

Zoning Board Agenda Memo

Date: August 16, 2016

To: Eric Boyd, Zoning Board Chair

Members of the Zoning Board of Appeals

From: Emily Rodman, Assistant Village Manager *ER*

RE: 1515 W. Ogden Avenue – AMENDMENT TO PLANNED UNIT DEVELOPMENT [#2016-04]

GENERAL BACKGROUND

The Sisters of St. Joseph of La Grange (“Sisters”) built their existing facility at 1515 W. Ogden Avenue in in the late 1960’s. The property was originally constructed as a Planned Unit Development (PUD) and the underlying zoning is R-1A, single-family residential. The property was later divided (via a tax division through Cook County) into multiple parcels (called “tracts”) and the portion of the property on which Bethlehem Woods is located was sold to what is now Presence Health. The PUD was last amended in 2011 to remove certain property owned by the Sisters which is leased to Nazareth Academy. The property leased by Nazareth Academy, including the property on which the football, baseball and softball fields are located, is not part of the PUD. A copy of the approved Final Plat of PUD is included as Attachment 2.

Presence Health and the Sisters are the two entities which own property within the PUD boundaries. As a result, they are co-applicants to the requested amendment to the PUD. Additionally, because portions of the Sisters facilities are located on property owned by Presence, certain easements have been proposed to accommodate the existing and proposed improvements.

The Sisters complex currently consists of four structures that are interconnected. The Chapel is a single-story structure (21,254 SF) and is used by the Sisters and Nazareth Academy for religious services and school gatherings. No changes are proposed to the Chapel. The Welcome Hall (15,555 SF) is a single story building that connects the other three buildings. The use of the building includes meeting rooms, a kitchen, and a dining area. No changes are proposed to the Welcome Hall. The “I” building (40,336 SF) is a three story structure that includes living rooms for the sisters and guest rooms. This building will be renovated as part of the proposed project. The “H” building (commonly referred to as the motherhouse) is a six story structure that is 61,323 square feet. The building currently includes guest rooms, ministry and administrative offices and meeting rooms. This structure will be demolished and reconstructed as part of the proposed project.

The complex includes a total of 138,468 square feet, which is allocated as follows: 32 resident rooms, 48 guest rooms, approximately 30,000 square feet of ministry and administrative office space, a kitchen, dining area, chapel, and storage and common spaces associated with all uses. The complex also includes a large parking lot south of the building, an inner courtyard, miscellaneous lighting and landscaping, sidewalks, and various access drives.

PROPOSED IMPROVEMENTS

Summary

The proposed project includes the renovation of the “I” building, deconstruction of the “H” building with construction of a new building, a storm water management basin, additional landscaping, new sidewalks, drives and parking lots, and new site lighting and mechanicals. The existing wireless communication equipment located on top of the “H” building will be removed and relocated to a proposed cell tower outside of the PUD (proposed as part of a separate zoning application). Overall, the building square footage will decrease by 14,181 square feet; the total number of Sister living units will decrease by 6; the total number of guest rooms will decrease by 27; and the total ministry and administrative space will decrease by approximately 5,000 square feet.

Proposed Changes to “H” Building *(Exhibits “C” & “G” of Application)*

The existing six story building is 79’ in height and 61,323 square feet. The existing building will be demolished and a new two story, 47,142 square foot building will be constructed in its place. The new building will be approximately 30 feet in height and will provide 26 assisted living units for the Sisters. The building design will be residential in style and designed to blend with the existing Chapel. The façade will include brick with a concrete masonry veneer. Pedestrian sidewalks will be provided around the entire building and tie into a walking path along the new storm water management basin and existing sidewalks serving Bethlehem Woods and Nazareth Academy.

Proposed Changes to “I” Building

The existing building is three stories and 40,336 square feet. All three floors of the building will be renovated and upon completion, the building will be used for guest rooms (21), ministry and administrative offices, and meeting rooms. The applicant has already submitted building permits for the renovation work, which are currently under staff review.

Parking *(Project Narrative included in Application)*

Currently, the Sisters complex is served by 115 parking stalls, including 68 parking stalls located in the parking lot south of the “H” building and 47 parallel parking stalls on the adjacent ring road. The current parking lot is legal non-conforming with regard to the layout of the parking lot, required interior parking lot landscaping, and total number of stalls provided. The existing parking was approved as part of the Planned Unit Development (as amended).

The Village Code establishes the number of required parking stalls for a development based on the combination of uses included. The number of stalls required for each type of use is based on generally accepted standards of what a typical use generates. In the case of the Sisters complex, when calculated for all uses, the current parking requirement would be 455 stalls (based on multi-family, office and church uses).

In practice, the use of the Sisters facilities differs from the traditional uses that make up their facilities. Since the Sisters live and work on-site, they own fewer cars than are typically found in multi-family units and generate fewer vehicle trips. The use of the Chapel is also different from a "typical" church, in that the majority of those attending the Chapel live within the confines of the PUD (either the Sisters or Bethlehem Woods) and therefore walk to services rather than drive. The Sisters also share parking with Nazareth Academy for larger school gatherings held at the Chapel, which occur during off-peak hours for the high school. The Sisters have noted that the availability of parking has not been a concern for them in the past.

As proposed, the existing parking areas will be removed and reconfigured in order to accommodate the new building footprint and storm water management basin. A new parking lot will be constructed west of the newly constructed "H" building and will include 30 parking stalls that will be reserved for use by the Sisters. A second parking lot is proposed to be located east of the newly constructed "H" building and will include 41 stalls for use by staff, guests and visitors. Handicap parking will also be provided in accordance with the Illinois Accessibility Code. In total, 118 parking stalls will be provided, including the existing 47 parking spaces located on the ring road, which are not being altered as part of the proposed project.

Total parking for the Sisters complex will increase by three stalls, while the density of the use is decreasing in terms of the number of resident rooms and available ministry and administrative space. Additionally, the proposed parking lots will be designed in accordance with the Village Code and include the required parking lot islands and interior parking lot landscaping.

Note: In 2015, when Nazareth Academy obtained zoning approvals to construct an addition onto the high school and install lighting on the football field, the approval was granted in part based on continued commitment from the Sisters to provide 25 overflow parking stalls to Nazareth Academy. While the Sisters will be unable to provide the overflow parking during project construction, they have submitted a letter re-committing to providing the 25 overflow parking stalls in the proposed east parking lot upon project completion.

Traffic (*Exhibit "H" of Application*)

The existing ingress and egress to the Sisters complex will remain the same. Access is provided via a signalized intersection at Ogden Avenue and via an existing looped drive (ring road) around the campus that serves Nazareth Academy, Bethlehem Woods and the Sisters complex. Since the overall density of the Sisters complex is being reduced, it is anticipated that the traffic generated by the use will decrease by 22-28 vehicles per hour during peak-hours, with the overall impact on traffic conditions being positive.

Storm Water Management (*Exhibits "C", "M" & "N" of Application*)

The proposed project includes a new storm water management basin located on the southwest portion of the property. The basin has been designed in accordance with the Metropolitan Water Reclamation District (MWRD) requirements and the Village's Storm Water Management Ordinance. The basin will include native plantings and a walking path around its perimeter for use by the Sisters. Storm water from

the property drains into the Village of La Grange's storm sewer system and therefore the proposed storm sewer improvements have also been reviewed and will require approval by the Village of La Grange. Overall, storm water management on the site will be improved as a result of the proposed project as the MWRD and Village Storm Water Management Ordinance were not in place at the time the Sisters complex was originally constructed.

Landscaping *(Exhibit "D" of Application)*

A significant amount of new landscaping is proposed as part of the project, including building foundation landscaping, parking lot landscaping, and landscaping in and around the detention basin. The proposed landscaping includes a variety of shade and evergreen trees, shrubs and groundcover. The proposed landscaping complies with the Village Code and exceeds the Village Code requirement with regard to building foundation landscaping and on-site landscaping.

Site Lighting & Chiller *(Exhibits "C" & "E" of Application)*

New site lighting and a new chiller unit are also proposed. Details on these improvements are included in the "Exceptions from Zoning Ordinance" section of this memorandum.

Easements *(Exhibit "J" of Application)*

As noted earlier, portions of the Sisters complex are located on the adjacent property owned by Presence Health or are built up to the property line. In the case of the "I" building, the northern edge of the building is located immediately south of the property line and some portions of the building are right on the property line. A required emergency exit located on the north side of the "I" Building exits to a sidewalk located on Presence's property. In order to ensure that this emergency exit and sidewalk remain in the future, a 30' wide easement is proposed and is shown on the proposed Amended PUD Plat. The easement grants rights to the Sisters for installation and use of the sidewalk and also includes rights to access an existing generator and install a new transformer on Presence's property.

The northern portion of the Welcome Hall is also located on property owned by Presence. The new "H" building will be constructed up to the existing property line and, as with the "I" building, required emergency exits will exit onto existing sidewalks on Presence's property. Therefore, staff has requested that an easement be placed over the portion of the Welcome Hall that encroaches on Presence's property and over the sidewalks that serve the emergency exits for the new "H" building. This easement is not shown on the Amendment PUD Plat but will be included in a revised plat before the application is forwarded to the Village Board for consideration.

An access easement is also proposed covering the portion of the access road located to the west of the Sister's complex that provides ingress and egress rights to the Sisters. While the Sisters have historically used this road for access to their property, previously there was no formal easement in place granting rights of ingress/egress.

EXCEPTIONS FROM ZONING ORDINANCE/VILLAGE CODE (*Exhibit "L" of Application*)

In accordance with the PUD standards, developments must comply with all of the requirements for the underlying zoning district in which the PUD is located. However, the purpose of a PUD is to allow for flexibility in the development of land and in the design of structures so as to facilitate a better development design than might otherwise be accomplished under the strict application of the Zoning Code (Section 5.1 Purpose). As such, the Zoning Code allows for exceptions from the district bulk regulations to be granted "if the Village Board finds that such exceptions meet all of the following standards" (Section 5.5 Exceptions from District Regulations):

1. Enhance the overall merit of the Planned Unit Development
2. Promote the objectives of both the Village and the development
3. Enhance the quality of the design of the structures and the site plan
4. Enable the development to offer environmental and pedestrian amenities
5. Will not cause such an adverse impact on neighboring properties so as to outweigh the benefits of the development
6. Are compatible with the land use policies of the Village's Comprehensive Plan
7. Provide a public benefit to the Village as described in Section D below (Attachment 1).

Section 12.3.C.2 – Light Pole Height (Exhibit "E" of Application)

The reconfiguration of the parking lot necessitates new site lighting be provided to ensure adequate visibility for parking areas, drives and walkways. The Village Code restricts light poles in residential districts to a maximum of 12 feet in height. The proposed lighting is 20 feet in height and has been proposed in order to match the height and style of the existing light poles serving both the Sisters complex and the Bethlehem Woods facility. In order to allow the installation of 20' light poles, the Village must grant an "exception" from Section 12.3.C.2 of the Village Code.

Section 12.3.A.1 – Lighting Levels at Residential Property Lines (Exhibit "E" of Application)

The proposed site lighting has been designed to provide adequate and safe lighting for parking areas, drives and walkways. The Village Code restricts lighting levels to one-half (0.5) foot candle at residential property lines. The proposed site lighting will provide light levels at several locations along the parcel lines with Bethlehem Woods that exceed the one half-foot candle lighting level, necessitating an "exception" from Section 12.3.A.1 of the Village Code. The Sisters complex and Bethlehem Woods buildings and parking lots were developed as a PUD and therefore the site lighting plan is designed to provide safe lighting levels along the shared drives and adjacent parking areas. The existing parcel lines are located in close proximity to existing drives and walkways and in order to provide safe lighting, the lighting levels will exceed one half foot candle at some of these locations. Presence Health has reviewed and approved the proposed site lighting plans. Lighting levels along the existing ring road will not change.

Section 12.4.H.1 – Chiller Location (Exhibit "C" of Application)

The Sisters existing buildings currently share the HVAC mechanical equipment that is located in one of the Bethlehem Woods buildings. The proposed chiller would allow the Sisters facilities to disconnect from the

Bethlehem Woods system and have their own system to serve their buildings. Section 12.4.H.1 of the Village Code requires that mechanical equipment be located in rear yards. Due to the existing building location and the parcel lines, the Sisters property does not have a rear yard. Therefore, the proposed chiller is located in a side yard, west of the newly proposed west parking lot. The proposed location was selected to avoid existing utilities and easements and to allow for sufficient buffering and screening. The proposed chiller, which is 27' x 8', will be screened by a six foot tall solid wood fence enclosure (39' x 19'), eight to ten foot evergreen trees and a variety of other deciduous and evergreen shrubs. The proposed screening exceeds what is required by Village Code.

PROJECT CONSTRUCTION

Project Phasing (*Exhibit "F" of Application*)

The Sisters are proposing to complete the project in four phases, identified as Phase 1A, Phase 1B, Phase 2A and Phase 2B over the course of two years. Phase 1A (October 2016 – February 2017) includes the interior renovation of the "I" building and minor site work. The renovation will provide space or the relocation of the "H" building occupants during deconstruction of the "H" building and construction of the new building. The site work will include installation of a new water line, installation of a new generator and transformer and a new sidewalk on the north side of the "I" building.

Phase 1B (April 2017 – June 2017), includes construction of the new east parking lot and the temporary storm water management basin. During Phase 1B parking for the Sisters, guests and visitors will be limited to the western portion of the existing parking lot and the parallel parking on the adjacent ring road.

Phase 2A (June 2017 – September 2017) will include the deconstruction of the "H" building. During deconstruction a portion of the Bethlehem Woods parking lot will be restricted due to proximity to the construction zone. Some of the existing Sisters west parking lot will be made available for use by Bethlehem Woods during this phase. Parking for Sisters, guests and visitors will be limited to the newly constructed east parking lot completed as part of Phase 1B and to the parallel parking along the ring road.

Phase 2B (September 2017 – September 2018) will include the construction of the new residence building for the Sisters, the west parking lot, storm water management basin, utility work, installation of the new chiller, sidewalks, lighting and landscaping. Parking for the Sisters, guests and visitors will continue to be limited to the new east parking lot constructed as part of Phase 1B and to the parallel parking along the ring road.

Construction Parking/Traffic (*Project Narrative & Exhibit "O" of Application*)

During construction, there will be a reduced number of parking stalls available on the site. All construction workers and contractors will be required to park on the Nazareth Academy site, off-site, or within the defined construction zones (shown on the Phasing Plans – Exhibit "F" of Application). During the construction period, the Sisters have committed to limiting gatherings, meetings and guests to reduce parking demand. Some staff and users will park off-site or use public transportation during the

construction phases. The Sisters will also require as a condition of their construction contract(s) that contractors secure off-site (off-street) parking for workers. Finally, Nazareth's ability to use the Sisters site for overflow parking will be temporarily restricted during construction.

Construction traffic will use the existing signalized intersection at Ogden Avenue. The primary and secondary access points to the Sisters complex will vary depending on the construction phase and are illustrated in the Phasing Plans (Exhibit "F" of Application).

Storm Water Management (*Exhibit "N" of Application*)

During Phase 1, no exterior modifications will occur on the site and no additional storm water management will be required.

During Phase 1A construction, storm water detention will be provided in a temporary detention basin located southwest of the existing parking lot. A new storm sewer line will be installed to connect the east parking lot and the existing courtyard to the temporary basin. Soil erosion and sediment control features will also be installed prior to any ground disturbance.

The temporary detention basin will remain in place during Phase 2A and throughout the deconstruction of the existing "H" building.

During Phase 2B the temporary detention basin will be maintained. The basin size and shape will be modified as necessary to provide adequate detention while construction activities continue. The temporary basin will be converted to the permanent basin during Phase 2B. Throughout the project, the Village and the Applicant will monitor conditions to ensure that detention volume and volume control are provided as required by the Village and the MWRD.

STAFF RECOMMENDATION

Staff has been meeting with the Applicant and providing guidance and feedback on the proposed improvement project since January 2014. In summary, the proposed improvements will result in a decrease in density on the Sisters property and in the PUD overall. The number of available parking stalls will increase by three, while the overall demand for parking has already decreased and will decrease further with the proposed improvements. Some of the existing users of the facility have already moved out and other users will not be able to be accommodated with the new, smaller facility. As a result, traffic impacts will also decrease. Storm water management on the site will improve as a result of bringing the site into compliance with the MWRD and Village Storm Water Management Ordinance requirements. The overall site will be brought into compliance with the Village Code with regard to parking lot design and landscaping. The "I" building and newly constructed "H" building will be built to the 2015 Building Code and comply with all current life safety codes. Existing encroachments and access issues will be addressed through the establishment of easements that did not previously exist. Finally, the overall aesthetics of the site will be improved as a result of the proposed project.

Staff recommends the Zoning Board of Appeals recommend approval to the Village Board of Trustees of the Amended Plat of Planned Unit Development for Bethlehem Woods Retirement Living Center, including approval of three exceptions from the Zoning Code, as follows:

- a) From Section 12.3.C.2 to allow the installation of light poles up to 20' in height
- b) From Section 12.3.A.1 to allow the lighting level to exceed one half foot candle at residential property lines, in accordance with the submitted photometric plan
- c) From Section 12.4.H.1 to allow for the installation of a chiller in an interior side yard

DOCUMENTATION

- Attachment 1 – Section 5.5.D of the Zoning Code “Exceptions from District Regulations”
- Attachment 2 – Approved Final Plat of Planned Unit Development for Bethlehem Woods Retirement Living Center
- Attachment 3 – Application for an Amendment to a Planned Unit Development
 - Project Summary
 - Exhibit A – Site Location Map
 - Exhibit B – Topographical & Boundary Survey
 - Exhibit C – Civil Engineering Plans
 - Exhibit D – Landscape Plan
 - Exhibit E – Parking Lot Lighting & Photometric Plan
 - Exhibit F – Phasing Plans
 - Exhibit G – Building Plans/Elevations
 - Exhibit H – Traffic Memo
 - *Exhibit I – Intentionally Omitted*
 - Exhibit J – Amended PUD Plat
 - Exhibit K – Proof of Ownership
 - Exhibit L – Proposed Exceptions to Zoning Ordinance
 - Exhibit M- Storm Water Calculations
 - Exhibit N – Storm Water Management Runoff Plan
 - Exhibit O – Letter of Agreement with Nazareth Academy Concerning Parking During Construction
- Attachment 4 – Public Hearing Notice to Adjacent Property Owners

C: Mark Boehlke – Hoffman Planning, Design & Construction (on behalf of Applicant)
Julia Cedillo, Village Manager
Dean Maggos, Director of Fire & Building
Paul Flood, Village Engineer
Cathy Keating, Village Attorney

5.5 EXCEPTIONS FROM DISTRICT REGULATIONS

- A. The Zoning Board of Appeals may recommend and the the Village Board may grant exceptions to the district bulk regulations where a planned unit development is located. The planned unit development is subject to the underlying district regulations unless such exception is specifically granted. Exceptions from district regulations may be granted for planned unit developments, if the Village Board finds that such exceptions meet all of the following standards:
1. Enhance the overall merit of the planned unit development.
 2. Promote the objectives of both the Village and the development.
 3. Enhance the quality of the design of the structures and the site plan.
 4. Enable the development to offer environmental and pedestrian amenities.
 5. Will not cause such an adverse impact on neighboring properties so as to outweigh the benefits of the development.
 6. Are compatible with the land use policies of the Village's Comprehensive Plan.
 7. Provide a public benefit to the Village, as described in Paragraph D below.
- B. The planned unit development is subject to the underlying district use regulations. However, the Zoning Board of Appeals may recommend and the Village Board may permit uses other than those allowed within the district when it is determined by the Village Board to be desirable in achieving the objectives of the planned unit development, except within the residential districts. No use exceptions are permitted in the residential districts. There must be clear evidence that such uses are desirable and appropriate with respect to the primary purpose of the development, and are not of such a nature, or so located, as to exercise a detrimental influence on the development or the surrounding neighborhood.
- C. The underlying zoning district requirements shall apply, unless an exception is granted by ordinance as part of the approved special use. Exceptions to district regulations may be granted where it is determined that such modifications shall not negatively affect the value and enjoyment of surrounding property, the provision of municipal services, or the flow of traffic. To be granted such exceptions, the applicant must demonstrate superior design and enhanced amenities. In no case shall an exception to district regulations within a planned unit development be granted unless the applicant demonstrates a substantial benefit to the Village.
- D. The following design characteristics and amenities are provided as a guide for consideration as to whether to grant an exception to district requirements. The following items are a guide and not an exclusive list of requirements. Additional design characteristics and amenities not listed may be considered as part of the approval process.
1. Landscaping, buffering or screening within or around the perimeter of the planned unit development that is in addition to the minimum required by this Code.
 2. The provision of underground parking, and additional landscaping and screening of parking lots and structures in addition to the minimum required by this Code.
 3. Reduced use of impervious surface materials, including cluster development and use of semi-pervious materials such as pervious pavers and grass-crete.

4. Community amenities including plazas, malls, formal gardens, places to congregate, outdoor seating, public art, and pedestrian and transit facilities.
5. Preservation of environmental features.
6. Open space and recreational amenities such as:
 - a. Swimming pools
 - b. Tennis courts
 - c. Recreational open space accessory buildings
 - d. Jogging trails and fitness courses
 - e. Playgrounds
 - f. Natural water features and conservation areas
 - g. Detention areas which are accessible to occupants or the public via nature trails, boardwalks, and/or perimeter walkways, but only if they are designed as natural water features and are landscaped with native vegetation
7. Additional public infrastructure improvements in addition to the minimum required by the planned unit development, such as new or repaved streets, installation of gutters and sewers, and traffic control devices to improve traffic flow.
8. Senior housing set-aside.
9. Provision of accessible dwelling units with accessible features beyond what is required by the Americans with Disabilities Act (ADA) or any other applicable codes.



APPLICATION FOR PLANNED UNIT DEVELOPMENT AMENDMENT

ADDRESS OF SUBJECT PROPERTY: **1515 W. Ogden Avenue**

NAME OF APPLICANT: **Sisters of St. Joseph of La Grange (Sisters)**
 INTEREST IN PROPERTY: **Owner**
 ADDRESS: **1515 W. Ogden Avenue**
 CITY, STATE, ZIP: **La Grange Park, Illinois 60526**
 CONTACT: Ed Sutoris EMAIL: esutoris@csjoseph.org PHONE: 708-482-5017

NAME OF PROPERTY OWNERS:

NAME: **Sisters of St. Joseph of La Grange**
 ADDRESS: **1515 W. Ogden Avenue**
 CITY, STATE, ZIP: **La Grange Park, Illinois 60526**
 CONTACT: Ed Sutoris EMAIL: esutoris@csjoseph.org PHONE: 708-482-5017

NAME: **Presence Chicago Hospitals Network**
 ADDRESS: **200 S. Wacker Drive, Suite 200**
 CITY, STATE, ZIP: **Chicago, IL 60606**
 CONTACT: Antonio Fricano EMAIL: antonio.fricano@presencehealth.org PHONE: 312-308-3275

NAME OF ENGINEER: **Eriksson Engineering Associates (Civil Engineers)**
 ADDRESS: **601 W. Randolph Street, Suite 500**
 CITY, STATE, ZIP: **Chicago, IL 60661**
 CONTACT: Ryan Feeney EMAIL: rfeeney@eea-ltd.com PHONE: (312) 463-0551

NAME OF ARCHITECT: **Hoffman Planning, Design & Construction, Inc.**
 ADDRESS: **122 East College Avenue, Suite 1G**
 CITY, STATE, ZIP: **Appleton, WI 54911**
 CONTACT: Mark Boehlke EMAIL: mboehlke@hoffman.net PHONE: 920-540-2120 FAX: 920-380-9120

VILLAGE PERSONNEL: Provide the following information for any officer or employee of the Village with an interest in the Owner, Applicant, Consultant or the Subject Property and the nature and extent of that interest.

We are not aware of any employee of the Village with an interest in the Owner, Applicant, Consultants, or the Subject Property

PERMANENT INDEX NUMBER OF SUBJECT PROPERTY (TAX ID NO.):

The Tax ID number for the Sisters of St. Joseph property within the existing PUD is: 15-32-400-17 (Tract F of Bethlehem Woods Retirement Living Center PUD)

The Tax ID numbers for the Presence property within the existing PUD are: 15-32-400-12, 15-32-400-014, 15-32-400-016, and 15-32-400-18 (Tracts A, C, and E, of Bethlehem Woods Retirement Living Center PUD)



CURRENT ZONING CLASSIFICATION: R-1A (underlying) - Planned Unit Development

ADJACENT ZONING CLASSIFICATION:

NORTH: I – Institutional District

SOUTH: R-1 Single Family Residence District

EAST: I – Institutional District

WEST: R-1A - Planned Unit Development

ZONING STANDARDS/STATEMENT OF COMPLIANCE *:

**All items listed as EXISTING OR PROPOSED are for the Sisters of St. Joseph(Sisters) parcel only, not the overall PUD, unless specifically noted.*

REQUIREMENT	CODE SECTION	R-1A CODE REGULATION	EXISTING*	PROPOSED *
MIN. LOT AREA	7.3	6,700 sf	5.92 acres	5.92 acres
MIN. LOT WIDTH	7.3	55 feet	663 feet at Ogden Ave frontage	663 feet at Ogden Ave frontage
MIN. LOT DEPTH	7.3	90 feet	Varies, minimum is approximately 312 feet	Varies, minimum is approximately 312 feet
MIN. FRONT SETBACK	7.3	35 feet	250 feet	131.9 feet
MIN. INTERIOR SIDE SETBACK	7.3	15 feet	0 feet **	0 feet **
MIN. CORNER SIDE SETBACK	7.3	Not Applicable	Not Applicable	Not Applicable
MIN. REAR YARD SETBACK	7.3	15% of lot depth	0 feet ** see note below	0 feet ** see note below
BUILDING COVERAGE***	7.3	Interior lot 30% Corner lot 35%	3.83 acres (8.76%) *** see note below	4.1 acres (9.37%) *** see note below
IMPERVIOUS SURFACE COVERAGE****	7.3	50% maximum	10.58 acres (24.2%) **** see note below	11.01 (25.2%) **** see note below
BUILDING HEIGHT	7.3	30 feet	6-stories (approximately 79 feet)	3-stories (approximately 30 feet)
BUILDING HEIGHT SETBACK PLANE	7.4	Not Applicable	Not Applicable	Not Applicable
LOADING	13	Not Applicable	Not Applicable	Not Applicable
PARKING**	13	See Parking Summary in attached PUD Amendment - Project Summary	See Parking Summary in attached PUD Amendment - Project Summary	See Parking Summary in attached PUD Amendment - Project Summary

** All items listed as EXISTING OR PROPOSED are for the Sisters of St. Joseph(Sisters) lot only, not the overall PUD, unless specifically noted.*

*** The rear yard setback and interior side setback for the existing building is 0 feet. No exception request or approval is required because this is an existing condition allowed in the approved PUD and will remain the same in the proposed plan.*

**** The Building Coverage is shown for the overall PUD. The Building Coverage for the PUD is increased by 0.27 acres (11,700 s.f.) from 8.76% to 9.37%.*

***** The Impervious Surface Coverage is shown for the overall PUD. The Impervious Surface Coverage for the PUD is increased by 1% from 24.2% to 25.2%.*



REQUIRED DOCUMENTATION: All required documents must be submitted in hard copy (2 copies) and in digital form (1 copy).

- STATEMENT OF AGREEMENT TO REIMBURSE COSTS (separate document)
- PROOF OF OWNERSHIP (current title policy report or deed and current title search)
- LEGAL DESCRIPTION
- PLAT OF SURVEY (certified by registered land surveyor)
- SITE LOCATION MAP
- SITE PLAN
- BUILDING ELEVATIONS/SCHEMATICS
- TRAFFIC CIRCULATION PLAN
- TRAFFIC IMPACT ANALYSIS
- DRAINAGE PLAN
- UTILITIES STUDY
- LANDSCAPE PLAN
- SCHEDULE OF EXCEPTIONS FROM VILLAGE REGULATIONS
- NEIGHBORING OWNERS/AFFIDAVIT OF MAILING* (see page 3)

* The Applicant must notify the occupants/tax assessesees (as shown on the records of the Proviso Township Assessor) of all properties located within 250 feet of the boundary lines of the Subject Property, excluding public rights-of-way (see §3.3 of Zoning Code) of the date, time, place and purpose of the hearing on the Variation. The Village will prepare a legal Notice of Hearing. Applicant must mail the Notice not less than 15 nor more than 30 days prior to the scheduled hearing date to all occupants/tax assessesees. The applicant/agent must then fill out, sign, and notarize the Affidavit of Mailing form, returning that form and the list of all persons, addresses and PIN numbers to which Notice was sent, to the Village.

SUMMARY OF PROPOSED PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN:

SEE ATTACHED PUD AMENDMENT - PROJECT SUMMARY

MINIMUM REQUIREMENTS FOR A PRELIMINARY PLAN OF A PLANNED UNIT DEVELOPMENT:

- a. Plat of survey of the parcel(s) of land comprising the zoning lot on which the planned unit development is proposed. The plat shall be drawn to scale, showing actual dimensions of the zoning lot, including all parcels within the zoning lot, and shall show all improvements to the zoning lot existing at the time of application.
- b. Proof of ownership of all parcels encompassing the zoning lot.
- c. A site location map drawn to an appropriate scale showing the proposed planning unit development in relation to surrounding streets and property located within 600 feet in all directions of the development site. The map shall indicate the location, height and land use of all existing buildings and structures immediately adjacent to the development site.
- d. A site plan, drawn to an appropriate scale, showing:
 - i. The location, ground area, height, bulk and approximate dimensions of all existing and proposed buildings and structures within the planned development.
 - ii. The use or uses to be made of such existing and proposed buildings and structures.



- iii. The dimensions of all perimeter setbacks and the distance between all buildings and structures.
 - iv. The location and dimensions of all pedestrian walkways, driveways, streets, parking and loading facilities, including the number of parking spaces serving each building or land use type and all parking related screening and landscaping.
 - v. The location, height, design and illumination characteristics of all external lighting fixtures within the development.
 - vi. The location and dimensions of any areas proposed to be conveyed, dedicated or reserved for parks, parkways, playgrounds, places of worship, school sites, public buildings or for any other public or quasi-public use.
- e. Typical building elevations and schematic design presentations indicating the general architectural character or all proposed buildings and structures.
- f. A traffic circulation plan and traffic impact analysis prepared by a qualified professional indicating the proposed movement of vehicles, goods and pedestrians within the planned unit development, and to and from adjacent streets, and the impact of the proposed planned unit development upon existing traffic patterns. Such studies shall also include an examination of the adequacy of on-site parking facilities, vehicular circulation patterns and pedestrian access and safety.
- g. A drainage plan prepared by a qualified professional indicating the manner in which surface drainage will be controlled and managed, consistent with all Village and other governmental jurisdictions, regulations and requirements.
- h. A utilities study prepared by a qualified professional indicating the adequacy of the utility systems serving the proposed planned unit development, including water distribution lines, sanitary sewers and storm water drainage facilities.
- i. A landscape plan prepared by a qualified landscape architect indicating the general character of all proposed landscaping, screening and fencing, including all open space areas around buildings and structures.
- j. A separate schedule setting forth any proposed exceptions to any Village regulations, citing by Section number each regulation from which an exception is sought.

APPROVAL STANDARDS FOR A PLANNED UNIT DEVELOPMENT: No Planned Unit Development (Preliminary Plan) shall be approved unless the Zoning Board of Appeals and the Village Board of Trustees make specific written findings that the Planned Unit Development is in the public interest, including, but not limited to, evaluation of the standards noted below. *(You may attach additional pages if necessary.)*

- a. *Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development process?***
NOT APPLICABLE – THIS IS AN EXISTING PLANNED UNIT DEVELOPMENT
- b. *Will the proposed planned unit development be detrimental to or endanger the public health, safety, comfort or general welfare of any portion of the community?***
No. The proposed PUD amendment will not change the use of the property and will downsize the Sisters facility, which will decrease the number of users/occupants and decrease traffic.



- c. Will the proposed planned unit development be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted?**
No. The proposed PUD amendment will not change the use of the property and will downsize the Sisters facility, which will decrease the number of users/occupants and decrease traffic.
- d. Will the proposed planned unit development diminish or impair property values within the neighborhood?**
No. The proposed PUD amendment will not change the use of the property and will downsize the Sisters facility, which will decrease the number of users/occupants and decrease traffic.
- e. Will the proposed planned unit development impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?**
No. The proposed PUD amendment will not change the use of the property and will downsize the Sisters facility, which will decrease the number of users/occupants and decrease traffic.
- f. Is there provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities?**
Yes. The proposed project will use existing utilities for service and the parking need will be less due to downsizing of the building area. Adequate on-site pedestrian access and other facilities will be essentially the same as currently exist.
- g. Is there provision for adequate vehicular ingress and egress designed to minimize traffic congestion in the public streets?**
Yes. The proposed PUD amendment will not change the use of the property and will downsize the Sisters facility, which will decrease the number of users/occupants and decrease traffic. Existing ingress and egress to Ogden Avenue will remain as currently exists.
- h. Are the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses?**
Yes. The proposed PUD amendment will not change the use of the property and will downsize the Sisters facility. The proposed new building will be lower in height and more residential in appearance.
- i. Is any part of the proposed planned unit development which is not to be used for structures, parking and loading areas, or access ways, suitably landscaped?**
Yes. The proposed landscaping will meet Village of La Grange Park requirements and provide a new storm water basin with native/sustainable landscaping.
- j. Is the planned unit development in the specific location proposed consistent with the spirit and intent of the Code and adopted Comprehensive Plan?**
NOT APPLICABLE – THIS IS AN EXISTING PLANNED UNIT DEVELOPMENT



OWNER/APPLICANT REPRESENTATIONS:

The Owner states that he and/or she consent to the filing of this application and that all information contained herein is true and correct to the best of his and/or her knowledge.

Name of Owner (print): Sisters of St. Joseph of La Grange

Signature of Owner: Dr Pat Bergen C.S.J. Date: 6/6/16

Name of Owner (print): Presence Chicago Hospitals Network

Signature of Owner: _____ Date: _____

The applicant certifies that all of the information contained in this application is correct to the best of applicant's knowledge. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application.

Name of Applicant (print): Sisters of St. Joseph of La Grange

Signature of Applicant: Dr Pat Bergen C.S.J. Date: 6/6/16



FINAL PLANNED UNIT DEVELOPMENT PLAN PROCEDURE

Within 1 year following the approval of the Preliminary Planned Unit Development Plan, the applicant shall file with the Zoning Administrator a Final Plan containing, in final form, all information required in Section II(1) above. If the planned unit development is to be developed in phases, the applicant need only file a Final Plan for the phase being developed. Every Final Plan shall, in addition, contain the information and documentation listed in Section 5.6 D (1) of the Zoning Code.

REVOCATION OF PLANNED UNIT DEVELOPMENT PERMIT

A planned unit development permit shall expire if construction work has not begun within 18 months from the date of authorization by the Village Board (or such longer time period as is contained in the ordinance approving the planned unit development). The applicant can request an extension of the time to begin construction so long as the applicant files such a request prior to the expiration of the initial construction commencement deadline. If an applicant files a timely extension request, the Village Board may authorize a single extension of not more than 12 months without a public notice and public hearing.

CONDITIONS AND GUARANTEES

The Zoning Board of Appeals may recommend, and the Village Board may impose, such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the planned unit development as deemed necessary to guarantee performance of all condition. Failure to maintain such conditions and restrictions shall constitute grounds for revocation of the planned unit development permit. The conditions or restrictions imposed in connection with the planned unit development shall be set forth in the ordinance approving the planned unit development.

SIGN REQUIREMENTS FOR ALL PUBLIC HEARINGS

Under Section 3.3C of the Zoning Code, a sign provided by the Village of La Grange Park must be posted in front of the property at least 15 days, but not more than 30 days prior to the scheduled hearing. The Applicant must maintain the sign during the required time period.

APPLICATION FEE

An application fee of \$500.00, payable to the Village of La Grange Park, must accompany this Application.

REIMBURSEMENT OF FEES REQUIRED DEPOSIT AMOUNT

A deposit in the amount of \$5,000.00, payable to the Village of La Grange Park, must accompany this Application and the executed Reimbursement of Fees Agreement.



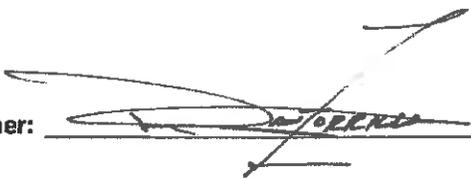
OWNER/APPLICANT REPRESENTATIONS:

The Owner states that he and/or she consent to the filing of this application and that all information contained herein is true and correct to the best of his and/or her knowledge.

Name of Owner (print): **Sisters of St. Joseph of La Grange**

Signature of Owner: _____ Date: _____

Name of Owner (print): **Presence Chicago Hospitals Network**

Signature of Owner:  _____ Date: **5/5/2016**

The applicant certifies that all of the information contained in this application is correct to the best of applicant's knowledge. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application.

Name of Applicant (print): **Sisters of St. Joseph of La Grange**

Signature of Applicant: _____ Date: _____

Sisters of St. Joseph, La Grange Park

PUD Amendment - Project Summary (RESUBMITTAL)

April 28, 2016 (REVISED June 3, 2016) (Project Schedule & Phasing Update 8.3.16)

Introduction

The Sisters of St. Joseph (Sisters) are proposing downsizing their current facilities at 1515 W. Ogden in the Village of La Grange Park. The proposed project will include deconstruction, renovation, and a new residence building for the Sisters.

The Sisters property is part of the existing Bethlehem Woods Retirement Living Center Planned Unit Development(PUD) in the R-1A zoning district. The existing PUD also includes the existing Bethlehem Woods Retirement Community (Presence Health) campus. The proposed Sisters project does not include any changes to the Bethlehem Woods Retirement Community buildings or site that would require PUD amendment, therefore the amendment request is limited to the Sisters property. The proposed Sisters project will require a PUD Amendment due to the deconstruction of one building, construction of a new building, addition of a new storm water management basin, and the reconfiguration of the drives and parking on the Sisters property.

The current Sisters site includes 4 existing connected buildings, and associated drives and parking. The existing buildings are the "I" Building, the "H" Building, the Welcome Hall Building, and the Chapel. The proposed project includes renovation of the "I" Building, and deconstruction and replacement of the existing "H" building with a new building which will provide a new home for the Sisters. Welcome Hall and the Chapel will remain. The project will also include a storm water management basin, new landscaping, new chiller, new sidewalks, drives and parking lots; new site lighting, and relocation of the existing cell tower (currently located on the roof of the "H" Building). Details of the proposed projects are described below.

Key Project Elements

The following is a summary of the key elements of the proposed project:

1. **Buildings** - The entire Sisters building complex is 4 connected buildings with a total of 138,468 square feet (including basements). The buildings include 32 Sister resident rooms, 48 guest/retreat rooms, approximately 30,000 square feet of ministry and administrative office space, a kitchen, dining area, chapel, storage and common spaces associated with all uses. The proposed project will reduce the size, use, and occupancy of the buildings as follows:
 - Sister Resident Rooms will decrease by 6, from 32 to 26 rooms
 - Guest rooms for Sisters, ministry guests, and others will decrease by 27, from 48 to 21 rooms
 - Ministry space and administrative offices will decrease by approximately 5,000 square feet
 - The total building square footage will decrease by 14,181 square feet
 - The tallest building at 6 stories and 79 feet high, will be replaced with a new 2-story building with a height of approximately 30 feet.
- a. **"I" Building** – The existing building is 3 stories with 40,336 square feet of floor area. The current use of the building includes Sister living and guest rooms. The proposed project

will include renovation of the building and upon project completion use of this building will be for guest rooms, Sisters administrative offices, Sisters ministry offices, and meeting rooms.

- b. "H" Building - The existing building is 6 stories with 61,323 square feet of floor area. The building height is approximately 79 feet to the top of the elevator tower. The existing use of the building includes guest rooms, Sister administrative offices, Sister ministry offices, and meeting rooms.

The existing building will be deconstructed and replaced with a new building. The proposed new building will be 2 stories with a height of approximately 30 feet. The new building will be 47,142 square feet and provide 26 assisted living units for Sisters.

- c. Welcome Hall Building – The existing Welcome Hall building is the link/connection between the other 3 buildings. It is a single story with a total of 15,555 square feet. The use of this building includes meeting rooms, kitchen, and dining area. This building will remain and include the same uses as currently exist.

- d. Chapel – The existing private Chapel is a total of 21,254 square feet. This building will remain. The existing Chapel will continue to be used by the Sisters and the adjacent Nazareth Academy for school gatherings and religious services.

- 2. Parking – The proposed project will downsize the facility and will decrease the number of users/occupants, therefore decreasing the parking demand. The number of existing parking stalls (as approved in the existing PUD) for the Sisters facilities is 108, which includes 68 parking lot stalls and 47 parallel parking stalls on the existing private drive(ring road), in front of the building, that parallels Ogden Avenue. The proposed project will provide a total of 118 parking stalls in two separate parking areas, and along the existing ring road. The new west parking lot will have 30 stalls and be restricted to Sisters staff and Sisters. The new east parking lot will have 41 stalls and be for guests, staff, and visitors. Handicap parking will be provided, as required to meet Village and ADA requirements. This summary is limited to the Sisters property. The parking at the Bethlehem Wood Senior Living Community parking will remain unchanged.

Existing Parking (as approved/required by the existing PUD)

Parking lots – 68 stalls

Ring road parallel parking – 47 stalls

TOTAL - 115 stalls

Proposed Parking

Parking lots – 71 stalls

Ring road parallel parking – 47 stalls

TOTAL - 118 stalls

The parking for the existing and proposed development as required by the Village Zoning Code is as follows:

Existing Parking Requirement per Zoning Ordinance Section 13

Sister Resident Rooms: 32 @ .25 per room = 8 parking stalls

Guest Rooms: 48 @ .5 per room = 24 parking stalls

Office (Admin & Ministry): 30,000 GFA @ 3/1000 =	90 parking stalls
Chapel: 844 capacity at 1 stall per 4 seats =	211 parking stalls*
TOTAL:	333 parking stalls (122 without chapel parking, see note below)

Proposed Parking Requirement per Zoning Ordinance Section 13

Sister Resident Rooms: 26 @ .25 per room =	7 parking stalls
Guest Rooms: 21 @ .5 per room =	11 parking stalls
Office (Admin & Ministry): 25,000 GFA @ 3/1000 =	75 parking stalls
Chapel: 844 capacity at 1 stall per 4 seats =	211 parking stalls*
TOTAL:	304 parking stalls (93 without chapel parking, see note below)

*Chapel Parking Note - The existing chapel on the site is private and used by the Sisters, Bethlehem Woods residents, and Nazareth Academy. The primary user is Nazareth Academy and therefore parking for the chapel uses the Nazareth Academy parking lots when it is needed. Nazareth Academy has more parking than required for the chapel use as required by the Village Zoning Ordinance Section 13.

Construction Phase Parking – during construction there will be reduced numbers of parking stalls available on the site. All contractors and construction workers will be required to park on the Nazareth Academy site, off-site, or within the defined construction zones as shown on the Phasing Plans (Exhibit F).

Parking for the Sisters, visitors, and guests will be reduced during various phases of construction. During this temporary timeframe the Sisters will take the following steps to accommodate the reduced number of parking stalls. The Sisters will minimize any gatherings, meetings and limit guests during this time to minimize the parking need. Some staff and users will also be parking off-site and/or using public transportation during the construction phases that impact the available on-site parking. Some of the current ministry uses have already moved out of the existing building and the parking demand has already decreased substantially. The temporary parking reduction on the Sisters site during construction will not impact the surrounding streets or parking at Bethlehem Woods.

3. Storm Water Management – The proposed project will include a new storm water management basin on the Sisters site that will meet all Village and Metropolitan Water Reclamation District of Greater Chicago (MWRD) storm water management requirements. The storm water basin will include native/sustainable landscaping and a walking path around it for use by the residents of the new Sisters residence building. The site plans attached with this submittal include plans that detail the proposed storm water management basin and associated storm sewer pipes and structures. See Exhibit C - Civil Plans, Exhibit M – Storm Water Calculations, and Exhibit N – Storm Water Runoff Management Plan for details concerning the proposed storm water management.

4. **Site Lighting** – The reconfigured parking lots and site will include new site lighting. The proposed site lighting will require two exceptions for the site lighting pole height and the site lighting levels at residential property lines. A Parking Lot Lighting plan, including photo-metrics, is attached with this submittal as Exhibit E. The Site Lighting exceptions are defined and addressed in Exhibit L.
5. **Landscaping** - The proposed landscaping will meet Village of La Grange Park landscape requirements and will provide a landscape consistent with the existing conditions and other landscaping within the existing PUD. The new storm water management area will include native/sustainable landscaping and a walking path around it. A landscape plan is attached with this submittal as Exhibit D.
6. **Chiller** - The proposed project will require a new chiller for the existing buildings, and proposed building. The Village Zoning Code, Section 12.4.H, requires mechanical equipment to be located in the rear yard of the subject parcel. Due to existing conditions within the Planned Unit Development, including the existing building locations and existing property lines; the subject parcel does not have a rear yard large enough to accommodate the chiller. Therefore, the proposed chiller is located in the side yard of the parcel as shown on the project plans and exception is requested. See Exhibit L for details concerning this exception.
7. **Traffic** – The existing access drives on Ogden Avenue and existing loop drive around the campus that serves Nazareth Academy, Bethlehem Woods, and the Sisters facilities will not be changed as part of the proposed project. The proposed project will decrease the overall square footage of the Sisters buildings by 14,181 square feet, and the number of uses and users of the facilities will also decrease. Therefore, traffic to and from the Sisters facilities will decrease as a result. A traffic memo from Eriksson Engineering is attached with this submittal as Exhibit H.
8. **Cell Tower Relocation**– The proposed project will require removal and relocation of the cell tower facilities that currently exist on the roof of the “H” building. The approval of this PUD Amendment will require approval of a Special Use Permit by the Village for the relocated cell tower. The Sisters own adjacent land that is north of, and outside of, the PUD boundary. The proposed cell tower relocation site is approximately 600 feet north of the “I” building and just east of the existing Nazareth Academy softball field. A Special Use approval by the Village of La Grange Park will be required for the relocated cell tower and the request for Special Use will be submitted to the Village as a separate application to be reviewed concurrently with the proposed PUD Amendment.

Project Permitting and Approvals

Project permitting required for the proposed project will include the following approvals/permits:

1. Village of La Grange Park
 - a. PUD Amendment
 - b. Site Plans including Civil Engineering Plans, Landscape Plan, Site Lighting Plan
 - c. Sign-off on MWRD submittal for Storm Water Management
 - d. Sign-off on IEPA Division of Public Water Supplies permit
 - e. Sign-off on IEPA Division of Water Pollution Control permit
 - f. Building Permits
 - g. Special Use Permit for Cell Tower Relocation
2. Village of La Grange
 - a. Sign-off on MWRD submittal for Storm Water Management
3. MWRD
 - a. Storm Water Management approval/permit
4. State of Illinois
 - a. Illinois EPA - Notice of Intent for Storm Water Pollution Prevention (SWPP)
 - b. Illinois EPA – Department of Public Water Supplies
 - c. Illinois EPA – Division of Water Pollution Control
 - d. Illinois DNR – Threatened and Endangered Species
 - e. Illinois Historic Preservation Agency

Project Schedule & Phasing (Update 8.3.16)

1. Project Schedule

The current project schedule includes submittal for approvals and permitting beginning in April, 2016, project construction beginning with Phase 1A renovation of the “I” building in October, 2016, and construction completion of all phases in September, 2018. The phasing is detailed below.

2. Project Phasing

The proposed project will require phasing as follows. Phasing plans that define the construction zones, description of work to be completed and the schedule are included as Exhibit F.

a. Phase 1A (October, 2016 – February, 2017)

Phase 1A will include renovation of the existing “I” building. The renovation will provide space for relocation of the “H” building occupants during deconstruction of the “H” building and construction of the new building. This phase will also include some minor site work including a new water line, relocation of the transformer and generator, and a new sidewalk on the north side of the existing “I” building.

b. Phase 1B (April, 2017 – June, 2017)

Phase 1B will include construction of a new parking lot with 41 parking stalls, and construction of a temporary stormwater management basin. During Phase 1B parking for occupants/residents and visitors will be limited to the existing west parking lot and the parallel parking on the front private drive (Ring Road).

c. Phase 2A (June, 2017 – September, 2017)

Phase 2A will include the deconstruction of the “H” building. During deconstruction a portion of the Bethlehem Woods parking lot will be restricted due to proximity to the construction zone. Some of the existing Sisters west parking lot will be made available for use by Bethlehem Woods during this phase. Parking for Sisters occupants/residents, guests, and visitors will be limited to the new east parking lot completed in Phase 1B and the parallel parking on the front private drive (Ring Road).

d. Phase 2B (September, 2017 – September, 2018)

Phase 2B will include the construction of the new residence building for the Sisters, as well as new parking, new storm water management basin, utility work, and landscaping. Parking for Sisters occupants/residents, guests, and visitors will be limited to the new Phase 1B parking lot and the parallel parking on the front private drive (Ring Road).

Attachments

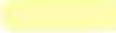
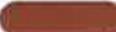
1. Exhibit A - Site Location Map
2. Exhibit B - Topographical & Boundary Survey
3. Exhibit C – Civil Engineering Plans
4. Exhibit D – Landscape Plan
5. Exhibit E – Parking Lot Lighting & Photometric Plan
6. Exhibit F – Phasing Plans
7. Exhibit G – Building Plans
8. Exhibit H – Traffic Memo
9. Exhibit J – PUD Plat Amendment
10. Exhibit K – Proof of Ownership/Title Information
11. Exhibit L – Proposed Exception to Village Regulations
12. Exhibit M – Storm Water Calculations
13. Exhibit N – Storm Water Management Runoff Plan
14. Exhibit O – Letter of Agreement with Nazareth Academy concerning Parking
15. Additional MWRD Schedules (Schedule A and Schedule D)



La Grange Park Center

April 19th, 2016



-  600' OFFSET FROM PROPERTY LINE
-  SINGLE FAMILY RESIDENCE DISTRICT
- ONE AND TWO STORY STRUCTURES
-  TWO FAMILY RESIDENCE DISTRICT
- TWO STORY STRUCTURES
-  INSTITUTIONAL DISTRICT
- ONE, TWO, THREE AND FOUR STORY STRUCTURES
-  SINGLE FAMILY RESIDENCE DISTRICT
- TWO, AND SIX STORY STRUCTURES

SITE LOCATION MAP

Exhibit A



SHEET INDEX

- C-1 Site Plan Index
C-101 Site Grading and Foundation Plan
C-102 Foundation/Column/Retaining Wall Plan
C-103 Slab/Beam/Column/Retaining Wall Plan
C-104 Slab/Beam/Column/Retaining Wall Plan
C-105 Slab/Beam/Column/Retaining Wall Plan
C-106 Slab/Beam/Column/Retaining Wall Plan
C-107 Slab/Beam/Column/Retaining Wall Plan
C-108 Slab/Beam/Column/Retaining Wall Plan
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C-200 Slab/Beam/Column/Retaining Wall Plan

GENERAL NOTES

- 1. The Location of Existing Underground Utilities, Such as Water, Gas, Sewer, etc., as Shown on the Plans, Has Been Determined From the Most Available Information and is Given For the Convenience of the Contractor. The Owner and the Engineer do not assume responsibility for the accuracy of this information. The Contractor shall verify the location of all utilities before construction.
2. Verify the Owner, Engineer, and Utility Company and the Village of La Grange Park a Minimum of 48 Hours in Advance of Performance of Any Work.
3. The Contractor shall assume the cost of any underground utility relocation or protection.
4. All work shall be done in accordance with the specifications and standards of the Village of La Grange Park.
5. The Contractor shall maintain access to all existing utilities and structures.
6. The Contractor shall protect all existing structures and utilities.
7. The Contractor shall maintain the site in a safe condition at all times.
8. The Contractor shall provide adequate drainage.
9. The Contractor shall provide adequate erosion control.
10. The Contractor shall provide adequate sediment control.
11. The Contractor shall provide adequate site stabilization.
12. The Contractor shall provide adequate site revegetation.
13. The Contractor shall provide adequate site cleanup.
14. The Contractor shall provide adequate site restoration.
15. The Contractor shall provide adequate site monitoring.
16. The Contractor shall provide adequate site reporting.
17. The Contractor shall provide adequate site communication.
18. The Contractor shall provide adequate site coordination.
19. The Contractor shall provide adequate site collaboration.
20. The Contractor shall provide adequate site cooperation.

DEMOLITION NOTES

- 1. All signs to be removed shall be removed and stored in the Owner's facility for future use.
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10. All signs to be removed shall be removed and stored in the Owner's facility for future use.
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12. All signs to be removed shall be removed and stored in the Owner's facility for future use.
13. All signs to be removed shall be removed and stored in the Owner's facility for future use.
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17. All signs to be removed shall be removed and stored in the Owner's facility for future use.
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19. All signs to be removed shall be removed and stored in the Owner's facility for future use.
20. All signs to be removed shall be removed and stored in the Owner's facility for future use.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided by Youth Land Surveying For Congregation of St. Joseph on April 29, 2014. Project Number: 14026.

PROJECT BENCHMARKS

- 1. SW Tag Bolt on Fire Hydrant at Circle Drive at Northeast Corner of Property. Elevation = 862.18
2. NW Tag Bolt on Fire Hydrant East of Property. Elevation = 844.91
3. NE Tag Bolt on Fire Hydrant at Circle Drive at South Entrance. Elevation = 848.82

All Project Benchmark Locations and Elevations Shown on Plans. For the Survey, All Elevations Shown on Plans Referenced NGVD 29, Corner Station to the North American Vertical Datum of 1988 (NAVD83) is Equal to NGVD station - 0.288 Ft.

J.L.L.L.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.L.L.L.E. 1 (800) 882-0123

GEOMETRY NOTES

- 1. All Structures Constructed Shall Conform to the Vertical Curve of Retaining Wall, Edge of Pavement, Center of Gravity and Outside Face of Building Foundation Unless Otherwise Noted.
2. All Permanent Structures Shall Be 4" Min. Yellow Paint Per Specification. All Cross Hatch Striping Shall Be 4" x 4" x 4" Dots.
3. All Accessible Parking Signs (P7-3) Shall Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fixtures.

GRADING NOTES

- 1. The Grading and Construction of Proposed Improvements Shall Be Done in a Manner Which Will Allow For Public Drainage, and Not Cause Flooding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Retained By Construction Shall Be Regraded With 2 Inches (50.8) to 12 Inches (304.8) Topsoil and Hydroseeded Unless Noted Otherwise on the Landscaping Details.
3. Refer to Architectural Drawings for Locations and Patterns of Erosion and Control Joints in Concrete Pavement and Retaining Walls.
4. All Landscaping Areas Shall Be Regraded With 2 Inches (50.8) to 12 Inches (304.8) Topsoil and Hydroseeded Unless Noted Otherwise on the Landscaping Details.
5. All Storm Sewer Structures That Are to Be Installed, Filtered, or Otherwise Treated To Remove Sediment, The General Contractor Shall Use "Coed-Mat" Soil Protectors (or equivalent) and Filter Mats Around the Structure to Landscaped Areas and "Tandem" Soil Protectors (or equivalent) in Paved Areas to Prevent Siltation.
6. All Temporary and Permanent Sediment and Erosion Control Measures Shall Be Installed, Inspected, and Maintained in Conformance With All Applicable SW-62/SP-23 Phase I.

UTILITY NOTES

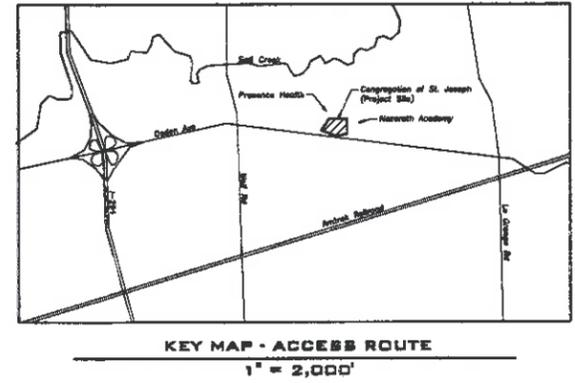
- 1. Utility Service Lines as Shown Hereon are Approximate. Verify the Exact Location With the Planning Department and/or the Utility Company.
2. Refer to Planning Department for Continuation of All Utility Lines at End of Building Foot.
3. The Utility Company Shall Be Notified 10 Days Prior to Installing Any On-Site Utility or Structure. All Utility Lines and Structures Shall Be Installed in Accordance With the Specifications and Standards of the Village of La Grange Park.
4. The Contractor shall assume the cost of any underground utility relocation or protection.
5. All work shall be done in accordance with the specifications and standards of the Village of La Grange Park.
6. The Contractor shall maintain access to all existing utilities and structures.
7. The Contractor shall protect all existing structures and utilities.
8. The Contractor shall maintain the site in a safe condition at all times.
9. The Contractor shall provide adequate drainage.
10. The Contractor shall provide adequate erosion control.
11. The Contractor shall provide adequate sediment control.
12. The Contractor shall provide adequate site stabilization.
13. The Contractor shall provide adequate site revegetation.
14. The Contractor shall provide adequate site cleanup.
15. The Contractor shall provide adequate site restoration.
16. The Contractor shall provide adequate site monitoring.
17. The Contractor shall provide adequate site reporting.
18. The Contractor shall provide adequate site communication.
19. The Contractor shall provide adequate site coordination.
20. The Contractor shall provide adequate site collaboration.
21. The Contractor shall provide adequate site cooperation.

STRUCTURE NOTES

- 1. All Catch Basins to be Installed in Paved Areas Shall Have Recessed R200-0-0 Frames & Grates or Approved Equal.
2. All Catch Basins to be Installed in Landscaped Areas Shall Have Recessed R200-1-1 Frames & Grates or Approved Equal.
3. All Catch Basins to be Installed Along Driveway Curb and Gutter (See 8-1.12) Shall Have Recessed R200-1-1 Frames & Grates or Approved Equal.
4. All Catch Basins to be Installed Along Driveway Curb and Gutter (See 8-1.12) Shall Have Recessed R200-1-1 Frames & Grates or Approved Equal.
5. Where Structures are Shown Along the Driveway, Unless Specifically Noted Otherwise, It is Intended That the Frame of the Structure is to Be Within the Footprint of the Driveway or at the Edge of the Driveway.
6. All Handicap Shall Have Minimum 31.75" x 6" Frames & Grates 1/4" or Approved Equal, with "Stairs" or "Sealoffs" Incorporated as Appropriate.
7. For All Handicap Structures to be Adjusted, Install or Remove Adjusting Ribs, New Data Section or New Barred Section as Necessary.
8. All Paved End Sections Shall Be Concrete.
9. All Sanitary Manholes Shall Include a Chimney Stack.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- 1. Erosion Control Measures Shall Conform to the SW-62/SP-23 Phase I and LTRD Permit Requirements for Project.
2. The Contractor Shall Be Responsible for Compliance With SW-62/SP-23 and LTRD Permit Requirements for Project.
3. All Structures Shall Be Constructed in Such a Manner as to Minimize Erosion, Sedimentation, and Siltation.
4. Sedimentation Control Measures Shall Be Installed at the Time of Temporary or Permanent Measures.
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20. Sedimentation Control Measures Shall Be Installed at the Time of Temporary or Permanent Measures.



KEY MAP - ACCESS ROUTE 1" = 2,000'

MWRDDC SECC NOTES

- 1. The Contractor Shall Take Measures to Prevent Any Polluted Water, Such as Stormwater, from Entering Any Water Body.
2. The Contractor Shall Take Measures to Prevent Any Polluted Water, Such as Stormwater, from Entering Any Water Body.
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20. The Contractor Shall Take Measures to Prevent Any Polluted Water, Such as Stormwater, from Entering Any Water Body.

MWRDDC GENERAL NOTES

- 1. All Construction Shall Be in Accordance With the Applicable Sections of the Village of La Grange Park Ordinance.
2. The Contractor Shall Be Responsible for Compliance With All Applicable SW-62/SP-23 and LTRD Permit Requirements for Project.
3. All Structures Shall Be Constructed in Such a Manner as to Minimize Erosion, Sedimentation, and Siltation.
4. Sedimentation Control Measures Shall Be Installed at the Time of Temporary or Permanent Measures.
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Hoffman Planning, Design & Construction, Inc. CONSULTANTS

ERIKSSON ENGINEERING ASSOCIATES, LTD. CONSULTANTS

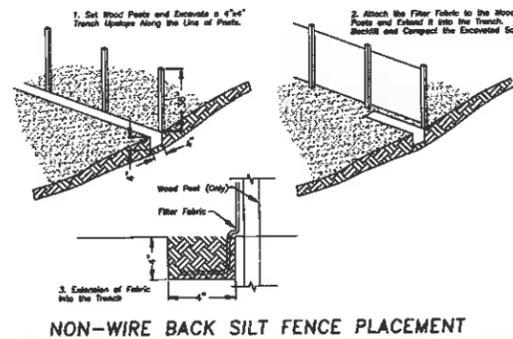
CONGREGATION OF St. Joseph LA GRANGE PARK CENTER

ADDITION TO: CONGREGATION OF ST. JOSEPH LA GRANGE PARK CENTER 1515 W. OGDEN AVE LA GRANGE PARK, IL 60526

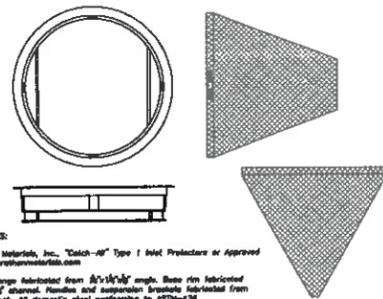
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SITE PLAN NOTES SHEET NUMBER: C-1

EXHIBIT C PRELIMINARY NOT FOR CONSTRUCTION

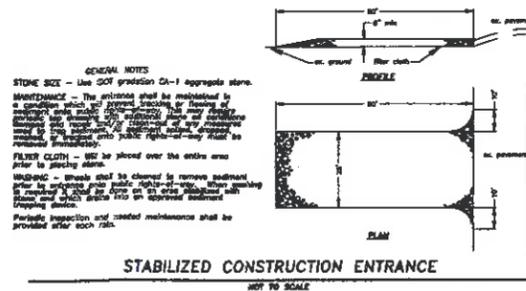


NON-WIRE BACK SILT FENCE PLACEMENT



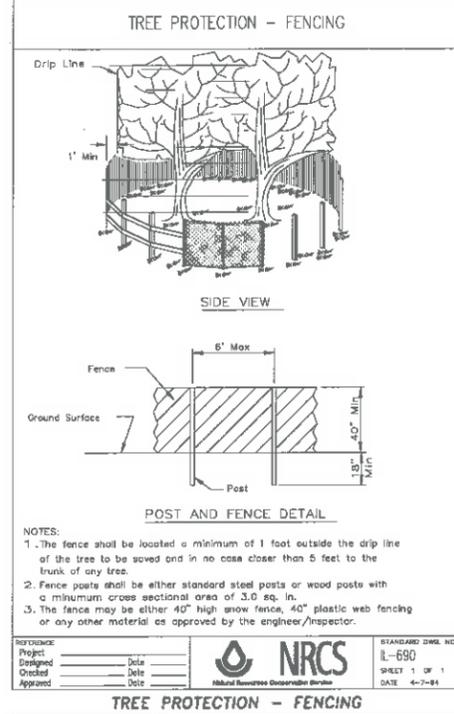
GENERAL NOTES:
 Use Marathon Materials, Inc., "Catch-All" Type I Inlet Protector or Approved Equal. www.marathonmaterials.com
 FRAMING: The frame fabricated from 3/4" x 1/2" angle. Base rim fabricated from 1/2" x 1/2" channel. Handles and suspension brackets fabricated from 1/2" x 1/2" flat stock. All domestic steel conforming to ASTM-A36.
 SEDIMENT BASIN: Bag fabricated from 4 mil./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and nut.
 Install basins in all existing storm inlets prior to construction and at new storm inlets immediately after installation. Contractor shall maintain throughout construction activities.

"CATCH-ALL" INLET PROTECTORS



GENERAL NOTES:
 STONE SIZE - Use SOT gradation CA-1 aggregate stone.
 MAINTENANCE - The entrance shall be maintained to a minimum depth of 6" above the existing ground surface. The entrance shall be cleaned to remove sediment prior to the opening and public right-of-way. The entrance shall be cleaned to remove sediment prior to the opening and public right-of-way. The entrance shall be cleaned to remove sediment prior to the opening and public right-of-way. The entrance shall be cleaned to remove sediment prior to the opening and public right-of-way.
 FILTER CLOTH - Will be placed over the entire area prior to placing stone.
 WARNING - Stone shall be cleaned to remove sediment prior to the opening and public right-of-way. The entrance shall be cleaned to remove sediment prior to the opening and public right-of-way. The entrance shall be cleaned to remove sediment prior to the opening and public right-of-way. The entrance shall be cleaned to remove sediment prior to the opening and public right-of-way.
 Portable sign and related maintenance shall be provided after each rain.

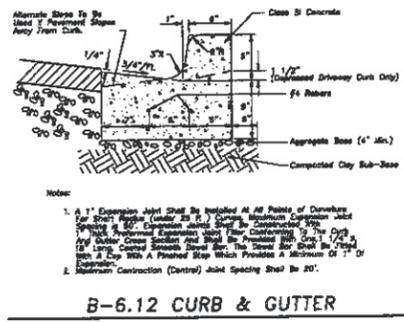
STABILIZED CONSTRUCTION ENTRANCE



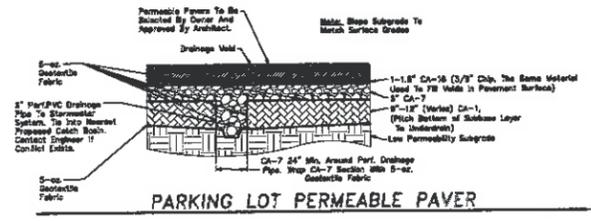
NOTES:
 1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

Project	Date	Standard Draw No.
Designed	Date	IL-690
Checked	Date	SHEET 1 OF 1
Approved	Date	DATE 4-7-84

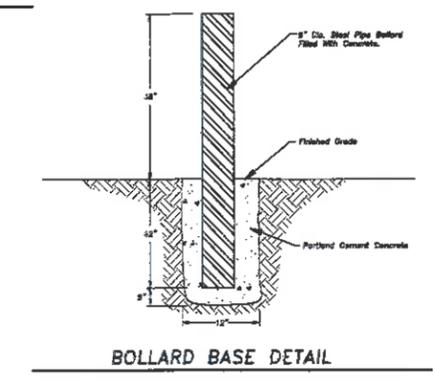
TREE PROTECTION - FENCING



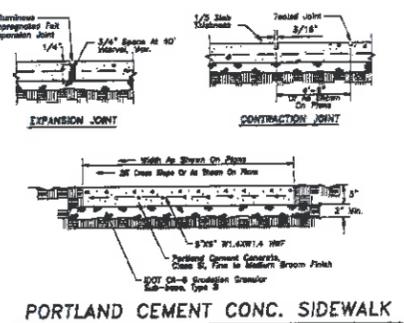
B-6.12 CURB & GUTTER



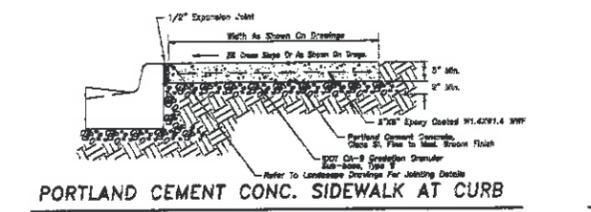
PARKING LOT PERMEABLE PAVER



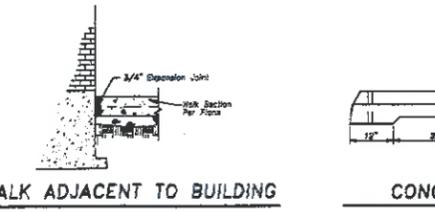
BOLLARD BASE DETAIL



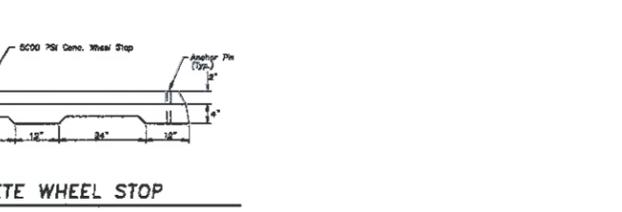
PORTLAND CEMENT CONC. SIDEWALK



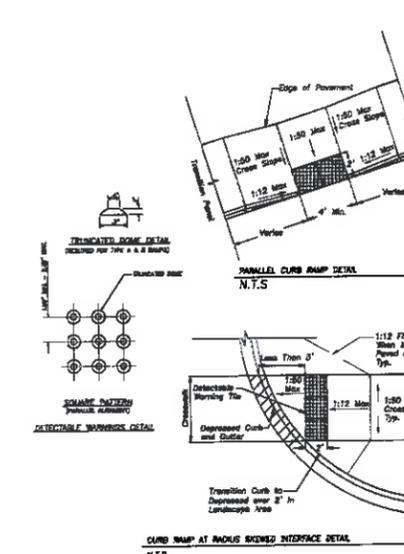
PORTLAND CEMENT CONC. SIDEWALK AT CURB



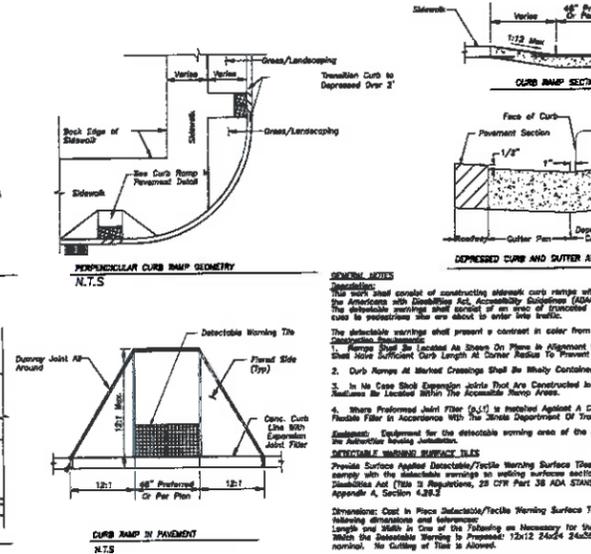
WALK ADJACENT TO BUILDING



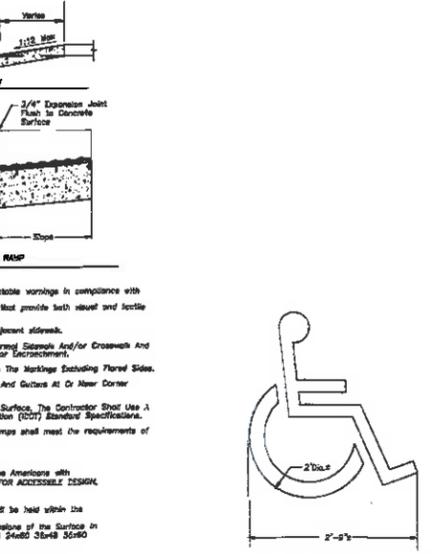
CONCRETE WHEEL STOP



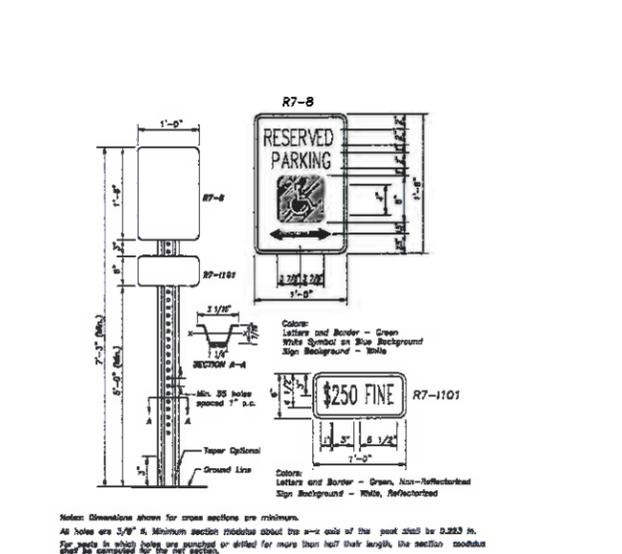
ACCESSIBLE RAMPS AND DETECTABLE WARNING TILES FOR SIDEWALKS



ACCESSIBLE RAMPS AND DETECTABLE WARNING TILES FOR SIDEWALKS



ACCESSIBLE PARKING STALL PAVEMENT MARKING



ACCESSIBLE PARKING SIGN

Hoffman
 Planning, Design & Construction, Inc.
 100 East College Avenue, Suite 101, Lombard, Illinois 60148
 (708) 261-1234

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 100 East College Avenue, Suite 101, Lombard, Illinois 60148
 (708) 261-1234

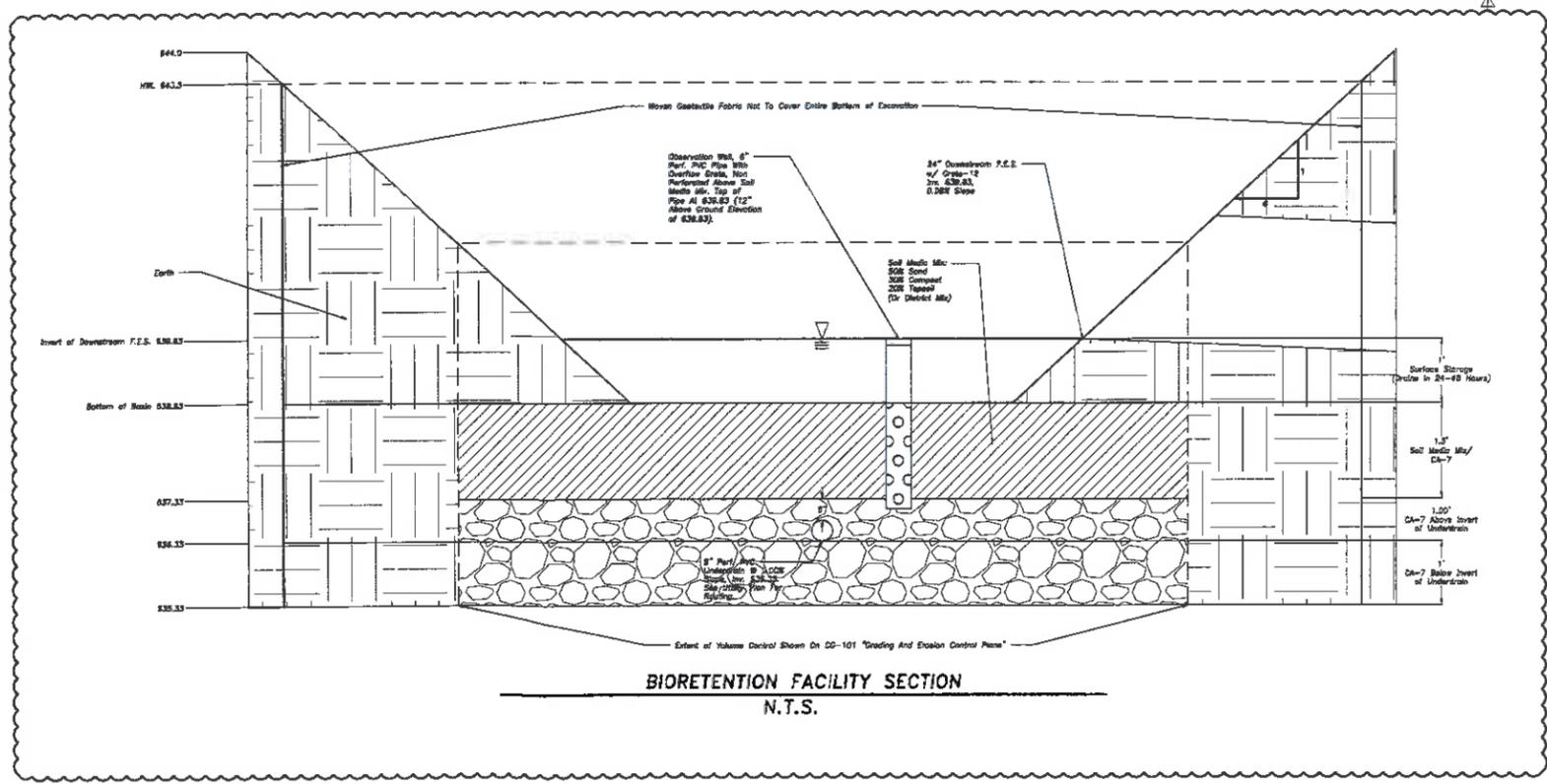
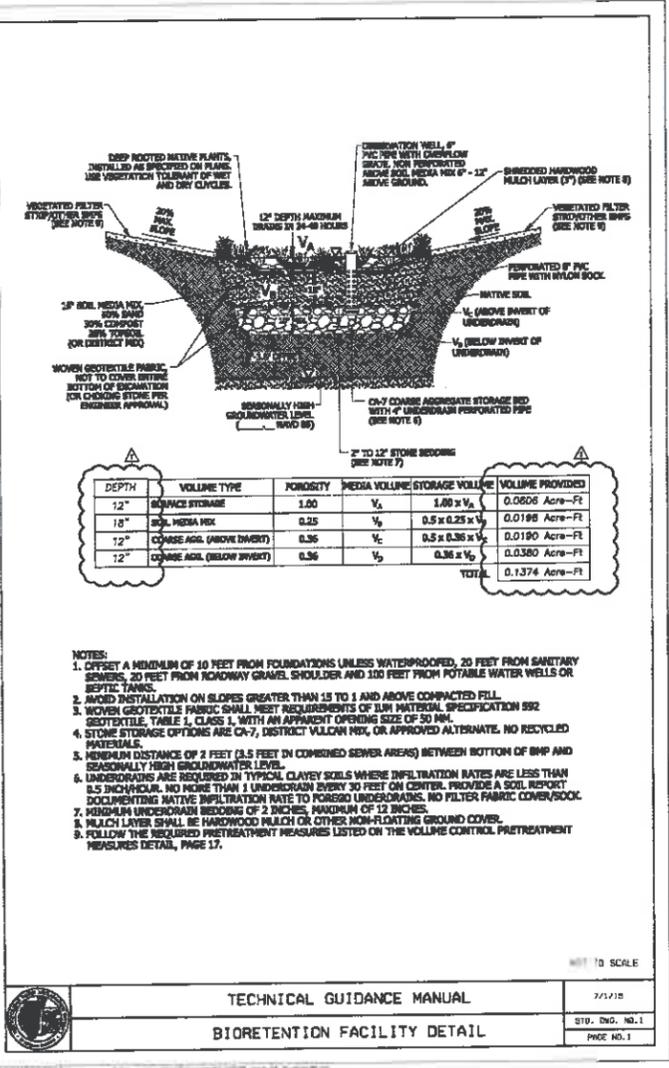
CONSULTANT

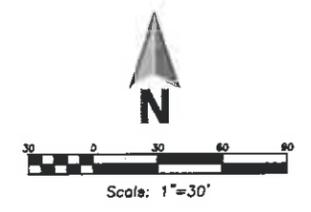
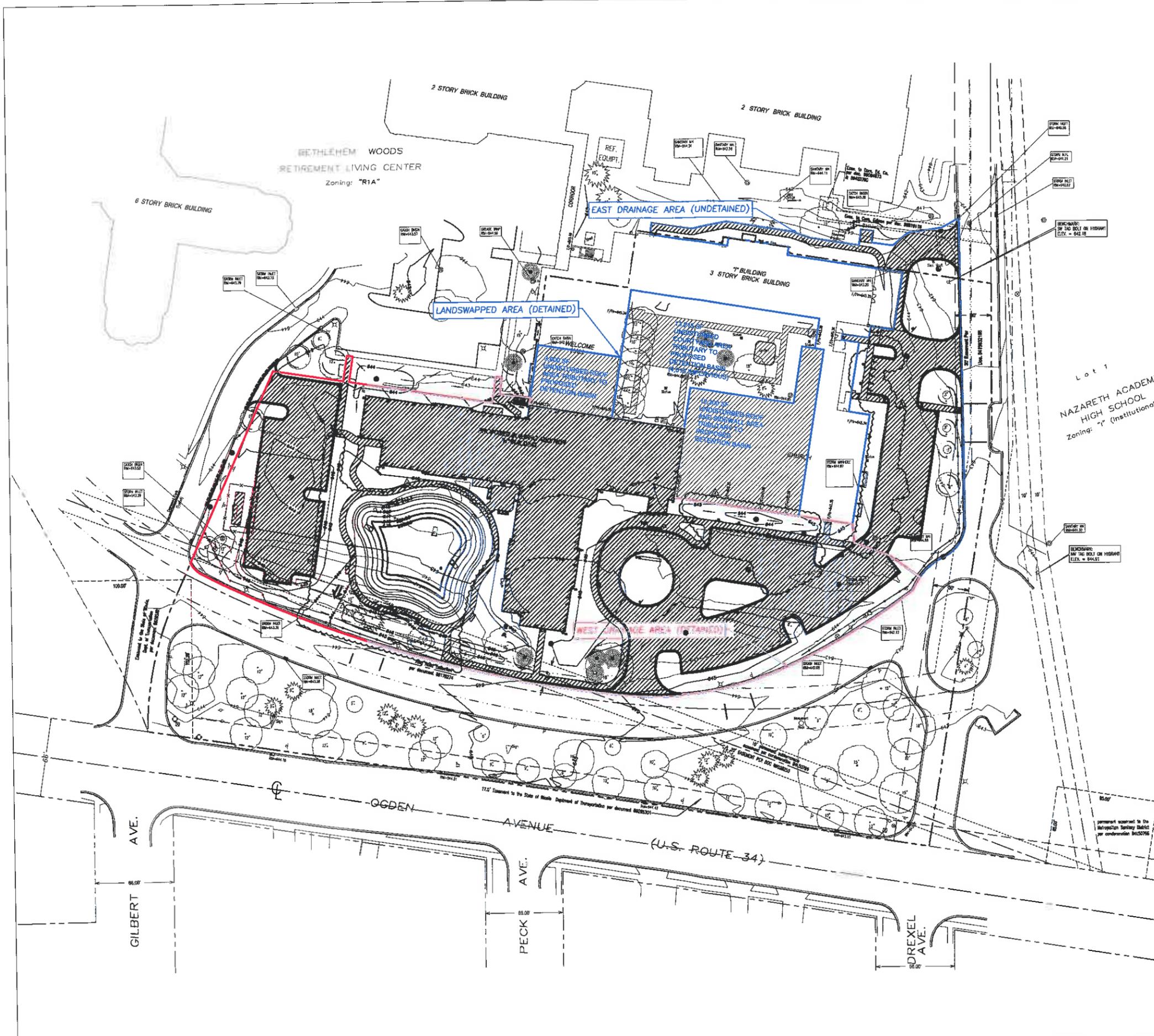
CONGREGATION OF **St. Joseph**
 CONGREGATION OF ST. JOSEPH
 LA GRANGE PARK CENTER
 1515 W. OGDEN AVE
 LA GRANGE PARK, IL 60526

ADDITION TO:
 CONGREGATION OF ST. JOSEPH
 LA GRANGE PARK CENTER
 1515 W. OGDEN AVE
 LA GRANGE PARK, IL 60526

APPROVED BY:	06-23-2018
DESIGNED BY:	05-15-2018
PREPARED BY:	04-18-2018
MARK:	DATE
ISSUED:	05-15-2018
PROJECT NO.:	14935
CAD DWG FILE:	
DRAWN BY:	RF
CHECKED BY:	TH
COPYRIGHT 2018	HOFFMAN PLANNING DESIGN & CONSTRUCTION, INC.
SHEET TITLE:	PAVING AND EROSION CONTROL DETAILS
SHEET NUMBER:	CP-501

EXHIBIT C
PRELIMINARY
 NOT FOR CONSTRUCTION





LEGEND

PROPOSED IMPERVIOUS AREA

AREAS

TOTAL PROPERTY AREA	8.82 AC
WEST DRAINAGE AREA (DETAILED)	2.40 AC
IMPERVIOUS AREA	1.36 AC
PERVIOUS AREA	1.04 AC
PROP. RUNOFF COEFFICIENT	0.70
CN	87.80
REDUCED CN	-
EAST DRAINAGE AREA (UNDETAILED)	0.56 AC
IMPERVIOUS AREA	0.29 AC
PERVIOUS AREA	0.27 AC
PROP. RUNOFF COEFFICIENT	0.68
CN	86.43
REDUCED CN	-
LANDSWAPPED AREA (DETAILED, DETAINED)	0.87 AC
IMPERVIOUS AREA	0.46 AC
PERVIOUS AREA	0.41 AC
PROP. RUNOFF COEFFICIENT	0.78
CN	98.48
REDUCED CN	-
TOTAL DISTURBED AREA	2.98 AC
IMPERVIOUS AREA	1.64 AC
PERVIOUS AREA	1.34 AC
PROP. RUNOFF COEFFICIENT	0.70
CN	87.30
REDUCED CN	82.51
TOTAL DETAINED AREA	3.87 AC
IMPERVIOUS AREA	1.81 AC
PERVIOUS AREA	1.21 AC
PROP. RUNOFF COEFFICIENT	0.72
CN	88.18
REDUCED CN	83.11

RETENTION

TOTAL PROPERTY AREA	8.82 AC
TOTAL DISTURBED AREA	2.98 AC
EX. IMPERVIOUS AREA	1.21 AC
PROP. IMPERVIOUS AREA	1.64 AC
PROP. RUNOFF COEFFICIENT	0.70
CN	87.30
REDUCED CN	82.51
TOTAL DETAINED AREA	3.87 AC-FT
PROP. IMPERVIOUS AREA	1.81 AC-FT
PROP. RUNOFF COEFFICIENT	0.72
CN	88.18
REDUCED CN	83.11
MWRD STORAGE REQUIRED	0.879 AC-FT
EX. DETENTION VOLUME	0.909 AC-FT
PROP. DETENTION VOLUME (M 30MIN)	0.604 AC-FT
PROP. DETENTION VOLUME (M 15)	0.137 AC-FT
PROP. DETENTION VOLUME (TOTAL)	0.742 AC-FT

VOLUME CONTROL

TOTAL PROPERTY AREA	8.82 AC
DISTURBED AREA	2.98 AC
IMP. AREA WITHIN DISTURBED	1.64 AC
VOLUME CONTROL REQUIRED	0.13674 AC-FT
VOLUME CONTROL PROVIDED	0.1374 AC-FT

Hoffman
Planning, Design & Construction, Inc.
122 East College Avenue, Suite 101 | Naperville, Illinois 60563
TEL: 630.834.1232 FAX: 630.834.1233

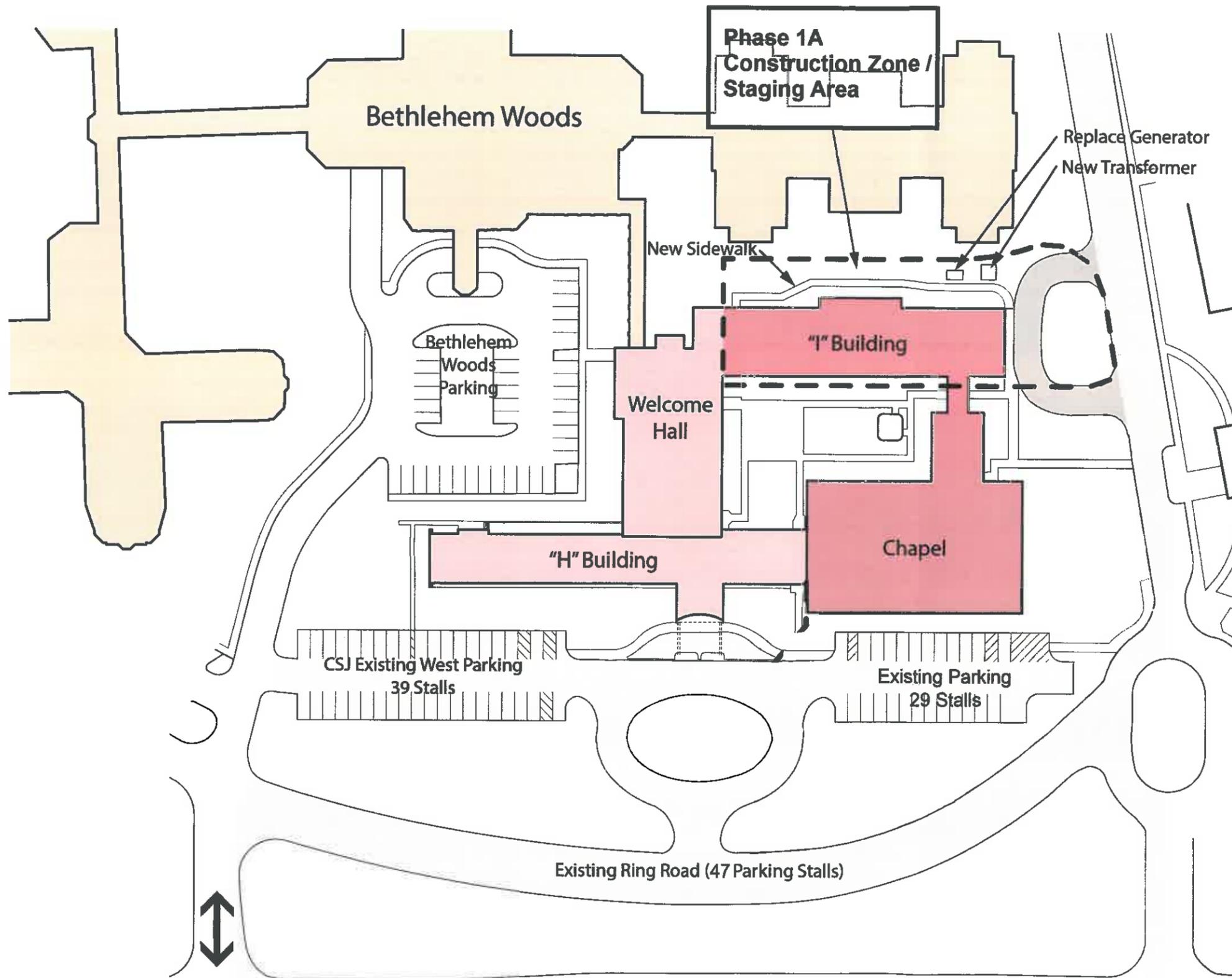
ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
145 LINDENHURST DRIVE, SUITE 100
NAPERVILLE, ILLINOIS 60563
TEL: 630.834.4504 FAX: 630.834.4504
WWW.ERIKSSON-ENGINEERING.COM
LICENSE NO. 18-001590 EXPIRES 06/30/17

CONSULTANT
CONGREGATION OF
St. Joseph

ADDITION TO:
**CONGREGATION OF ST. JOSEPH
LA GRANGE PARK CENTER**
1515 W. OGDEN AVE
LA GRANGE PARK, IL 60526

DATE: 06-03-2018
ISSUED: 06-13-2018
MARK: DATE
ISSUED: 06-13-2018
PROJECT NO: 14236
CAD DWG FILE:
DRAWN BY: RF
CHECKED BY: TH
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HOFFMAN PLANNING DESIGN & CONSTRUCTION INC.
SHEET TITLE: **MWRD DETENTION AND VOLUME CONTROL EXHIBIT**
SHEET NUMBER: **EX-1**

**EXHIBIT C
PRELIMINARY
NOT FOR CONSTRUCTION**



**La Grange Park Center
Phase 1A
"I" Building Renovation**

6-1-2016 (8-3-16 Update)

Phase 1 Includes:

- "I" Building renovation
- New sidewalk
- Generator replacement
- New transformer
- New 8-inch water line into "I" building

Phase 1 Parking

CSJ Parking

(available during Phase 1 construction)

Existing on-site Parking - 68 Stalls

Ring Road Parking - 47 Stalls

Total - 115 Stalls

Contractor Parking

Contractor parking during Phase 1A construction will be limited to existing on-site parking lots and off-site locations.

Phase 1 Construction Schedule

Start: October, 2016

Completion: February, 2017

**All Construction Traffic
(Entry & Exit)**

Ogden Avenue



Exhibit F



Planning, Design & Construction, Inc.



**La Grange Park Center
Phase 1B
Phase 1B - New Parking**
6-1-2016 (8-3-16 Update)

Phase 1 Includes:

- New parking
- Phase One Stormwater Basin

Phase 1 Parking

CSJ Parking

(available during Phase 1B construction)

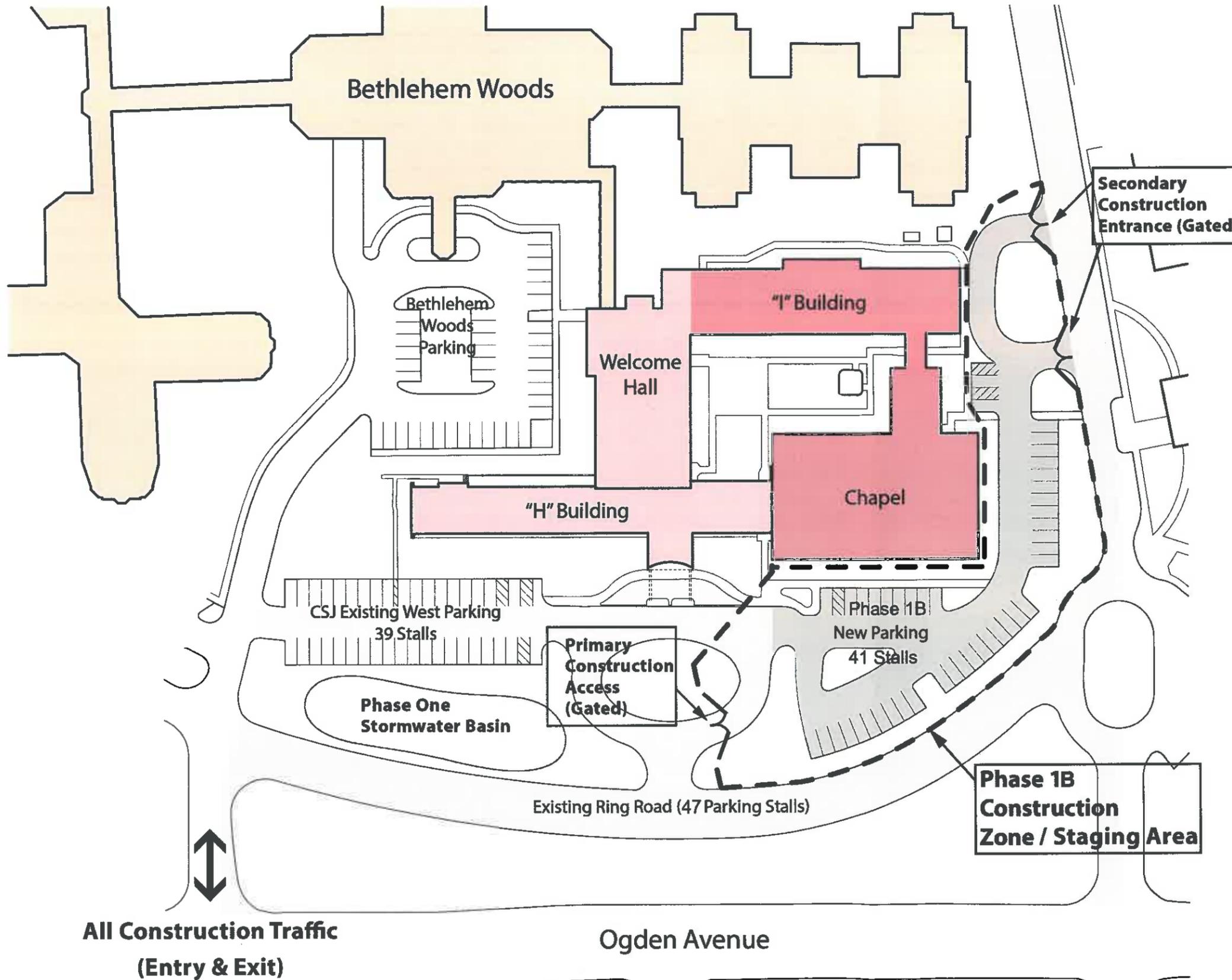
Existing West Parking - 39 Stalls
Ring Road Parking - 47 Stalls
Total - 86 Stalls

Contractor Parking

Contractor parking during Phase 1B will be limited to Phase 1B construction zone and off-site locations.

Phase 1 Construction Schedule

Start: April, 2017
Completion: June, 2017



**All Construction Traffic
(Entry & Exit)**

Ogden Avenue



Exhibit F

Hoffman
Planning, Design & Construction, Inc.



**La Grange Park Center
Phase 2A
"H" Building Deconstruction**
6-1-2016 (8/3/16 Update)

Phase 2A Includes:

- "H" Building deconstruction
- 11 Bethlehem Woods parking stalls temporarily relocated to CSJ lot.
- 2 Bethlehem Woods parking stalls maintained

Phase 2A Parking

CSJ Parking

(available during Phase 2A construction)

Phase 1 Parking Lot - 41 Stalls

Ring Road Parking - 47 Stalls

Total - 88 Stalls

Contractor Parking

Contractor parking during Phase 2A construction will be limited to Phase 2A construction zone and off-site locations.

Phase 1 Construction Schedule

Start: June, 2017

Completion: September, 2017

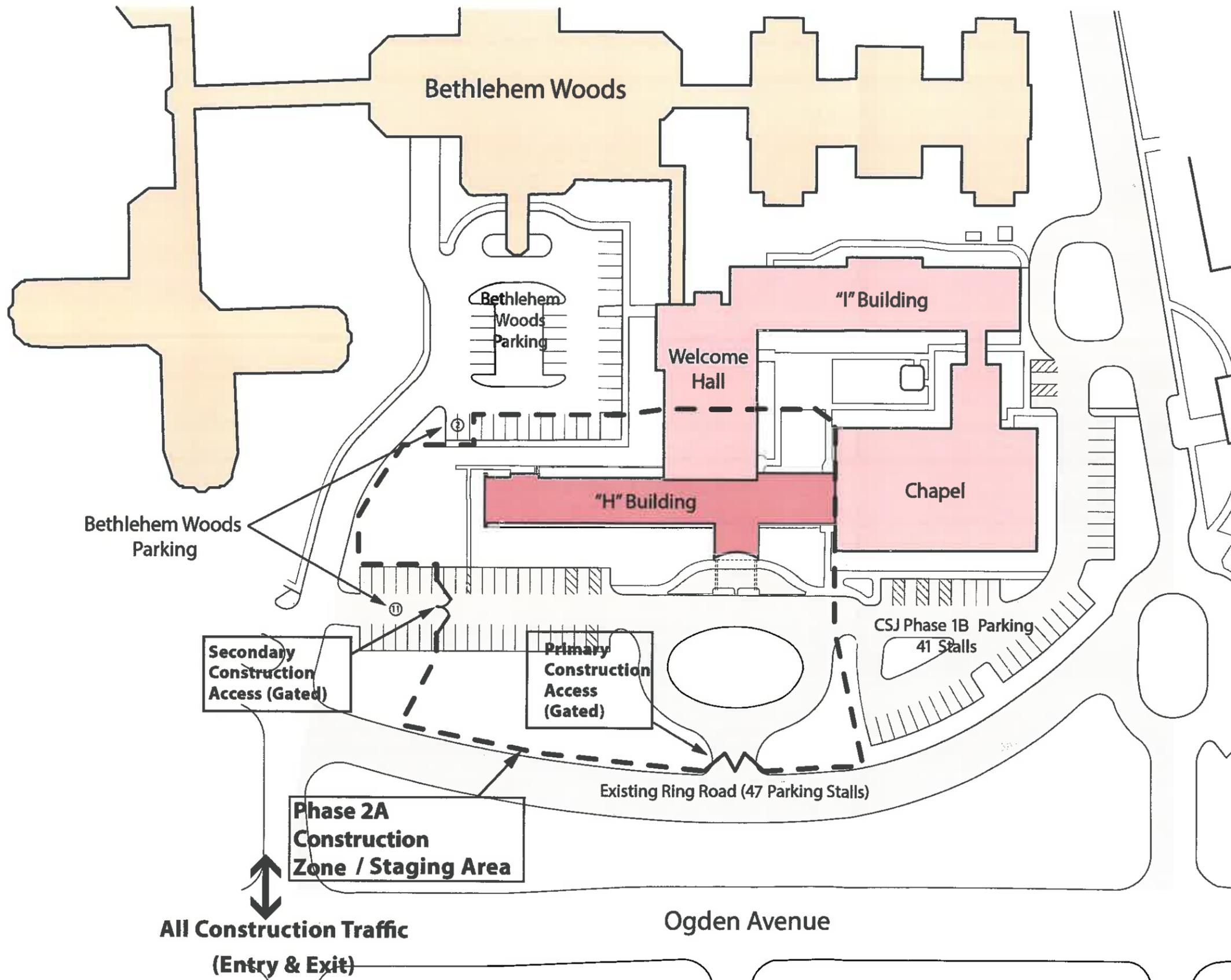


Exhibit F





La Grange Park Center Phase 2B New Building Construction

6-1-2016 (8/3/16 Update)

Phase 2B Includes:

- New building construction
- New parking
- New sidewalks and patio
- New storm sewer and stormwater basin
- Relocation of existing water main
- New chiller
- New landscaping

Phase 2B Parking

CSJ Parking

(available during Phase 2B construction)

Phase 1 Parking Lot	- 41 Stalls
Ring Road Parking	- 47 Stalls
Total	- 88 Stalls

Contractor Parking

Contractor parking during Phase 2B construction will be limited to the Phase 2B construction zone and off-site locations.

Phase 1 Construction Schedule

Start: September, 2017
Completion: September, 2018

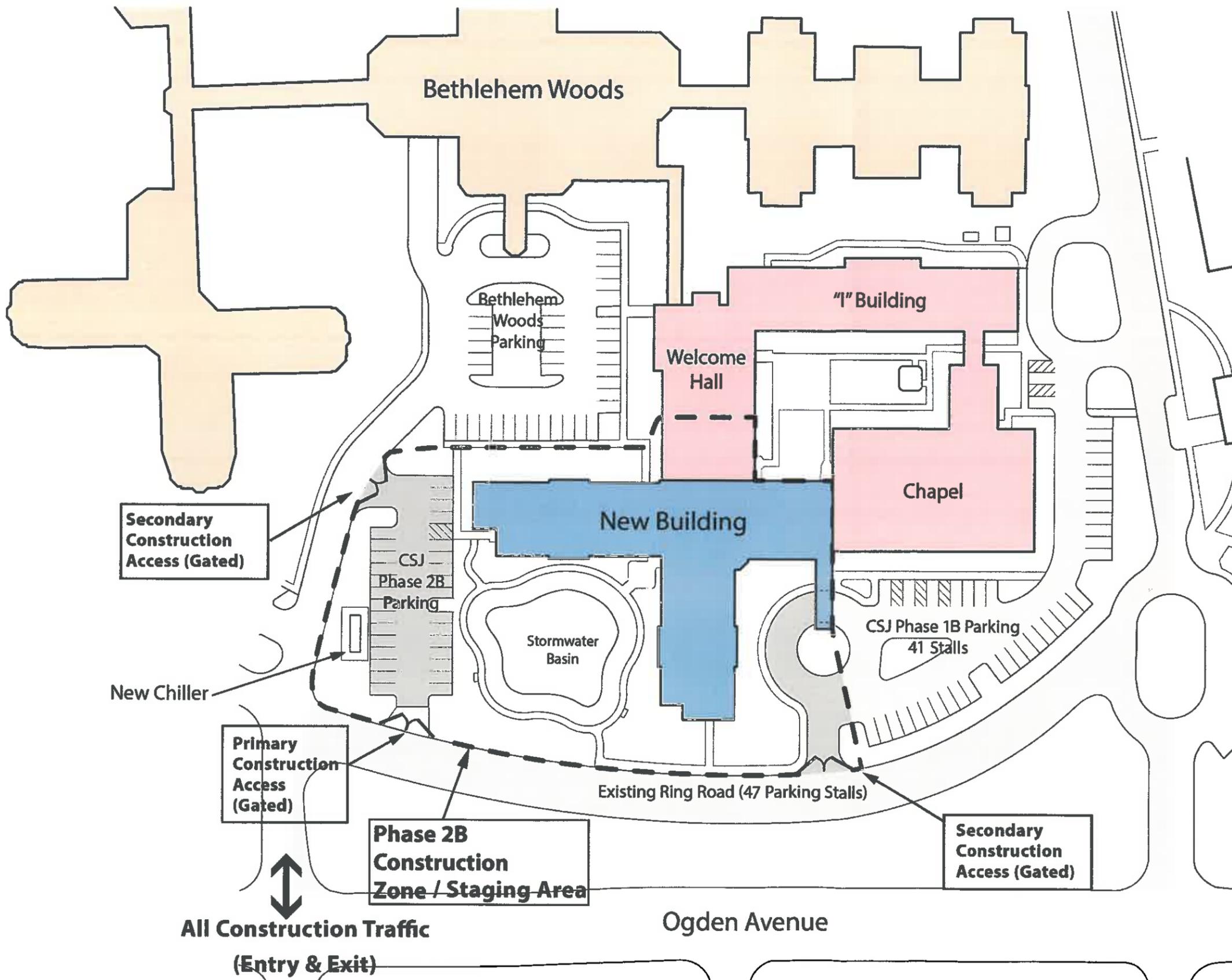


Exhibit F





La Grange Park Center Project Completion

6-1-2016 (8/3/16 Update)

Project Completion Parking

Phase 1B Parking Lot	- 41 Stalls
Phase 2B Parking Lot	- 30 Stalls
Ring Road Parking	- 47 Stalls
Total	- 118 Stalls

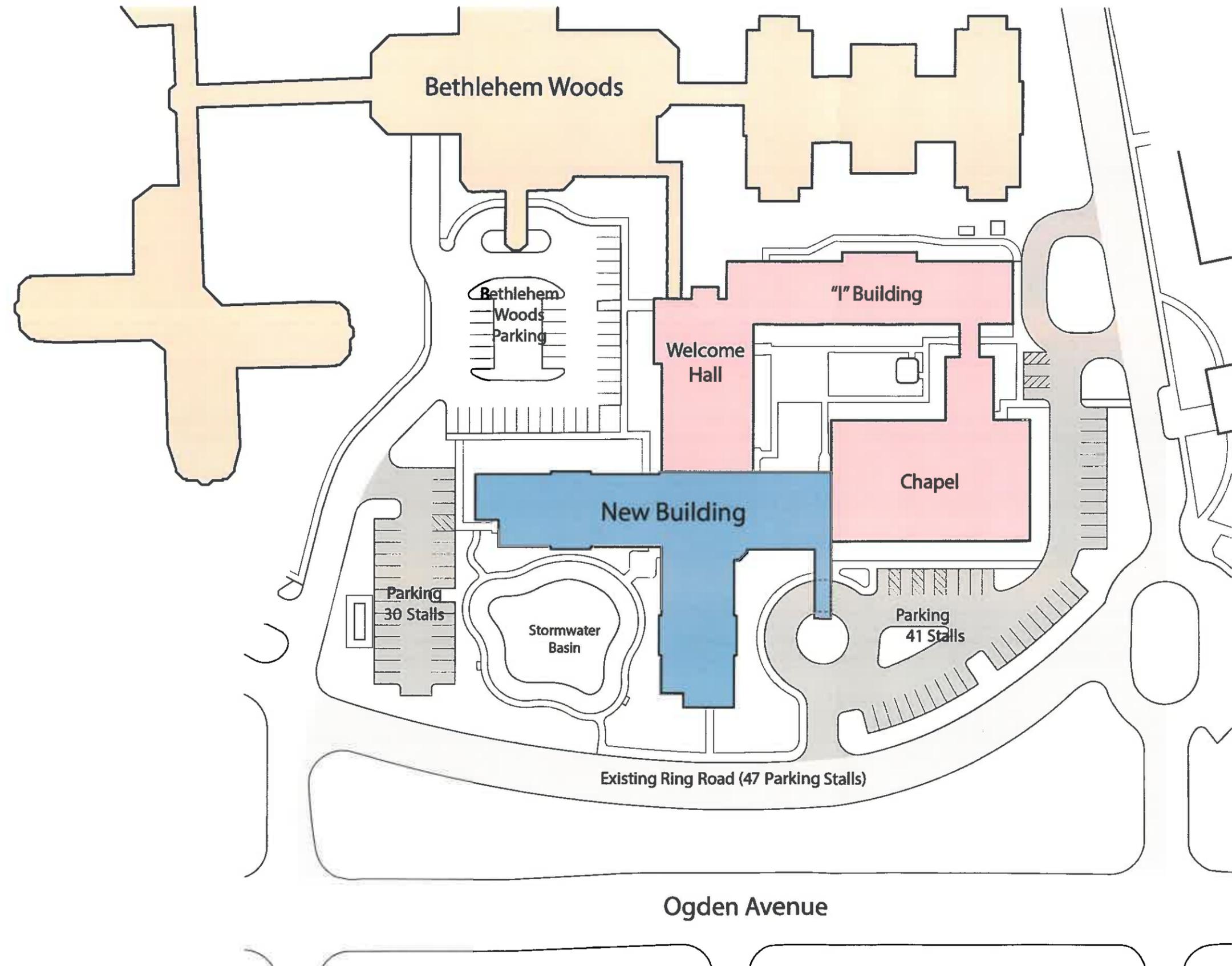


Exhibit F





La Grange Park Center

April 19th, 2016



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



La Grange Park Center

April 19th, 2016



EXTERIOR PERSPECTIVE 1

Exhibit G  **Hoffman**[®]
Planning, Design & Construction, Inc.

EXHIBIT H MEMORANDUM



To: Mr. Mark Boehlke, ASLA
Senior Project Manager/Senior Land Planner
Hoffman Planning, Design & Construction, Inc.

From: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

Date: April 13, 2016

Re: LaGrange Park Center
Congregation of St. Joseph
LaGrange Park, Illinois

This memorandum summarizes a traffic review for the redevelopment of the LaGrange Park Center at the Congregation of St. Joseph on West Ogden Avenue in LaGrange Park, Illinois. The project will consist of demolition of an existing six-story building, removal of some of the existing parking and drives, construction of a new two-story building, and new pavement for parking and drive aisles.

Site Location and Area Land-Use

The La Grange Park Center is located on the north side of West Ogden Avenue (US 34) between the Salt Creek Forest Preserve and single-family homes along Edgewood Avenue. It shares a campus with Nazareth Academy High School and the Bethlehem Woods senior housing facility. Single-family neighborhoods are located south and east of the campus.

Existing Roadways and Access

Ogden Avenue (US 34) is a four lane arterial roadway with a painted center median for left-turns across the site's frontage. It has a 30 mph speed limit. Ogden Avenue is under the jurisdiction of the Illinois Department of Transportation.

Access to the campus is provided by three access drives on Ogden Avenue and an emergency access from Richmond Avenue. The eastern campus access has an inbound only drive serving the Nazareth Academy loading and parking areas. Access in the center of the campus is a stop sign controlled driveway opposite Drexel Avenue. It has one inbound lane and two outbound lanes (left and shared thru/left) under stop sign control. Western access to the campus is a signalized intersection opposite Gilbert Avenue. It has one inbound lane and two outbound lanes (left and shared thru/left).

Redevelopment Plan

The proposed redevelopment plan consist of the demolition of the "H" building and the construction of the new building. Existing parking and drive aisles will be modified with a net increase in parking. Overall, the new building will have a decrease in the number of living units and office space after its construction. The private chapel will not be impacted by the modifications and will continue to be used by the Sisters and the Nazareth Academy for religious services and gatherings.

Table 1 summarizes the change in uses on campus with the redevelopment.

EXHIBIT H

LaGrange Park Center

April 13, 2016

Page 2

Table 1
Existing and Proposed Plan
La Grange Park Center

Use	Existing	Proposed	Change
Assisted Living/Sister Residences	32 units	26 units	-6 units
Guest rooms for Retreats and Guests	48 rooms	21 rooms	-27 rooms
Office (Administrative and Ministry)	30,000 sq. ft.	25,000 sq. ft.	-5,000 sq. ft.
Chapel	No Change		

Redevelopment Traffic Impact

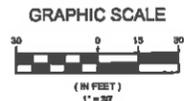
The amount of traffic generated by the Congregation of St. Joseph will decrease in the range of 22-28 vehicles per hour during the peak-hours with the net decrease in living units and office space. The impact on traffic conditions will be positive with less traffic traveling to and from the campus.

PLAT REVISION THE PLAN OVER TRACT F IN THE
 BETHLEHEM WOODS RETIREMENT LIVING CENTER
 PLAT OF PLANNED UNIT DEVELOPMENT
 RECORDED JANUARY 18, 1989
 AS DOCUMENT NO. 89028253 IN THE
 VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS.

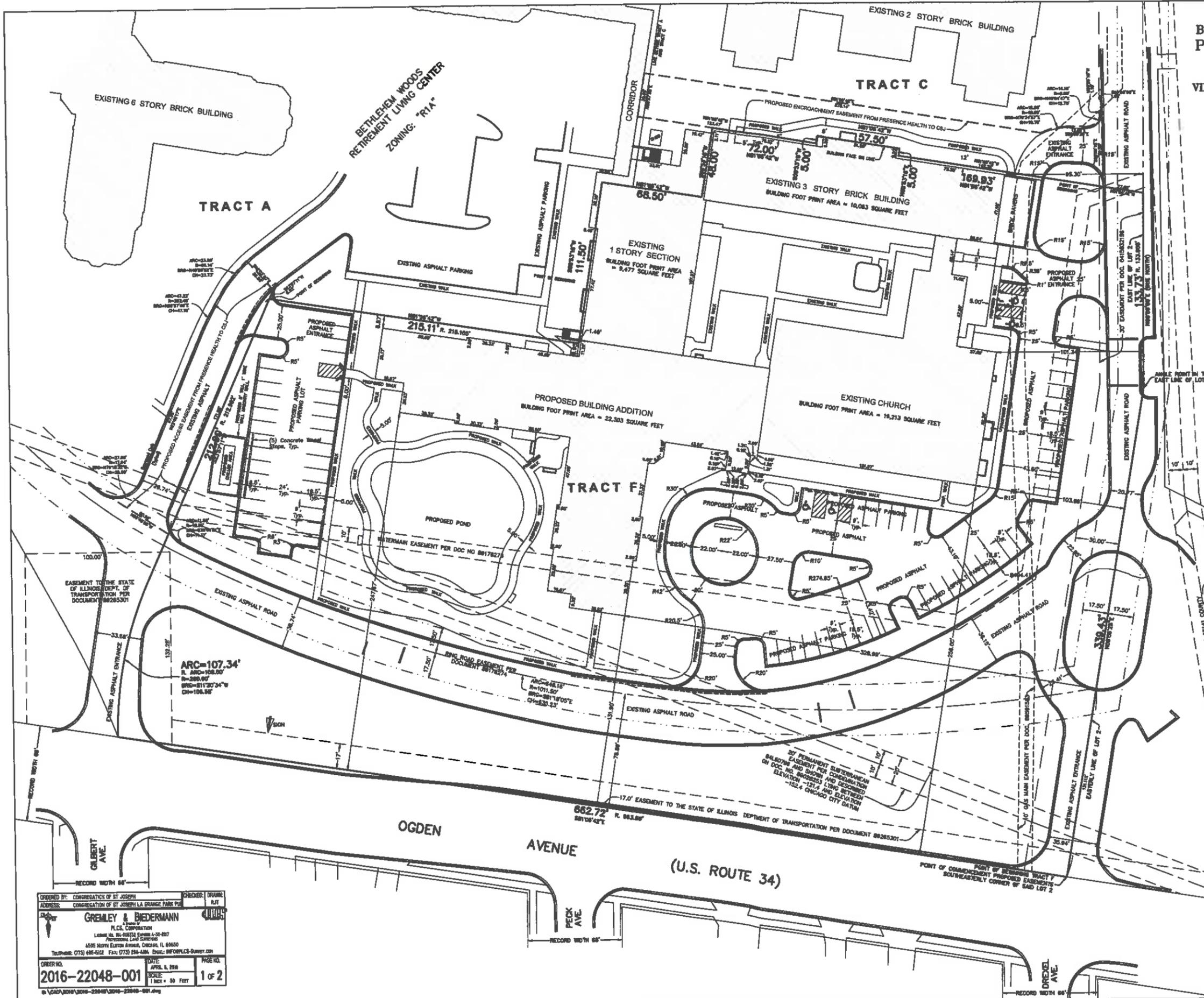
TRACT F
 THAT PART OF LOT 2 IN SISTERS OF ST. JOSEPH OF LA GRANGE SUBDIVISION NO. 1, BEING
 PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH,
 RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING
 AT THE SOUTHEASTERN CORNER OF SAID LOT 2; THENCE NORTH 09°00'25" EAST ALONG THE
 EASTERLY LINE OF LOT 2, A DISTANCE OF 308.43 FEET TO AN ANGLE POINT IN THE EAST LINE
 OF SAID LOT 2; THENCE DUE NORTH ALONG THE EAST LINE OF LOT 2 A DISTANCE OF 133.808;
 THENCE NORTH 81°06'42" WEST A DISTANCE OF 169.93 FEET; THENCE NORTH 08°53'18"
 EAST A DISTANCE OF 5.00 FEET; THENCE NORTH 81°06'42" WEST A DISTANCE OF 57.50 FEET;
 THENCE SOUTH 88°53'18" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 81°06'42" WEST
 A DISTANCE OF 72.00 FEET; THENCE SOUTH 88°53'18" WEST A DISTANCE OF 48.00 FEET;
 THENCE NORTH 81°06'42" WEST A DISTANCE OF 68.50 FEET; THENCE SOUTH 88°53'18" WEST
 A DISTANCE OF 111.50 FEET; THENCE NORTH 81°06'42" WEST A DISTANCE OF 215.11 FEET;
 THENCE SOUTH 28°57'11" WEST A DISTANCE OF 212.902 FEET; THENCE SOUTHERLY ALONG A
 TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 280.00 FEET, CENTRAL ANGLE 23°48'00"
 A DISTANCE OF 368.80 FEET TO THE SOUTHWESTERN CORNER OF LOT 2, AFORESAID;
 THENCE SOUTH 81°06'42" EAST ALONG THE SOUTHWESTERN LINE OF LOT 2 A DISTANCE OF
 663.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NOTE:
 SISTERS OF ST. JOSEPH OF LA GRANGE SUBDIVISION NO. 1 WAS RECORDED AS SEPTEMBER
 23, 1987 AS DOCUMENT NO. 87520826 AND RE-RECORDED JUNE 20, 1988 AS DOCUMENT
 NO. 88268504, IN COOK COUNTY, ILLINOIS.

LOT 1
 NAZARETH ACADEMY
 HIGH SCHOOL
 ZONING: "I" (INSTITUTIONAL DISTRICT)



PRELIMINARY



ORDERED BY: CONGREGATION OF ST. JOSEPH	CHECKED: DRUM
ADDRESS: CONGREGATION OF ST. JOSEPH LA GRANGE PARK	DATE: APRIL 8, 1989
GREMLEY & BIEDERMANN	SCALE: 1 INCH = 30 FEET
P.L.C.S. CORPORATION	PAGE NO. 1 OF 2
LEWIS M. 88-00328 EXHIBIT 4-20-897	
PROFESSIONAL LAND SURVEYOR	
1425 NORTH ELSTON AVENUE, CHICAGO, IL 60640	
TELEPHONE: (773) 495-6162 FAX: (773) 296-4364 EMAIL: INFO@GBCS-SURVEY.COM	
ORDER NO. 2016-22048-001	

Exhibit J

**PLAT REVISING THE PLAN OVER TRACT F IN THE
BETHLEHEM WOODS RETIREMENT LIVING CENTER
PLAT OF PLANNED UNIT DEVELOPMENT
RECORDED JANUARY 18, 1989
AS DOCUMENT NO. 89028253 IN THE
VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS.**

BOARD OF TRUSTEES CERTIFICATE
STATE OF ILLINOIS }
 } S.S.
COUNTY OF COOK }

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20____, BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, ILLINOIS.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS }
 } S.S.
COUNTY OF COOK }

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, OR UNPAID CURRENT TAXES AGAINST THE PROPERTY DESCRIBED IN THE PLAT TO WHICH THIS CERTIFICATE IS ATTACHED.

DATED THIS ____ DAY OF _____, A.D. 20____.

COUNTY CLERK OF COOK COUNTY

VILLAGE ENGINEER CERTIFICATE
STATE OF ILLINOIS }
 } S.S.
COUNTY OF COOK }

I, _____, ENGINEER OF THE VILLAGE OF LA GRANGE PARK, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE REVIEWED ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM FULLY THE PLAT SHOWN HEREON.

DATED THIS ____ DAY OF _____, A.D. 20____.

VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE
STATE OF ILLINOIS }
 } S.S.
COUNTY OF COOK }

I, VILLAGE COLLECTOR HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OFFICIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS ____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR

OWNER'S CERTIFICATE AS TO TRACT F
STATE OF ILLINOIS }
 } S.S.
COUNTY OF _____ }

SISTERS OF ST. JOSEPH OF LAGRANGE, AN ILLINOIS NOT-FOR-PROFIT CORPORATION HEREBY CERTIFIES THAT IT IS THE OWNER OF A PORTION OF THE PROPERTY HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS ____ DAY OF _____, A.D. 20____.

BY: _____ (NAME) ATTEST: _____ (NAME)

(TITLE) _____ (TITLE)

STATE OF ILLINOIS }
 } S.S.
COUNTY OF _____ }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ (NAME) AS _____ (TITLE) AND _____ (NAME) AS _____ (TITLE) OF SISTERS OF ST. JOSEPH OF LAGRANGE AN ILLINOIS CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

COMMISSION EXPIRES

OWNER'S CERTIFICATE AS TO TRACT A AND TRACT C
STATE OF ILLINOIS }
 } S.S.
COUNTY OF _____ }

PRESENCE RHC CORPORATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION HEREBY CERTIFIES THAT IT IS THE OWNER OF A PORTION OF THE PROPERTY HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS ____ DAY OF _____, A.D. 20____.

BY: _____ (NAME) ATTEST: _____ (NAME)

(TITLE) _____ (TITLE)

STATE OF ILLINOIS }
 } S.S.
COUNTY OF _____ }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ (NAME) AS _____ (TITLE) AND _____ (NAME) AS _____ (TITLE) OF PRESENCE RHC CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

COMMISSION EXPIRES

PROPOSED ENCROACHMENT EASEMENT FROM PRESENCE HEALTH TO CSJ
THAT PART OF LOT 2 IN THE SISTERS OF ST. JOSEPH OF LAGRANGE SUBDIVISION NO. 1, BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 09°05'29" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 339.43 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 01°06'42" WEST 27.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°06'42" WEST 142.26 FEET; THENCE NORTH 08°53'18" EAST 5.00 FEET; THENCE NORTH 81°06'42" WEST 67.50 FEET; THENCE SOUTH 08°53'18" WEST 5.00 FEET; THENCE NORTH 81°06'42" EAST 276.14 FEET; THENCE NORTH 08°57'55" EAST 30.00 FEET; THENCE SOUTH 81°06'42" EAST 276.14 FEET; THENCE EASTERLY 18.98 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 40.00 FEET CONCAVE SOUTHERLY AND WHOSE CHORD BEARS NORTH 70°54'57" EAST, A DISTANCE OF 18.79 FEET; THENCE SOUTH 89°50'28" EAST 13.89 FEET; THENCE NORTHEASTERLY 14.16 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 8.00 FEET CONCAVE NORTHWESTERLY AND WHOSE CHORD BEARS NORTH 45°04'47" EAST, A DISTANCE OF 12.76 FEET; THENCE NORTH 00°58'18" WEST 1.16 FEET; THENCE NORTH 80°00'00" EAST 1.02 FEET; THENCE SOUTH 00°58'18" EAST 51.55 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 0.658 SQUARE FEET OR 0.2217 ACRES, MORE OR LESS.

NOTE: PROPOSED ENCROACHMENT EASEMENT ADJOINS TRACT F AND LIES WITHIN TRACT C DESCRIBED HEREON.

PROPOSED ACCESS EASEMENT FROM PRESENCE HEALTH TO CSJ
THAT PART OF LOT 2 IN THE SISTERS OF ST. JOSEPH OF LAGRANGE SUBDIVISION NO. 1, BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 09°05'29" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 339.43 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 00°00'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 133.73 FEET; THENCE NORTH 81°06'42" WEST 109.04 FEET; THENCE NORTH 08°53'18" EAST 5.00 FEET; THENCE NORTH 81°06'42" WEST 67.50 FEET; THENCE SOUTH 08°53'18" WEST 48.00 FEET; THENCE NORTH 81°06'42" WEST 67.50 FEET; THENCE SOUTH 08°53'18" WEST 111.50 FEET; THENCE NORTH 81°06'42" WEST 216.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°57'11" WEST 171.85 FEET; THENCE SOUTHEASTERLY 11.56 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 18.35 FEET CONCAVE NORTHEASTERLY AND WHOSE CHORD BEARS SOUTH 38°44'51" EAST, A DISTANCE OF 11.37 FEET; THENCE NORTH 50°48'08" WEST 80.92 FEET; THENCE EASTERLY 27.88 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 17.84 FEET CONCAVE NORTHERLY AND WHOSE CHORD BEARS NORTH 70°15'32" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 22°48'17" EAST 87.89 FEET; THENCE NORTHEASTERLY 47.22 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 282.48 FEET CONCAVE SOUTHEASTERLY AND WHOSE CHORD BEARS NORTH 28°57'40" EAST, A DISTANCE OF 47.16 FEET; THENCE NORTHEASTERLY 23.80 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 98.14 FEET CONCAVE SOUTHEASTERLY AND WHOSE CHORD BEARS NORTH 40°50'52" EAST, A DISTANCE OF 23.73 FEET; THENCE SOUTH 42°03'40" EAST 26.86 FEET; THENCE SOUTH 23°57'11" WEST 6.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 8,145 SQUARE FEET OR 0.1411 ACRES, MORE OR LESS.

NOTE: PROPOSED ACCESS EASEMENT ADJOINS TRACT F AND LIES WITHIN TRACT A DESCRIBED HEREON.

PROPOSED EASEMENTS ARE OVER THE FOLLOWING TRACTS IN BETHLEHEM WOODS RETIREMENT LIVING CENTER PLAT OF PLANNED UNIT DEVELOPMENT AS NOTED HEREON:

TRACT A
THAT PART OF LOT 2 IN SISTERS OF ST. JOSEPH OF LA GRANGE SUBDIVISION NO. 1, BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2 BEING A POINT ON A 546.44 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 69°45'43" WEST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, BEING ALSO THE LINE OF LOT 2, WITH A CENTRAL ANGLE OF 08°39'05", A DISTANCE OF 82.51 FEET; THENCE NORTH 28°53'22" WEST ALONG A TANGENTIAL LINE, BEING THE LINE OF LOT 2, 250.00 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHEAST, RADIUS 859.92 FEET, CENTRAL ANGLE 10°29'39", 157.50 FEET; THENCE NORTH 00°04'49" WEST ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 707.193 FEET; THENCE DUE EAST A DISTANCE OF 369.788 FEET; THENCE DUE SOUTH 243.634 FEET; THENCE SOUTH 81°06'42" EAST A DISTANCE OF 85.00 FEET; THENCE SOUTH 08°53'18" WEST A DISTANCE OF 63.00 FEET; THENCE SOUTH 41°06'42" EAST A DISTANCE OF 285.00 FEET; THENCE SOUTH 08°53'18" WEST A DISTANCE OF 53.00 FEET; THENCE SOUTH 81°06'42" EAST A DISTANCE OF 322.489 FEET TO A POINT ON THE EAST LINE OF LOT 2, AFORESAID, WHICH IS 291.975 FEET NORTH OF THE ANGLE CORNER IN THE EAST LINE OF LOT 2; THENCE DUE SOUTH ALONG THE EAST LINE OF LOT 2, 35.425 FEET; THENCE NORTH 81°06'42" WEST A DISTANCE OF 327.962 FEET; THENCE SOUTH 08°53'18" WEST A DISTANCE OF 189.34 FEET; THENCE NORTH 81°06'42" WEST A DISTANCE OF 21.00 FEET; THENCE SOUTH 08°53'18" WEST A DISTANCE OF 111.50 FEET; THENCE NORTH 81°06'42" WEST A DISTANCE OF 215.305 FEET; THENCE SOUTH 23°57'11" WEST A DISTANCE OF 212.902 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 280.00 FEET, CENTRAL ANGLE OF 23°48'00", A DISTANCE OF 108.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT C
THAT PART OF LOT 2 IN SISTERS OF ST. JOSEPH OF LA GRANGE SUBDIVISION NO. 1, BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH 09°05'29" EAST ALONG THE EASTERLY LINE OF LOT 2, A DISTANCE OF 339.43 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 2; THENCE DUE NORTH ALONG THE EAST LINE OF LOT 2 A DISTANCE OF 133.808 FEET FOR A POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 81°06'42" WEST A DISTANCE OF 169.93 FEET; THENCE NORTH 08°53'18" EAST A DISTANCE OF 5.00 FEET; THENCE NORTH 81°06'42" WEST A DISTANCE OF 57.50 FEET; THENCE SOUTH 08°53'18" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 81°06'42" WEST A DISTANCE OF 72.00 FEET; THENCE SOUTH 08°53'18" WEST A DISTANCE OF 48.00 FEET; THENCE NORTH 81°06'42" WEST A DISTANCE OF 47.50 FEET; THENCE NORTH 08°53'18" EAST A DISTANCE OF 169.34 FEET; THENCE SOUTH 81°06'42" EAST A DISTANCE OF 327.962 FEET TO THE EAST LINE OF LOT 2 AFORESAID; THENCE DUE SOUTH ALONG THE EAST LINE OF LOT 2 A DISTANCE OF 122.742 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PRELIMINARY

ORDERED BY: CONGREGATION OF ST. JOSEPH	CHECKED: [initials]	DRAWN: [initials]
ADDRESS: CONGREGATION OF ST. JOSEPH LA GRANGE PARK PUR		
GREMLEY & BIEDERMANN		
P.L.C.S. CORPORATION		
License No. 134-208332 Expires 4-30-2017		
PROFESSIONAL LAND SURVEYOR		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 695-5102 FAX: (773) 286-4884 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2016-22048-001	DATE: APRIL 9, 2016	PAGE NO. 2 OF 2
	SCALE: 1" = 33 FEET	

STATE OF ILLINOIS
COUNTY OF COOK

I, _____, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT HEREON DRAWN FROM PREVIOUS PLATS AND RECORDS FOR THE USES AND PURPOSES AS SHOWN ON THE PLAT HEREON DRAWN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED ON: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR # _____
MY LICENSE EXPIRES NOVEMBER 30, 2016

Commonwealth Land Title Insurance Company
Commitment Form

EXHIBIT K

Schedule A

Commitment No.: 8039215

Effective Date: March 20, 2014

1. Policy or Policies to be issued:

(a) [XX] ALTA Owner's Policy - Form B 2006 AMOUNT: \$

Proposed Insured:

(b) [XX] ALTA Loan Policy - 2006 AMOUNT: \$

Proposed Insured:

2. The estate or interest in the land described or referred to in this commitment is a fee simple (if other, specify same) and title thereto is, at the effective date hereof vested in:

Sisters of St. Joseph of LaGrange, a corporation

3. The land referred to in this commitment is described as follows:

THAT PART OF LOT 2 IN THE SISTERS OF ST. JOSEPH OF LAGRANGE SUBDIVISION NO. 1, BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2, THENCE NORTH 09 DEGREES 05 MINUTES 25 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 2, A DISTANCE OF 339.43 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 2; THENCE DUE NORTH ALONG THE EAST LINE OF LOT 2, A DISTANCE OF 133.808 FEET, THENCE NORTH 81 DEGREES 06 MINUTES 42 SECONDS WEST A DISTANCE OF 169.93 FEET; THENCE NORTH 08 DEGREES 53 MINUTES 18 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 18 SECONDS WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 72.00 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 18 SECONDS WEST, A DISTANCE OF 48.00 FEET; THENCE NORTH 81 DEGREES 06

Issued by (Title Agent): Professional National Title Network, Inc., Three First National Plaza, Suite 1600, Chicago, IL 60602

Approved Escrow Agent: PNTN, 70 W. Madison, Suite 1600, Chicago, IL 60602

Underwritten by: Commonwealth Land Title Insurance Company, 505 E. North Avenue, Carol Stream, IL 60188

Authorized Signatory

Commonwealth Land Title Insurance Company
Commitment Form

Schedule A

Commitment No.: 8039215

Effective Date: March 20, 2014

MINUTES 42 SECONDS WEST, A DISTANCE OF 68.53 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 18 SECONDS WEST, A DISTANCE OF 111.50 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 215.105 FEET; THENCE SOUTH 23 DEGREES 57 MINUTES 11 SECONDS WEST, A DISTANCE OF 212.902 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 260.00 FEET, CENTRAL ANGLE OF 23 DEGREES 48 MINUTES 00 SECONDS A DISTANCE OF 108.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, AFORESAID; THENCE SOUTH 81 DEGREES 06 MINUTES 42 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF LOT 2 A DISTANCE OF 663.59 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Issued by (Title Agent): Professional National Title Network, Inc., Three First National Plaza, Suite 1600, Chicago, IL 60602

Approved Escrow Agent: PNTN, 70 W. Madison, Suite 1600, Chicago, IL 60602

Underwritten by: Commonwealth Land Title Insurance Company, 505 E. North Avenue, Carol Stream, IL 60188

Authorized Signatory

Exhibit L

Sisters of St Joseph PUD Amendment **Proposed Exceptions**

1. Proposed Exception for Mechanical Equipment Location

The proposed project will require a new chiller for the existing buildings, and proposed building. The Village Zoning Code, Section 12.4.H, requires mechanical equipment to be located in the rear yard of the subject parcel. Due to existing conditions within the Planned Unit Development, including the existing building locations and existing property lines; the subject parcel does not have a rear yard large enough to accommodate the chiller. Therefore, the proposed chiller is located in the side yard of the parcel as shown on the project plans and exception is requested. The Sister's existing buildings currently share the HVAC mechanical equipment located in one of the Bethlehem Woods buildings. The proposed new chiller will allow for the Sister's facilities to disconnect from the Bethlehem Woods system and have their own system to serve all of the Sister's buildings. Alternatives were evaluated and the proposed chiller location was determined to be the best location to avoid existing utilities and easements, and allow for substantial buffering and screening. The chiller will be enclosed with a 6-foot high wood privacy fence and substantial landscaping, including 8' – 10' evergreen trees, as shown on the Landscape Plan (Exhibit D).

2. Proposed Exception for Site Lighting – Pole Height above 12 feet

The project will require new site lighting to provide adequate and safe lighting for the drives, parking and walks. The proposed site lighting includes pole heights at 20 feet in height. The Village Zoning Code, Section 12.3.C.2, requires a maximum height for light poles of 12 feet in residential districts. Therefore, an exception is requested.

The project is part of the Bethlehem Woods Planned Unit Development and the previous development plans allowed poles in excess of 12 feet. Many of the existing light poles are 20 feet in height. The exception will allow for the new light poles to be of consistent height and appearance with the existing site lighting poles on the Sisters property as well as the light poles located in the Bethlehem Woods parking areas.

3. Proposed Exception for Site Lighting – Lighting Level at Residential Property Lines

The project will require new site lighting to provide adequate and safe lighting for the drives, parking and walks. The proposed site lighting includes pole heights and light levels appropriate for this type of development and consistent with the light levels throughout the existing Bethlehem Woods Planned Unit Development. The Village Zoning Code, Section 12.3.A.1, requires a maximum light level of one-half (0.50) foot candle at residential property lines. The proposed site lighting will provide light levels at several locations along the parcel lines with Bethlehem Woods that exceed the one half foot candle lighting level, as shown on the Exhibit E Site Lighting Photometric Plan. Therefore, an exception is requested.

Bethlehem Woods and the Sisters of St Joseph buildings and parking lots were developed as one PUD and therefore the site lighting plan is designed to provide safe lighting levels along the shared drives and adjacent parking areas. The existing parcel lines that separate the Presence Health (Bethlehem Woods) parcel and the Sisters parcel were established to separate ownership but are located in close proximity to existing drives and parking lots on both parcels and therefore providing safe lighting levels will result in light levels exceeding one half foot candle at some of these locations. Presence Health (Bethlehem Woods) has reviewed and approved the proposed site lighting plans prior to co-signing the PUD Amendment. The proposed light levels are consistent with the lighting that currently exists within the PUD and along the common parcel lines.

Originally Submitted:

April 28, 2016

Revised:

June 3, 2016

EXHIBIT M: Stormwater Calculations

Congregation of St. Joseph



Eriksson Engineering Associates, Ltd.

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- 0.3 Proposed Storm Water Management Facility Summary
- 0.4 Runoff Volume Control and BMPs
- 1.0 Site Information Summary
- 2.0 Restrictor Sizing and Stage/Storage Release Calculations
- 2.1 TR-20 Modeling Report
- 3.0 Volume Control Requirements
- Appendix 1 Hydraulic Calculations

Eriksson Engineering Associates, Ltd.

STORM WATER NARRATIVE

Congregation of St. Joseph, located in La Grange Park, IL, is proposing a building expansion to the west side of their existing facility. The building expansion project includes a disturbance of approximately 2.96 acres and includes a re-design and re-construction of the parking lot areas and driveway entrances to the facility.

EXISTING CONDITIONS

The existing building and paved areas are not tributary to any stormwater detention or volume control facilities. The total existing property area is 5.92 acres, with an impervious area of 2.98 acres.

Since no existing stormwater detention calculations exist for the existing facility, stormwater detention and volume control requirements will be provided for the disturbed are of the proposed project, as outlined in the "Proposed Stormwater Management Facility Summary" section below.

EXISTING FLOOD PROTECTION AREAS

To the best of our knowledge and belief, no existing flood protection areas are present along or adjacent to this property.

EXISTING WETLAND/RIPARIAN AREAS

To the best of our knowledge and belief, no wetlands or riparian areas are present along or adjacent to this property.

PROPOSED STORM WATER MANAGEMENT FACILITY SUMMARY

The proposed project disturbs 2.96 acres of the total property ownership of 5.92 acres. The total detained area is 3.07 acres, due to a landswap of existing undisturbed areas with disturbed undetained areas, as outlined below and on sheet EX-1 MWRD DETENTION AND VOLUME CONTROL EXHIBIT. The required detention basin and volume control facility construction, as outlined below, are to take place prior to any other external disturbance that will lead to an increase in impervious area.

The site is divided into two watersheds: East and West. The East watershed will be undetained, and in lieu of providing stormwater detention for this undetained area we will be providing stormwater detention for an otherwise undisturbed building and site area hereby referred to as the "Landswapped Area" that exceeds the total area, impervious area, runoff coefficient, and CN of the undetained East watershed (SITE INFORMATION SUMMARY).

The allowable release rate is calculated as 0.30 cfs/acre for the total disturbed area (that is, the west and east watershed areas), as allowed by the Village of La Grange Park since the net new impervious area within the disturbed area is less than 20,000 s.f. This allowable release rate is lower than the allowable release rate of the actually detained area, since the actually detained area is slightly larger than the disturbed area.

Stormwater detention is provided in a proposed MWRD bioretention facility basin. The basin allows for up to 12" of ponding for an approximate period of 24-48 hours after a storm event as the basin draws down into the volume control system and storm sewer system beneath the surface of the bioretention facility (see plans and "Runoff Volume Control and BMPs" section below for more details). The RESTRICTOR SIZING AND STAGE STORAGE RELEASE CALCULATIONS and TR-20 MODELLING REPORT show that the basin has a release rate of 0.88 cfs at the design high water elevation of 643.36 for the 100-yr storm event. The spillway of the basin (overland flow route) is located at 640.00 (RESTRICTOR SIZING AND STAGE STORAGE RELEASE CALCULATIONS).

The downstream restrictor is to be installed as a plate restrictor (as detailed on the plans and as sized in the RESTRICTOR SIZING AND STAGE/STORAGE RELEASE CALCULATIONS). This restrictor will cause stormwater runoff downstream of the basin and volume control to back-up into the detention and volume control basin as required by the MWRD. Hydraulic calculations that demonstrate the proposed sewer's ability to convey water back through the proposed system and into the basin from the point of restriction can be found at the end of this stormwater report, in APPENDIX 1: HYDRAULIC CALCULATIONS.

FLOOD PLAIN IMPACTS

To the best of our knowledge and belief, there will be no flood plain impacts as consequence of this project.

RUNOFF VOLUME CONTROL AND BMPs

Volume control is to be provided for the first inch of stormwater runoff for the total impervious area within the proposed project disturbance area, per MWRD requirements. There are 1.64 acres of impervious area within the disturbed area of 2.96 acres, so the volume control required is 0.1367 acre-ft. This volume control requirement will be satisfied with the construction of a bioswale beneath the bioretention facility basin, with limits as shown on Sheet CP-102 "Paving Plan" of the civil plan set. This bioswale will be built in accordance to MWRD specifications, as detailed on Sheet CP-502 "Paving and Erosion Control Details" of the civil plan set, with 1-ft depth of ponding water, 1.5-ft depth of soil media mix, 1-ft depth of stone above the invert of the proposed 6" Perf. HDPE underdrain, and the maximum allowable 1-ft depth of stone below the invert of the proposed 6" Perf. HDPE underdrain. Stormwater runoff from the detained area is tributary to the volume control either by being directly tributary to the basin, or through a back-up condition from the downstream restrictor structure.

DEPTH TO GROUNDWATER

Per the Geotechnical Report provide by ECS on June 9, 2015, the static long-term groundwater level is estimated to be located at a depth of approximately 11 to 12 feet below existing site grades. The existing surface elevation in the vicinity of the Volume Control facility is approximately 644.5. The proposed elevation of the bottom of the detention basin is 643.83, setting the bottom of the infiltration system at approximately 635.33, or approximately 2 feet above the maximum anticipated groundwater table elevation.

SITE INFORMATION SUMMARY

Congregation of St. Joseph
By: RF

06/03/16



Proposed Conditions

Total Property Area =		5.92 acres				
Total Disturbed Area =		2.96 acres	(sum of "West Drainage Area" and "East Drainage Area")		CN _{pervious} =	74
Total Impervious Within Disturbed Area =		1.64 acres			C _{impervious} =	0.90
					C _{pervious} =	0.45
					C =	0.70
					CN _{impervious} =	98
					CN =	87.30
					CN _{adj} =	82.51
Total Detained Area =		3.07 acres	(sum of "West Drainage Area" and "Landswapped Area")		CN _{pervious} =	74
Total Impervious Within Detained Area =		1.81 acres			C _{impervious} =	0.90
					C _{pervious} =	0.45
					C =	0.72
					CN _{impervious} =	98
					CN =	88.15
					CN _{adj} =	83.11
WEST DRAINAGE AREA (DETAINED)	Area =	2.40 acres	0.00375 sq mi			
	Impervious Area =	1.35 acres		C _{impervious} =	0.90	CN _{impervious} = 98
	Gravel Area =	- acres		C _{gravel} =	0.70	CN _{gravel} = 98
	Pervious Area =	1.05 acres		C _{pervious} =	0.45	CN _{pervious} = 74
				C =	0.70	CN = 87.50
EAST DRAINAGE AREA (UNDETAINED)	Area =	0.56 acres	0.00088 sq mi			
	Impervious Area =	0.29 acres		C _{impervious} =	0.90	CN _{impervious} = 98
	Gravel Area =	- acres		C _{gravel} =	0.70	CN _{gravel} = 98
	Pervious Area =	0.27 acres		C _{pervious} =	0.45	CN _{pervious} = 74
				C =	0.88	CN = 86.43
LANDSWAPPED AREA (UNDISTURBED, DETAINED)	Area =	0.67 acres	0.00105 sq mi			
	Impervious Area =	0.46 acres		C _{impervious} =	0.90	CN _{impervious} = 98
	Gravel Area =	- acres		C _{gravel} =	0.70	CN _{gravel} = 98
	Pervious Area =	0.21 acres		C _{pervious} =	0.45	CN _{pervious} = 74
				C =	0.76	CN = 90.48

	Existing	Proposed
Total Disturbed Area =		2.96 acres
Allowable Release Rate =	-	0.30 cfs/acre
	-	0.888 cfs

	EXISTING	PROPOSED	
MAXIMUM RESTRICTOR DIAMETER =		3.55	in
ACTUAL RESTRICTOR DIAMETER =	-	3.55	in
		(plate CD = 0.61)	
ALLOWABLE RELEASE RATE =	-	0.888	cfs
ACTUAL RELEASE RATE =	-	0.888	cfs
VOLUME CONTROL IMPERVIOUS AREA =		1.64	Acre
VOLUME CONTROL REQUIREMENT =	0.1367		Acre-ft (1" Per SF of Imp Area)
RETENTION VOLUME =	0.1374		Acre-ft
FLOW THROUGH VOLUME =	0		Acre-ft
DETENTION VOLUME REQUIRED =		0.5794	Acre*ft (Volume at Actual HWL 643.40)
TOTAL VOLUME REQUIRED =		0.5794	Acre*ft (Volume at Actual HWL 643.40)
DETENTION VOLUME PROVIDED =	-	0.604	Acre*ft (Volume at Design HWL 643.50)
VC STORAGE PROVIDED =	-	0.137	Acre*ft
UNCREDITED VC STORAGE PROVIDED =	-	0.000	Acre*ft
TOTAL VOLUME PROVIDED =	-	0.742	Acre*ft

	EXISTING	PROPOSED
Restrictor Invert=		636.39
Basin Design High Water Elevation=		643.50
Basin Spill Elevation=		644.00 +/-

Restrictor Sizing And Stage/Storage Release Calculations

Congregation of St. Joseph
By: RF

06/03/16

100 Year Restrictor
 $Q_{max} = 0.888$
 Dia. Restrictor = 3.55 in
 $C_d = 0.61$
 Inv. restrictor = 636.39
 $g = 32.2$ ft/sec²
 $A_{rest} = 9.90$ in²



6' offset from walk - CSJ6.dat

PHASE 1 POND EXISTING CONDITIONS

Elev	Area (sq. ft.)	Increm. Volume (cu ft.)	Increm. Volume (ac-ft)	Total Volume (ac-ft)	Q_{rest} (cfs)	Q_{weir} (cfs)	Q_{total} (cfs)
636.39	0	0.00	0.000	0.00	0.00	0.00	0.00
638.83	2640	0.00	0.028	0.03	0.51	0.00	0.51
639.00	2785	461.07	0.011	0.04	0.53	0.00	0.53
640.00	3715	3238.85	0.074	0.11	0.63	0.00	0.63
641.00	4760	4226.72	0.097	0.21	0.71	0.00	0.71
641.50	5330	2521.16	0.094	0.30	0.75	0.00	0.75
642.00	5900	2806.29	0.064	0.37	0.79	0.00	0.79
643.00	7145	6512.58	0.150	0.52	0.855	0.00	0.86
643.36	7620	2657.24	0.061	0.58	0.879	0.00	0.88
643.50	7800	1079.38	0.025	0.60	0.888	0.00	0.89
644.00	8490	4071.28	0.093	0.70	0.919	0.00	0.92
644.50	10050	12834.46	0.295	0.81	0.95	10.11	11.06

*includes volume stored in storm sewer

Overflow Weir

Description
 L = 11.00
 $C_w = 2.60$
 Overflow Elev = 644.00
 grass spillway

♀

*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

JOB	TITLE	PROPOSED CONDITIONS	CONGREGATION OF ST JOSEPH	SUMMARY	NOPLOTS	
TR-20	001		28 MAY 2016			
	002					
5	RAINFL 1	0.05				
8		0.00	0.16	0.33	0.43	0.52
8		0.60	0.66	0.71	0.75	0.79
8		0.82	0.84	0.86	0.88	0.90
8		0.92	0.94	0.96	0.97	0.98
8		1.00	1.00	1.00	1.00	1.00
9	ENDTBL					PG 98
5	RAINFL 2	0.05				
8		0.00	0.03	0.08	0.12	0.16
8		0.22	0.29	0.39	0.51	0.62
8		0.70	0.76	0.81	0.85	0.88
8		0.91	0.93	0.95	0.97	0.98
8		1.00	1.00	1.00	1.00	1.00
9	ENDTBL					PG 98
5	RAINFL 3	0.05				
8		0.00	0.03	0.06	0.09	0.12
8		0.15	0.19	0.23	0.27	0.32
8		0.38	0.45	0.57	0.70	0.79
8		0.85	0.89	0.92	0.95	0.97
8		1.00	1.00	1.00	1.00	1.00
9	ENDTBL					PG 98
5	RAINFL 4	0.05				
8		0.00	0.02	0.05	0.08	0.10
8		0.13	0.16	0.19	0.22	0.25
8		0.28	0.32	0.35	0.39	0.45
8		0.51	0.59	0.72	0.84	0.92
8		1.00	1.00	1.00	1.00	1.00
9	ENDTBL					PG 98
3	STRUCT	01				
8			636.39	0.00	0.00	
8			638.83	0.51	0.03	
8			639.00	0.53	0.04	
8			640.00	0.63	0.11	
8			641.00	0.71	0.21	
8			641.50	0.75	0.30	
8			642.00	0.79	0.37	
8			643.00	0.86	0.52	
8			643.50	0.89	0.60	
8			644.00	0.92	0.70	
8			644.50	11.06	0.81	
9	ENDTBL					
6	RUNOFF 1	050	1 .00375	87.50	0.25	1 1 1 1
6	RUNOFF 1	051	2 .00105	90.48	0.25	1 1 1 1
6	ADDHYD 4	052	1 2 3			1 1 1 1
6	RESVOR 2	01 3	4 636.39			1 1 1 1
	ENDATA					1 1 1 1
7	INCREM 6		0.20			
7	COMPUT 7	050	01	7.58	24.0	3 2 1 99
	ENDCMP 1					24HR-100
	ENDJOB 2					

CSJ61.OUT

♀

*****80-80 LIST OF INPUT DATA (CONTINUED)*****

*****END OF 80-80 LIST*****

*** WARNING - UNEXPECTED RECORD(S) ENCOUNTERED WHEN LOOKING FOR "JOB" RECORD.
IMAGES OF FIRST 10 RECORDS IGNORED FOLLOW: ***

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TR20	-----	SCS -
06/01/**	CONGREGATION OF ST JOSEPH	VERSION
13:09:54	PROPOSED CONDITIONS 28 MAY 2016	2.04TEST
	PASS 1 JOB NO. 1	PAGE 1

----- NOTE - TR-20 USER NOTE FILE (TR20NOTE.TEX) NOT FOUND. -----

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	PASS 1 JOB NO. 1	PAGE 2

EXECUTIVE CONTROL INCREM MAIN TIME INCREMENT = .200 HOURS

EXECUTIVE CONTROL COMPUT	FROM XSECTION 50 TO STRUCTURE 1	24HR-100
STARTING TIME = .00	RAIN DEPTH = 7.58	RAIN DURATION = 24.00
ANT. RUNOFF COND. = 2	MAIN TIME INCREMENT = .200 HOURS	
ALTERNATE NO. = 1	STORM NO. =99	RAIN TABLE NO. = 3

OPERATION RUNOFF XSECTION 50

CSJ61.OUT

PEAK TIME(HRS) 15.20 PEAK DISCHARGE(CFS) 1.9 * PEAK ELEVATION(FEET) (RUNOFF)
 * FIRST POINT OF FLAT PEAK

HRS	MAIN	HYDROGRAPH POINTS FOR			ALTERNATE = 1,	STORM =99			
	TIME	INCREMENT = .200 hr,			DRAINAGE	AREA = .00 SQ.MI.			
9.60 CFS	.48	.56	.62	.63	.63	.63	.63	.63	.72
11.20 CFS	.78	.79	.79	.79	.79	.79	.88	.94	.95
12.80 CFS	.95	.95	.95	1.38	1.64	1.68	1.68	1.68	1.68
14.40 CFS	1.68	1.79	1.86	1.87	1.87	1.87	1.87	1.87	1.54
16.00 CFS	1.34	1.32	1.31	1.31	1.31	1.06	.91	.88	.88
17.60 CFS	.88	.88	.88	.71	.61	.59	.59	.59	.59
19.20 CFS	.59	.50	.45						

RUNOFF ABOVE BASEFLOW (BASEFLOW = .00 CFS)
 6.09 WATERSHED INCHES; 15 CFS-HRS; 1.2 ACRE-FEET.

DURATION(HRS)	2	4	6	8	10
FLOW(CFS)	2	1	1	1	0

OPERATION RUNOFF XSECTION 51

PEAK TIME(HRS) 15.20 PEAK DISCHARGE(CFS) .5 PEAK ELEVATION(FEET) (RUNOFF)

HRS	MAIN	HYDROGRAPH POINTS FOR			ALTERNATE = 1,	STORM =99			
	TIME	INCREMENT = .200 hr,			DRAINAGE	AREA = .00 SQ.MI.			
14.40 CFS	.49	.52	.53	.54	.54	.54	.54	.54	.44

RUNOFF ABOVE BASEFLOW (BASEFLOW = .00 CFS)
 6.44 WATERSHED INCHES; 4 CFS-HRS; .4 ACRE-FEET.

DURATION(HRS)	2	4	6	8	1
FLOW(CFS)	2	1	1	1	0

OPERATION ADDHYD XSECTION 52

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PEAK TIME(HRS) 15.20 PEAK DISCHARGE(CFS) 2.4 * PEAK ELEVATION(FEET) (NULL)
 17.72 1.1 (NULL)
 * FIRST POINT OF FLAT PEAK

HRS	MAIN	HYDROGRAPH POINTS FOR			ALTERNATE = 1,	STORM =99			
	TIME	INCREMENT = .200 hr,			DRAINAGE	AREA = .00 SQ.MI.			
6.20 CFS	.45	.52	.53	.53	.53	.53	.56	.58	.58
7.80 CFS	.58	.58	.58	.58	.61	.62	.62	.62	.62
9.40 CFS	.62	.62	.74	.80	.81	.82	.82	.82	.82
11.00 CFS	.94	1.01	1.02	1.02	1.02	1.02	1.14	1.22	1.22
12.60 CFS	1.23	1.23	1.23	1.23	1.78	2.12	2.16	2.17	2.17
14.20 CFS	2.17	2.17	2.31	2.39	2.41	2.41	2.41	2.41	2.41
15.80 CFS	1.98	1.73	1.69	1.69	1.69	1.69	1.36	1.16	1.16
17.40 CFS	1.14	1.13	1.13	1.13	.91	.78	.76	.76	.76
19.00 CFS	.76	.76	.65	.58	.57	.57	.57	.57	.57

CSJ61.OUT
 20.60 CFS .57 .57 .57 .57 .57 .57 .46 .39
 22.20 CFS .38 .38 .38 .38 .49 .56 .57 .57
 23.80 CFS .57 .57 .23

RUNOFF ABOVE BASEFLOW (BASEFLOW = .00 CFS)
 6.17 WATERSHED INCHES; 19 CFS-HRS; 1.6 ACRE-FEET.
 DURATION(HRS) 2 4 6 8 10 12 14 16
 FLOW(CFS) 2 1 1 1 1 1 1 1
 DURATION(HRS) 16
 FLOW(CFS) 0

OPERATION RESVOR STRUCTURE 1

PEAK TIME(HRS) 18.20 PEAK DISCHARGE(CFS) .9 PEAK ELEVATION(FEET) 643.36

HYDROGRAPH POINTS FOR ALTERNATE = 1, STORM =99
 MAIN TIME INCREMENT = .200 hr, DRAINAGE AREA = .00 SQ.MI.
 HRS CFS ELEV
 1.40 CFS .00 .02 .03 .04 .05 .06 .09
 1.40 ELEV 636.39 636.46 636.52 636.56 636.59 636.61 636.68 636.80
 3.00 CFS .11 .13 .15 .16 .17 .20 .22 .23
 3.00 ELEV 636.92 637.02 637.09 637.15 637.22 637.33 637.43 637.50
 4.60 CFS .25 .25 .27 .28 .30 .31 .32 .33
 4.60 ELEV 637.56 637.61 637.66 637.74 637.81 637.87 637.91 637.95
 6.20 CFS .34 .38 .41 .44 .46 .48 .50 .51
 6.20 ELEV 638.03 638.20 638.37 638.50 638.61 638.68 638.76 638.83
 7.80 CFS .51 .52 .52 .52 .52 .52 .53 .53
 7.80 ELEV 638.85 638.87 638.89 638.91 638.93 638.96 638.98 639.01
 9.40 CFS .53 .53 .54 .54 .55 .56 .56 .57
 9.40 ELEV 639.03 639.05 639.08 639.14 639.20 639.26 639.32 639.38
 11.00 CFS .58 .58 .59 .60 .61 .62 .63 .64
 11.00 ELEV 639.45 639.54 639.64 639.74 639.84 639.93 640.03 640.12

TR20

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 13:09:54

CONGREGATION OF ST JOSEPH
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 VERSION 2.04
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12.60 CFS .65 .65 .66 .67 .68 .70 .71 .72
 12.60 ELEV 640.21 640.31 640.40 640.50 640.63 640.84 641.04 641.18
 14.20 CFS .73 .75 .76 .77 .79 .80 .81 .83
 14.20 ELEV 641.31 641.44 641.60 641.79 641.98 642.16 642.33 642.51
 15.80 CFS .84 .84 .85 .86 .86 .87 .87 .87
 15.80 ELEV 642.66 642.77 642.87 642.96 643.05 643.13 643.20 643.24
 17.40 CFS .88 .88 .88 .88 .88 .88 .88 .88
 17.40 ELEV 643.27 643.29 643.32 643.35 643.36 643.36 643.35 643.33
 19.00 CFS .88 .88 .88 .88 .87 .87 .87 .87
 19.00 ELEV 643.32 643.31 643.29 643.26 643.23 643.20 643.17 643.14
 20.60 CFS .87 .86 .86 .86 .86 .86 .85 .85
 20.60 ELEV 643.11 643.08 643.05 643.02 642.99 642.95 642.92 642.87
 22.20 CFS .85 .84 .84 .84 .83 .83 .83 .83
 22.20 ELEV 642.82 642.77 642.72 642.67 642.62 642.59 642.56 642.53
 23.80 CFS .83 .82 .82 .81 .81 .80 .80 .79
 23.80 ELEV 642.50 642.48 642.43 642.35 642.27 642.18 642.09 642.00
 25.40 CFS .78 .78 .77 .76 .75 .75 .74 .74
 25.40 ELEV 641.91 641.82 641.73 641.64 641.55 641.47 641.40 641.33
 27.00 CFS .73 .73 .72 .72 .71 .70 .69 .68
 27.00 ELEV 641.26 641.20 641.13 641.06 641.00 640.88 640.77 640.65
 28.60 CFS .67 .66 .66 .65 .64 .63 .62 .60

CSJ61.OUT

28.60 ELEV	640.54	640.43	640.32	640.21	640.11	640.00	639.86	639.71
30.20 CFS	.59	.57	.56	.55	.53	.52	.45	.34
30.20 ELEV	639.57	639.44	639.30	639.17	639.04	638.90	638.53	638.01
31.80 CFS	.25	.19	.14	.11	.08	.06	.05	.04
31.80 ELEV	637.61	637.31	637.08	636.91	636.78	636.69	636.61	636.56
33.40 CFS	.03	.02	.02	.01				
33.40 ELEV	636.52	636.49	636.46	636.44				

RUNOFF ABOVE BASEFLOW (BASEFLOW = .00 CFS)
6.17 WATERSHED INCHES; 19 CFS-HRS; 1.6 ACRE-FEET.

DURATION(HRS)	2	4	6	8	10	12	14	16
FLOW(CFS)	1	1	1	1	1	1	1	1
DURATION(HRS)	18	20	22	24				
FLOW(CFS)	1	1	1	0				

EXECUTIVE CONTROL ENDCMP COMPUTATIONS COMPLETED FOR PASS 1
♀

TR20 ----- SCS -
06/01/** CONGREGATION OF ST JOSEPH VERSION
13:09:54 PROPOSED CONDITIONS 28 MAY 2016 2.04TEST
SUMMARY, JOB NO. 1 PAGE 5

SUMMARY TABLE 1

SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL IN ORDER PERFORMED.
A CHARACTER FOLLOWING THE PEAK DISCHARGE TIME AND RATE (CFS) INDICATES:
F-FLAT TOP HYDROGRAPH T-TRUNCATED HYDROGRAPH R-RISING TRUNCATED HYDROGRAPH

XSECTION/ STRUCTURE ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RUNOFF AMOUNT (IN)	PEAK DISCHARGE			
				ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)
RAINFALL OF 7.58 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINTABLE NUMBER 3, ARC 2							
MAIN TIME INCREMENT .200 HOURS							
ALTERNATE 1 STORM 99							
XSECTION 50	RUNOFF	.00	6.09	---	15.20F	2F*****	
XSECTION 51	RUNOFF	.00	6.44	---	15.20R	1R*****	
XSECTION 52	ADDHYD	.00	6.17	---	15.20F	2F*****	
STRUCTURE 1	RESVOR	.00	6.17	643.36	18.20R	1R*****	

TR20 ----- SCS -
06/01/** CONGREGATION OF ST JOSEPH VERSION
13:09:54 PROPOSED CONDITIONS 28 MAY 2016 2.04TEST
SUMMARY, JOB NO. 1 PAGE 6

SUMMARY TABLE 3

STORM DISCHARGES (CFS) AT XSECTIONS AND STRUCTURES FOR ALL ALTERNATES
QUESTION MARK (?) AFTER: OUTFLOW PEAK - RISING TRUNCATED HYDROGRAPH.

XSECTION/ STRUCTURE	DRAINAGE AREA	STORM NUMBERS.....
------------------------	------------------	--------------------

ID	(SQ MI)	CSJ61.OUT 99
STRUCTURE 1	.00	

ALTERNATE 1		1?
XSECTION 50	.00	

ALTERNATE 1		2
XSECTION 51	.00	

ALTERNATE 1		1?
XSECTION 52	.00	

ALTERNATE 1		2

TR20 -----
06/01/**

CONGREGATION OF ST JOSEPH
PROPOSED CONDITIONS 28 MAY 2016

SCS -
VERSION
2.04TEST

END OF 1 JOBS IN THIS RUN

SCS TR-20, VERSION 2.04TEST
FILES

INPUT = CSJ61.DAT , GIVEN DATA FILE
OUTPUT = CSJ61.OUT , DATED 06/01/**,13:09:54

FILES GENERATED - DATED 06/01/**,13:09:54

FILE CSJ61.TMG CONTAINS MESSAGE + WARNING INFORMATION

TOTAL NUMBER OF WARNINGS = 4, MESSAGES = 3

JOB ENDED AT 13:09:59
*** TR-20 RUN COMPLETED ***

Volume Control Requirements

Congregation of St. Joseph
By: RF

06/03/16



Volume control requirements are dependent on total area of impervious within disturbed area
 *exceptions: pavement maintenance, deemed as areas where pavement is being removed and replaced at the same grade, with the same material, with the same drainage pattern, with no additional structures or sewers added

1st inch of runoff for total area of impervious within disturbed area

Area impervious within disturbed area =	1,640	Acres	
Area deemed to be "pavement maintenance" =	0	Acres	
Volume Control Required =	0.1367	Acres-ft	
<u>Volume Control Provided beneath detention basin:</u>			
Void Ratio for Pipe	0.5		
Va = Surface Storage	1		
Vb = Soil Media Mix	0.25		
Vc = Void Ratio of Stone Above Invert of Underdrain	0.36		
Vd = Void Ratio of Stone Below Invert of Underdrain	0.36		
Depth of Ponding Water	1	ft	
Area of Ponding Water	2640	s.f.	
Volume Control	0.060606	acre-ft	
Depth of Soil Media Mix	1.5	ft	
Area of Ponding Water	4600	s.f.	
Volume Control	0.019800	acre-ft	(0.5 multiplier added, per MWRD detail)
Depth of Stone Above Invert of Underdrain	1	ft	
Area of Ponding Water	4600	s.f.	
Volume Control	0.019008	acre-ft	(0.5 multiplier added, per MWRD detail)
Depth of Stone Below Invert of Underdrain	1	ft	
Area of Ponding Water	4600	s.f.	
Volume Control	0.038017	acre-ft	
Volume Control Provided =	<u>0.1374</u>	Acres-ft	

APPENDIX I: HYDRAULIC CALCULATIONS

TRIBUTARY AREA

$Q = CIA$ for area downstream of basin, upstream of restrictor
(including landscaped courtyard area)

$$I = 7 \text{ inches/hr}$$

$$C = 0.71 \text{ (73,406 s.f. tributary, of which 42,208 s.f. is impervious)}$$

$$A = 1.685 \text{ Acres}$$

$$Q = 8.375 \text{ cfs}$$

Assuming all the area downstream of the basin is a point source system, and the point discharge is located at the restrictor structure, the stormwater runoff tributary to the basin but downstream of the basin has to flow against the tailwater head (i.e. the 100-yr HWL of the basin), through the 24" pipe all the way until it backs up into the basin. This can be modelled as a Type 4 (submerged outlet) culvert analysis, as shown on the following page:

TYPE 4 (submerged outlet) CULVERT ANALYSIS

$$Q = CA \sqrt{\frac{2g(\Delta h)}{1 + \frac{29c^2 n^2 L}{R_H^{4/3}}}}$$

where

$$Q = 8.375 \text{ cfs}$$

$$C = 0.60 \text{ (for sharp edge pipe)}$$

$$A = \pi R^2 = \pi \left(\frac{24}{2}\right)^2 = \pi$$

$$g = 32.2 \text{ ft/sec}^2$$

$$n = 0.012 \text{ (for concrete)}$$

$$R_H = \frac{\text{area pipe}}{\text{wetted perimeter}} = \frac{\pi \left(\frac{24}{2}\right)^2}{2\pi \left(\frac{24}{2}\right)} = \frac{1}{2}$$

$$L = 389 \text{ ft (length of 24" pipe between basin and restrictor)}$$

$$\Delta h = \frac{Q^2 \left(1 + \frac{29c^2 n^2 L}{R_H^{4/3}}\right)}{2g C^2 A^2} = 0.75 \text{ ft}$$

Since $\Delta h = 0.75$ ft, water will need to stage up to 0.75 ft above the HWL of 643.50 in order to provide the head needed to force the water to back up through the 24" pipe and into the basin under a full tailwater condition (i.e. when the basin is already full to the HWL elevation of 643.50). The lowest overflow route for the area tributary to the basin but downstream of the basin is equal to 644.25, or 0.75 ft above the HWL of 643.50. Therefore, the east portion of the tributary area does not overflow prematurely prior to the detention facility reaching capacity, and the 24" pipes as shown possess the ability to convey water backwards through the proposed sewer system.

EXHIBIT N

TO: MS. EMILY RODMAN
FROM: MR. RYAN FEENEY
DATE: 6/3/2016
RE: CSJ - STORM WATER RUNOFF MANAGEMENT PLAN



PROJECT NAME AND LOCATION

Congregation of St. Joseph, located at 1515 West Ogden Avenue, La Grange Park, IL 60526

EXISTING CONDITIONS

The existing development in this portion of the site includes an existing chapel and surrounding mixed use buildings "I", "H", and "Welcome Hall". The existing chapel is to remain, and Building "H" will be demolished and reconstructed as part of this project. There is no existing stormwater detention basin on site.

PROJECT DESCRIPTION

The proposed improvements include the building demolition of Building "H" and the construction of a "New Building" addition in its place. Parking lot reconfiguration and entrance drive reconfiguration will also be provided. Detention basin and volume control measures will be provided in accordance with MWRD and Village requirements prior to the start of any construction.

STORMWATER DETENTION AND VOLUME CONTROL MANAGEMENT

There is no existing stormwater detention basin on site. A proposed detention basin and volume control measures will be provided in accordance with MWRD and Village requirements prior to the start of any construction. Soil erosion and sediment control features will also be constructed prior to the commencement of upland disturbance. Both will be maintained throughout the duration of the construction activities.

During Phase 1 (the demolition of the existing east parking lot and the construction of the new east parking lot – see the "Phase 1" exhibit attached), detention and volume control will be provided in a temporary basin just south of the existing west parking lot (which is also directly south of the proposed final detention and volume control basin location). Proposed storm sewer will be installed in the east parking lot to the extent of the paving work, and the landswapped existing courtyard area will be directed into the temporary detention basin via the proposed storm sewer to offset the undetained runoff from the proposed east parking lot improvements.

During Phase 2A ("Building H" demolition, see the "Phase 2A" exhibit attached), the temporary detention and volume control basin from Phase 1 will be maintained throughout the demolition event.

During Phase 2B ("New Building" construction, west parking lot construction, see "Phase 2B" exhibit attached), the temporary detention and volume control basin from Phase 1 will be maintained. Modifications to the size and shape of the temporary basin to allow for construction activities throughout this phase will occur as necessary. Throughout these changes, detention volume and volume control will be provided in full as required by the Village and the MWRD under the final condition of the project.

**Exhibit N
Phase 1 Exhibit**



**La Grange Park Center
Phase 1
"I" Building Renovation**

6-1-2016

Phase 1 Includes:

- "I" Building renovation
- New parking
- New sidewalks
- Generator replacement
- New transformer
- New 8-inch water line into "I" building
- Phase One Stormwater Basin

CSJ Parking

(available during Phase 1 construction)

- Existing West Parking - 39 Stalls
- Ring Road Parking - 47 Stalls

Total - 86 Stalls

Contractor Parking

Contractor parking during construction will be limited to the Phase 1 construction zone and off-site locations.

Phase 1 Construction Schedule

Start: September, 2016
Completion: January, 2017

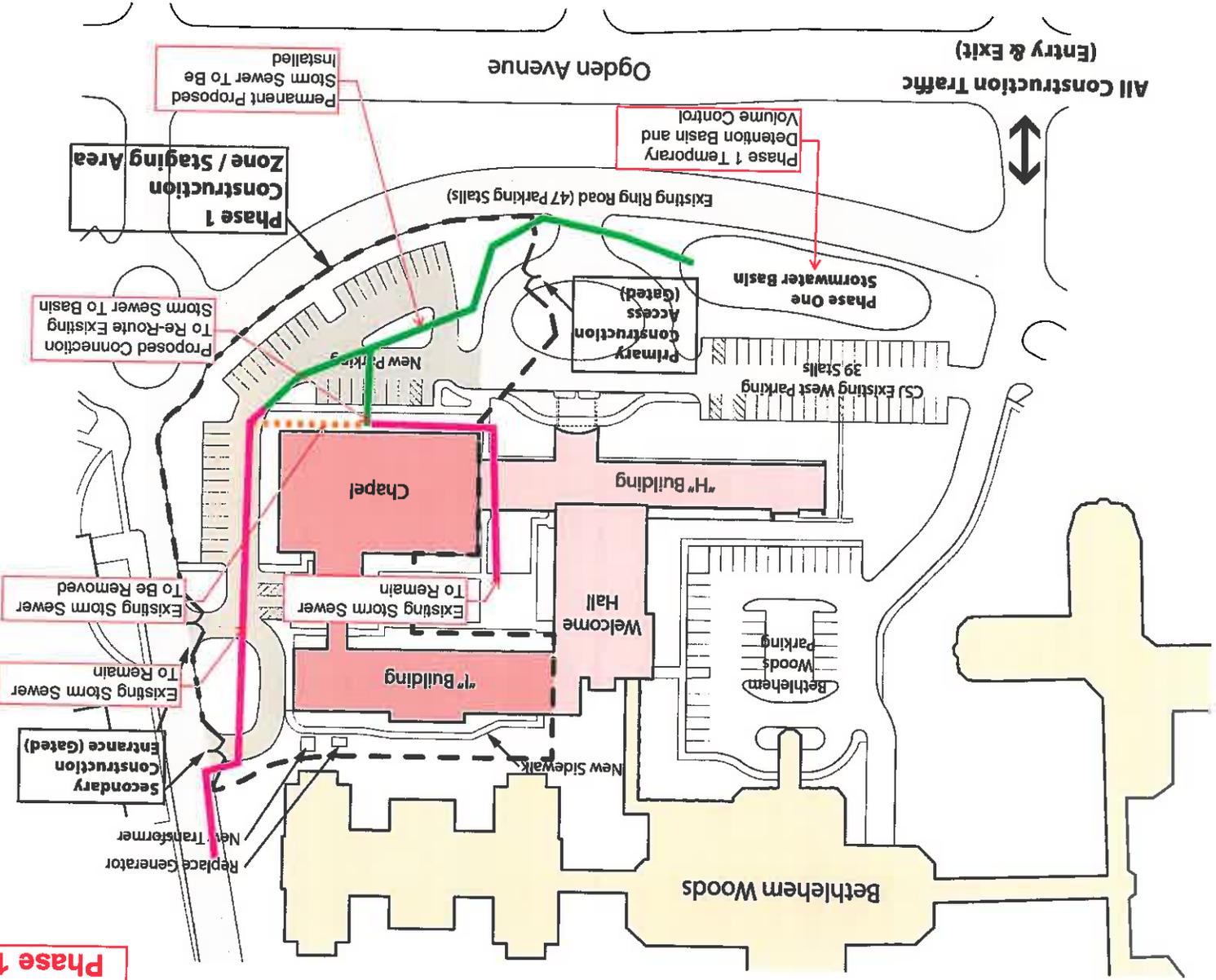


Exhibit N
Phase 2A Exhibit



La Grange Park Center
Phase 2A
"H" Building Deconstruction
6-1-2016

Phase 2A Includes:

- "H" Building deconstruction
- 11 Bethlehem Woods parking stalls temporarily relocated to CSJ lot.
- 2 Bethlehem Woods parking stalls maintained

Phase 2A Parking

CSJ Parking

(available during Phase 2A construction)

Phase 1 Parking Lot - 41 Stalls

Ring Road Parking - 47 Stalls

Total - 88 Stalls

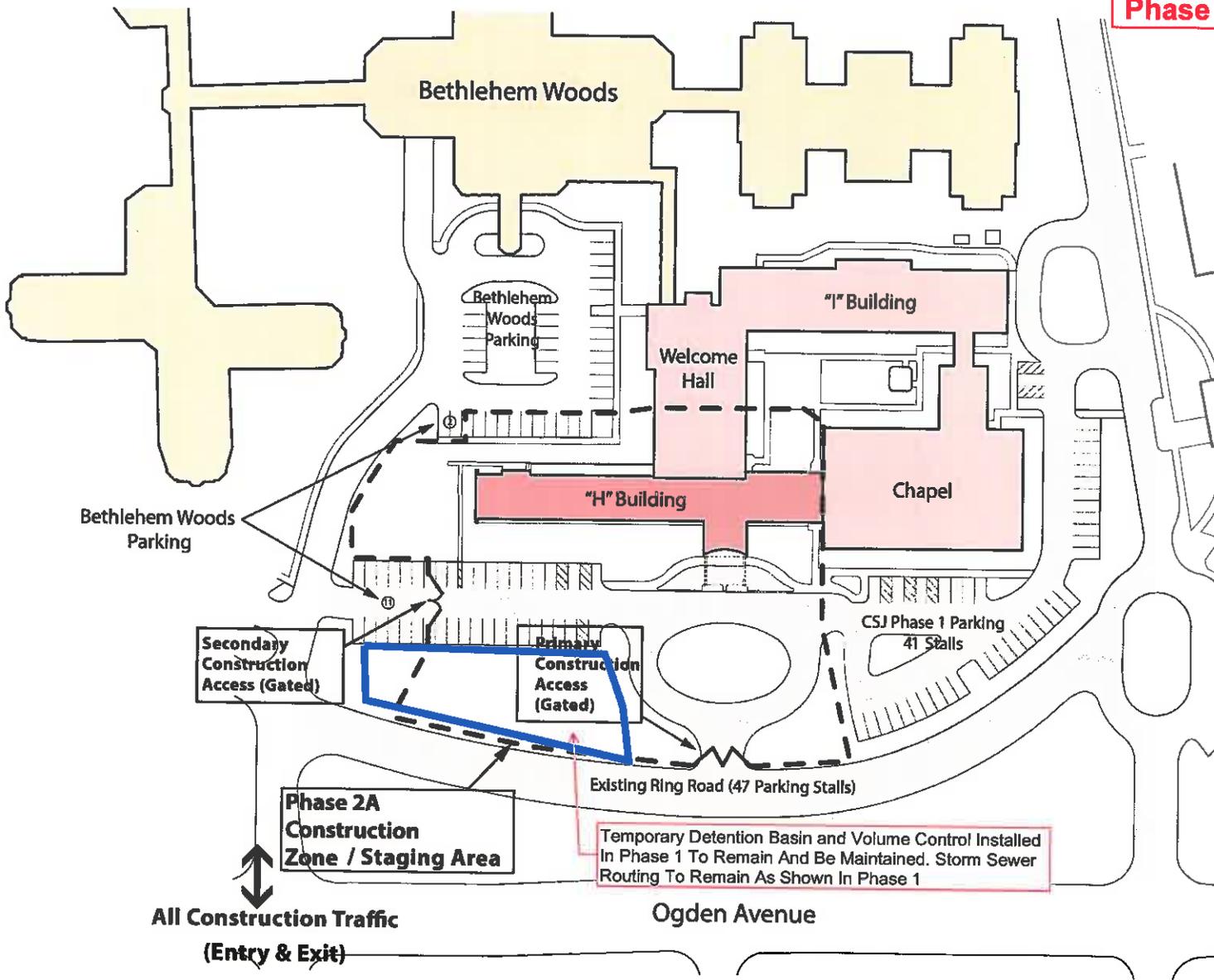
Contractor Parking

Contractor parking during construction will be limited to the Phase 2A construction zone and off-site locations.

Phase 1 Construction Schedule

Start: March, 2017

Completion: August, 2017

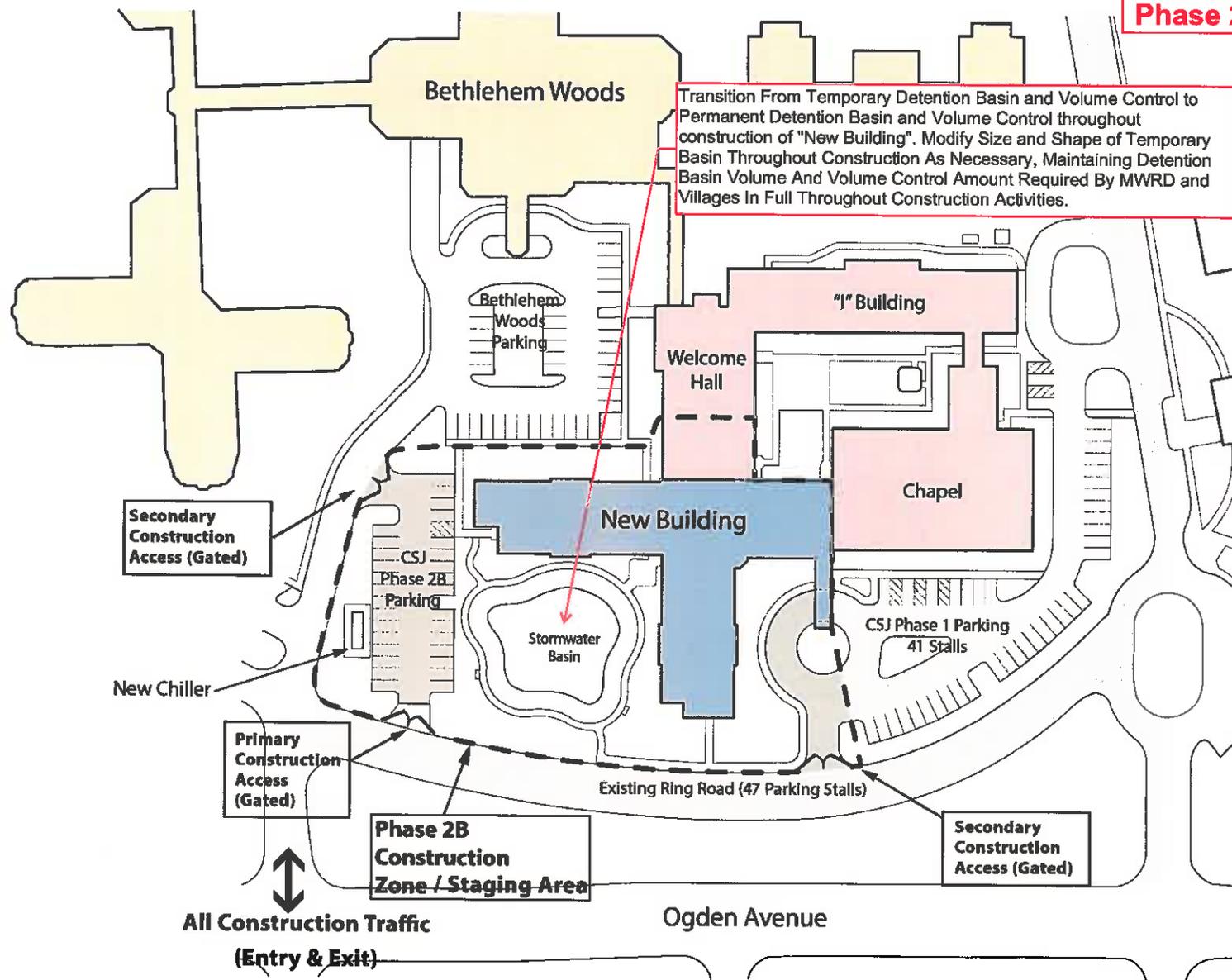


**Exhibit N
Phase 2B Exhibit**



**La Grange Park Center
Phase 2B
New Building Construction
6-1-2016**

Transition From Temporary Detention Basin and Volume Control to Permanent Detention Basin and Volume Control throughout construction of "New Building". Modify Size and Shape of Temporary Basin Throughout Construction As Necessary, Maintaining Detention Basin Volume And Volume Control Amount Required By MWRD and Villages In Full Throughout Construction Activities.



Phase 2B Includes:

- New building construction
- New parking
- New sidewalks and patio
- New stormsewer and stormwater basin
- Relocation of existing water main
- New chiller
- New landscaping

Phase 2B Parking

CSJ Parking

(available during Phase 2B construction)

Phase 1 Parking Lot	- 41 Stalls
Ring Road Parking	- 47 Stalls
Total	- 88 Stalls

Contractor Parking

Contractor parking during construction will be limited to the Phase 2B construction zone and off-site locations.

Phase 1 Construction Schedule

Start: July, 2017
Completion: September, 2018





1515 WEST OGDEN AVENUE
LAGRANGE PARK, ILLINOIS 60526
PHONE 708.354.9200
FAX 708.354.9573
CSJOSEPH.ORG

June 3, 2016

Via U.S. Mail

Dennis Moran
Nazareth Academy
1209 W. Ogden Avenue
LaGrange, Illinois 60528

RE: Request for Additional Parking Spaces

Dear Mr. Moran:

In advance of our request set forth below, we would like to thank you for your support and continued cooperation with the ongoing efforts concerning the Congregation of the Sisters of St. Joseph (the "Congregation"). Your institution has been an ideal tenant. You personally and Nazareth Academy as a whole have lived up to the letter and, specifically, the spirit of the cooperation clause in the governing lease.

With the foregoing in mind, the Congregation requests the following as a portion of the ongoing reconfiguration and reconstructing of the Congregation's campus, which is adjacent to Nazareth Academy. We ask the following:

(A) Parking Spaces.

When available, Nazareth Academy, if it acquiesces this request, will kindly make available off-street parking spaces, the number and duration of which will be discussed and agreed upon by the parties intermittently and as needed.

(B) Coordination.

- (1) The Congregation and Nazareth Academy shall meet to discuss and thereafter coordinate (prior to June 10, 2016) each party's scheduled events in order to ascertain that each party's use of the building and parking areas properly supplement the other party at any time in a manner that ensures off-street parking goals are met and community neighbors are not burdened by parking intensive events; and

That all may be one...

(2) There shall be established an ongoing protocol to manage this process on a daily basis.

(C) Nazareth's Use of Campus for Night Football.

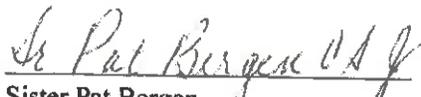
Nazareth Academy, by executing this letter below, acknowledges and agrees that it will need no off-street parking on the Congregation's campus for night football games during the construction period of _____ to _____.

(D) Temporary Parking.

During the construction period, Nazareth Academy will permit the Congregation, as well as the Contractors working on the site, to Park on the Nazareth Academy campus. Please note that as a covenant of the Contractor's construction contract, said Contractor will be required by the Congregation to secure off-street parking for possible additional parking as needed for the Contractors performing the work on the site.

If these provisions are acceptable to you, please execute this letter below acknowledging Nazareth Academy's assent to the same.

Sincerely,


Sister Pat Bergen

Acknowledged and Accepted
on behalf of Nazareth Academy:


Dennis J. Moran

Exhibit O





July 26, 2016

Dear Property Owner:

Please find enclosed a copy of a legal notice of public hearing regarding an application for an amendment to a Planned Unit Development (PUD) for the property located at 1515 W. Ogden Avenue, La Grange Park. The applicant is the Sisters of St. Joseph La Grange who are requesting an amendment to the PUD to allow for the demolition of an existing six story structure, the construction of a new two story structure in its place, along with associated parking lot, lighting, landscaping and storm water management improvements. A copy of the proposed Amended Plat of PUD is enclosed.

The Zoning Board of Appeals will convene a public hearing on Tuesday, August 16, 2016 at 7:00 p.m. in the Board Room of the Village Hall, 447 North Catherine Avenue, La Grange Park, Illinois, to consider the application.

Copies of the application are available for review at Village Hall during normal business hours; Monday through Friday, 8:30 a.m. – 5:00 p.m. If your schedule does not permit your attendance at the hearing and you wish to present comments, you may do so by submitting them in writing to the undersigned.

If you have any questions concerning this matter, please contact me at (708) 354-0225 or at erodman@lagrangepark.org.

Sincerely,

A handwritten signature in black ink, appearing to read "ERODMAN".

Emily Rodman, AICP
Assistant Village Manager
Village of La Grange Park

**NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
OF
LA GRANGE PARK, ILLINOIS**

Notice is hereby given that on August 16, 2016, a public hearing will be held before the Zoning Board of Appeals of La Grange Park, Illinois, in the Village Hall at 447 North Catherine Avenue, at 7:00 p.m. or soon thereafter for the purpose of considering an application for an amendment to a planned unit development on property zoned as R-1A Single Family Residential District located at 1515 West Ogden Avenue, La Grange Park, Illinois, which includes the following parcels: 15-32-400-012; 15-32-400-014; 15-32-400-016; 15-32-400-018; and 15-32-400-017.

The petitioner is requesting to amend the existing planned unit development to facilitate the demolition of a six-story structure and the construction of a two-story structure along with associated parking lot, lighting, landscaping and storm water management improvements.

The Application for a Planned Unit Development and description of proposed use are available for examination during normal office hours at the La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

All interested persons are invited and welcome to attend the hearing. All persons interested in providing testimony at the hearing are welcome to do so.

ZONING BOARD OF APPEALS
VILLAGE OF LA GRANGE PARK

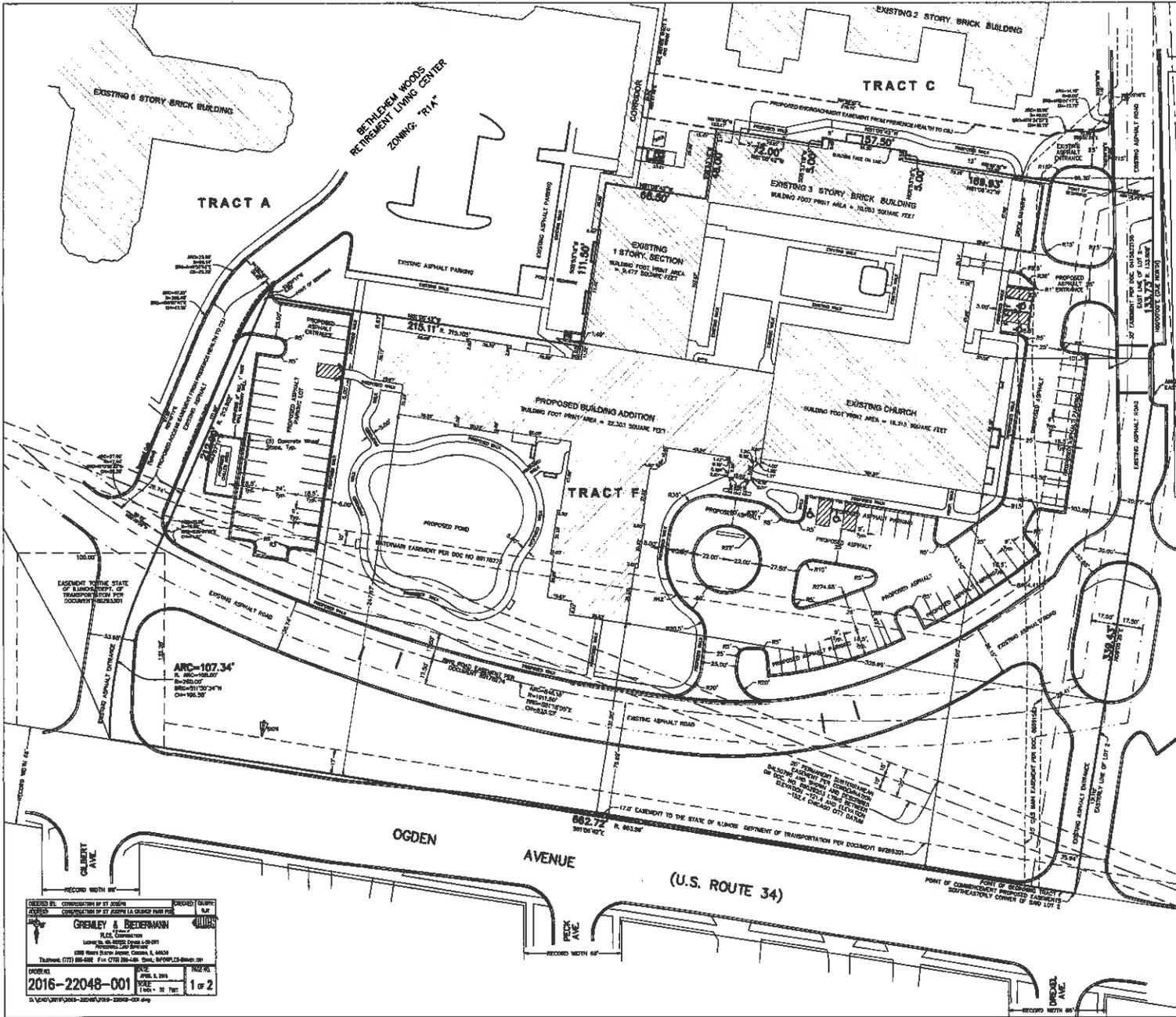
Eric Boyd, Chairman

PLAT REVISING THE PLAN OVER TRACT F IN THE
 BETHLEHEM WOODS RETIREMENT LIVING CENTER
 PLAT OF PLANNED UNIT DEVELOPMENT
 RECORDED JANUARY 18, 1989
 AS DOCUMENT NO. 89028253 IN THE
 VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS.

TRACT F
 THAT PART OF LOT 2 IN DISTRICTS OF ST. JOSEPH OF LA GRANGE SUBDIVISION NO. 1, BEING
 PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH,
 RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING
 AT THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 69°02'20" EAST ALONG THE
 EASTERLY LINE OF LOT 2; A DISTANCE OF 136.63 FEET TO AN ANGLE POINT IN THE EAST LINE
 OF SAID LOT 2; THENCE DUE NORTH ALONG THE EAST LINE OF LOT 2 A DISTANCE OF 189.80 FEET;
 THENCE NORTH 81°04'40" WEST A DISTANCE OF 189.50 FEET; THENCE NORTH 05°25'40"
 EAST A DISTANCE OF 5.00 FEET; THENCE NORTH 81°04'42" WEST A DISTANCE OF 57.50 FEET;
 THENCE SOUTH 05°20'30" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 81°04'42" WEST
 A DISTANCE OF 72.00 FEET; THENCE SOUTH 05°25'10" WEST A DISTANCE OF 48.00 FEET;
 THENCE NORTH 81°04'42" WEST A DISTANCE OF 68.50 FEET; THENCE SOUTH 80°52'38" WEST
 A DISTANCE OF 141.00 FEET; THENCE NORTH 81°04'42" WEST A DISTANCE OF 215.30 FEET;
 THENCE SOUTH 23°37'31" WEST A DISTANCE OF 213.90 FEET; THENCE SOUTHERLY ALONG A
 TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 280.00 FEET, CENTRAL ANGLE 23°43'00"
 A DISTANCE OF 106.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, ACROSS TO:
 THENCE SOUTH 81°04'42" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 2 A DISTANCE OF
 63.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NOTE:
 DISTRICTS OF ST. JOSEPH OF LA GRANGE SUBDIVISION NO. 1 WAS RECORDED AS SUPPLEMENT
 23, 1987 AS DOCUMENT NO. 87220816 AND RE-RECORDED JUNE 20, 1988 AS DOCUMENT
 NO. 88286904, IN COOK COUNTY, ILLINOIS.

LOT 1
 NAZARETH ACADEMY
 HIGH SCHOOL
 ZONING: "T" (INSTITUTIONAL DISTRICT)



PRELIMINARY

CREATED BY: CONSTRUCTION BY ST. JOSEPH
 2016-22048-001
GREMLEY & BIENEFMANN
 P.L.L.C. Construction
 1400 N. WILSON ST. SUITE 100
 LA GRANGE PARK, ILLINOIS 60145
 TEL: (708) 288-1400 FAX: (708) 288-1401
 2016-22048-001
 SHEET NO. 1 OF 2