax: (847) 696-4065</p> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>SPACECO INC.</p> </td> <td style="width: 50%; text-align: center;"> <p>FILENAME: 8755.04GR</p> </td> </tr> <tr> <td style="width: 50%; text-align: center;"> <p>DATE: 05/26/21</p> </td> <td style="width: 50%; text-align: center;"> <p>JOB NO. 8755.04</p> </td> </tr> <tr> <td style="width: 50%; text-align: center;"> <p>SHEET GR</p> </td> <td style="width: 50%; text-align: center;"> <p>6 OF 14</p> </td> </tr> </table>	<p>CONSULTING ENGINEERS</p> <p>SITE DEVELOPMENT ENGINEERS</p> <p>LAND SURVEYORS</p>	<p>9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-0600 Fax: (847) 696-4065</p>	<p>SPACECO INC.</p>	<p>FILENAME: 8755.04GR</p>	<p>DATE: 05/26/21</p>	<p>JOB NO. 8755.04</p>	<p>SHEET GR</p>	<p>6 OF 14</p>
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<p>SHEET GR</p>	<p>6 OF 14</p>								



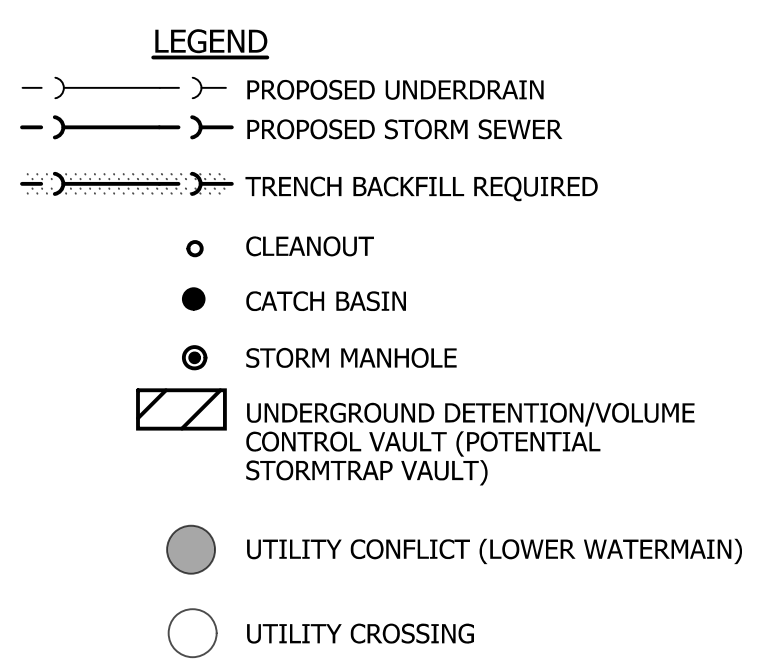
STORM STRUCTURE LEGEND

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- M-100 AD. 1P
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

- M = MANHOLE
- CO = CLEANOUT
- OCS = OUTLET CONTROL STRUCTURE

- NOTES:**
- ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE. (PVC UNDERDRAIN TO BE SDR 26)
 - TRENCH BACKFILL TO BE USED FOR ALL UTILITIES IN PAVEMENT AREAS
 - ADD 600 TO ALL ELEVATIONS SHOWN AS XX.XX
 - GAS MAIN AND ALL OTHER EX. UTILITIES ARE SHOWN IN APPROX. LOCATION. ALL EX. UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION FOR LOCATION AND CONFLICTS WITH PROP. UTILITIES. RELOCATE EX. UTILITIES AS DEEMED NEEDED.
 - USE CAUTION INSTALLING STORM SEWER. NOTIFY ENGINEER OF ANY CROSSINGS/CONFLICTS WITH PROPOSED STORM SEWER AND EX. UTILITIES
- 1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
 1G - IDOT TYPE 1 CLOSED LID WITH "WATER", "SANITARY", OR "STORM" ON LID
- SEE SHEET D2 FOR IN-LINE BACKFLOW PREVENTER DETAIL.
 - CONTRACTOR TO VERIFY ANY UTILITY CROSSINGS WITH PROPOSED SEWERS PRIOR TO CONSTRUCTION.



STORMWATER VOLUME CONTROL NOTIFICATION REQUIREMENTS

THIS PROJECT INCLUDES THE DESIGN OF VOLUME CONTROL FEATURES AND OTHER FACILITIES IDENTIFIED ON THE MARSHAL POINT SCHEDULE. SOME OF THESE FACILITIES MAY BE INSTALLED UNDERGROUND WHOSE FEATURES AND/OR DIMENSIONS WILL NOT BE VISIBLE OR VERIFIABLE AFTER CONSTRUCTION OR DURING PREPARATION OF REQUIRED AS-CREATED PLANS. THE MARSHAL POINT SCHEDULE REQUIRES THAT SPACECO, INC. AS "INSPECTION ENGINEER" PER THE MARSHAL POINT PERMIT, OBSERVE THE INSTALLATION OF THESE FACILITIES DURING CONSTRUCTION AND CERTIFY THEIR COMPLETION PER THE DESIGN PLANS. A SET OF AS-CREATED PLANS, SIGNED AND SEALED BY SAID INSPECTION ENGINEER, IS TO BE FURNISHED TO THE DISTRICT OR AN AUTHORIZED MUNICIPALITY BEFORE TESTING AND APPROVAL BY THE DISTRICT OR AUTHORITY OF THE COMPLETED WORK. THEREFORE, SPACECO, INC. SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST TWO (2) BUSINESS DAYS PRIOR TO WHEN THESE FACILITIES ARE BEING INSTALLED. FAILURE OF THE CONTRACTOR TO NOTIFY SPACECO, INC. MAY RESULT IN THE WORK BEING REJECTED AND MAY REQUIRE THE REMOVAL AND REINSTALLATION OF SUCH FACILITIES AT THE SOLE EXPENSE OF THE CONTRACTOR.

NO.	DATE	REVISIONS	REMARKS
1.	08/03/21	REVISED DETENTION VAULT	

UTILITY PLAN

TURANO BAKERY OFFICE

PARKING LOT EXPANSION

OAK PARK, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8755.04UT

DATE: 05/26/21

JOB NO. 8755.04

SHEET **UT** 7 OF 14

This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SESC Plan should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP may also be amended to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION
- A. The following is a description of the nature of the construction activity: EXPANSION OF PARKING LOT WITH ASSOCIATED UTILITY IMPROVEMENTS.
- B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

- Describe proposed construction sequence, sample follows:
- 1) Install perimeter sediment control measures
 - a) Selective vegetation removal for silt fence installation
 - b) Silt fence installation
 - c) Stabilized construction entrance
 - 2) Clear and grub (as necessary)
 - 3) Strip topsoil, stockpile topsoil and grade site
 - 4) Temporarily stabilize rip-rap, stockpiles, lead and silt fence around toe of slope
 - 5) Install storm sewer and associated inlet & outlet protection
 - 6) Temporarily stabilize all areas including lots that have reached moss grade
 - 7) Install pavement
 - 10) Permanently stabilize lot
 - 11) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

- C. The site has a total acreage of approximately 1.54 acres. Construction activity will disturb approximately 0.30 acres of the site.
- D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.9.
 2) Existing data describing the soil or quality of air discharged from the site is included in TURANO BAKERY OFFICE BY FLOOD TESTING LABORATORIES, INC. (DATED MAY 4, 2018)
- E. Refer to Sheets GR, SE3 for a site plan indicating:
 - 1) drainage patterns;
 - 2) appropriate slopes anticipated before and after major grading activities;
 - 3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
 - 4) areas of soil disturbance;
 - 5) the location of major structural and nonstructural controls;
 - 6) the location of areas where stabilization practices are expected to occur;
 - 7) surface waters (including wetlands) and;
 - 8) locations where storm water is discharged to a surface water.
- F. 1) The name of the receiving water(s) is/are: N/A.
 2) The name of the ultimate receiving water is: DES PLAINES RIVER.
 3) The extent of wetland acreage of the site is 0.0 acres.

- G. Potential sources of pollution associated with this construction activity may include:
- sediment from disturbed soils
 - portable sanitary stations
 - fuel tanks
 - staging areas
 - waste containers
 - chemical storage areas
 - oil or other petroleum products
 - adhesives
 - tar
 - solvents
 - detergents
 - fertilizers
 - raw materials (e.g., bagged portland cement)
 - chemical storage areas
 - landscape waste
 - concrete and concrete trucks
 - litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part VI.G. of the ILR10 Permit in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit. All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon substantial of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Village of Oak Park
- MMDDC

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of these portions of the site upward of the stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

- The following temporary and permanent stabilization practices, at a minimum, are proposed:
- permanent seeding
 - erosion control blanket

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the finalization of stabilization work in an area. Exceptions to these time frames are specified below.

- a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
- b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.
- 2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

- 1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:
 - storm sewer

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outlet channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hyporheal and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainfall. The dried concrete waste material should be picked up and disposed of properly when such capacity is reached. Concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage areas) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or absorption beds should be used for oil vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report all oil spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. On-site areas should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Burned-off storage areas are an acceptable control to prevent contamination of site water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not reasonable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, rags, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to contain, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these notes, the following minimum practices should be followed to reduce the risk of spill:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-watering/umping Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment inlet. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrances should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the discretion of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes proper and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, the erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust controls: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on sump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overlapping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable material. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be conducted on one per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

Each inspection should include the following components:

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the details of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: epa.sancomp@illinois.gov, telephone or fax within 24 hours of any incidence of non-compliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or for violation of any condition of this permit. The Permittee should complete and submit within 5 days an Incidence of Non-Compliance report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements), of the ILR10 NPDES Permit.

F. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
 Division of Water Pollution Control
 Compliance Assurance Section
 1021 North Grand Avenue East
 Post Office Box 19276
 Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Portable water sources including uncontaminated water line flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless soil led materials have been removed and where detergents have not been used)
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORMWATER DISCHARGES
- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
 - Urinary compound
 - Wastewater from washout and cleanup of sludge, paint
 - Form release oil
 - Curing compounds and other construction materials
 - Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
 - Soaps, solvents, or detergents
 - Toxic or hazardous substances from a spill or other release
 - Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: TURANO BAKERY OFFICE PARKING LOT EXPANSION

PERMIT #: ILR10 A082

DATE: _____

CONTRACTOR SIGNATURE: _____ TELEPHONE NUMBER: _____

PRINTED NAME & TITLE: _____

NAME OF CONTRACTING FIRM: _____

STREET ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TRADE/ RESPONSIBILITIES: _____

NOTE: ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: TURANO BAKERY OFFICE PARKING LOT EXPANSION

PERMIT #: ILR10 A082

DATE: _____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL, PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PROPERTY OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER: _____ DATE: _____

PRINTED NAME OF OWNER: _____

NOTE: THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL - 1
TURANO BAKERY OFFICE
PARKING LOT EXPANSION
OAK PARK, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (647) 696-4060 Fax: (647) 696-4065

SPACECO INC.

FILENAME: 8755.04SE01

DATE: 05/26/21

JOB NO. 8755.04

SHEET

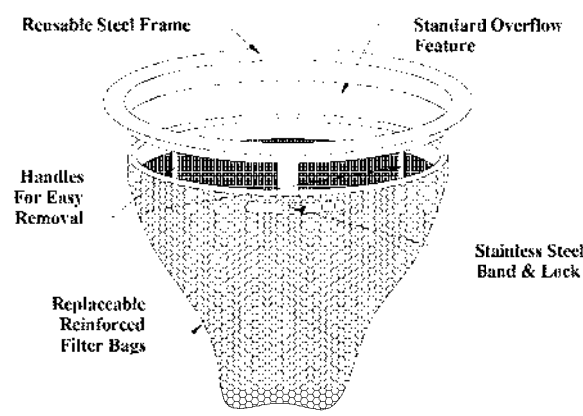
STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING			F									

- A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL REGRASS 30 LBS/ACRE
- C SPRING OATS 100 LBS/ACRE
- B KENTUCKY BLUEGRASS 136 LBS/ACRE MIXED WITH PERENNIAL REGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE
- D WHEAT OR CEREAL RYE 150 LBS/ACRE
- E SOD
- F STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY.
 ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

Catch-All is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



Catch-All HR is available to provide the added benefit of hydrocarbon removal.

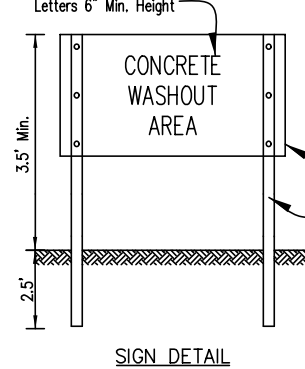
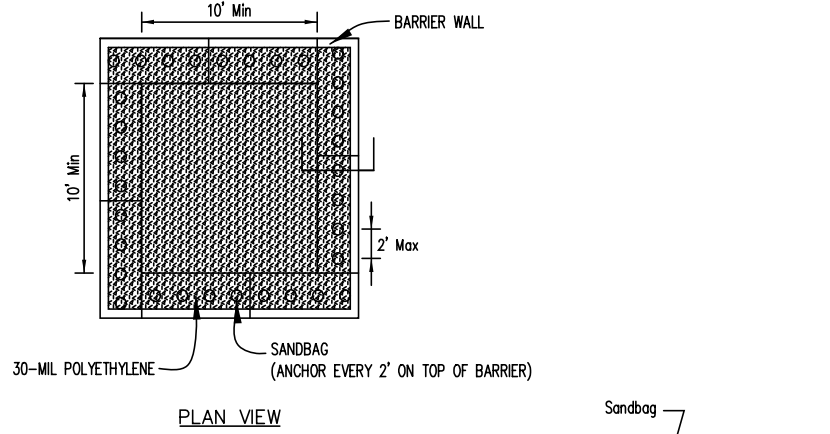
- Design Benefits**
- Pollution Prevention
 - Sediment Control
 - Pollution Removal
 - Hydrocarbons (Catch-All HR)
 - Total Suspended Solids
 - Phosphorus*
 - Nitrogen*
 - Heavy Metals*
 - By virtue of sediment control



Applications

- Site Development & Highway Construction
 - Inlet Protection / Sediment Control
- Portuguese BMP
 - Maintenance Yards
 - Wash Bays
 - Parking Lots & Garages
 - Airports - Tarmac, Cab/Limo Stands, Rental Returns
 - Bank/Fast Food Drive-Ups
 - Reduce Maintenance of Underground Drainage Systems
 - Reduce Maintenance of Underground Oil/Water Separators

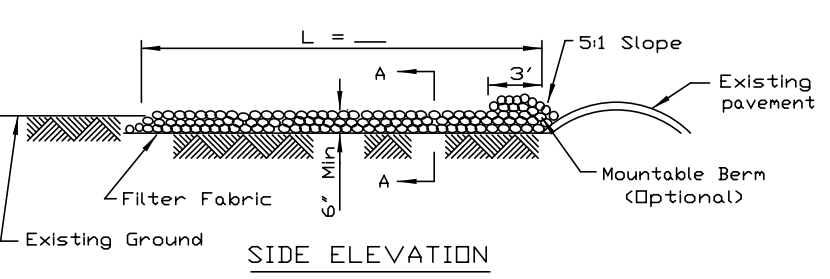
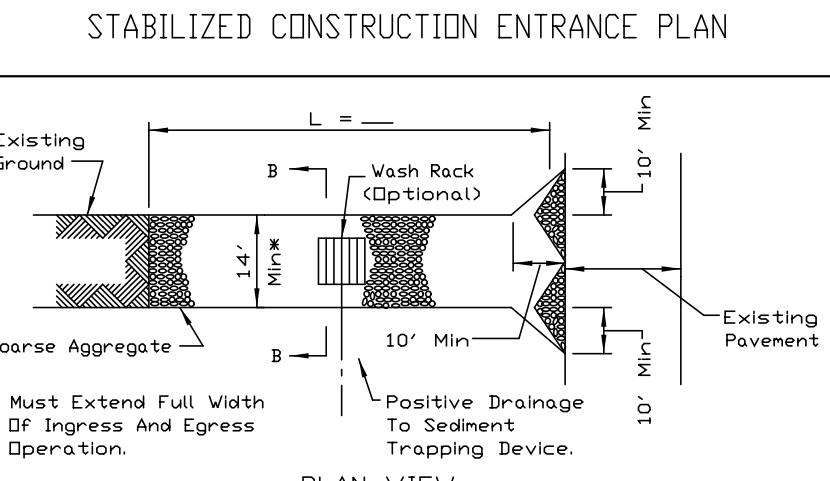
PLAN CODE: **FF**



- NOTES**
- Maintaining temporary concrete washout facilities shall include removing and disposing of heated concrete and/or slurry and returning the facilities to a functional condition.
 - Facility shall be cleaned or reconstructed in a new area once washout becomes too-trifled full.

PLAN CODE: **CW**

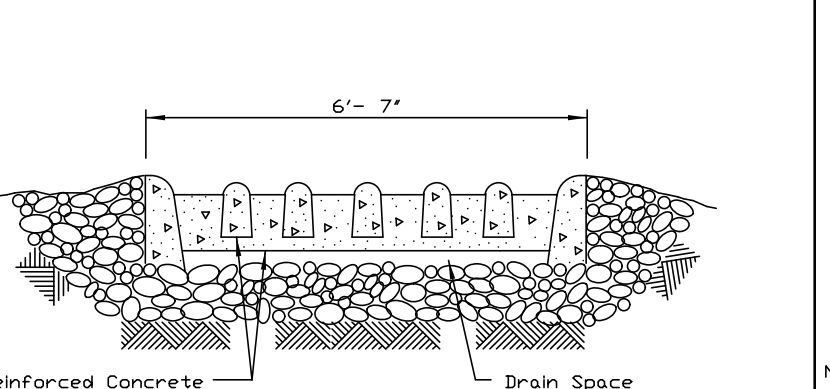
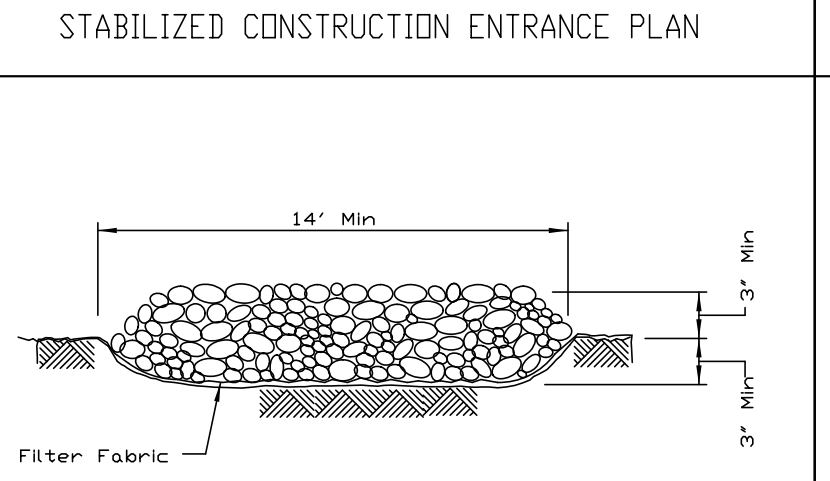
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL



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

PLAN CODE: **SE**

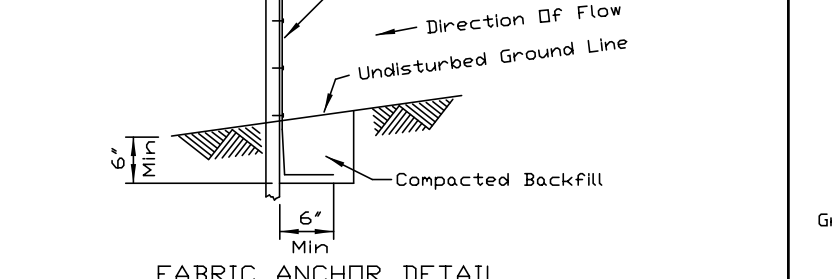
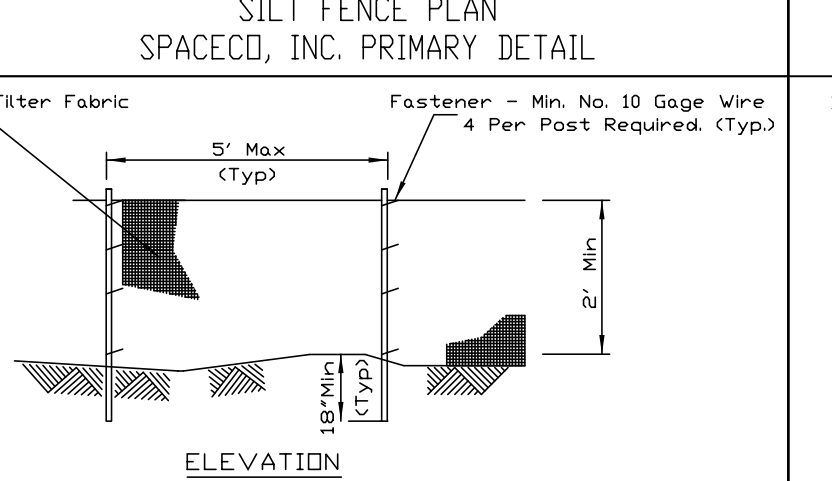
REFERENCE	STANDARD SPEC. NO.	PROJECT	DESIGNED	DATE	APPROVED
	IL-630			8-18-94	
	SHEET 1 OF 2				



- NOTES**
- 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.
 - Filter fabric shall meet the requirements of material specification 592 Geotextile Table I or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
 - Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: **SE**

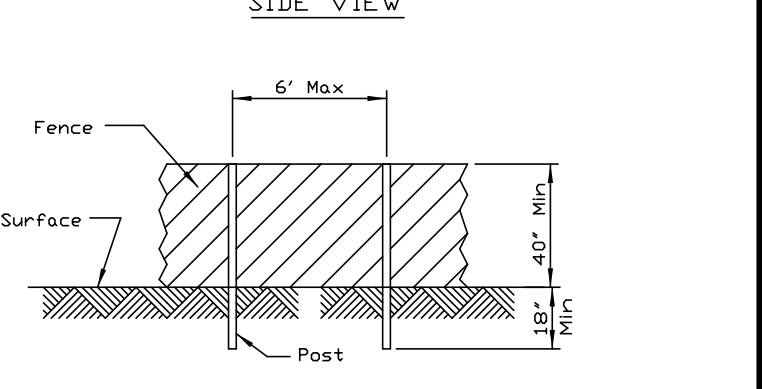
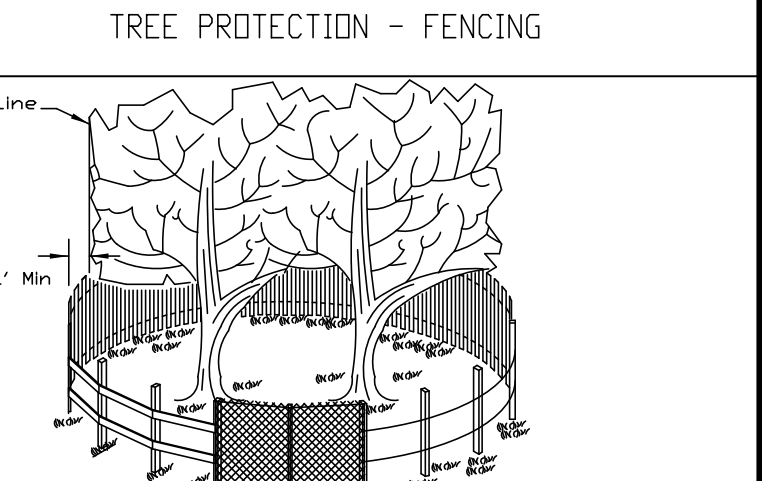
REFERENCE	STANDARD SPEC. NO.	PROJECT	DESIGNED	DATE	APPROVED
	IL-630			8-18-94	
	SHEET 2 OF 2				



- NOTES**
- 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.
 - Filter fabric shall meet the requirements of material specification 592 Geotextile Table I or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
 - Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: **SE**

REFERENCE	STANDARD SPEC. NO.	PROJECT	DESIGNED	DATE	APPROVED
	IL-630			8-18-94	
	SHEET 1 OF 2				



- NOTES**
- The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
 - Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 - The fence may be either 40\"/>

PLAN CODE: **TP**

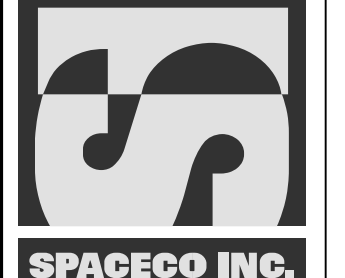
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	SHEET 1 OF 1				

NO.	DATE	REMARKS

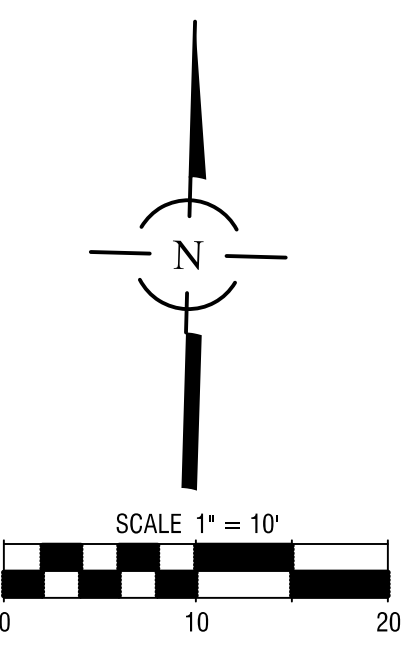
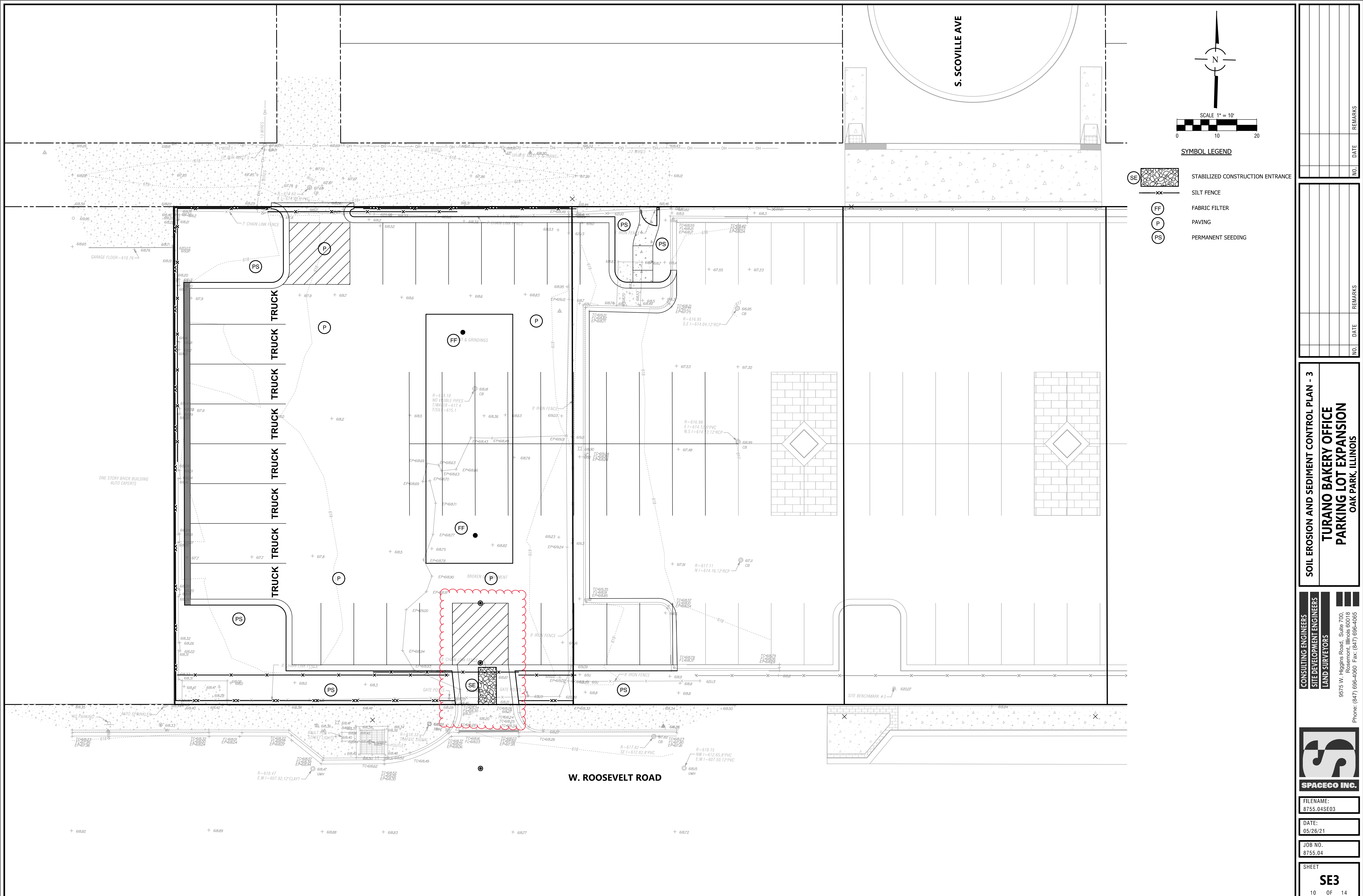
NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL - 2
TURANO BAKERY OFFICE
PARKING LOT EXPANSION
 OAK PARK, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS
 9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:
8755.04SE02
 DATE:
05/26/21
 JOB NO.
8755.04
 SHEET
SE2
 9 OF 14



- SYMBOL LEGEND**
- STABILIZED CONSTRUCTION ENTRANCE
 - SILT FENCE
 - FABRIC FILTER
 - PAVING
 - PERMANENT SEEDING

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 3
TURANO BAKERY OFFICE
PARKING LOT EXPANSION
OAK PARK, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-0600 Fax: (847) 696-4005



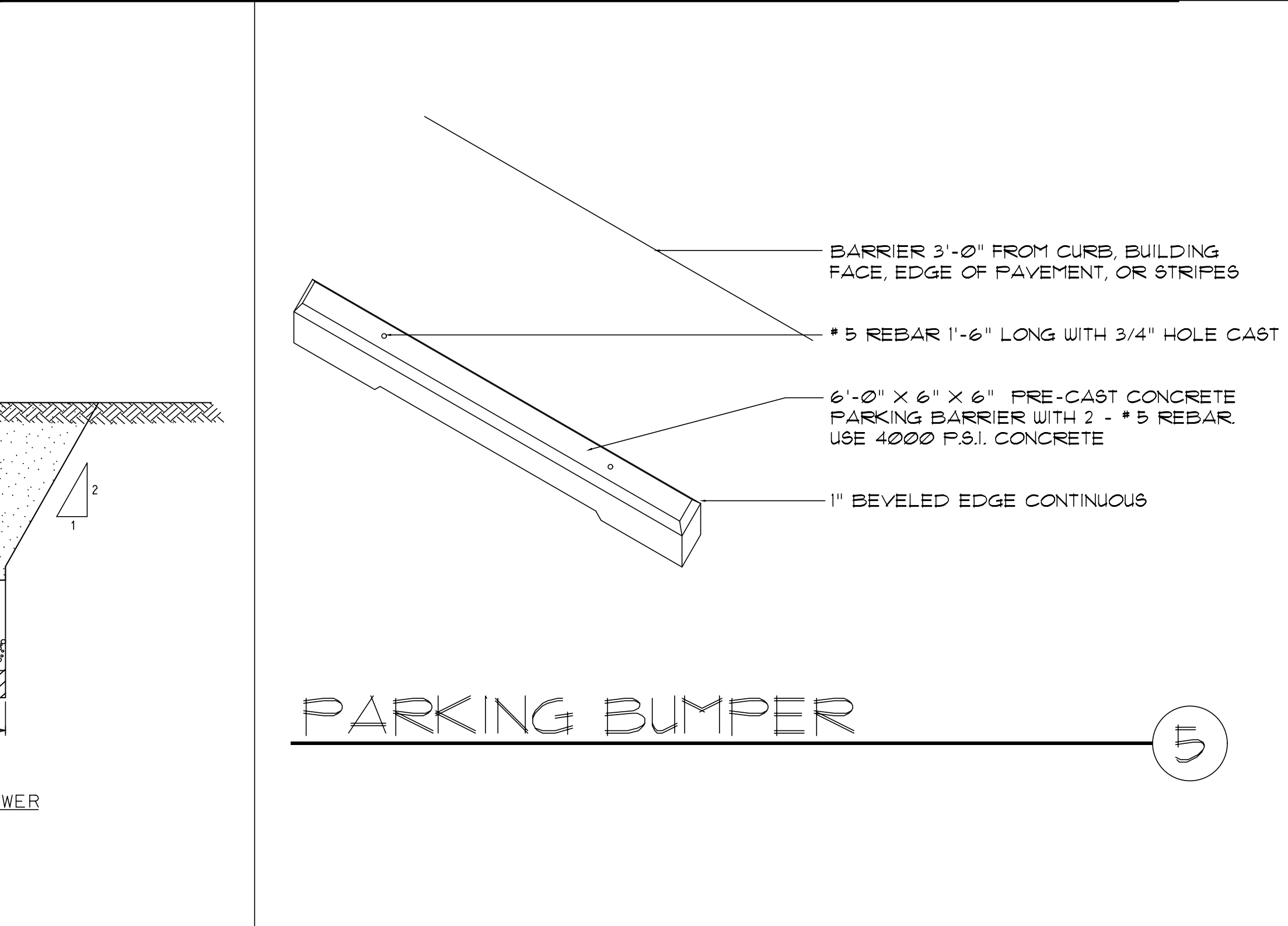
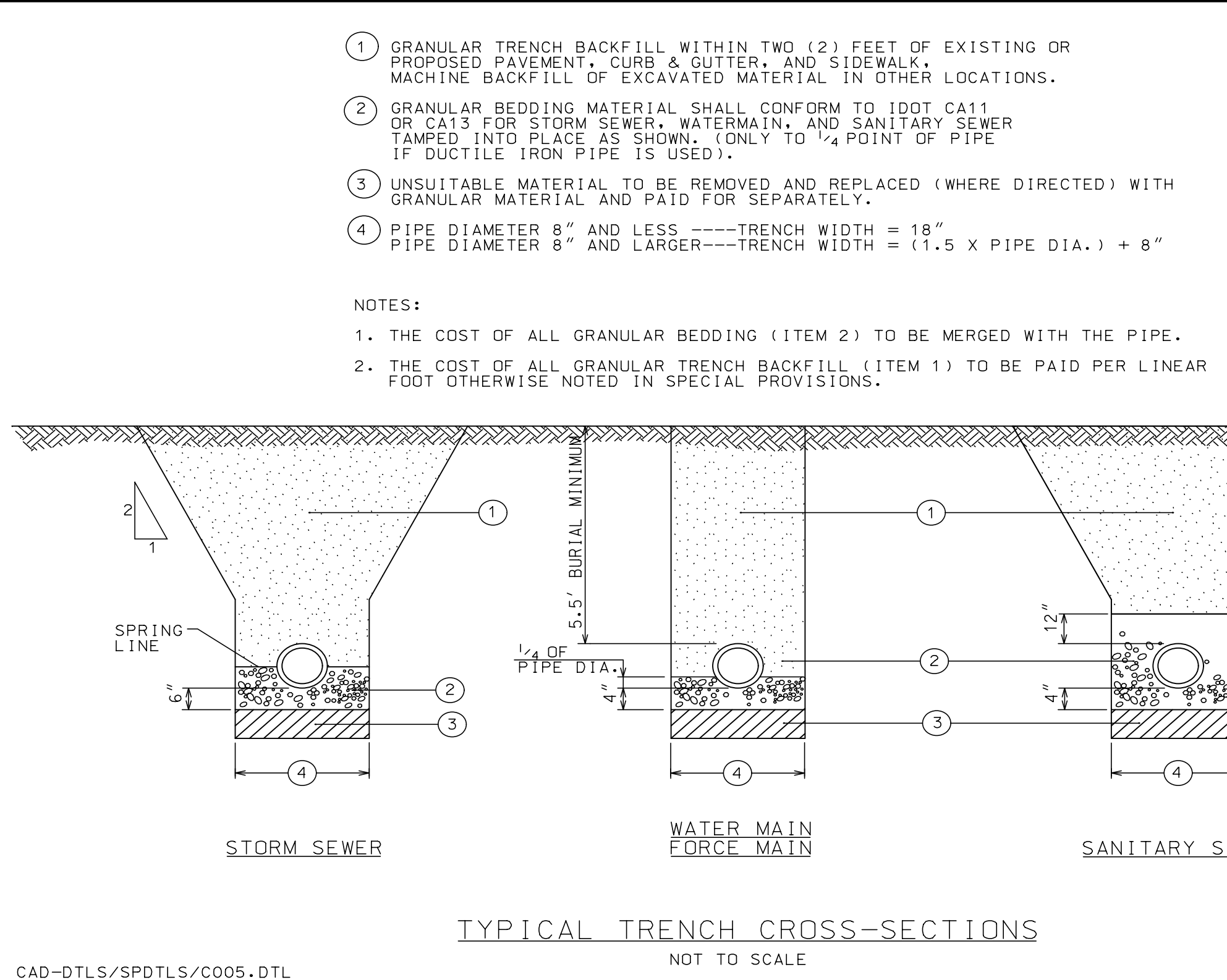
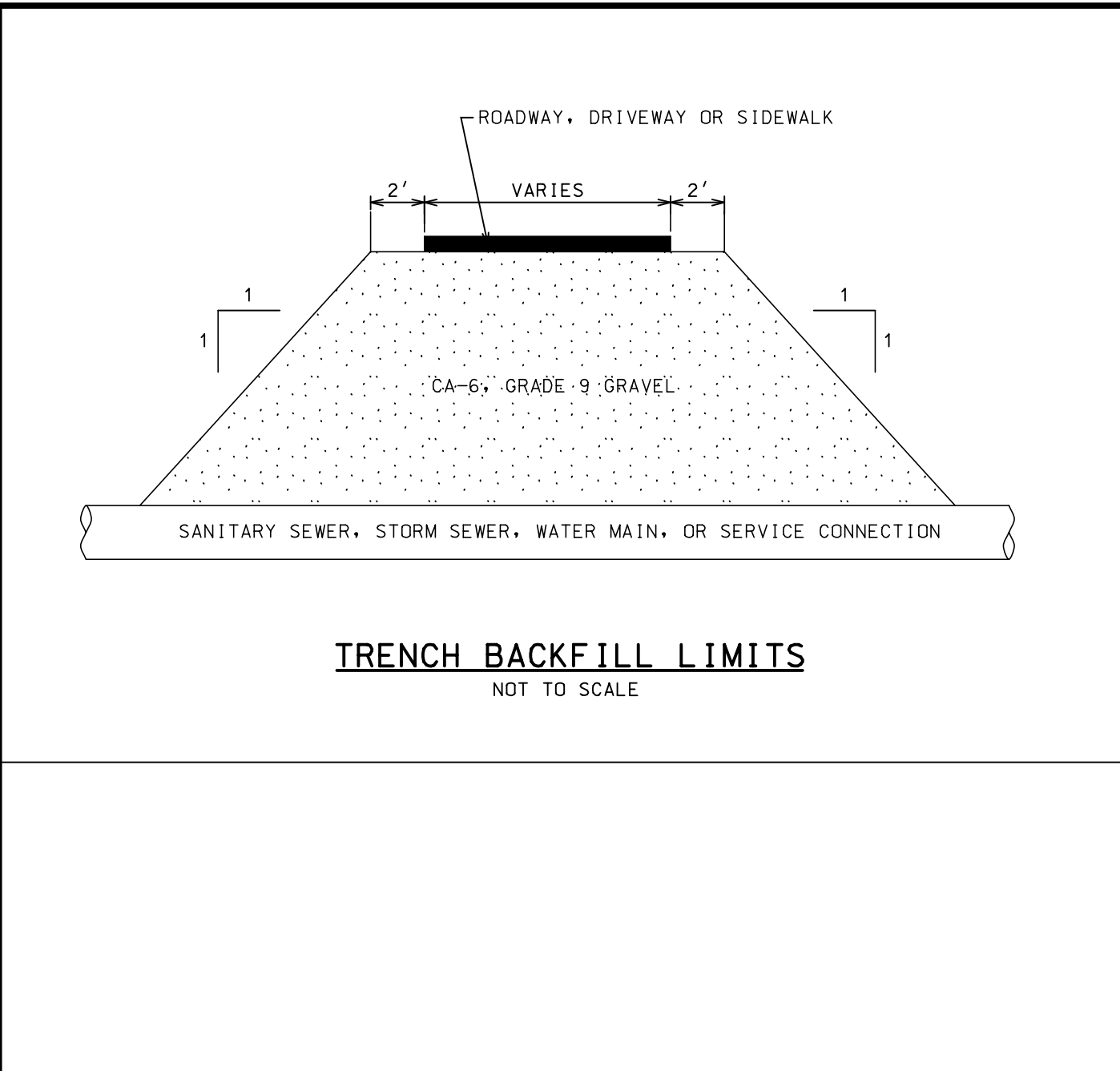
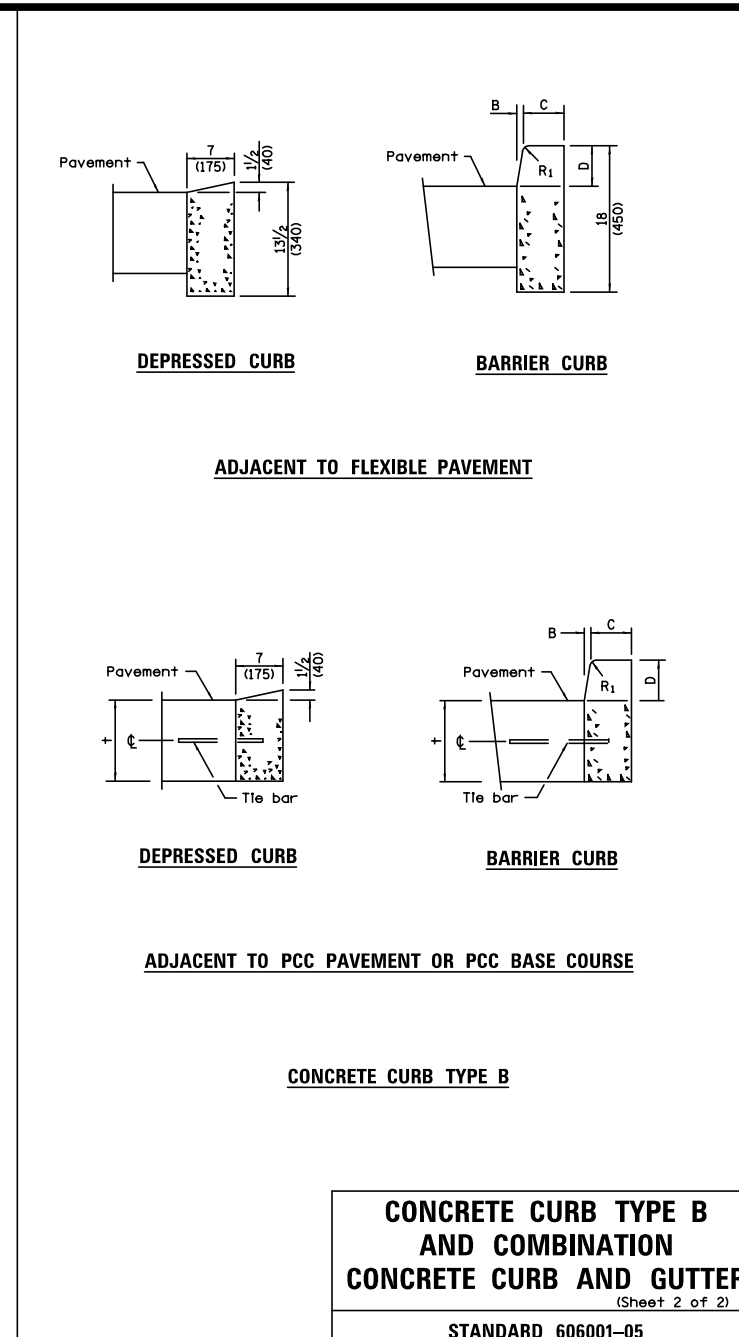
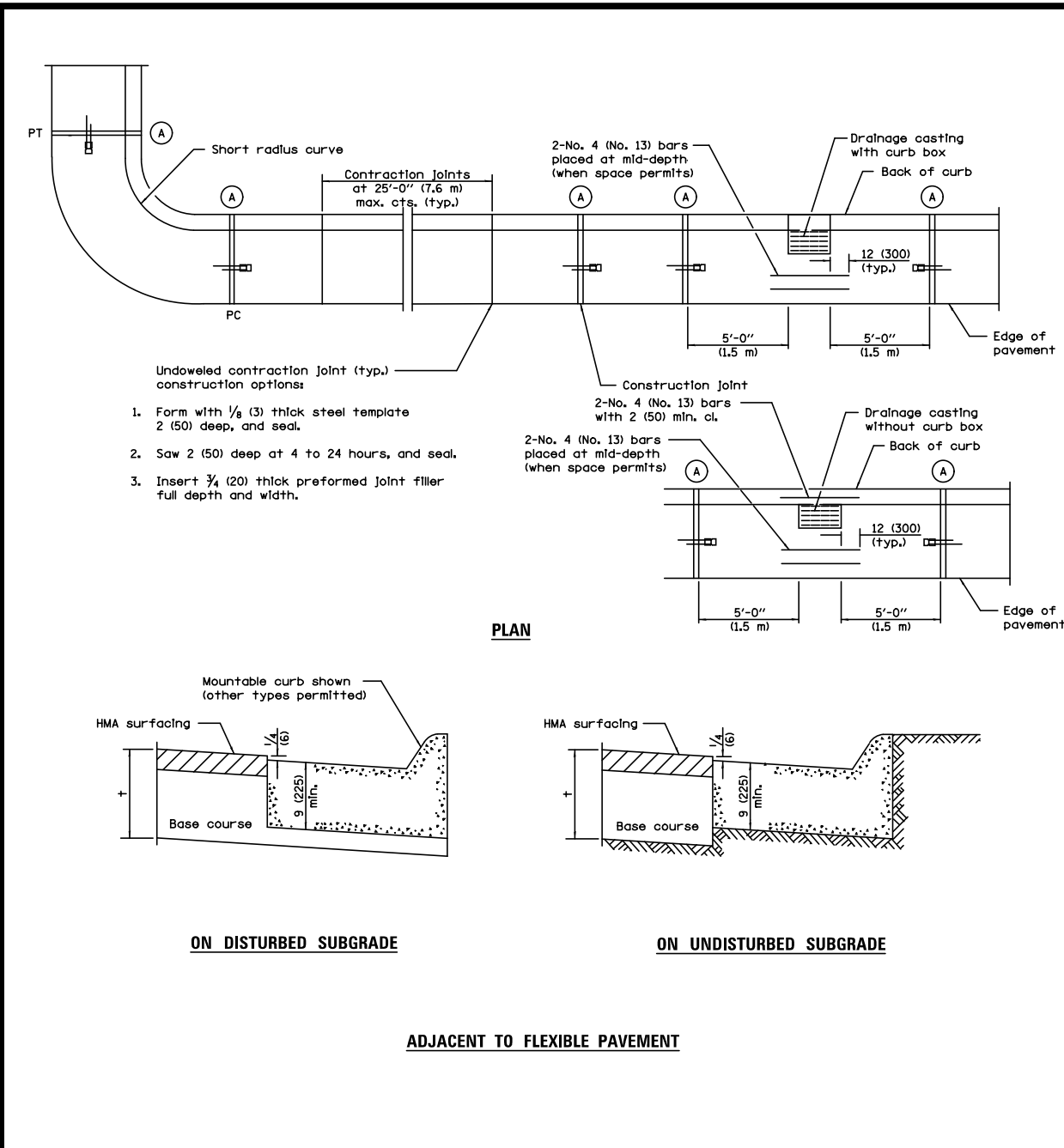
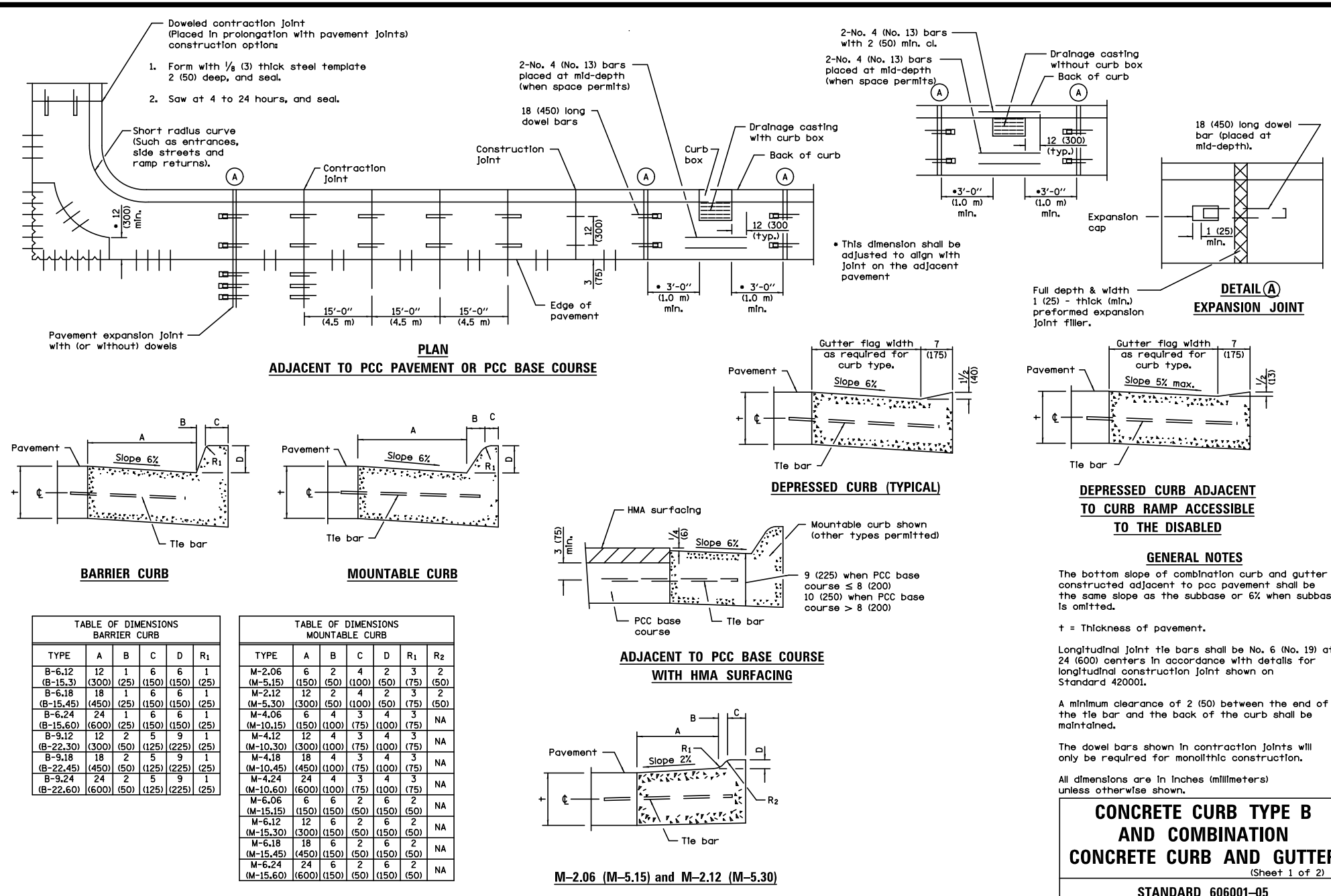
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DATE:
05/26/21

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SE3
10 OF 14

EARTHWORK NOTES	PAVING NOTES	SANITARY SEWER NOTES	STORM SEWER NOTES																			
<p>1. GENERAL</p> <p>A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.</p> <p>B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LOW-SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.</p> <p>C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.</p> <p>D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SETTLEMENT AND TRAFFIC.</p> <p>E. PLANS FOR THE SITE Dewatering, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR Dewatering DURING CONSTRUCTION.</p> <p>F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES", THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.</p> <p>G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.</p> <p>H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.</p> <p>I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.</p> <p>2. TOPSOIL EXCAVATION INCLUDES:</p> <p>A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.</p> <p>B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.</p> <p>C. TOPSOIL STOCKPILED FOR RESPIREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL INCLUDED IN TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.</p> <p>D. TOPSOIL RESPIREAD SHALL INCLUDE HAULING AND SPREADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.</p> <p>E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.</p> <p>3. EARTH EXCAVATION INCLUDES:</p> <p>A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.</p> <p>B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.</p> <p>STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.</p> <p>C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS. SIDEWALK AND DRIVEWAY COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.</p> <p>D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT REQUIRED FOR THIS JOB SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.</p> <p>4. UNSUITABLE MATERIAL</p> <p>UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.</p> <p>5. MISCELLANEOUS THE CONTRACTOR SHALL:</p> <p>A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.</p> <p>B. SCARIFY, DISC, AERATE, AND COMPACT TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.</p> <p>C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.</p> <p>D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.</p> <p>E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCH MEETS THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.</p> <p>6. TESTING AND FINAL ACCEPTANCE</p> <p>A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.</p> <p>B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.</p> <p>C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.</p>	<p>1. GENERAL</p> <p>A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; FINISHING AND CURING; FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.</p> <p>B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93% SUB-BASE = 93% AGGREGATE BASE COURSE = 95% BITUMINOUS COURSE = REFER TO SSBRC SECTION 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.</p> <p>C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADES, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.</p> <p>2. SUB-GRADE PREPARATION</p> <p>A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADDED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.</p> <p>B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> 1) SCARIFY DISC AND AERATE. 2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL. 3) REMOVE AND BACKFILL WITH GRANULAR MATERIAL. 4) USE OF GEOTEXTILE FABRIC. <p>MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.</p> <p>C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.</p> <p>D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.</p> <p>3. CONCRETE WORK</p> <p>A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS S1 OR PV PER (SSBRC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1-50 LBS OF COLLATED FIBER BLENDED POLYPROPYLENE OLEFIN FIBERS 60 TO 65 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.</p> <p>B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAT THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLED FIBER EXPANSION JOINTS WITH TWO 3/4" X 18" EPOXY COATED STEEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE CHANNEL BARS SHALL BE PREMOLED FIBER EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.</p> <p>C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.</p> <p>D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CURBS MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.</p> <p>E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2" PREMOLED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.</p> <p>F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2" PREMOLED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.</p> <p>G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.</p> <p>H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSBRC) - METHOD 1, II, OR III.</p> <p>I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.</p> <p>4. FLEXIBLE PAVEMENT</p> <p>A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE 6; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTION THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.</p> <p>B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.</p> <p>C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSBRC) SECTION 406.02.</p> <p>D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".</p> <p>E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.</p> <p>5. TESTING AND FINAL ACCEPTANCE</p> <p>A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.</p> <p>B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.</p> <p>C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.</p> <p>D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSBRC), ART. 407.10.</p> <p>E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.</p>	<p>1. GENERAL</p> <p>A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-IN JOINTS CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.</p> <p>B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:</p> <p>PLAN CODE DESCRIPTION</p> <p>DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).</p> <p>PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26</p> <p>"BAND SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERROC" AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.</p> <p>D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.</p> <p>E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.</p> <p>F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.</p> <p>G. WATERMANS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN NOTES".</p> <p>H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:</p> <ol style="list-style-type: none"> a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION. b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELVE A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER. <p>2. BEDDING:</p> <p>A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4" TO 3/4" IN SIZE. THE SEWER SHALL BE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-468 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.</p> <p>B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.</p> <p>C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.</p> <p>3. MANHOLES:</p> <p>A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-418 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS. IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEEHAH R-1980.</p> <p>B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.</p> <p>4. FRAMES AND LIDS:</p> <p>A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEEHAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLES AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.</p> <p>B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.</p> <p>5. DROP MANHOLE ASSEMBLIES:</p> <p>A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.</p> <p>6. CLEANING:</p> <p>A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.</p> <p>7. TESTING:</p> <p>A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", OR MUNICIPAL CODE. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE, THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.</p> <p>B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.</p> <p>C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.</p> <p>8. TELEVISIONING:</p> <p>A. ALL SANITARY SEWERS SHALL BE TELEVISIONED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE SUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERTICALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/VIDS.</p> <p>9. TEST RESULTS:</p> <p>A. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.</p> <p>10. CERTIFICATION:</p> <p>A. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING", ASTM STANDARDS D-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.</p> <p>11. RECORD DRAWINGS:</p> <p>A. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING SERVICE SUB LOCATIONS, TO SPACECO. SPACECO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.</p>	<p>2. BEDDING:</p> <p>A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING: 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRING LINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HOPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS.</p> <p>3. STRUCTURES:</p> <p>A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.</p> <p>B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.</p> <p>C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.</p> <p>D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.</p> <p>4. FRENCH DRAIN:</p> <p>A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR (4) DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEEMED IN PLACE WITH BITUMINOUS MASTIC. 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<p>SIGNING AND PAVEMENT MARKING</p> <p>1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSBRC), MUNICIPAL CODE AND THESE PLANS.</p> <p>2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.</p> <p>SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSBRC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.</p> <p>A POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS TYPE B METAL POST PER (SSBRC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSBRC) SECTION 728].</p> <p>SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSBRC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.</p> <p>PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTER LINES, CROSSWALKS AND SECTIONAL WARNING MARKS (REFLECTORIZED OR THERMOPLASTIC PER (SSBRC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]</p> <p>PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT. IN ACCORDANCE TO (SSBRC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.</p> <p>COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.</p> <p>THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.</p>	<p>1. GENERAL</p> <p>A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:</p> <p>PLAN CODE MATERIAL</p> <p>RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS. (ASTM C-443) TYPE 1, CLASS IV, PER SSBRC SECTION 603. ELLIPTICAL RCP PIPE SHALL BE TYPE 1, HE-111 PER SSBRC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF STORM SEWER COMPLETE IN PLACE.</p> <p>DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.</p> <p>PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS. SUCH AS AOS W-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR H1-0 BY HANCOCK, FINLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.</p> <p>UD: RIGID, PERFORATED HDPE UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HOPE PIPE SHALL ALSO BE ACCEPTABLE.</p> <p>B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERROC" AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT STRUCTURE LOCATIONS.</p> <p>C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.</p> <p>D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.</p> <p>E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.</p>	<p>STORM SEWER NOTES</p> <p>1. GENERAL:</p> <p>A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:</p> <p>PLAN CODE MATERIAL</p> <p>RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS. (ASTM C-443) TYPE 1, CLASS IV, PER SSBRC SECTION 603. ELLIPTICAL RCP PIPE SHALL BE TYPE 1, HE-111 PER SSBRC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF STORM SEWER COMPLETE IN PLACE.</p> <p>DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). 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<p style="text-align: center;">SPECIFICATIONS - 1</p> <p style="text-align: center;">TURANO BAKERY OFFICE</p> <p style="text-align: center;">PARKING LOT EXPANSION</p> <p style="text-align: center;">OAK PARK, ILLINOIS</p>				<p style="text-align: center;">CONSULTING ENGINEERS</p> <p style="text-align: center;">SITE DEVELOPMENT ENGINEERS</p> <p style="text-align: center;">LAND SURVEYORS</p> <p style="text-align: center;">9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (647) 696-4060 Fax: (647) 696-4065</p> <p style="text-align: center;">SPACECO INC.</p> <p>FILENAME: 8755.04SPEC</p> <p>DATES: 05/26/21</p> <p>JOB NO. 8755.04</p> <p style="text-align: center;">S1</p> <p style="text-align: center;">11 OF 14</p>																		



CAD-DTL/SPD/TL/COO5.DTL

NO.	DATE	REMARKS

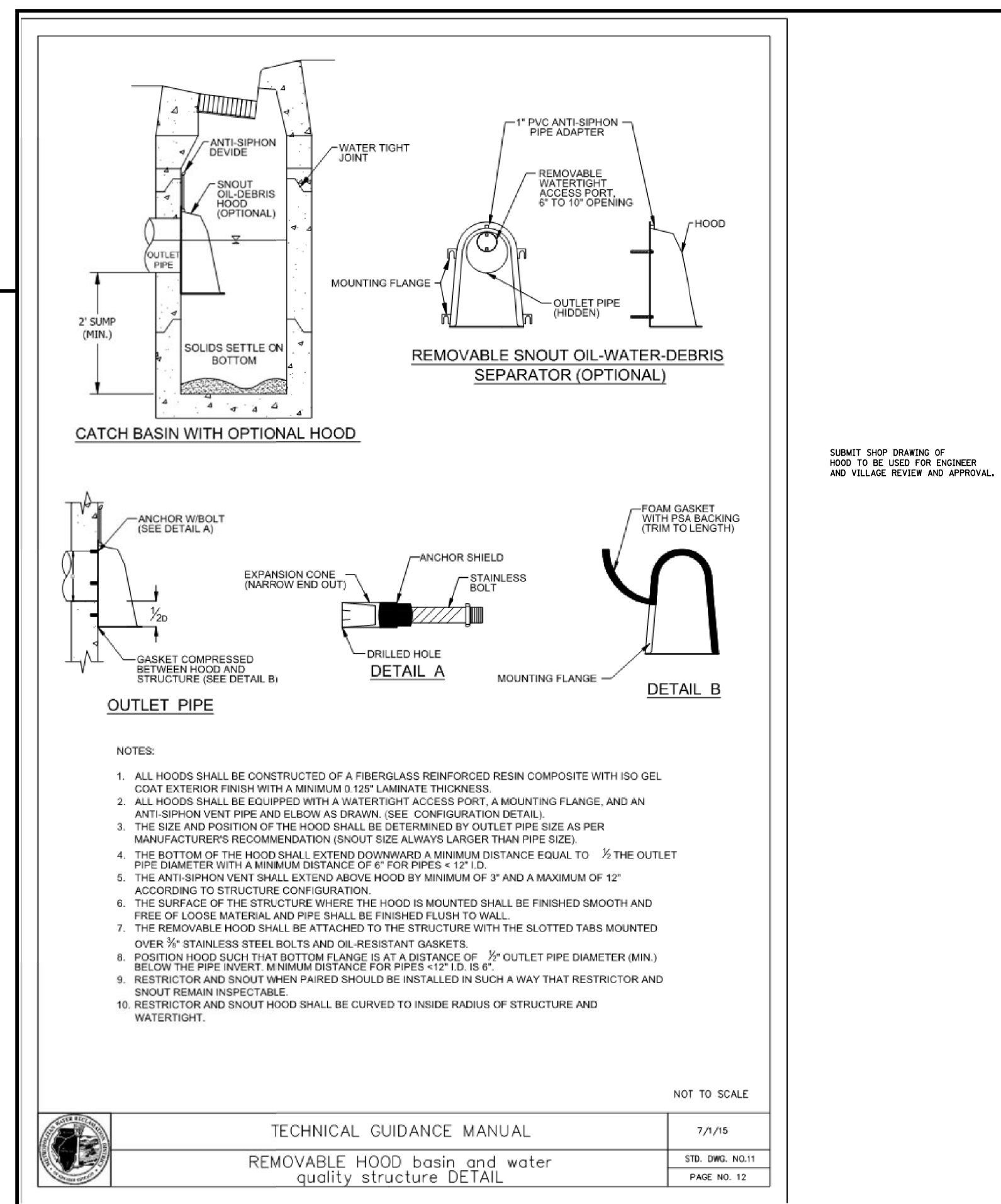
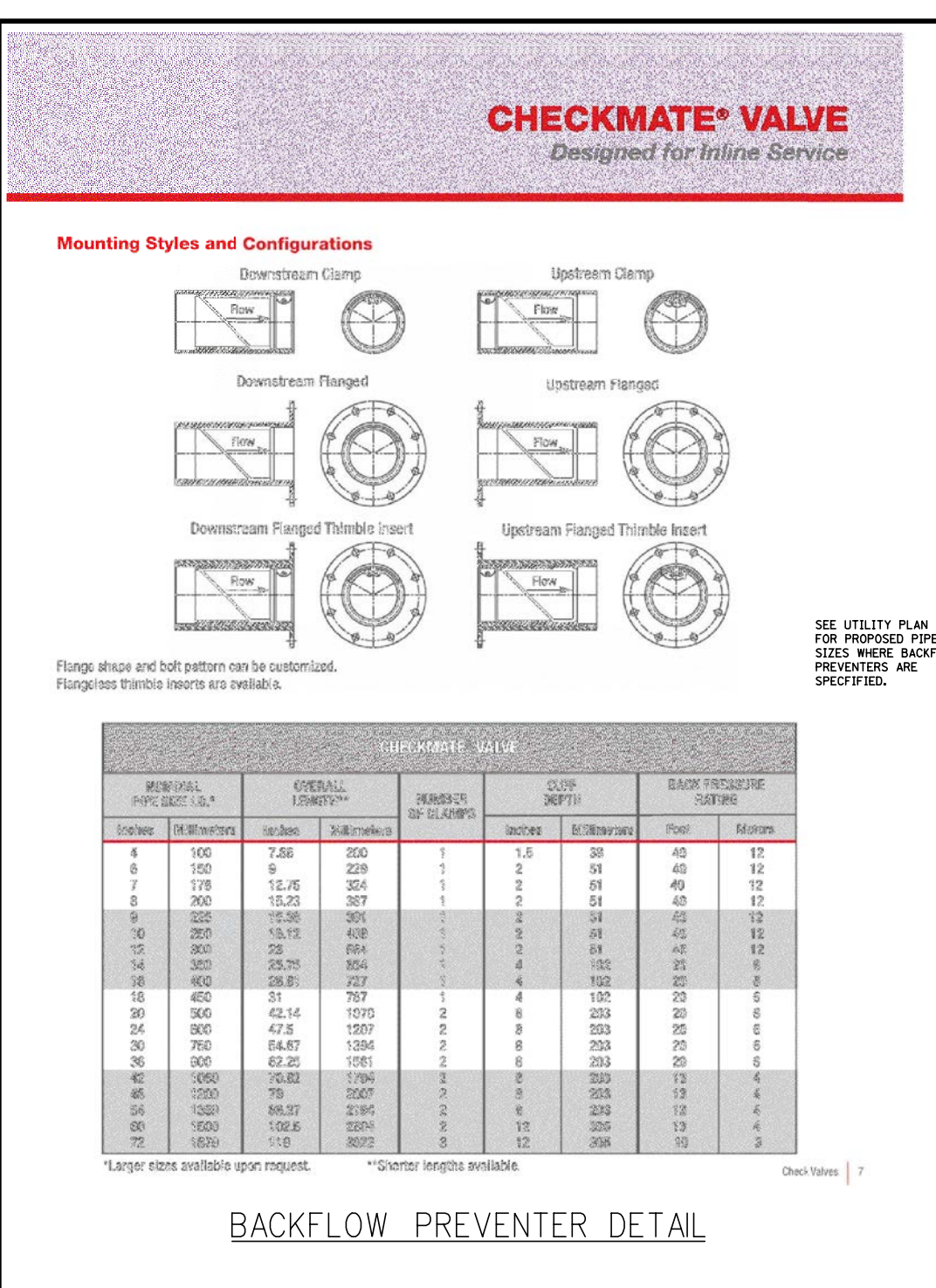
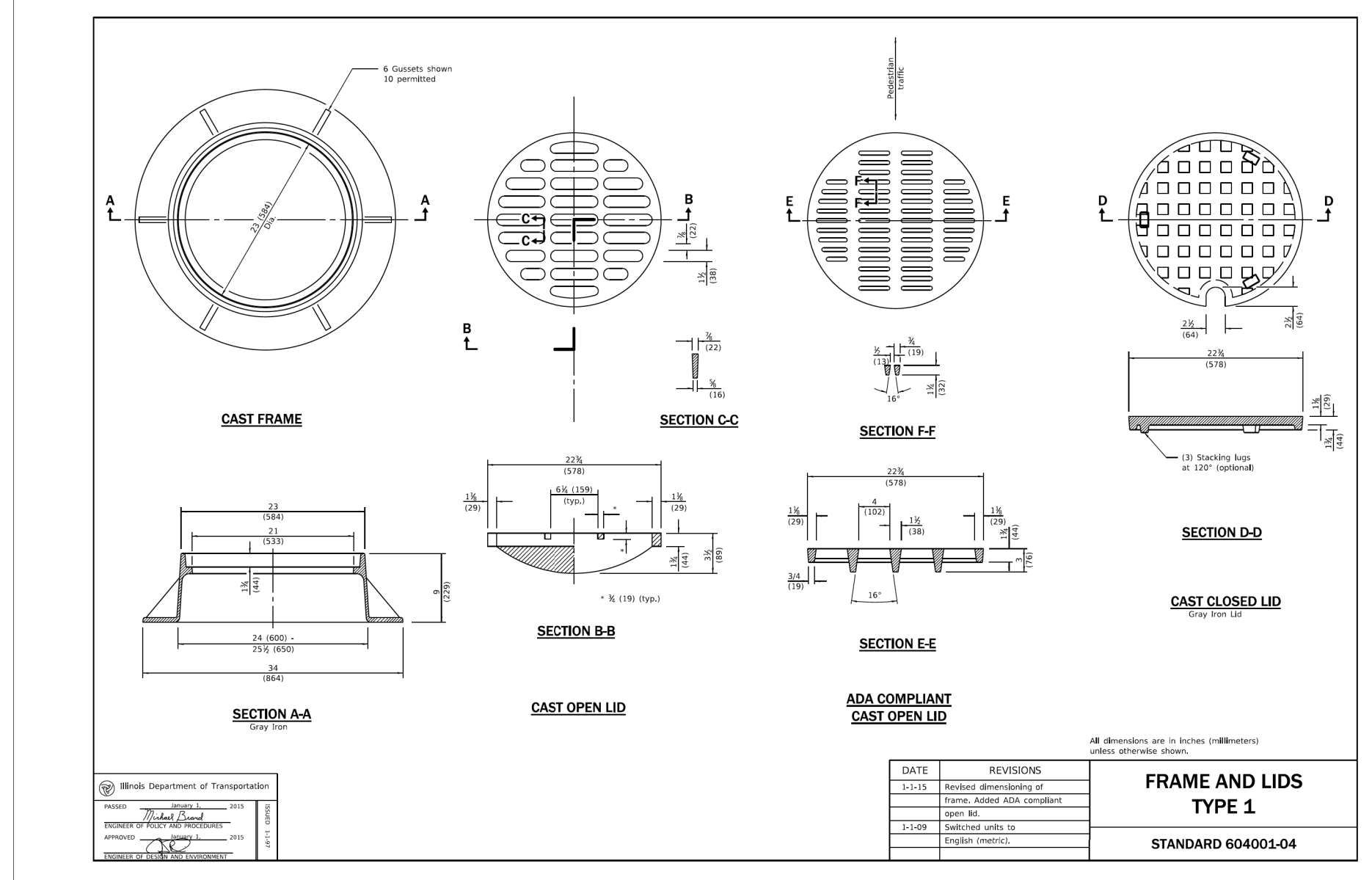
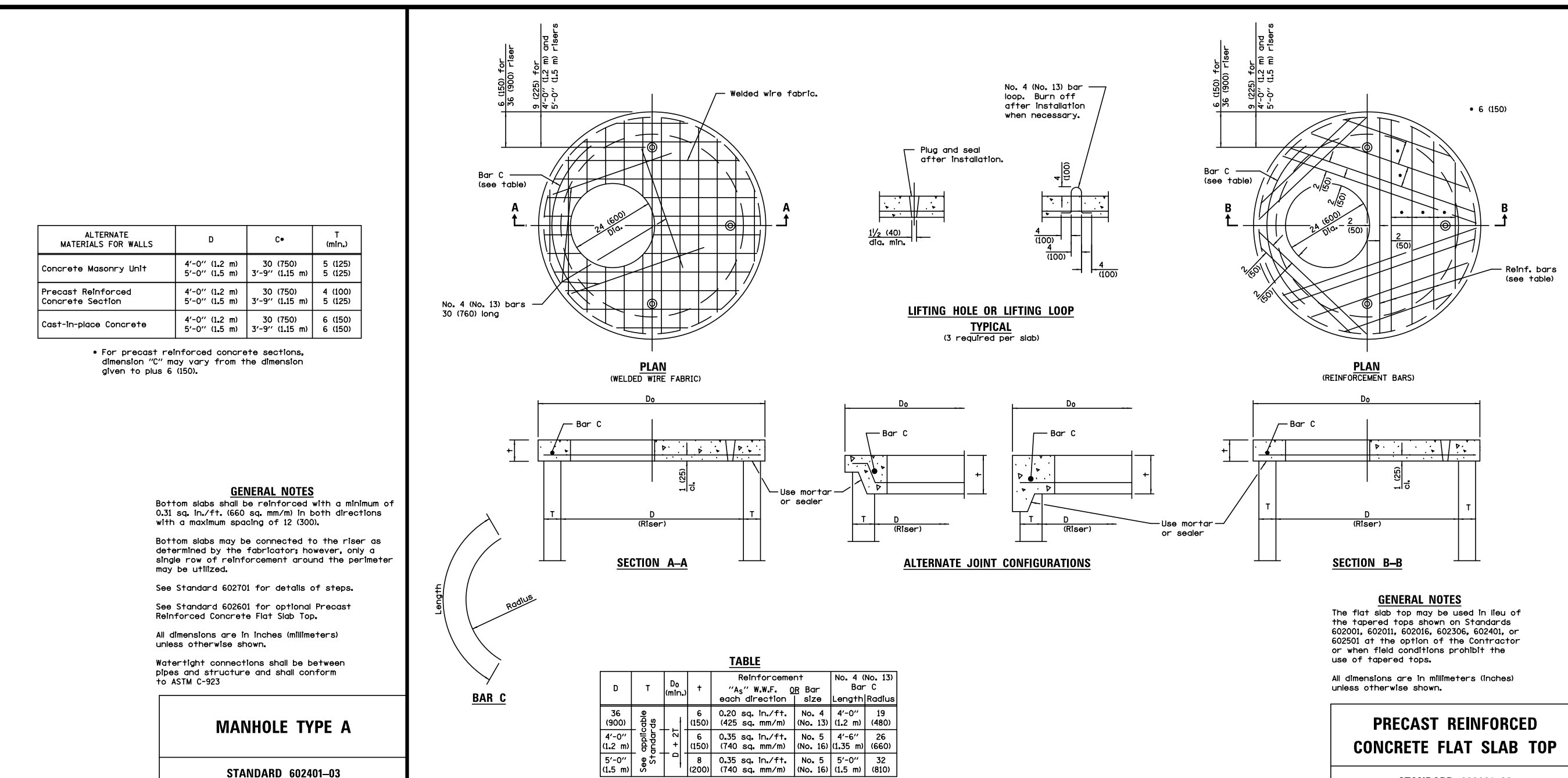
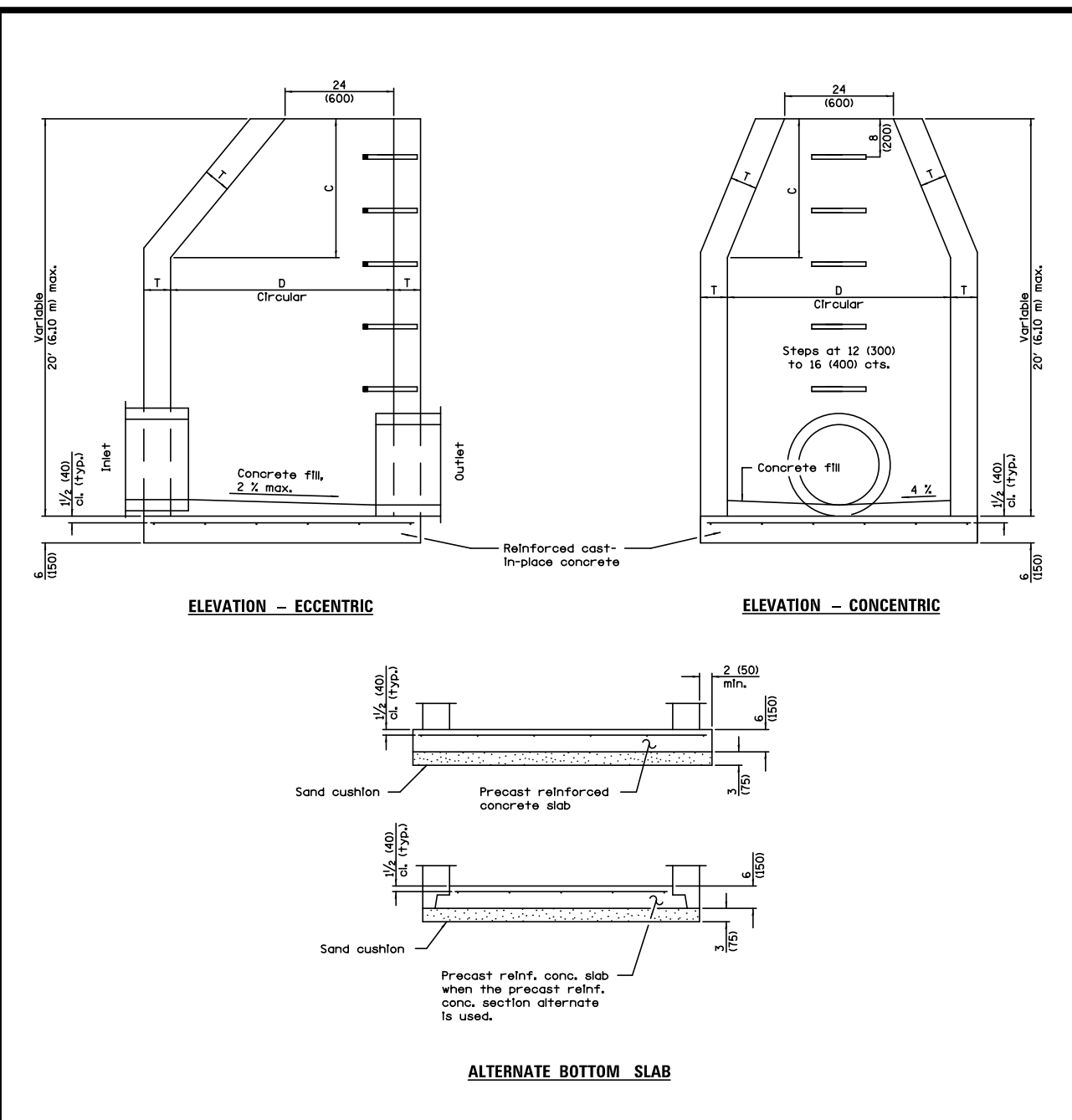
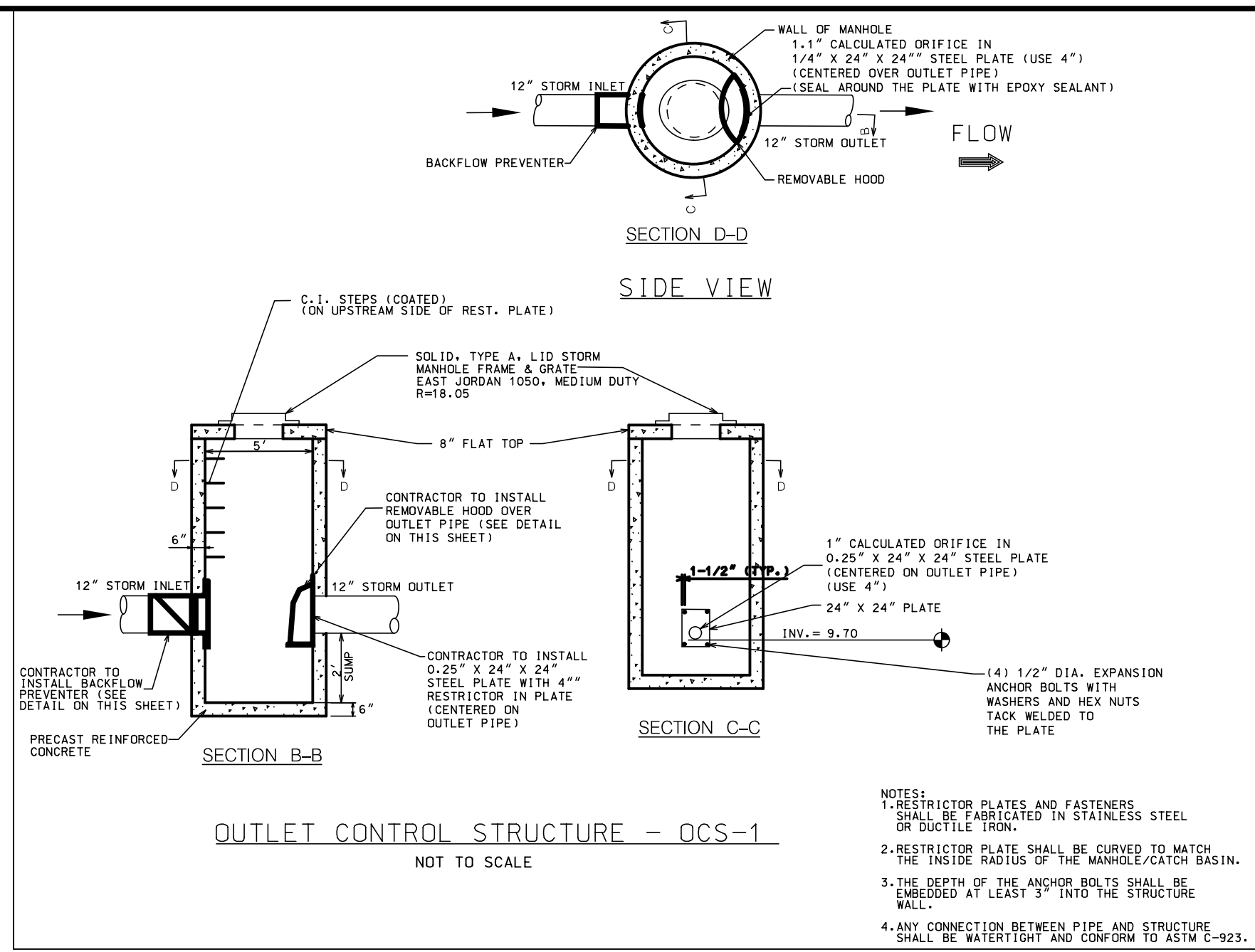
NO.	DATE	REMARKS

DETAILS - 1
TURANO BAKERY OFFICE
PARKING LOT EXPANSION
 OAK PARK, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS
 9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-0600 Fax: (847) 696-4065



FILENAME:	8755.04DET01
DATE:	05/26/21
JOB NO.	8755.04
SHEET	D1
	12 OF 14



DETAILS - 2

TURANO BAKERY OFFICE
PARKING LOT EXPANSION
OAK PARK, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8755.04DET02
DATE: 05/26/21
JOB NO. 8755.04
SHEET

D2
13 OF 14

Dei Cugini, LLC and Berwyn Properties, LLC

Tab #7

Responsibility to Record

Dei Cugini, LLC and Berwyn Properties, LLC

Responsibility to Record

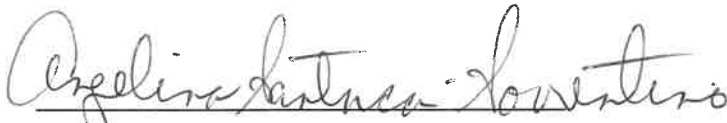
As part of the Planned Development Process in Oak Park, Dei Cugini, LLC, and Berwyn Properties, LLC, acknowledge their responsibility to record a certified copy of the ordinance granting the amended planned development with the Cook County Recorder of Deeds and to provide evidence of such to the Village of Oak Park within thirty (30) days of passage in the event the amended planned development is approved by the Village Board.



Dei Cugini, LLC and Berwyn Properties, LLC

SUBSCRIBED AND SWORN TO BEFORE ME THIS

25th DAY OF October, 2022



(Notary Public)

ANGELINA SANTUCCI SORRENTINO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jul 24, 2023

Dei Cugini, LLC and Berwyn Properties, LLC

Tab #8

Property Owner Notices

6520 Roosevelt Rd, Oak Park - Client Map - Page 1 of 2

CLARENCE AVE

- 16-18-425-001
- 16-18-425-002
- 16-18-425-003
- 16-18-425-004
- 16-18-425-005
- 16-18-425-006
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- 16-18-425-058
- 16-18-425-059
- 16-18-425-060
- 16-18-425-051
- 16-18-425-039

SEAST AVE

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- 16-18-426-003
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- 16-18-427-040

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- 16-18-427-042
- 16-18-427-043
- 16-18-427-044

S SCOVILLE AVE

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S GUNDERSON AVE

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- 16-18-428-027
- 16-18-428-028

16-18-428-043

Basemap



- 19-203-001
- 19-203-002
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- 19-203-004
- 19-203-005
- 19-203-006
- 19-203-007
- 19-203-008

- 19-204-001
- 19-204-002
- 19-204-003
- 19-204-004

16-19-204-005

- 19-205-001
- 19-205-002

16-19-205-043

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16-18-428-028

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16-18-427-042

16-18-427-043

16-18-427-044

6520 Roosevelt Rd, Oak Park - Client Map - Page 2 of 2

16-18-428-043

W ROOSEVELT RD

W ROOSEVELT RD

W ROOSEVELT RD

16-19-203-001

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16-19-203-003

16-19-203-004

16-19-203-005

16-19-203-006

16-19-203-007

16-19-203-008

16-19-204-001

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16-19-206-018

16-19-206-033

16-19-206-019

16-19-206-034

16-19-206-020

16-19-206-036

EAST AVE

SCOVILLE AVE

GUNDERSON AVE

LMWOOD AVE

16-18-425-022-0000
MITCHELL BASTILLO
1165 S EAST AVE
OAK PARK, IL 60304

16-18-425-028-0000
JAMES J DRUMM III
1179 S EAST AVE
OAK PARK, IL 60304

16-18-425-031-0000
CLARA KEARLEY
1185 S EAST AVE
OAK PARK, IL 60304

16-18-425-041-0000
JAMES J DRUMM III
1179 S EAST AVE
OAK PARK, IL 60304

16-18-425-051-0000
MICHAEL & LISA WIELAND
1192 CLARENCE #9
OAK PARK, IL 60304

16-18-425-060-0000
CHRISTYN & DENNIS SCHN
1192 CLARENCE AVE
OAK PARK, IL 60304

16-18-426-008-0000
MITCHELL THEYS
1166 S EAST AV
OAK PARK, IL 60304

16-18-426-011-0000
MICHAEL LEGGETT
1174 EAST AV
OAK PARK, IL 60304

16-18-426-014-0000
Z & S GILES
1180 S EAST AVE
OAK PARK, IL 60304

16-18-426-023-0000
DAVID P WIND
1163 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-425-023-0000
LAUREL ANNE SIEBER
1169 S EAST AVE
OAK PARK, IL 60304

16-18-425-029-0000
ARTHUR LIFSHIN
1181 S EAST AV
OAK PARK, IL 60304

16-18-425-039-0000
WEN MIAO LLC
3238 S STEWART AVE
CHICAGO, IL 60616

16-18-425-049-0000
CRISTAL A GARY
1192 CLARENCE AVE#7
OAK PARK, IL 60304

16-18-425-058-0000
NICK A TSAGARIS
1192 CLARENCE AVE
OAK PARK, IL 60304

16-18-426-006-0000
PAUL ERICKSON
1162 S EAST AV
OAK PARK, IL 60304

16-18-426-009-0000
MICHAEL PETER BUTLER
1170 S EAST AVE
OAK PARK, IL 60304

16-18-426-012-0000
HENRY J GUERRIERO
1176 S EAST AV
OAK PARK, IL 60304

16-18-426-015-0000
JEFFREY W RYCHLEWSKI
1182 S EAST AVE
OAK PARK, IL 60304

16-18-426-024-0000
ROGER JAMIE APEL
1165 S SCOVILLE
OAK PARK, IL 60304

16-18-425-024-0000
JAMESON & KAREN BLATCH
1171 S EAST AVE
OAK PARK, IL 60304

16-18-425-030-0000
STEVEN&KAROLYN TALBERT
1183 S EAST AV
OAK PARK, IL 60304

16-18-425-040-0000
ADEPEJU OBALEREKO
1173 S EAST AVE
OAK PARK, IL 60304

16-18-425-050-0000
ANTHONY MAJDICH
1192 CLARENCE AVE 8
OAK PARK, IL 60304

16-18-425-059-0000
NIMMI RAJAGOPAL
1192 CLARENCE AVE#17
OAK PARK, IL 60304

16-18-426-007-0000
STEFANIE KRAJEWSKI
1164 S EAST AVE
OAK PARK, IL 60304

16-18-426-010-0000
DIANA RUTH CLEM
1172 S EAST AV
OAK PARK, IL 60304

16-18-426-013-0000
KENT DEAN
1178 S EAST AVE
OAK PARK, IL 60304

16-18-426-016-0000
AGUEDA KIBIR
1184 S EAST AV
OAK PARK, IL 60304

16-18-426-025-0000
CLAIRE RASMUSSEN
1167 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-426-026-0000
RICARDO LOPEZ
1169 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-426-027-0000
MARIA KURTZ
1171 S SCOVILLE
OAK PARK, IL 60304

16-18-426-028-0000
S KVAAL & D NELSON
1173 S SCOVILLE AV
OAK PARK, IL 60304

16-18-426-029-0000
ALEX & VAL KASPEROVICH
1177 S SCOVILLE AV
OAK PARK, IL 60304

16-18-426-030-0000
GUGLIEIMO BERABEI
1179 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-426-031-0000
RONALD WHITE
1181 S SCOVILLE
OAK PARK, IL 60304

16-18-426-032-0000
RAMESH C VASHI
1183 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-426-033-0000
THOMAS WHITE
1185 S SCOVILLE
OAK PARK, IL 60304

16-18-426-034-0000
STEPHEN J MUDJER
6540 ROOSEVELT RD
OAK PARK, IL 60304

16-18-426-035-0000
STEPHEN J MUDJER
6540 ROOSEVELT RD
OAK PARK, IL 60304

16-18-426-036-0000
STEPHEN J MUDJER
6540 ROOSEVELT RD
OAK PARK, IL 60304

16-18-426-037-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-18-426-038-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-18-426-039-0000
DEI CUGINI
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-18-426-040-0000
BERWYN PROPERTIES LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-18-426-041-0000
BERWYN PROPERTIES LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-18-427-007-0000
JAMES E MANN JR TRUST
1107 E FOREST AVE
WHEATON, IL 60187

16-18-427-008-0000
CHRISTINE A STILLSON
1164 S SCOVILLE AV
OAK PARK, IL 60304

16-18-427-009-0000
MOLLY E MCNALLY
1166 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-427-010-0000
KORENICH & CLAUSE
1168 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-427-011-0000
RUSSELL E SORBER
1170 S SCOVILLE AV
OAK PARK, IL 60304

16-18-427-012-0000
JOHN R VICARS
1172 S SCOVILLE
OAK PARK, IL 60304

16-18-427-013-0000
MARY L SMITH
1174 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-427-014-0000
JOHN NOWIKOWSKI
1176 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-427-015-0000
RORY L VALENTINE
1178 S SCOVILLE
OAK PARK, IL 60304

16-18-427-016-0000
MELISSA HAYNE LORETTO
1180 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-427-017-0000
AUGUSTINE MOSES
1182 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-427-018-0000
MICHAEL ANDERSON
1184 S SCOVILLE AVE
OAK PARK, IL 60304

16-18-427-025-0000
JOVITA MONARREZ
1163 S GUNDERSON
OAK PARK, IL 60304

16-18-427-026-0000
MELICENT G DIX
1165 GUNDERSON AVE
OAK PARK, IL 60304

16-18-427-027-0000
MOLLY C SOAT
1167 GUNDERSON AVE
OAK PARK, IL 60304

16-18-427-028-0000
THEODORE KUYPER
1171 GUNDERSON AVENUE
OAK PARK, IL 60304

16-18-427-029-0000
STEPHEN/DONNA MANDERS
1173 GUNDERSON
OAK PARK, IL 60304

16-18-427-030-0000
GUY POLITO
1175 GUNDERSON AV
OAK PARK, IL 60304

16-18-427-031-0000
MALHIOT
1177 S GUNDERSON
OAK PARK, IL 60304

16-18-427-032-0000
EDMUNDO GARCIA SOLIS
1179 S GUNDERSON AV
OAK PARK, IL 60304

16-18-427-033-0000
ELIZABETH A BOWEN
1181 GUNDERSON AVE
OAK PARK, IL 60304

16-18-427-034-0000
STEPHEN OGO
1183 GUNDERSON AVE
OAK PARK, IL 60304

16-18-427-035-0000
HARALD ANONSEN
1185 S GUNDERSON
OAK PARK, IL 60304

16-18-427-036-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-18-427-037-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

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TURANO BAKERY
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TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-18-427-043-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-18-427-044-0000
CAMPAGNA TURANO BAKERY
6501 W ROOSEVELT ROAD
BERWYN, IL 60402

16-18-428-005-0000
SCOTT PETERS
1160 S GUNDERSON
OAK PARK, IL 60304

16-18-428-006-0000
ELLEN&ALFONSO ACEVEDO
1164 S GUNDERSON AV
OAK PARK, IL 60304

16-18-428-007-0000
CHRISTINA L MARUSICH
1166 S GUNDERSON AV
OAK PARK, IL 60304

16-18-428-008-0000
FRANK E PINC
1168 GUNDERSON AVE
OAK PARK, IL 60304

16-18-428-009-0000
HENRY SPEELMAN
1172 GUNDERSON
OAK PARK, IL 60304

16-18-428-010-0000
JESUS M GARCIA
1174 S GUNDERSON AV
OAK PARK, IL 60304

16-18-428-011-0000
RONALD J PINC
1176 S GUNDERSON AV
OAK PARK, IL 60304

16-18-428-012-0000
NAA MARTEKI REED
1180 GUNDERSON AVE
OAK PARK, IL 60304

16-18-428-013-0000
JOSEPH G HERMES
1182 S GUNDERSON
OAK PARK, IL 60304

16-18-428-014-0000
JANICE KIBIR
1184 S GUNDERSON AV
OAK PARK, IL 60304

16-18-428-022-0000
RORILAINE DELEON
1167 S ELMWOOD AV
OAK PARK, IL 60304

16-18-428-023-0000
CHAD SABRINA BLACKNEY
1171 S ELMWOOD AVE
OAK PARK, IL 60304

16-18-428-024-0000
PAUL FOSTER
1173 S ELMWOOD
OAK PARK, IL 60304

16-18-428-027-0000
MADELINE TORRES
1181 S ELMWOOD AVE
OAK PARK, IL 60304

16-18-428-043-1002
IRAM SHAIKHABBASI
3900 YORK RD
OAK BROOK, IL 60523

16-18-428-043-1005
IHAB M SHENOUDA
6436 ROOSEVELT RD 208
OAK PARK, IL 60304

16-18-428-043-1008
TIFFANY PERRY
6436 ROOSEVELT ROAD
OAK PARK, IL 60304

16-18-428-043-1011
VIP REAL ESTATE LTD
3945 S ARCHER
CHICAGO, IL 60632

16-18-428-043-1014
L LUSCRI
6436 ROOSEVELT RD 301
OAK PARK, IL 60304

16-18-428-043-1017
ANTOINETTE S CALLOWAY
6436 ROOSEVELT RD
OAK PARK, IL 60304

16-18-428-043-1020
OLIVIA LEIGH BUTT
6436 ROOSEVELT RD#312
OAK PARK, IL 60304

16-18-428-043-1023
YING SHI
745 POTOMAC RIVER RD
MCLEAN, VA 22102

16-18-428-025-0000
ATHANASIOS VAGIAS
1175 S ELMWOOD
OAK PARK, IL 60304

16-18-428-028-0000
T SHAWN MENDELL
1183 S ELMWOOD AV
OAK PARK, IL 60304

16-18-428-043-1003
KERRY HUTCHERSON
6436 ROOSEVELT RD#204
OAK PARK, IL 60304

16-18-428-043-1006
GERALD C KATES
6436 ROOSEVELT RD#209
OAK PARK, IL 60304

16-18-428-043-1009
STEVEN T DODGE
3306 N 12TH STREET
OZARK, MO 65721

16-18-428-043-1012
YOLANDA YBARRA
6436 W ROOSEVELT #216
OAK PARK, IL 60304

16-18-428-043-1015
J L JAIME SR
6436 ROOSEVELT 303
OAK PARK, IL 60304

16-18-428-043-1018
BART MILLER
6436 ROOSEVELT RD#309
OAK PARK, IL 60304

16-18-428-043-1021
ERICA KNAPP
6436 ROOSEVELT RD #314
OAK PARK, IL 60304

16-18-428-043-1024
KIMBERLY WEINER
1434 N ASTOR STREET
CHICAGO, IL 60610

16-18-428-026-0000
JOHN M BOHAN
1177 S ELMWOOD AVE
OAK PARK, IL 60304

16-18-428-043-1001
JINGXIAN DIAO
6436 ROOSEVELT RD#201
OAK PARK, IL 60304

16-18-428-043-1004
ROLAND A MANGAHIS
6436 ROOSEVELT RD #207
OAK PARK, IL 60304

16-18-428-043-1007
CURTIS CARWELL
6436 ROOSEVELT RD#210
OAK PARK, IL 60304

16-18-428-043-1010
TRIMO PEREZ
6436 W ROOSEVELT RD213
OAK PARK, IL 60304

16-18-428-043-1013
HASANI STARKS
6436 ROOSEVELT RD
OAK PARK, IL 60304

16-18-428-043-1016
BARBARA MELENDI
4535 N ROCKWELL ST
CHICAGO, IL 60625

16-18-428-043-1019
RICHARD MARKS & VERONI
93 BROWN RD
SANFORD, ME 04073

16-18-428-043-1022
LUCAN INV LLC
438 POND VIEW LN
BARTLETT, IL 60103

16-18-428-043-1025
JOHNATHON HARBIN
6436 ROOSEVELT RD#405
OAK PARK, IL 60304

16-18-428-043-1026
AARON THOMAS
6436 ROOSEVELT RD #407
OAK PARK, IL 60304

16-18-428-043-1029
LISA RZESZUTEK
6436 W ROOSEVELT 411
OAK PARK, IL 60304

16-18-428-043-1032
KARRI SPILLANE
6436 ROOSEVELT RD 415
OAK PARK, IL 60304

16-18-428-043-1035
YING SHI
745 POTOMAC RIVER RD
MCLEAN, VA 22102

16-18-428-043-1038
AARON THOMAS
6436 ROOSEVELT RD #407
OAK PARK, IL 60304

16-18-428-043-1041
JOHNATHON HARBIN
6436 ROOSEVELT RD#405
OAK PARK, IL 60304

16-18-428-043-1044
DANA A YALA
817 S GROVE AVE
OAK PARK, IL 60304

16-18-428-043-1047
VIP REAL ESTATE LTD
3945 S ARCHER
CHICAGO, IL 60632

16-18-428-043-1050
RICHARD LAMORENA
181 S LINDEN AVE
ELMHURST, IL 60126

16-18-428-043-1053
LIONEL A WAISMAN
6436 ROOSEVELT RD#401
OAK PARK, IL 60304

16-18-428-043-1027
THOMAS INSERRA
114 SENECA TRAIL
BLOOMINGDALE, IL 60108

16-18-428-043-1030
AMANI KIOGORA & JAMES
424 E OAKWOOD BLVD#10
CHICAGO, IL 60653

16-18-428-043-1033
AMM HOLDINGS II LLC
2385 HAMMOND DR#6
SCHAUMBURG, IL 60173

16-18-428-043-1036
M GOZA
6436 ROOSEVELT RD #406
OAK PARK, IL 60304

16-18-428-043-1039
KAITLYN E CUSTER
6436 ROOSEVELT RD#307
OAK PARK, IL 60304

16-18-428-043-1042
TERRENCE JANAS
6436 ROOSEVELT RD#305
OAK PARK, IL 60304

16-18-428-043-1045
DANA YALA
817 S GROVE AVE
OAK PARK, IL 60304

16-18-428-043-1048
MARCIA J LYNN
6436 ROOSEVELT RD#414
OAK PARK, IL 60304

16-18-428-043-1051
JOHN SPILLANE
1035 S KENILWORTH
OAK PARK, IL 60304

16-18-428-043-1054
WELLS FARGO BANK NATIO
1 MORTGAGE WAY
MOUNT LAUREL, NJ 80544

16-18-428-043-1028
LUCAN INV LLC
438 POND VIEW LN
BARTLETT, IL 60103

16-18-428-043-1031
MARCIA J LYNN
6436 ROOSEVELT RD#414
OAK PARK, IL 60304

16-18-428-043-1034
LUCAN INV LLC
438 POND VIEW LN
BARTLETT, IL 60103

16-18-428-043-1037
KERRY HUTCHERSON
6436 ROOSEVELT RD#204
OAK PARK, IL 60304

16-18-428-043-1040
ROLAND A MANGAHIS
6436 ROOSEVELT RD #207
OAK PARK, IL 60304

16-18-428-043-1043
TODD M KITZINGER
6436 ROOSEVELT RD#205
OAK PARK, IL 60304

16-18-428-043-1046
ERICA L COURTENAY
6436 ROOSEVELT RD#318
OAK PARK, IL 60304

16-18-428-043-1049
GARY D OROURKE
352 CAREY CT
BLOOMINGDALE, IL 60108

16-18-428-043-1052
TRINO PEREZ
6436 W ROOSEVELT RD213
OAK PARK, IL 60304

16-18-428-043-1055
ERICA KNAPP
6436 ROOSEVELT RD #314
OAK PARK, IL 60304

16-18-428-043-1056
LOURDES MARTINEZ
4916 W 31ST ST
CICERO, IL 60804

16-18-428-043-1057
LOURDES MARTINEZ
4916 W 31ST ST
CICERO, IL 60804

16-18-428-043-1058
THOMAS J INSERRA
114 SENECA TRAIL
BLOOMINGDALE, IL 60108

16-18-428-043-1059
JOHN SPILLANE
1035 S KENILWORTH
OAK PARK, IL 60304

16-18-428-043-1060
ANTON TCELYKH
6436 ROOSEVELT RD#302
OAK PARK, IL 60304

16-18-428-043-1061
THOMAS INSERRA
114 SENECA TRAIL
BLOOMINGDALE, IL 60108

16-18-428-043-1062
GERALD C KATES
6436 ROOSEVELT RD#209
OAK PARK, IL 60304

16-18-428-043-1063
LISA RZESZUTEK
6436 W ROSSEVELT #411
OAK PARK, IL 60304

16-18-428-043-1064
RICHARD MARKS & VERONI
93 BROWN RD
SANFORD, ME 04703

16-18-428-043-1065
ROWEHOUSE LLC
706 HAVEN LN
JOLIET, IL 60435

16-18-428-043-1066
M GOZA
6436 ROOSEVELT RD #406
OAK PARK, IL 60304

16-18-428-043-1067
SUSAN HUERTA
6436 ROOSEVELT RD#306
OAK PARK, IL 60304

16-18-428-043-1068
GARY D OROURKE
352 CAREY CT
BLOOMINGDALE, IL 60108

16-18-428-043-1069
R SHETTY & A SATYAPRAK
6436 ROOSEVELT RD #215
OAK PARK, IL 60304

16-18-428-043-1070
CURTIS CARWELL
6436 ROOSEVELT RD#210
OAK PARK, IL 60304

16-18-428-043-1071
GLORIA D JIMENEZ TRUST
6436 ROOSEVELT RD#410
OAK PARK, IL 60304

16-18-428-043-1072
KOKCHUNG LEOW
6436 ROOSEVELT RD #310
OAK PARK, IL 60304

16-18-428-043-1073
JINGXIAN DIAO
6436 ROOSEVELT RD#201
OAK PARK, IL 60304

16-18-428-043-1074
LORRY LUSCRI
6436 ROOSEVELT RD 301
OAK PARK, IL 60304

16-18-428-043-1075
LIONEL A WAISMAN
6436 ROOSEVELT RD#401
OAK PARK, IL 60304

16-18-428-043-1076
VIP REAL ESTATE LTD
3945 S ARCHER
CHICAGO, IL 60632

16-18-428-043-1077
YOLANDA YBARRA
6436 W ROOSEVELT #216
OAK PARK, IL 60304

16-18-428-043-1078
DORINE GROOME
6436 ROOSEVELT RD#316
OAK PARK, IL 60304

16-18-428-043-1079
PATRICIA D ROBERTS
6436 ROOSEVELT RD 417
OAK PARK, IL 60304

16-18-428-043-1080
TODD M KITZINGER
6436 ROOSEVELT RD#205
OAK PARK, IL 60304

16-18-428-043-1081
IRAM SHAIKHABBASI
3900 YORK RD
OAK BROOK, IL 60523

16-18-428-043-1082
J L JAIME SR
6436 ROOSEVELT 303
OAK PARK, IL 60304

16-18-428-043-1083
AMM HOLDINGS II LLC
2385 HAMMOND DR #6
SCHAUMBURG, IL 60173

16-18-428-043-1084
KERRY HUTCHERSON
6436 ROOSEVELT RD#204
OAK PARK, IL 60304

16-18-428-043-1085
BARBARA MELENDI
4535 N ROCKWELL ST
CHICAGO, IL 60625

16-18-428-043-1086
KIMBERLY WEINER
1434 N ASTOR STREET
CHICAGO, IL 60610

16-18-428-043-1087
LORRY LUSCRI
6436 ROOSEVELT RD#301
OAK PARK, IL 60304

16-18-428-043-1088
CATHERINE A HAMILTON
6436 ROOSEVELT RD #412
OAK PARK, IL 60304

16-18-428-043-1089
LUCAN INV LLC
438 POND VIEW LN
BARTLETT, IL 60103

16-18-428-043-1090
DANIEL BATTISTA
10 S LA SALLE ST#3600
CHICAGO, IL 60603

16-18-428-043-1091
BART MILLER
6436 ROOSEVELT RD#309
OAK PARK, IL 60304

16-18-428-043-1092
LUCAN INV LLC
438 POND VIEW LN
BARTLETT, IL 60103

16-18-428-043-1093
LUCAN INV LLC
438 POND VIEW LN
BARTLETT, IL 60103

16-18-428-043-1094
EMILIO A GARCIA
6436 ROOSEVELT RD#317
OAK PARK, IL 60304

16-18-428-043-1095
MEREDITH S DAVIS
6436 ROOSEVELT RD 218
OAK PARK, IL 60304

16-18-428-043-1096
RICHARD LAMORENA
181 S LINDEN AVE
ELMHURST, IL 60126

16-18-428-043-1097
THOMAS J INSERRA
114 SENECA TRAIL
BLOOMINGDALE, IL 60108

16-18-428-043-1098
YOLANDA YBARRA
6436 W ROOSEVELT #216
OAK PARK, IL 60304

16-18-428-043-1099
JINGXIAN DIAO
6436 ROOSEVELT RD#201
OAK PARK, IL 60304

16-18-428-043-1100
RA & A SHETTY
6436 ROOSEVELT RD 215
OAK PARK, IL 60304

16-18-428-043-1101
HASANI STARKS
6436 ROOSEVELT RD
OAK PARK, IL 60304

16-18-428-043-1102
CATHERINE A HAMILTON
6436 ROOSEVELT RD #412
OAK PARK, IL 60304

16-18-428-043-1103
ANTOINETTE S CALLOWAY
6436 ROOSEVELT RD
OAK PARK, IL 60304

16-18-428-043-1104
IHAB M SHENOUDA
6436 ROOSEVELT RD 208
OAK PARK, IL 60304

16-18-428-043-1105
STEVEN T DODGE
3306 N 12TH STREET
OZARK, MO 65721

16-18-428-043-1106
OLIVIA LEIGH BUTT
6436 ROOSEVELT RD#312
OAK PARK, IL 60304

16-18-428-043-1107
DANA A YALA
817 S GROVE AVE
OAK PARK, IL 60304

16-18-428-043-1108
GARY D OROURKE
352 CAREY CT
BLOOMINGDALE, IL 60108

16-18-428-043-1109
R SHETTY & A SATYAPRAK
6436 ROOSEVELT RD #215
OAK PARK, IL 60304

16-18-428-043-1110
MEREDITH S DAVIS
6436 ROOSEVELT RD 218
OAK PARK, IL 60304

16-18-428-043-1111
ANTON TCELYKH
6436 ROOSEVELT RD#302
OAK PARK, IL 60304

16-18-428-043-1112
TERRENCE JANAS
6436 ROOSEVELT RD 305
OAK PARK, IL 60304

16-18-428-043-1113
KAITLYN E CUSTER
6436 ROOSEVELT RD#307
OAK PARK, IL 60304

16-18-428-043-1114
KOKCHUNG LEOW
6436 ROOSEVELT RD #310
OAK PARK, IL 60304

16-18-428-043-1115
LOURDES MARTINEZ
1N376 PURNELLST
CAROL STREAM, IL 60188

16-18-428-043-1116
RICHARD LAMORENA
181 S LINDEN AVE
ELMHURST, IL 60126

16-18-428-043-1117
DORINE GROOME
6436 ROOSEVELT RD#316
OAK PARK, IL 60304

16-18-428-043-1118
EMILIO A GARCIA
6436 ROOSEVELT RD#317
OAK PARK, IL 60304

16-18-428-043-1119
ERICA L COURTENAY
6436 ROOSEVELT RD#318
OAK PARK, IL 60304

16-18-428-043-1120
CATHERINE A HAMILTON
6436 ROOSEVELT RD #412
OAK PARK, IL 60304

16-18-428-043-1121
PATRICIA D ROBERTS
6436 ROOSEVELT RD
OAK PARK, IL 60304

16-18-428-043-1122
TODD M KITZINGER
6436 ROOSEVELT RD#205
OAK PARK, IL 60304

16-18-428-043-1123
SUSAN HUERTA
6436 ROOSEVELT RD#306
OAK PARK, IL 60304

16-18-428-043-1124
LIONEL A WAISMAN
6436 ROOSEVELT RD#401
OAK PARK, IL 60304

16-18-428-043-1125
MICHAEL GOZA
6436 ROOSEVELT RD 406
OAK PARK, IL 60304

16-18-428-043-1126
GLORIA D JIMENEZ TRUST
6436 ROOSEVELT RD#410
OAK PARK, IL 60304

16-19-203-004-0000
FITZGERALDS
6615 W ROOSEVELT ROAD
BERWYN, IL 60402

16-19-203-005-0000
6607 ROOSEVELT LLC
5277 TRILLIUM BLVD
HOFFMAN ESTS, IL 60192

16-19-203-006-0000
HEIDNER HOLDINGS LLC
5277 TRILLIUM BLVD
HOFFMAN ESTS, IL 60192

16-19-203-007-0000
HEIDNER HOLDINGS LLC
5277 TRILLIUM BLVD
HOFFMAN ESTS, IL 60192

16-19-203-008-0000
HEIDNER HOLDINGS LLC
5277 TRILLIUM BLVD
HOFFMAN ESTS, IL 60192

16-19-203-023-0000
M CATALINA DIAZ
1212 S EAST AVE
BERWYN, IL 60402

16-19-203-024-0000
PAUL F GLEESON
1214 S EAST AV
BERWYN, IL 60402

16-19-203-039-0000
BLANCA GUTIERREZ
1216 S EAST AV
BERWYN, IL 60402

16-19-204-001-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-204-002-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-204-003-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-204-004-0000
TURANO BAKERY CO INC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-204-005-0000
TURANO BAKERY CO INC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-204-006-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-204-007-0000
1215 EAST AVENUE REVOC
1215 EAST AVE
BERWYN, IL 60402

16-19-204-008-0000
TIMOTHY NESS
1217 S EAST AVE
BERWYN, IL 60402

16-19-204-009-0000
PALAZZO MGMT GROUP SE
1 PEMBURY WAY
S BARRINGTON, IL 60010

16-19-204-021-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-204-022-0000
DAVID MILKLOS
2819 S WISCONSIN
BERWYN, IL 60402

16-19-204-023-0000
WIESLAWA CZARNOWSKA
1216 S SCOVILLE AV
BERWYN, IL 60402

16-19-204-024-0000
CINTHIA A HERRERA GALV
1218 SCOVILLE AVE
BERWYN, IL 60402

16-19-205-001-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-205-002-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-205-010-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-205-011-0000
DEI CUGINI LLC
6501 W ROOSEVELT ROAD
BERWYN, IL 60402

16-19-205-012-0000
JORGE PEREZ
1217 S SCOVILLE AVE
BERWYN, IL 60402

16-19-205-013-0000
JANET LEON
1219 SCOVILLE
BERWYN, IL 60402

16-19-205-014-0000
AUDREY BARRIENTOS
1221 SCOVILLE AVE
BERWYN, IL 60402

16-19-205-025-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-205-026-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-205-027-0000
MIGUEL A OCAMPO
1216 S GUNDERSON AV
BERWYN, IL 60402

16-19-205-028-0000
MIGUEL A OCAMPO
1216 S GUNDERSON AV
BERWYN, IL 60402

16-19-205-029-0000
R SALTO
1925 S 49TH CT
CICERO, IL 60804

16-19-205-043-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-206-005-0000
BERWYN PROPERTIES LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-206-006-0000
BERWYN PROPERTIES LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-206-007-0000
BENATO G TUBANO
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-206-008-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-206-009-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-206-010-0000
TURANO BAKERY
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-206-011-0000
DEI CUGINI LLC
6501 W ROOSEVELT RD
BERWYN, IL 60402

16-19-206-012-0000
CARLOS A PAGUADA
1215 GUNDERSON AVE
BERWYN, IL 60402

16-19-206-013-0000
EDITH VALENCIA
1219 GUNDERSON AVE
BERWYN, IL 60402

16-19-206-014-0000
NOE SANDOVAL
1221 GUNDERSON
BERWYN, IL 60402

16-19-206-026-0000
DEI CUGINI LLC
6501 W ROOSEVELT
BERWYN, IL 60402

16-19-206-027-0000
MEGAN F MILLER & BRIAN
1216 ELMWOOD AVE
BERWYN, IL 60402

16-19-206-042-0000
TURANO BAKERY
650U W ROOSEVELT RD
BERWYN, IL 60402

Affidavit of Notice

The undersigned Applicant, on oath states that the undersigned provided the Village of Oak Park, in writing, the list of owners of all property within 300 feet, excluding rights-of-way, in each direction of the property to which the petition relates; that documentation is from a reputable title company (or other approved agency) indicating the identity of all such owners required to receive notice has been submitted; that such list was prepared in sufficient time for the Applicant to provide notice no less than fifteen (15) days prior and no more than thirty (30) days in advance of such hearing; and that the owners so notified, are those shown on the last available tax records of the county. *(Please attach a list of the notified property owners)*

Anthony M. Turano

(Printed Name of Applicant)

[Handwritten Signature]

(Signature of Applicant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

20th DAY OF December, 2022



[Handwritten Signature]
(Notary Public)