VILLAGE OF LA GRANGE PARK EST. 1892

Planning & Zoning Commission

Tuesday, January 20, 2026 at 7:00 p.m.

This meeting will be held in person at the Village Hall Board Room, 447 N. Catherine Ave., La Grange Park, IL 60526

Members of the public are encouraged to attend this meeting.

Agenda

1. Chairperson to Convene Meeting
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes – December 16, 2025
6. Review and Approval – Findings of Fact for Zoning Case #25-0025 (Applicant: Plymouth Place, Inc.)
7. Consideration of An Application for Site Plan Review for the Property Located at 325 North Park Road, La Grange Park, Illinois – Applicant: La Grange School District 102 (#26-0001)
8. Adjournment

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Maggie Jarr, Deputy Village Manager, at 708-354-0225 x108 promptly to allow the Village to make reasonable accommodations for those persons. Website: http://www.lagrangepark.org/

VILLAGE OF LA GRANGE PARK EST. 1892

RULES FOR PUBLIC COMMENT

All Village Meetings

1. Please step up to the podium before speaking, and announce your name before beginning your comments. Speakers shall provide comments only from the podium and return to their seat at the end of their remarks.

2. After announcing your name for the record, you will be allowed to speak for three (3) minutes, or such lesser period of time as the Village President or Commission/Committee Chair deems appropriate in light of number of potential speakers and time constraints.

3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.

4. The Village President or Commission/Committee Chair reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.

5. For Village Board Meetings only (4th Tuesday of each month): Under the "Public Participation (Agenda Related Comments)" section of the agenda, the Village President reserves the right to disallow comments that do not relate to agenda items.

6. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Deputy Village Manager Maggie Jarr at mjarr@lagrangepark.org or by calling (708) 354-0225 between 9:00 a.m. and 4:30 p.m. before the meeting so that the Village can make reasonable accommodations for you.

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FINDINGS OF FACT
VILLAGE OF LA GRANGE PARK PLANNING & ZONING COMMISSION
CASE – #25-0025
PLYMOUTH PLACE, INC.

WHEREAS, Plymouth Place, Inc. (the "Applicant") filed an Application for a planned unit development amendment (the "PUD Amendment") on property located at 315 North La Grange Road, La Grange Park, Illinois (the "Subject Property"); and

WHEREAS, at an open public meeting held on December 16, 2025, the Planning and Zoning Commission of the Village of La Grange Park ("Village"), Illinois (the "Commission") conducted a public hearing relative to the PUD Amendment, pursuant to notice and publication as required by law (the "Public Hearing"); and

WHEREAS, at the Public Hearing, the Applicant presented its Application for the PUD Amendment, including submittal of written documents and delivery of oral testimony in support of the PUD Amendment, Village staff provided verbal comments relative to its Village Staff Report regarding the Application, and other members of the public were provided an opportunity to submit written documents and deliver verbal testimony relative to the Application. During the Public Hearing, the Commission accepted into the record the Application and the Applicant's additional submittals, the Village Staff Report and all other submittals of members of the public as well as all oral testimony that was heard by the Commission. The meeting was recorded in order to prepare a transcript of the Public Hearing proceedings. On December 16, 2025, pursuant to a unanimous vote of the members of the Commission, the Public Hearing was closed; and

WHEREAS, with respect to the Application for the PUD Amendment, based upon documentary evidence submitted by the Applicant, and testimony presented by the Applicant and Village staff at the Public Hearing, the Commission makes the following Summary of Facts, and pursuant to Section 153.086 of the La Grange Park Zoning Code ("Zoning Code"), makes the following Findings of Fact:

SUMMARY OF FACTS

The Applicant is requesting the PUD Amendment for the Subject Property, which is zoned R-4 Multi-Family Residential. The approximately 19-acre campus contains multiple buildings, including the primary eight-story facility constructed following the Village's approval of a PUD in 2005. That facility includes 182 independent living apartments, 52 assisted living units, 26 memory support units, and 86 skilled nursing beds.

To the east of the main building, 54 single-family cottage homes were constructed in the 1950s. A PUD amendment approved in 2017 allowed demolition of a portion of the cottages for development of an employee parking lot. A new PUD was approved in 2022 to demolish the remaining cottages and replace them with 94 independent living apartments in multiple new buildings (the "Arboretum Villas"), along with new amenity spaces, including the Center for Healthy Living.

Construction of the Center for Healthy Living and the first phase of the Arboretum Villas (59 units) has been completed. As residents moved in and the new amenities opened, the Applicant determined that additional on-site signage was needed to effectively direct residents and visitors throughout the campus. The Applicant therefore requested approval of additional signage, including five (5) new wall signs and one (1) new directional sign that do not meet the standards of the Zoning Code.

During Village staff's review of this request, it was also determined that several signs already installed on the Subject Property as part of the recent redevelopment (while properly permitted through the Building Department) also require exceptions from the Zoning Code but were inadvertently omitted from previous PUD approvals. To ensure that all required relief is appropriately reviewed, the Applicant's Application for PUD Amendment includes both the newly proposed signage and the existing signage that requires retroactive approval. The existing signage requiring exceptions includes two (2) monument signs and seven (7) directional signs.

Under Section 153.086 (Changes to Approved Plans) of the Zoning Code, no changes may be made to an approved final PUD plan except upon application to the Village. Section 153.084 (Exceptions from District Regulations) of the Zoning Code allows exceptions from underlying zoning district requirements if it is demonstrated that the modifications will not negatively affect surrounding property, municipal services, or traffic flow, and that the development provides superior design, enhanced amenities, and a substantial benefit to the Village.

The Applicant is seeking approval for two (2) monument signs, five (5) wall signs, and eight (8) directional signs. The signage is intended to clearly identify the Center for Healthy Living and the four (4) Arboretum Villas building wings, improve wayfinding throughout the site, and distinguish the Arboretum Villas development from the larger congregate building known as The Landing. Because the Subject Property is located in the R-4 District, the Zoning Code limits the types, number, size, and design of signs that may be installed. The following regulations apply to the Subject Property.

Monument Signs. Monument signs are not permitted in residential districts unless serving a non-residential use; therefore, the existing monument signs at the Subject Property require an exception. While the existing monument signs comply with the maximum sign area and required setbacks and spacing, they exceed the allowable height and lack the required landscaped base, resulting in additional exceptions. Because multiple monument signs already exist at the site entrance, an exception is also required for the total number of monument signs permitted on the Subject Property.

Wall Signs. Wall signs are not permitted in residential districts unless serving a non-residential use; therefore, the proposed wall signs on the Subject Property require an exception. All proposed wall signs comply with the allowable sign area and with the design standards for placement and projection from the wall. Although house number signs are exempt permanent signs under Section 153.263 (Exempt Permanent Signs) of the Zoning Code, that exemption is limited to signs no larger than two (2) square feet. The proposed wall signs exceed that size and therefore do not qualify as exempt, necessitating an additional exception from the Zoning Code.

Directional Signs. Directional signs are permitted at each driveway access from a public street and at each internal driveway intersection; therefore, the total number of directional signs on the site complies with the Zoning Code. However, the existing directional signs exceed the maximum permitted height and sign area, and the newly proposed sign, while compliant with height, also exceeds the allowable area. All of the directional signs require an exception for design, as they utilize a two-post configuration rather than a monument style and lack the required landscaped base.

With this amendment, the Applicant is requesting the following exceptions from Section 153.264 (Permanent Sign Standards) of the Zoning Code related to the size, location, design, and number of monument signs, wall signs, and directional signs:

- To allow for two (2) monument signs at 6.5' tall and without the required landscaping around the base of the sign, located near the entrances of The Arboretum Villas and The Landing.
- To allow for five (5) wall signs at 3 square feet, 4.9 square feet, and 5.1 square feet in area, that include address numbering, located near the entrances to the Center for Healthy Living and The Arboretum Villas.
- To allow for eight (8) directional signs without the required monument sign design, with seven (7) directional signs at 7.2' tall and 19.8 square feet in area and one (1) directional sign at 11.2 square feet in area. In order to allow these signs as proposed, the Village must grant specific exceptions from Section 153.264 (Permanent Sign Standards) of the Zoning Code.

FINDINGS OF FACT

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.** The proposed signage enhances the functionality of the PUD by providing a clear, coordinated wayfinding system that reflects the scale and complexity of the campus and supports its ongoing operation.

2. **Promote the objectives of both the Village and the development.** The signage advances Village objectives related to safety, accessibility, and orderly development while supporting the development's need for clear identification of buildings and amenities within a multi-building senior living campus.

3. **Enhance the quality of the design of the structures and the site plan.** The signs are modest in size, non-illuminated, and integrated into building entrances and internal circulation areas, improving legibility and cohesion without detracting from the architectural character of the site.

4. **Enable the development to offer environmental and pedestrian amenities.** Improved wayfinding reduces unnecessary vehicle circulation, supports pedestrian navigation

between buildings and amenities, and complements the walkable internal layout of the campus.

5. **Will not cause such an adverse impact on neighboring properties so as to outweigh the benefits of the development.** The signage is internally oriented, limited in scale, and non-illuminated, resulting in no measurable visual, noise, or traffic impacts to surrounding residential properties.

6. **Are compatible with the land use policies of the Village's Comprehensive Plan.** The request is consistent with Comprehensive Plan policies that support well-designed residential developments and senior housing that is compatible with surrounding neighborhoods.

7. **Provide a public benefit to the Village.** The signage improves safety, accessibility, and clarity for residents, visitors, and emergency responders, while ensuring that the development continues to function as an organized and well-managed community asset.

Regarding the request for the PUD Amendment outlined above, the Planning and Zoning Commission voted to approve the PUD Amendment, as follows:

AYES: Domagalski, Lampert, Lee, McElligott and Studwell

NAYS: None

ABSENT: Bartholomai and Campo

RESPECTFULLY SUBMITTED this 20th day of January, 2026.

VILLAGE OF LA GRANGE PARK
PLANNING AND ZONING COMMISSION

By:_____
Caroline Domagalski, Chairperson

Planning & Zoning Commission Agenda Memo

Date: January 20, 2026

To: Caroline Domagalski, Planning & Zoning Commission Chair
Members of the Planning & Zoning Commission

From: Maggie Jarr, Deputy Village Manager

RE: **325 N. Park Road – Site Plan Review [#26-0001]**

GENERAL BACKGROUND
La Grange School District 102 ("Applicant") is seeking site plan approval in order to construct two building additions, reconfigure two parking areas, add bicycle parking capacity, and make stormwater management improvements ("Project") at Park Junior High School at 325 Park Road, La Grange Park, Illinois ("Subject Property").

The Subject Property is located in the I Institutional Zoning District and encompasses 5.4 acres in the Villages of La Grange Park and La Grange, bound by Richmond Avenue to the north, Brainard Avenue to the east, Ogden Avenue to the south, and Park Road to the west. Surrounding uses include residential homes (R-1A and R-1 Single-Family Residential Zoning Districts to the north, east, and west in La Grange Park, and R-4 Single-Family Residential Zoning District to the south in La Grange). The Applicant also owns a 0.8-acre parcel at the northeast corner of Brainard and Ogden Avenue.

In accordance with Section 153.060(B) of the La Grange Park Zoning Code ("Zoning Code"), site plan review and approval is required for building permits for additions to non-residential developments. Accordingly, the Applicant has submitted an Application for Site Plan Review for the Project.

PROPOSED IMPROVEMENTS & COMPLIANCE WITH ZONING CODE
The Applicant is proposing the following improvements to the Subject Property:

1. Construction of a 9,069-square-foot classroom addition (3 stories) and a 1,744-square-foot garage addition (1 story) to the north side of the existing school. The area of the new classroom addition currently contains the District offices, which are being moved to Barnsdale Road Elementary School. The Park Road entrance to the offices will be removed.
2. Reconfiguring the north parking lot due to the building additions to provide 28 parking spaces (reduced from 51 spaces) and a depressed loading dock, and to update the parking lot for ADA compliance.
3. Modifying the south parking lot to convert 10 parallel parking spaces into 24 perpendicular spaces and to create an accessible parking space for ADA compliance.
4. Expanding the student bicycle parking area on the east side of the school, increasing capacity from 64 bikes to over 250 bikes.
5. Striping the parking area on the east side of Brainard Avenue (85 spaces).

Institutional Zoning District
Bulk & Setback Regulations – §153.162
The proposed bulk and setbacks are subject to the standards of Section 153.162 (Bulk and Setback Regulations). See the descriptions and tables below for a summary of proposed improvements and compliance with the Zoning Code.

Bulk & Setback Regulations - I Institutional District

Zoning Regulation	Requirement	Proposed	Compliance
Min. Lot Area	20,000 sq ft	234,352 sq ft *(No change)*	Yes
Max. Building Height	45'	Existing: 46'-8" Addition: 43'-6"	Yes
Min. Front Setback	10'	165' to Ogden Avenue *(No change)*	Yes
Min. Rear Setback	10', unless abutting a residential use, then 25'	Existing: 273' to Richmond Avenue and 104' to residential use Addition: 228' to Richmond Avenue and 59' to residential use	Yes
Min. Interior Side Setback	10', unless abutting a residential use, then 20'	20'-8" to residential use *(No change)*	Yes
Min. Corner Side Setback	10'	Existing: 34'-2" to Park Road Addition: 26'-7" to Park Road	Yes

The height of the classroom building addition is 43'-6", which is about approximately 3' shorter than the existing building. The addition will extend 7'-7" closer to Park Road, decreasing the corner side setback to 26'-7", and will extend approximately 45' closer to Richmond Avenue, decreasing the rear setback to 228' and 59' to the nearest residential use to the north. The garage building addition is 18' tall and follows the existing interior side setback of 20'-8" from the adjacent residential use to the east. The existing front setback will not change with the construction of the Project. The proposed bulk and setbacks comply with the Zoning Code.

Use Standards – §153.177(H)

A Primary Educational Facility is a permitted use in the I Institutional District, subject to the specific use standards included in Section 153.177(H):

(H) Educational facilities, primary, secondary, college/university.

(1) Educational facilities shall be designed so that the location of entrances and exits, exterior lighting, outdoor recreation areas, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties.

(2) Changes to outdoor recreation facilities that are part of an educational institution's campus require site plan review approval for the construction of any buildings, accessory structures and exterior lighting.

The Applicant satisfies both applicable use standards. The Project is designed to provide safe and efficient vehicular and pedestrian circulation while minimizing potential impacts on adjacent residential properties. The Park Road entrance to the south parking lot has been modified to allow school buses to turn either left or right, which is an improvement over the current condition. The entrance to the north parking lot has been shifted approximately 60' north to maintain alignment with the modified drive aisle. The landscaped median on Park Road will be modified to ensure full access to both parking lots.

Although a portion of the outdoor field at the north end of the Subject Property will be removed due to the north parking lot modification, the overall availability and functionality of outdoor recreation

facilities on campus will not be significantly impacted. The addition of a dedicated loading area represents an operational improvement, with loading designed to accommodate district-owned vehicles and small delivery vehicles for routine daily use. Any new exterior lighting associated with the Project will comply with Village lighting standards and will be directed downward and away from adjacent residential properties to minimize glare and light spillover.

On-Site Development Standards

Exterior Lighting – §153.192

The Zoning Code requires that building-mounted fixtures be designed with fully shielded luminaires, not to exceed 16' in height. The Zoning Code does not require exterior lighting be provided at a minimum or average intensity; rather, illumination must be arranged to deflect the direct rays of light away from adjacent properties and streets. The Applicant is proposing to install the following light fixtures:

- Five (5) Lithonia Lighting LED building-mounted fixtures (11' in height) on the east side of the classroom addition, north and west sides of the garage addition, and the loading area.
- Thirteen (13) Gotham Architectural Lighting building-mounted fixtures (12' in height) on the north, east, and west sides of the classroom building addition.

The proposed exterior lighting provides lighting in the immediate areas along the building, access points, walkways, and parking and loading areas. The light levels for the new light fixtures do not exceed 0.5 footcandle at a residential property line or 1.0 footcandle for the land adjacent to other non-residential areas. The proposed lighting levels comply with the Zoning Code.

Off-Street Parking

Required Off-Street Parking Spaces – §153.216

For a Primary Educational Facility use, two parking stalls are required per classroom. The Project will increase the number of classrooms at Park Junior High School from 37 to 57 classrooms, and therefore 114 parking stalls are required.

Currently, there are 113 parking stalls at the Subject Property, plus additional parking capacity in the adjacent parcel across Brainard Avenue. The Project will increase the amount of parking on the south lot (from 62 to 76 spaces) and reduce the amount of parking on the north lot (from 51 to 28 spaces), as well as stripe the parking area on the east side of Brainard Avenue (85 spaces), for a total of 189 spaces. The proposed parking complies with the Zoning Code.

Design of Off-Street Loading Spaces – §153.218

The Zoning Code requires off-street loading spaces to be located on the same lot as the use served, outside of required front yards and setbacks, and a minimum of 50' from any lot line adjoining a residential zoning district, unless fully enclosed by building walls or a solid fence or wall at least 6' in height. Loading spaces must be designed to minimize conflicts with traffic circulation, meet minimum dimensional and surfacing standards, and be appropriately landscaped, screened, and lighted in accordance with the Zoning Code.

The Project proposes two (2) designated off-street loading spaces located in the rear yard, between the proposed garage addition and the classroom addition. The loading area is situated more than 50' from all lot lines and is therefore compliant with the minimum separation requirements. To the west, the loading area is fully screened by the classroom addition, while to the east it is partially screened by the garage addition. The remaining eastern and northern exposure is screened through the proposed buffer yard landscaping, consistent with the screening and landscaping standards of the Zoning Code. The loading spaces are clearly delineated and set apart from the standard parking stalls

in the north parking lot and are designed so as not to interfere with on-site circulation. Proposed lighting for the loading area complies with applicable Zoning Code standards and is designed to prevent light spillover onto adjacent properties.

Landscaping

The Project includes required on-lot, building foundation, parking lot perimeter, and interior parking lot landscaping. See the table and descriptions below for a summary of proposed improvements and compliance with the Zoning Code.

Summary of Landscaping Standards & Compliance

Landscape Type	Requirement	Proposed	Compliance
On-Lot	Min. 4 shade trees	29 shade trees	Yes
Building Foundation	Landscaping along at least 60% of the façade abutting public ROW when setback is 10' or more	Mix of perennial and shrubs along 100% of classroom addition	Yes
Parking Lot Perimeter	Min. 10' wide landscaping along any parking area that abuts public ROW	10' landscape yard across the parking rows along Park Road and Ogden Avenue	Yes
Interior Parking Lot	Min. 7 landscape islands; Shade trees shall be the primary plant material; 1 shade tree per landscape island/area	7 landscape islands across two parking lot area, each with the required shade tree	Yes

On-Lot Landscaping – §153.235

The Zoning Code requires four shade trees per non-residential development in the I Institutional Zoning District. One (1) existing shade tree totaling 20" DBH (diameter at breast height) will be removed and 16 existing trees will remain. Thirteen (13) new shade trees will be planted as part of the Project. The proposed landscape plan complies with the Zoning Code. Any tree removals in the public right-of-way will require a separate Tree Permit Application and replacement plan in accordance with Chapter 95 (Trees and Shrubs) of the La Grange Park Municipal Code.

Building Foundation Landscaping – §153.236

The Zoning Code requires non-residential development in the I Institutional Zoning District with a front and corner setback of 10' or more to have building foundation landscaping along any façade abutting public right-of-way. Foundation plantings should be installed across 60% of the length of the façade of the building, except where walkways are located. A mix of perennial plants and evergreen shrubs are proposed to be planted along the north and west sides of the classroom addition. The proposed building foundation landscape complies with the Zoning Code.

Landscaping Parking Lot Perimeter – §153.238

The Zoning Code requires perimeter parking lot landscaping along the edge of a parking lot that abuts the public right-of-way. The landscape treatment is required to run the full length of the parking lot, be located between the property line and the edge of the parking lot, and measure at least 10' in width. The proposed landscape plan includes 10-foot-wide parking lot perimeter landscaping along Park Road and Ogden Avenue, and utilizes a mix of deciduous and evergreen shrubs and perennial

plantings to provide a softening effect. The proposed parking lot perimeter landscaping complies with the Zoning Code.

Interior Parking Lot Landscaping – §153.239
The Zoning Code requires interior parking lot landscaping for parking lots consisting of 10 or more spaces. One parking lot islands shall be provided between every 10 to 15 contiguous parking spaces, and all rows of parking spaces shall be terminated by a parking lot island or landscaped area.

The proposed landscape plan includes four parking lot islands/landscaped areas in the north parking lot and three parking lot islands/landscaped areas in the south park lot that meet the required size, design, and landscape material specifications included in the Zoning Code. No additional parking lot landscaping is required for the undisturbed portions of the south parking lot or for the parking area located east of Brainard Avenue, as these areas are not being reconstructed and therefore do not trigger the interior parking lot landscaping requirements. In addition, introducing landscaped islands within the parking area east of Brainard Avenue would limit its flexibility for occasional use as a playlot.

Buffer Yards – §153.240
The Zoning Code requires buffer yards where an institutional district abuts a residential district. Required buffer yards shall be located in interior side and rear yards, have a minimum width of 10', and be reserved for landscaping and screening. Buffer yards must include shade trees planted at an average rate of one tree per 25 linear feet of yard length, shrubs planted at an average rate of one shrub per 3 linear feet of yard length, and an opaque masonry wall, solid screen fence, or dense evergreen hedge with a minimum of 6' installed along 100% of the yard length.

The Subject Property abuts a residential zoning district near the northeast corner of the north parking lot and is legal nonconforming with respect to the buffer yard requirements of Section 153.240. The Project does not create a new nonconformity or increase the degree of the existing nonconformity; therefore the Subject Property is not required to be brought into full compliance. Notwithstanding this legal nonconforming status, the Applicant is proposing to enhance the buffer yards by providing additional landscaping within ten-foot-wide (10') landscaped areas between the parking lot and the rear lot line to the north, as well as along the interior side lot line to the east. The proposed improvements include the installation of two (2) shade trees, fourteen (14) evergreen trees, and a variety of shrubs within the buffer yard areas, while retaining an existing line of mature arborvitae along the northern buffer yard. These voluntary improvements increase the level of screening and bring the site closer to compliance with the intent of the buffer yard standards.

Stormwater Management
Due to the size and nature of the redevelopment, the Applicant must comply with the Village's Stormwater Management Ordinance and Cook County's Watershed Management Ordinance (WMO). Both ordinances require detention storage (the Village's requirement is more restrictive) and the WMO requires volume control for one inch of rainfall runoff from the impervious surface areas of the development.

The Applicant's stormwater management design complies with both the Village and Cook County requirements.

- Stormwater Runoff. The runoff from the site will be collected into proposed storm sewers that will be directed into a below-ground storage facility located under the athletic fields north of the school. The restricted release from the stormwater storage facility is then

connected to the Village's existing combined sewer system on Park Road. The site storm sewer has been sized to convey the runoff from the 100-Year rainfall event to the underground storage facility.

- Volume Control. The volume control addresses the runoff from the first one inch of rainfall, which is not conveyed off-site but instead allowed to infiltrate back into the soil. For this project, the infiltration volume will be provided in the area below the outlet from the Stormwater Trap system. The total volume control provided under this project is approximately 21,500 gallons, exceeding the required 15,300 gallons.

- Detention. The site requires detention because it is greater than 3.0 acres and has a development area greater than 0.5 acres. Because the projects are three sections of disconnected development, they have proposed using the trade-off of storing the runoff from the portion of the existing north parking lot that will be resurfaced instead of providing two smaller storage areas for the south parking lot expansion and the proposed bike rack area on the east side of the site. Including the trade-off area increases the development area to 1.02 acres. Both our office and the MWRD support the trade-off approach for detention in this specific project, as the two areas to the south are relatively small and the restrictor for these areas would be extremely small and subject to frequent clogging during storm events. The maximum allowable release from the site, 0.10 cfs, is compliant with Village requirements. They have provided 159,400 gallons of storage, which exceeds the site requirements by about 5,300 gallons.

Additional information and details can be found in the Village Engineer's review letter. The plans and drainage report will be submitted to MWRD for concurrence and approval of the WMO Permit. Any zoning approvals will be contingent on approval from MWRD.

Signs

Wall Signs – §153.264(F)

For a corner lot, the Zoning Code permits one wall sign on each building wall that is established at one square foot per linear foot of zoning frontage, as measured along the front lot line, with a minimum of 25 square feet permitted. No wall sign can exceed 100 square feet. Wall signs must not project more than 1' from the building wall. Internally illuminated signs are permitted.

The Applicant is proposing to install a new 32-square-foot wall sign at the main entrance on the existing building wall facing south (Ogden Avenue). This sign will replace the existing wall sign and be a comparable size and installed in a similar position. The proposed sign complies with the Zoning Code.

STAFF RECOMMENDATION

Staff believes that the Applicant's proposal meets the standards for Site Plan Review.

Motion: To grant site plan approval to La Grange School District 102 for the building additions and renovations at 325 North Park Road, La Grange Park, Illinois, in accordance with the Architectural Site Plan prepared by STR Partners, LLC and dated January 13, 2026

DOCUMENTATION

- Standards for Site Plan Review
- Application for Site Plan Review & Supporting Documents

- Review Letter from Hancock Engineering

C: La Grange School District 102 – Applicant
Julia Cedillo, Village Manager
Ed Hurst, Director of Building & Inspectional Services
Dean Maggos, Director of Fire & Emergency Management
Rick Radde, Director of Public Works
Mark Lucas, Village Engineer
Mallory A. Milluzzi, Village Attorney
President & Village Board of Trustees

Standards for Site Plan Review

In evaluating this request, the Planning and Zoning Commission should consider the following standards under Section 153.060(D) of the Village's Zoning Ordinance.

1. Degree of conformity with existing standards.

2. Regulations of this Zoning Code, and any other applicable regulations within the Village's Municipal Code, and the goals and policies of the Comprehensive Plan.

3. The location, arrangement, size, design and general site compatibility of buildings, lighting and signs, including:

    a. Efficient use of land that responds to the existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure.
    b. Compatibility with, and mitigation of, any potential impact upon, adjacent property.
    c. Site illumination designed and installed to minimize adverse impact on adjacent properties.
    d. Signs in accordance with Section 15 (Signs).

4. Landscaping and the arrangement of open space or natural features on the site should:

    a. Create a desirable and functional environment for motorists, pedestrians, bicyclists and occupants of residential dwellings, business owners and employees. To achieve such an environment, landscaping may take advantage of open space design features such as bike paths, running paths and outdoor relaxation areas.
    b. Preserve unique natural resources, including measures to preserve and protect existing healthy, mature trees.
    c. Protect natural resources and landscaping on adjacent sites.
    d. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
    e. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site. The use of species native to northeastern Illinois is encouraged.
    f. Use of screening to buffer the impact of the development on adjacent uses and enhance the appearance and image of the Village by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.

5. Circulation systems and off-street parking shall be designed to:

    a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists.
    b. Minimizing potentially dangerous traffic movements.
    c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
    d. Minimize curb cuts by using cross-access easements and shared parking.
    e. Design off-street parking lots or garages to minimize adverse impacts on adjacent properties, particularly through the use of perimeter and interior landscaping, and promote logical and safe parking and internal circulation.
    f. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.

VILLAGE OF LA GRANGE PARK • ADMINISTRATION DEPARTMENT
447 N. CATHERINE AVE, IL 60526 • PHONE (708) 354-0225 • FAX (708) 354-0241

_____ *APPLICATION FEE: **$500***
_____ *DEPOSIT: **$1,000***

APPLICATION FOR SITE PLAN REVIEW

ADDRESS OF SUBJECT PROPERTY: 325 N. Park Road LaGrange Park, IL 60526

NAME OF APPLICANT(S): LaGrange District 102
INTEREST IN PROPERTY: Owner
ADDRESS: 333 N. Park Road
CITY, STATE, ZIP: LaGrange Park, IL 60526
EMAIL: sibleyto@dist102.k12.il.us PHONE: 708-215-7003 FAX: 708-482-2402

NAME OF PROPERTY OWNER/TRUSTEE(S): LaGrange School District 102
ADDRESS: 333 N. Park Road
CITY, STATE, ZIP: LaGrange Park, IL 60526
EMAIL: sibleyto@dist102.k12.il.us PHONE: 708-215-7003 FAX: 708-482-2402

NAME OF ATTORNEY (IF APPLICABLE): Franczek P.C.
ADDRESS: 300 S Wacker Dr # 3400
CITY, STATE, ZIP: Chicago, IL 60606
EMAIL: info@franczek.com PHONE: 312-986-0300 FAX: _____

NAME OF ENGINEER (IF APPLICABLE): Eriksson Engineering Associates, Ltd.
ADDRESS: 135 S. Jefferson Street, Suite 135
CITY, STATE, ZIP: Chicago, IL 60661
EMAIL: kcamino@eea-ltd.com PHONE: 312.463.0551 FAX: _____

NAME OF ARCHITECT (IF APPLICABLE): STR Partners, LLC
ADDRESS: 350 West Ontario, Suite 200
CITY, STATE, ZIP: Chicago, IL 60654
EMAIL: mike@strpartners.com PHONE: 312.464.1444 FAX: _____

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.

NAME: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
EMAIL: _____ PHONE: _____ FAX: _____

NATURE/EXTENT OF INTEREST: _____

_____ *APPLICATION FEE: **$500***
_____ *DEPOSIT: **$1,000***

PERMANENT INDEX NUMBER OF SUBJECT PROPERTY (TAX ID NO.): 18041300020000

CURRENT ZONING CLASSIFICATION: I - Institutional District

ADJACENT ZONING CLASSIFICATION:

NORTH: R-1 SOUTH: --

EAST: R-1 WEST: R-1

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 PLAN (see description below)
- ☐ LANDSCAPE PLAN

SITE PLAN: Submit with this application a Site Plan, certified by a registered architect or land surveyor, showing:

- ☐ Accurate lot lines and dimensions of the Subject Property, all principal and accessory structures currently located on or proposed to be constructed on the Subject Property.
- ☐ Distances between structures and lot lines, distances between all principal and accessory structures.
- ☐ A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; number, location and total count of parking spaces (regular and handicapped) and loading spaces, circulation aisles; sidewalks, walkways, and pathways; total lot coverage of all circulation elements divided as between vehicular and pedestrian ways. Submit with the Site Plan a detailed Statement of Property Uses (listing all activities and uses which will occur on the Subject Property) together with a calculation of the number of parking and loading spaces required for all uses of the Subject Property.
- ☐ Total open space and total impervious surface.
- ☐ All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
- ☐ Location, size, and arrangement of all outdoor signs and lighting.
- ☐ Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
- ☐ A detailed landscaping plan showing location, size, and species of all trees, shrubs, and other plant material.
- ☐ Any other items specifically required by the Zoning Code or the ordinance approving a specific development.

STANDARDS FOR SITE PLAN REVIEW: In reviewing site plans, the relationship of the site plan to existing zoning regulations, conditions imposed upon the Subject Property by specific ordinance, adopted land use policies and the goals and objectives of the Comprehensive Plan shall be evaluated. In addition, the following characteristics shall also be evaluated.

1. Degree of conformity with existing standards.

2. Regulations of the Zoning Code and any other applicable regulations within the Village's Municipal Code, and the goals and policies of the Comprehensive Plan.

3. The location, arrangement, size, design and general site compatibility of buildings, light and signs, including:

    a. Efficient use of land that responds to existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure.
    b. Compatibility with, and mitigation of, any potential impact upon adjacent properties.
    c. Site illumination designed and installed to minimize adverse impact on adjacent properties.
    d. Signs which comply with Section 15 of the Zoning Code.

4. Landscaping and the arrangement of open space or natural features on the site should:
    a. Create a desirable and functional environment for motorists, pedestrians, bicyclists and occupants of residential dwellings, business owners and employees. To achieve such an environment, landscaping may take advantage of open space design features such as bike paths, running paths and outdoor relaxation areas.
    b. Preserve unique natural resources, including measures to preserve and protect existing healthy, mature trees.
    c. Protect natural resources and landscaping on adjacent sites.
    d. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
    e. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site. The use of species native to northeastern Illinois is encouraged.
    f. Use of screening to buffer the impact of the development on adjacent uses and enhance the appearance and image of the Village by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.

5. Circulation systems and off-street parking shall be designed to:
    a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists.
    b. Minimize potentially dangerous traffic movements.
    c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
    d. Minimize curb cuts by using cross-access easements and shared parking.
    e. Design off-street parking lots or garages to minimize adverse impacts on adjacent properties, particularly through the use of perimeter and interior landscaping, promote logical and safe parking and internal circulation.
    f. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.

_____ *APPLICATION FEE:* ***$500***
_____ *DEPOSIT:* ***$1,000***

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): LAGRANGE SCHOOL DISTRICT 102 BOARD OF EDUCATION **Date**: 12/10/2025

Signature of Owner: _____ **Date**: 12/10/2025

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): Tonisha Sibley **Date:** 12/10/2025

Signature of Applicant: Tonisha D. Sibley **Date:** 12/10/2025

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 $1,000.00, payable to the Village of La Grange Park, must accompany this Application and the executed Reimbursement of Fees Agreement.

Revised July 2016

ARCHITECTURAL SITE PLAN LEGEND

- PROPOSED TREES & PLANTINGS, SEE LANDSCAPE DRAWINGS
- EXG TREES & PLANTINGS TO REMAIN
- SOD
- ORNAMENTAL GRASSES & PERENNIALS
- GROUND COVER, MATCH EXG ADJACENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSHED ASPHALT PAVEMENT
- EXG CONCRETE / ASPHALT PAVEMENT
- FENCING, SEE LANDSCAPE DRAWINGS
- PROPERTY LINE
- SETBACK

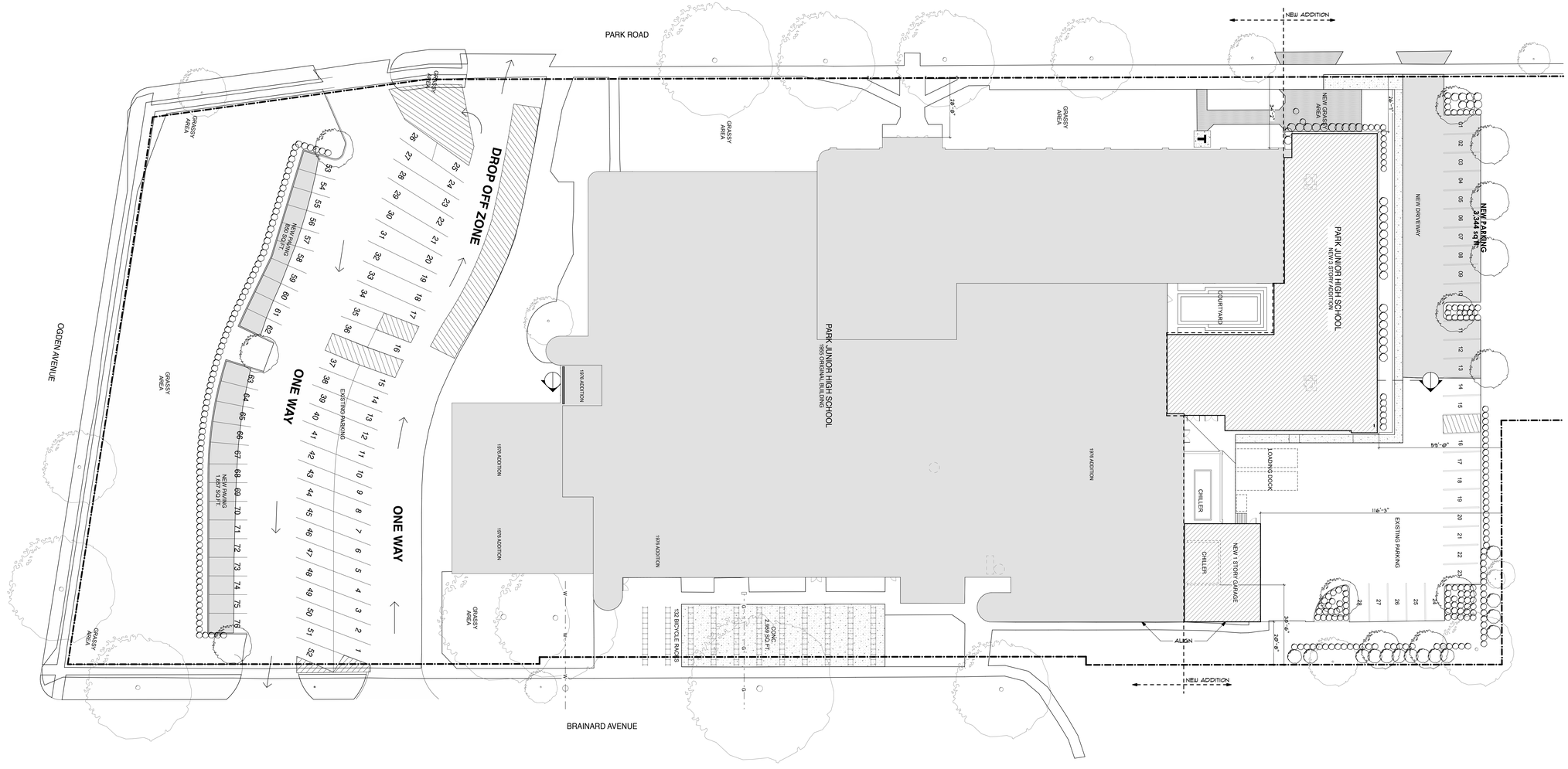
ARCHITECTURAL SITE PLAN NOTES

A. SEE CIVIL ENGINEERING AND LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION.

B. ALL SURFACES DISTURBED BY DEMOLITION / NEW CONSTRUCTION TO BE PATCHED & REPAIRED TO MATCH EXG ADJACENT MATERIALS AND SURFACES.

C. CAREFULLY REVIEW CONSTRUCTION DRAWINGS FOR ANY CONFLICTS WITH DEMOLITION DRAWINGS. IF NEW CONSTRUCTION CONFLICTS WITH EXISTING ITEMS, EXISTING ITEMS SHALL BE DEMOLISHED AS REQUIRED FOR NEW CONSTRUCTION.

D. COORDINATE WITH WORK BY OWNER UNDER SEPARATE CONTRACTS.



1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'

N

Actual size to read at scale
2 IN
1 IN
0 IN

STR

ARCHITECTS

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350 West Ontario Street | Suite 200
Chicago, IL 60654

T: 312.464.1444
www.strpartners.com

- CONSTRUCTION MANAGER
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  Mount Prospect, IL 60056
  (847) 394-6200
- CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
  ERIKSSON ENGINEERING ASSOCIATES, LTD.
  135 South Jefferson St., Ste 135
  Chicago, IL 60661
  (312) 463-0551
- ROOFING AND BUILDING ENVELOPE
  STR-SEG
  STR BUILDING RESOURCES
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  EDGE ASSOCIATES
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  Batavia, IL 60510
  (855) 962-4422
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  THE STRUCTURAL GROUP LTD.
  707 Lake Cook Road, Suite 100
  Deerfield, IL 60015
  (847) 562-1977
- MEP/FP ENGINEERING
  CS3 DESIGN GROUP, LLC
  837 Oakton Street
  Elk Grove Village, IL 60007
  (847) 981-1880

KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings are complementary, and what is required by any one shall be as binding as if required by all. The Drawings indicate the general scope of project in the form of plans, elevations, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

D102 PARK JH ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LAGRANGE SCHOOL DISTRICT 102
333 North Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE	DATE	COMMENTS
2	JAN 13, 2026	REVISE PER VILLAGE REVIEW
1	DEC 12, 2025	ISSUE FOR PERMIT

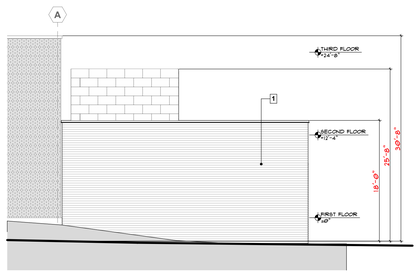
IN PROGRESS
NOT FOR CONSTRUCTION
1/13/26

DRAWING TITLE

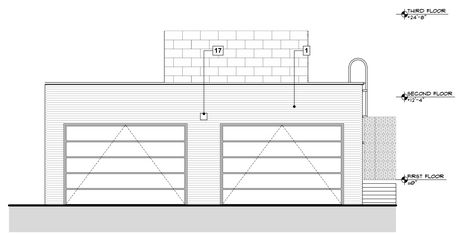
ARCHITECTURAL SITE PLAN

SHEET NUMBER

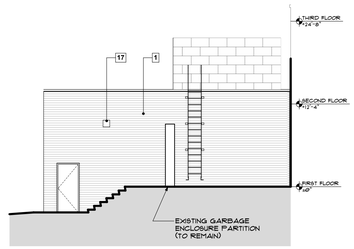
P - AS1.0



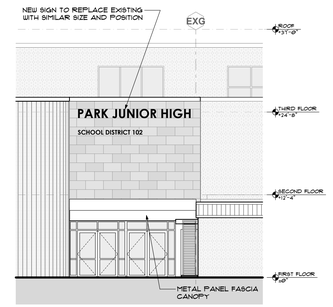
12 **Garage Elevation - East**
SCALE 1/8" = 1'-0"



11 **Garage Elevation - North**
SCALE 1/8" = 1'-0"



10 **Garage Elevation - West**
SCALE 1/8" = 1'-0"



9 **Exterior Elevation - South**
SCALE 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

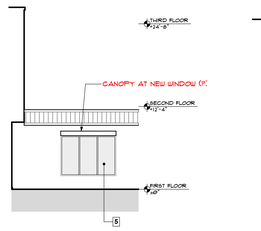
1	BRICK MASONRY IN CAVITY WALL SYSTEM. SEE SPEC SECTION 04 20 00 FOR **BRICK TYPE 1.**
2	TERRACOTTA PANEL
3	HOLLOW METAL DOOR AND FRAME, PAINTED
4	GYPSUM SOFFIT BOARD ON UNDERSIDE OF CANOPY & SOFFIT, TYP.
5	STOREFRONT WINDOW AND/OR DOOR SYSTEM, TYP.
6	OPERABLE VENT ALUMINUM INSERT WINDOW. PROVIDE INTEGRATED SYSTEM WITH STOREFRONT
7	INSULATING LOW-E LAMINATED SAFETY CLEAR VISION GLASS, TYP.
8	LOUVER. PROVIDE INTEGRATED SYSTEM WITH STOREFRONT
9	PRE-FINISHED BENT-METAL COPING, TYP.
10	CAST STONE WINDOW SILL
11	FRITTED WINDOW GLAZING
12	SPANDREL WINDOW GLAZING
13	FRITTED SPANDREL WINDOW GLAZING
14	ROOF ACCESS LADDER, SEE ROOFING DOC.
15	2" BUILDING EXPANSION JOINT
16	METAL HANDRAIL
17	EXTERIOR LIGHTING, SEE ELEC. DOC.
18	PERIMETER FOUNDATION SOIL AT GRADE, SEE LANDSCAPE DOC.

EXTERIOR ELEVATIONS LEGEND

- FACE BRICK 1
- TERRA COTTA PANEL
- METAL PANEL 1
- CAST STONE
- DP DOWNSPOUT NOZZLE
- CJ CONTROL JOINT
- SP SPEAKER, 12'-0" FROM T/SLAB, U.O.N.
- CR CARD READER, 3'-4" FROM T/SLAB, U.O.N.
- OUTLET, 1'-4" FROM T/SLAB, U.O.N.
- LT LIGHT FIXTURE, 12'-0" FROM T/SLAB, U.O.N.
- WW LIGHT FIXTURE, 12'-0" FROM T/SLAB, U.O.N.

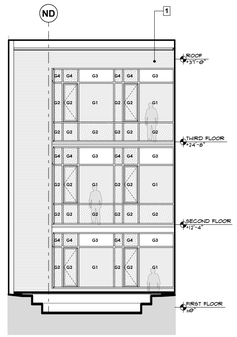
EXTERIOR ELEVATIONS GENERAL NOTES

1. PAINT EXPOSED STEEL LINTELS - COLOR SELECTED BY ARCHITECT

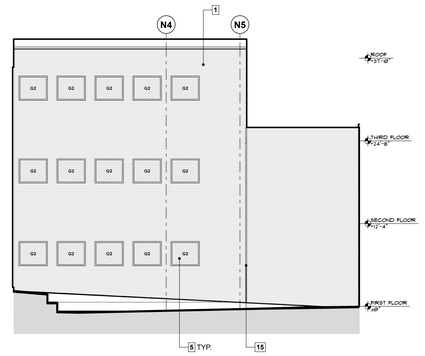


8 **Exterior Elevation - West (South Entrance)**
SCALE 1/8" = 1'-0"

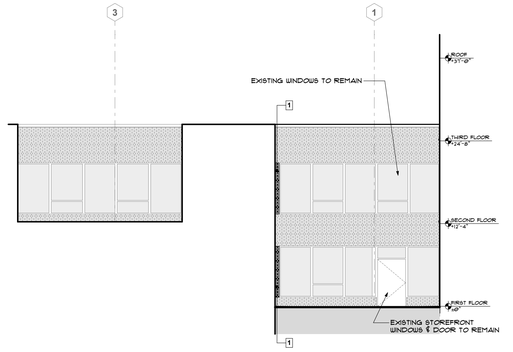
7 **Courtyard Elevation - West**
SCALE 1/8" = 1'-0"



6 **Courtyard Elevation - North**
SCALE 1/8" = 1'-0"



5 **Courtyard Elevation - East**
SCALE 1/8" = 1'-0"



4 **Courtyard Elevation - South**
SCALE 1/8" = 1'-0"

3 **Exterior Elevation - East**
SCALE 1/8" = 1'-0"

2 **Exterior Elevation - North**
SCALE 1/8" = 1'-0"

1 **Exterior Elevation - West**
SCALE 1/8" = 1'-0"

Actual size to read at scale
2 IN
1 IN
0 IN

STR

ARCHITECTS

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654

T: 312.464.1444
www.strpartners.com

- CONSTRUCTION MANAGER
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  Mount Prospect, IL 60056
  (847) 394-6200
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  (847) 981-1880

KEY PLAN

SCOPE DOCUMENT

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PROJECT

D102 PARK JH ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LAGRANGE SCHOOL DISTRICT 102
333 North Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE	DATE	COMMENTS
2	JAN 13, 2026	REVISE PER VILLAGE REVIEW
1	DEC 12, 2025	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
1/13/26

DRAWING TITLE

EXTERIOR ELEVATIONS

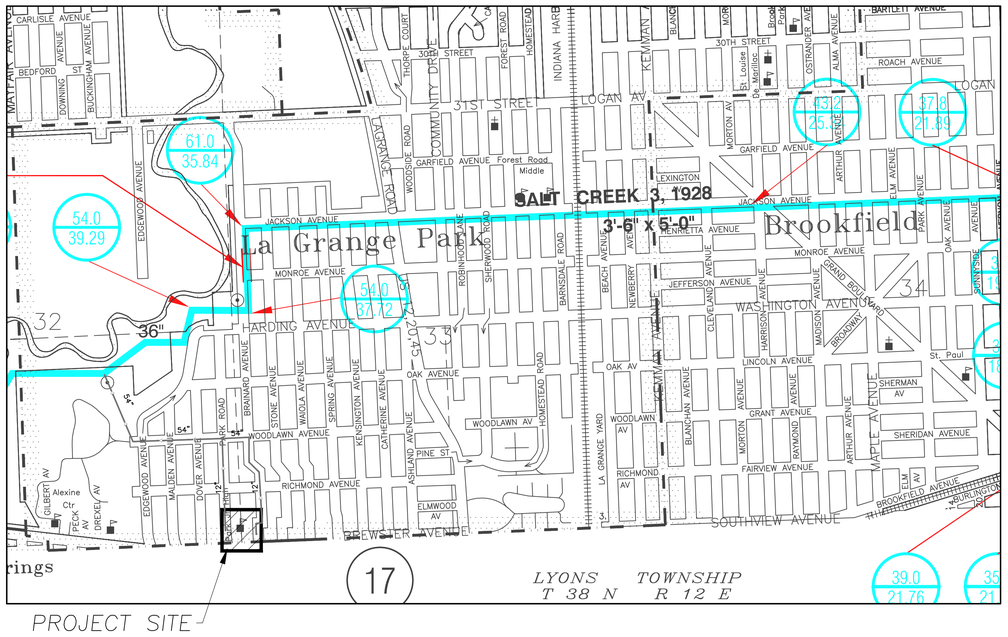
SHEET NUMBER

P - A3.0

LA GRANGE SCHOOL DISTRICT 102

PARK JUNIOR HIGH ADDITION & RENOVATION

La Grange Park, IL 60526



LOCATION MAP

Note: All sewers shown are existing and belong to the Village of La Grange Park.

CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C0.2	MWRD GENERAL NOTES
C0.3	TOPOGRAPHIC SURVEY – 1 OF 2
C0.4	TOPOGRAPHIC SURVEY – 2 OF 2
C1.1N	SITE DEMOLITION PLAN NORTH
C1.1S	SITE DEMOLITION PLAN SOUTH
C1.2N	SITE GEOMETRY NORTH
C1.2S	SITE GEOMETRY SOUTH
C1.3N	SITE UTILITY PLAN NORTH
C1.3S	SITE UTILITY PLAN SOUTH
C1.4N	SITE GRADING, PAVING, SESC PLAN NORTH
C1.4S	SITE GRADING, PAVING, SESC PLAN SOUTH
C5.1	SITE WORK DETAILS
C5.2	STORM TECH SYSTEM DETAILS

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided by Compass Surveying, Ltd. for La Grange SD 102 on 07/18/25. Order Number 25.0183.

PROJECT BENCHMARKS

1. ARROW BOLT ON FH ON WEST SIDE OF PARK ROAD AT 336 PARK ROAD
   ELEV = 642.99 NAVD88
2. NW BOLT ON FH AT 311 BRAINARD AVENUE
   ELEV = 644.68 NAVD88
3. ARROW BOLT ON FH AT NEC BRAINARD & OGDEN
   ELEV = 644.62 NAVD88

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, It Is Our Professional Opinion That The Proposed Improvements On The Property Are Not Within One-Hundred (100) Feet Of A Known Flood Protection Area. The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Diversion Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices So As To Reduce The Likelihood Of Damage To The Adjoining Property Because Of The Construction Of The Development.

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

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

Actual size to read at scale
0 IN 1 IN 2 IN

STR

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350 West Ontario Street | Suite 200
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MEP/FP ENGINEERING
CS2 DESIGN GROUP, LLC
837 Oakton St
Elk Grove Village, IL 60007
(857) 981-1880

KEY PLAN

RICHARD M. SHNOUT
062-045198
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/27

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PARK JUNIOR HIGH ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE DATE	COMMENTS
4 01/12/2026	REVISE PER VILLAGE REVIEW
3 12/12/2025	75% CONSTRUCTION DOCUMENTS
2 12/08/2025	FOR INTERNAL COORDINATION ONLY
1 11/03/2025	25% CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION
01/12/2026

DRAWING TITLE

CIVIL COVER SHEET

SHEET NUMBER

C0.1

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

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

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

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

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.00 FT.

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ⅛ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

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

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

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

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

Actual size to read at scale
0 IN
1 IN
2 IN

STR

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KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PARK JUNIOR HIGH ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE DATE	COMMENTS

NOT FOR CONSTRUCTION
01/12/2026

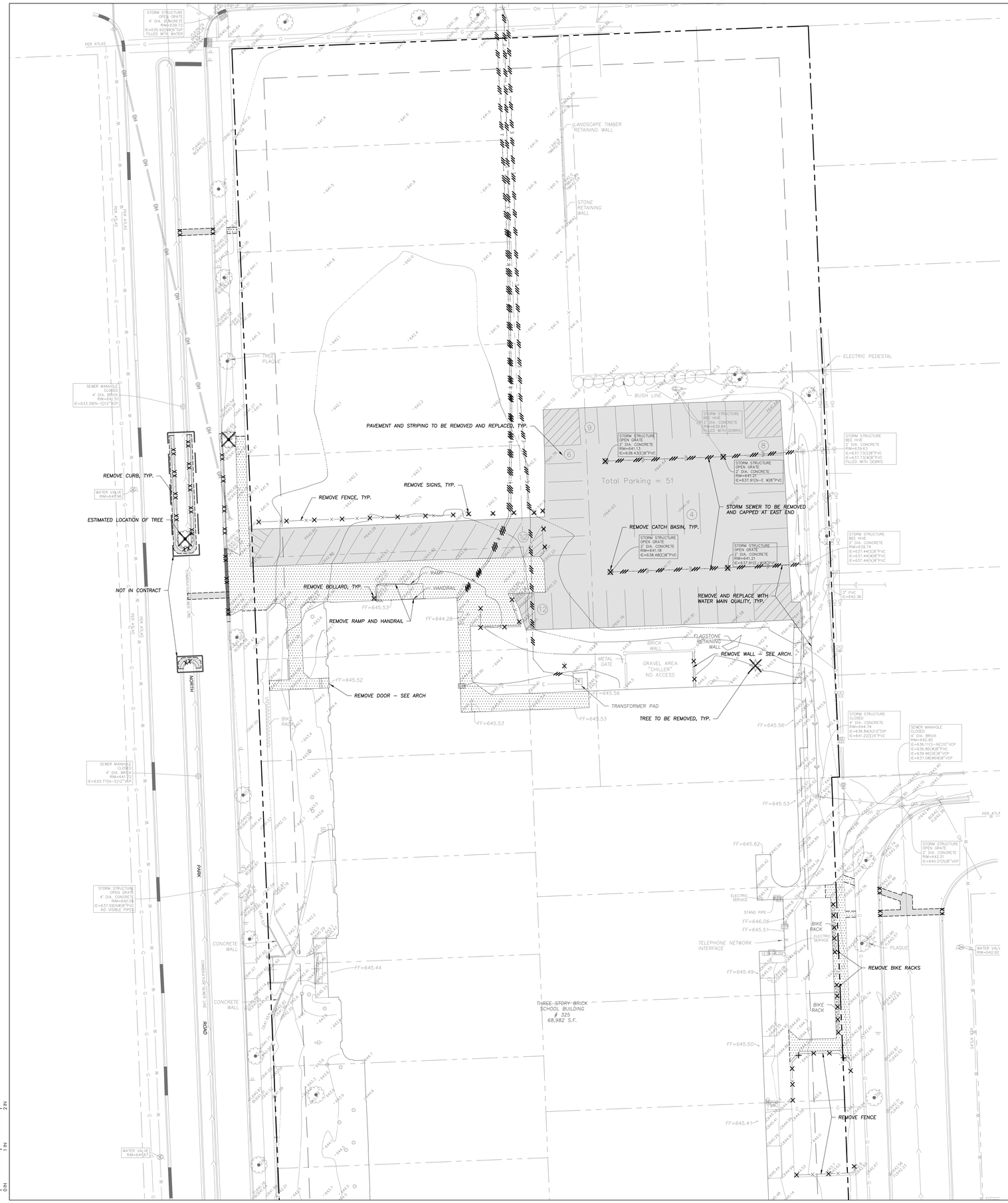
4	01/12/2026	REVISE PER VILLAGE REVIEW
3	12/12/2025	75% CONSTRUCTION DOCUMENTS
2	12/08/2025	FOR INTERNAL COORDINATION ONLY
1	11/03/2025	25% CONSTRUCTION DOCUMENTS

DRAWING TITLE

MWRD GENERAL NOTES

SHEET NUMBER

C0.2



GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
4. *Notify The Owner, Engineer and The Village of La Grange Park A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

DEMOLITION NOTES

1. *All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
2. *Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.*
5. *All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.*
6. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
7. *Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.*
8. *Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.*
9. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Siamese Water Connection	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Electric Box	
	Electric Pedestal	
	Electric Service	
	Transformer Pad	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Network Interface	
	Overhead Traffic Signal	
	Grate	
	Bike rack	
	Guy pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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KEY PLAN

SCOPE DOCUMENT

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PROJECT

PARK JUNIOR HIGH ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE DATE	COMMENTS

NOT FOR CONSTRUCTION
01/12/2026

4	01/12/2026	REVISE PER VILLAGE REVIEW
3	12/12/2025	75% CONSTRUCTION DOCUMENTS
2	12/08/2025	FOR INTERNAL COORDINATION ONLY
1	11/03/2025	25% CONSTRUCTION DOCUMENTS

DRAWING TITLE

SITE DEMOLITION PLAN NORTH

SHEET NUMBER

C1.1N

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
	Siamese Water Connection	
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Electric Box	
	Electric Pedestal	
	Electric Service	
	Transformer Pad	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Network Interface	
	Overhead Traffic Signal	
	Grate	
	Bike rack	
	Guy pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50 / G 782.00
× G 782.00	Gutter Elevation	
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Tree Protection Fencing at Drip Line	

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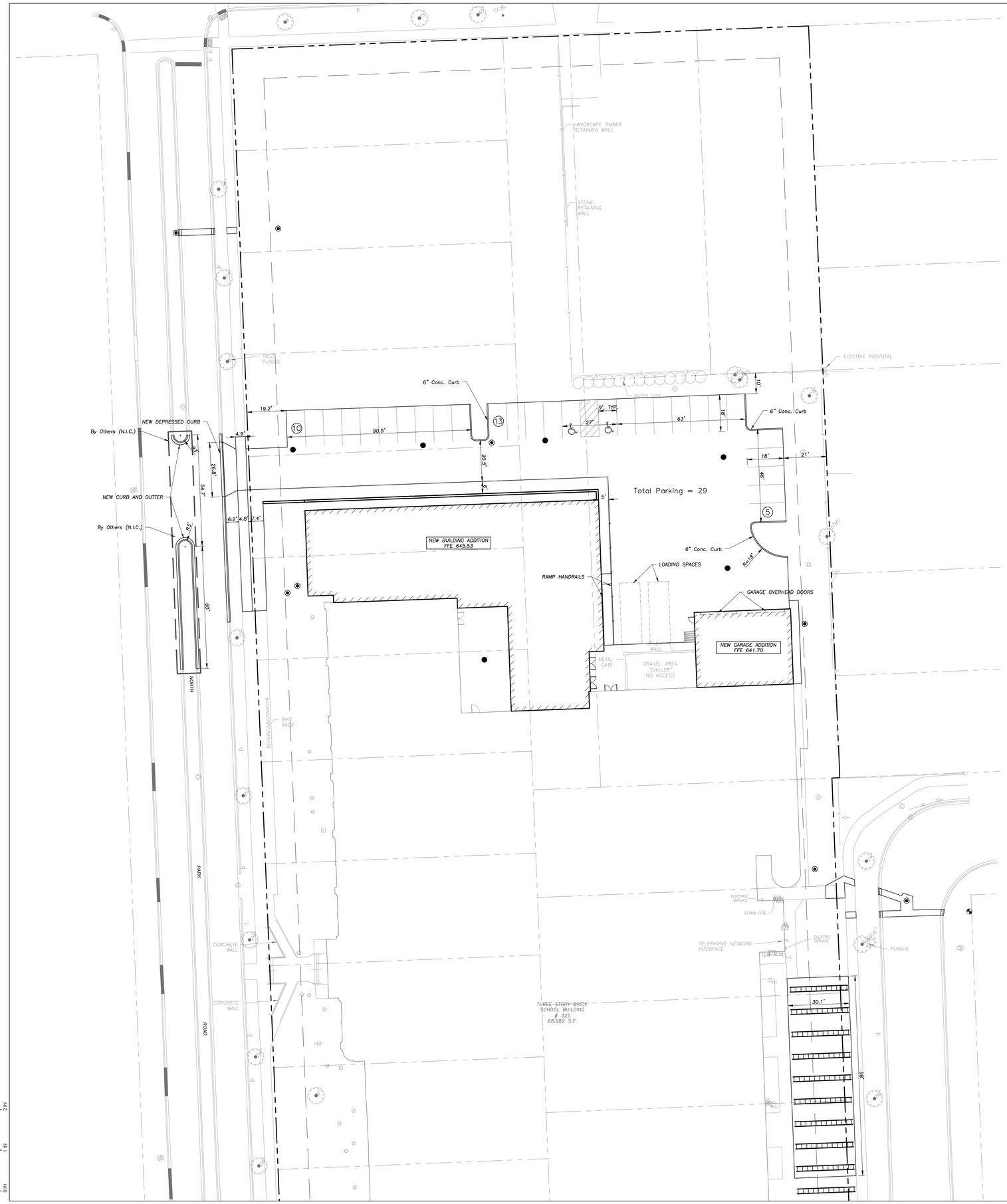
DRAWING TITLE

SITE DEMOLITION PLAN SOUTH

SHEET NUMBER

C1.1S



Actual size to read at scale
0 IN
1 IN
2 IN

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
4. *Notify The Owner, Engineer and The Village of La Grange Park A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, **Two Coats for Latex Paints**. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
4. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
VB	Buffalo Box	VB
DS	Downspout	DS
	Siamese Water Connection	
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
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	Electric Service	
	Transformer Pad	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Telephone Network Interface	
	Overhead Traffic Signal	
	Grate	
	Bike rack	
	Guy pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Tree Protection Fencing at Drip Line	

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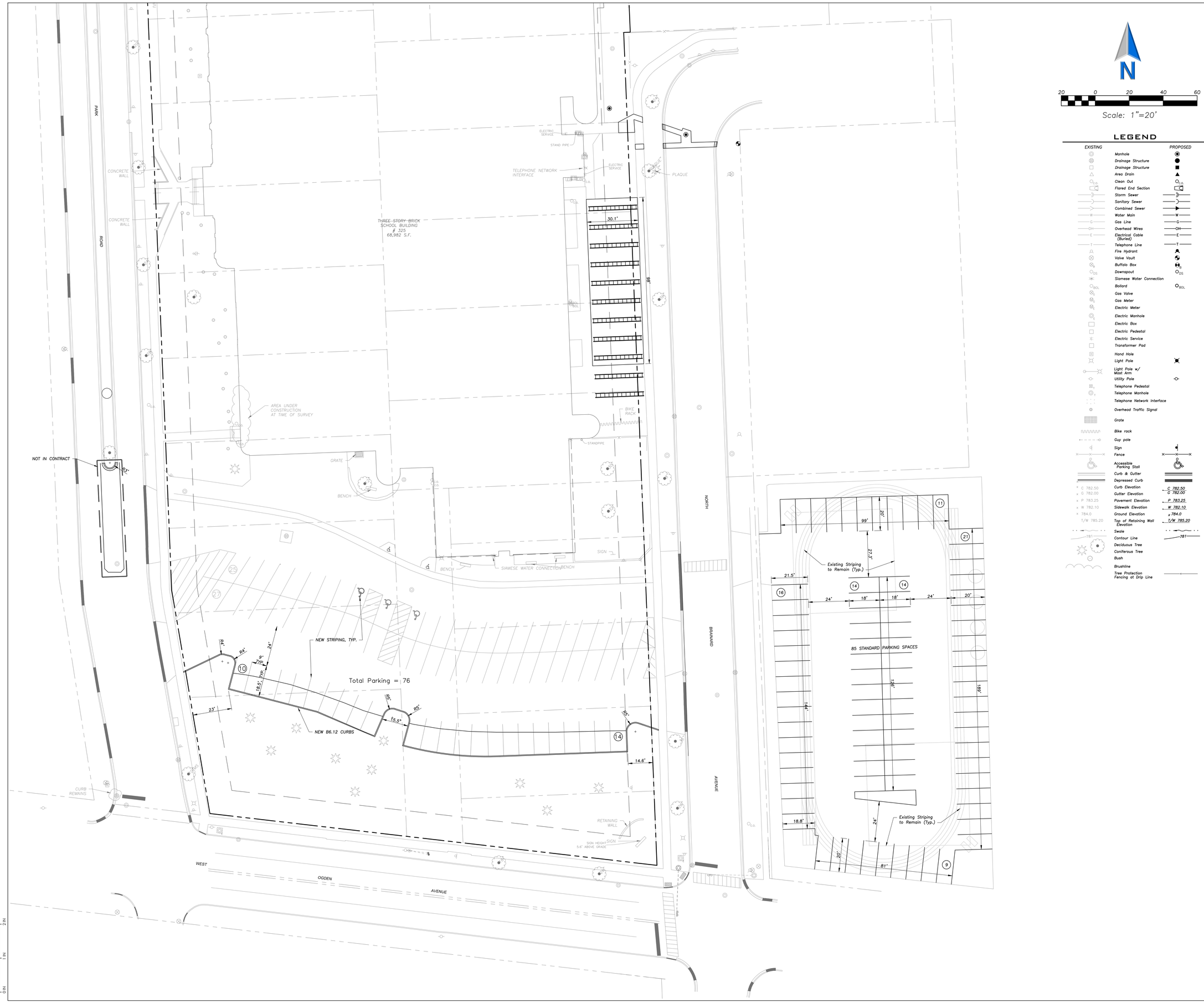
DRAWING TITLE

SITE GEOMETRY PLAN NORTH

SHEET NUMBER

C1.2N



20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
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S	Combined Sewer	S
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	Overhead Traffic Signal	
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C 782.50	Depressed Curb	C 782.50
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784.0	Sidewalk Elevation	x 784.0
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	Top of Retaining Wall Elevation	
781	Swale	781
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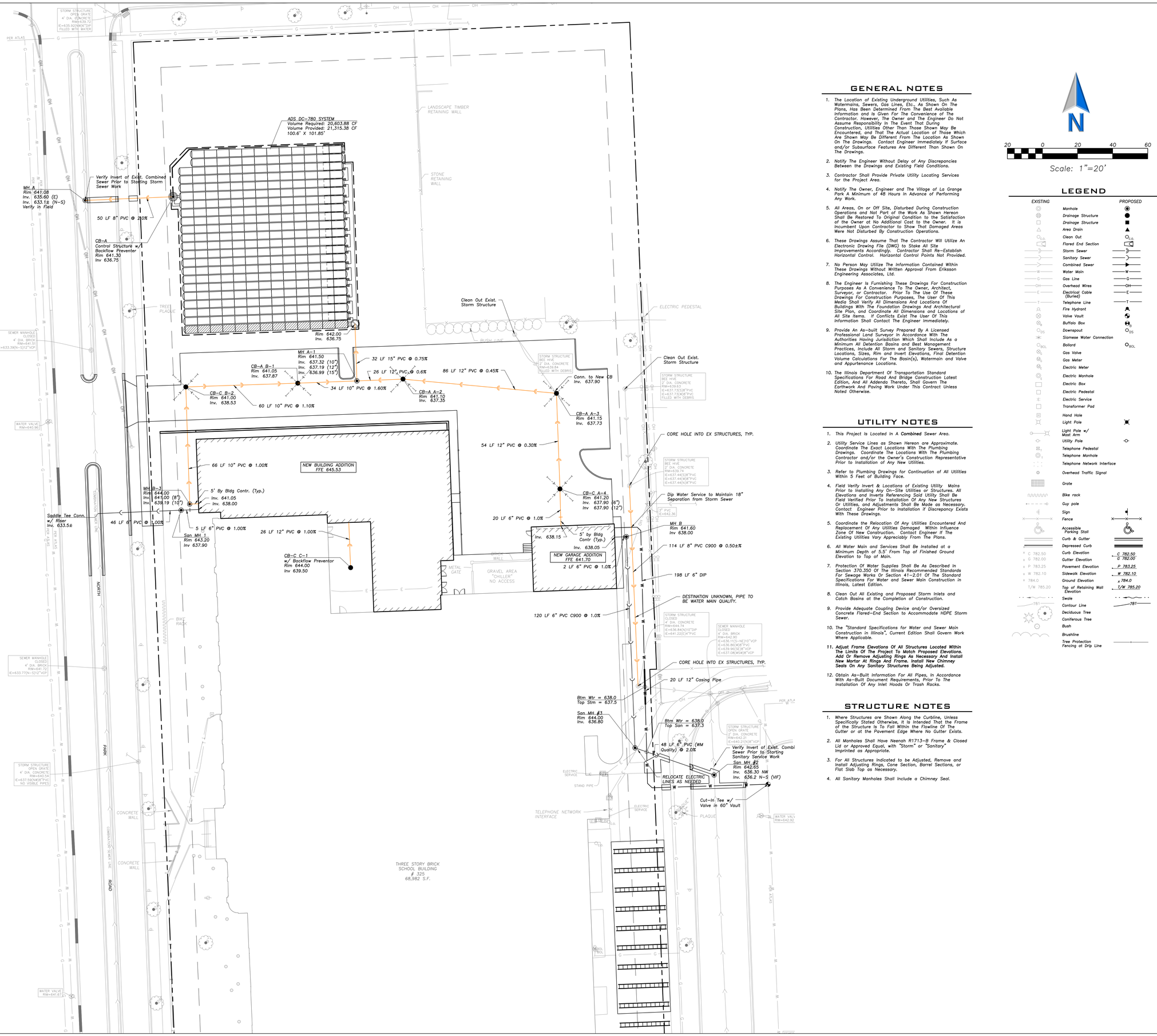

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2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
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9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

UTILITY NOTES

1. *This Project Is Located In A* **Combined** *Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.*
10. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
11. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***
12. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

STRUCTURE NOTES

1. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
2. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
3. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
4. *All Sanitary Manholes Shall Include a Chimney Seal.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

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	Tree Protection Fencing at Drip Line	

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STR PROJECT NUMBER
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DRAWING DATES

ISSUE DATE	COMMENTS
4 01/12/2026	REVISE PER VILLAGE REVIEW
3 12/12/2025	75% CONSTRUCTION DOCUMENTS
2 12/08/2025	FOR INTERNAL COORDINATION ONLY
1 11/03/2025	25% CONSTRUCTION DOCUMENTS

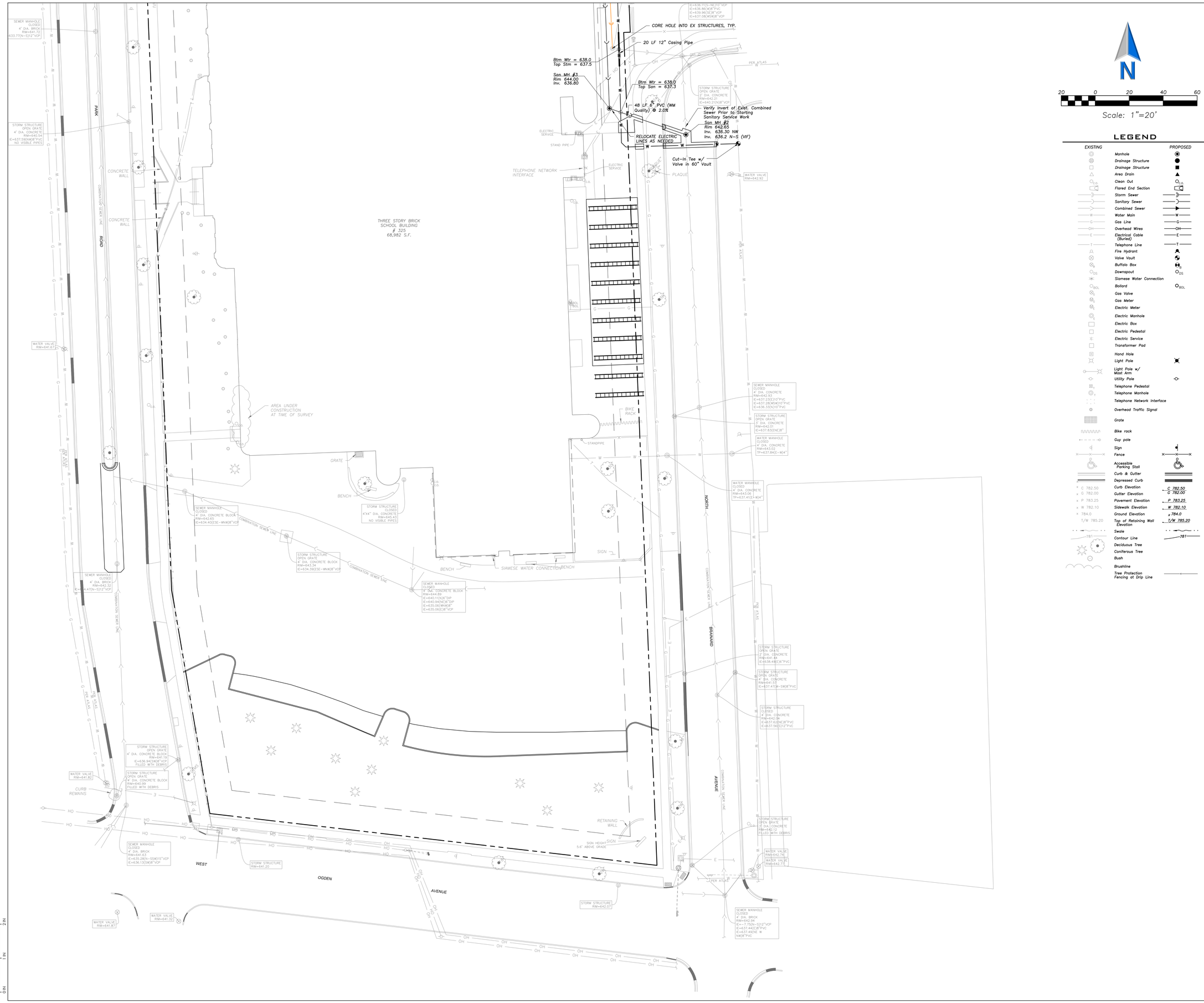
NOT FOR CONSTRUCTION
01/12/2026

DRAWING TITLE

SITE UTILITY PLAN NORTH

SHEET NUMBER

C1.3N



LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
	Siamese Water Connection	
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
E	Electric Manhole	
	Electric Box	
	Electric Pedestal	
	Electric Service	
	Transformer Pad	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Telephone Network Interface	
	Overhead Traffic Signal	
	Grate	
	Bike rack	
	Guy pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Tree Protection Fencing at Drip Line	

STR

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Elk Grove Village, IL 60007
(857) 981-1880

KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PARK JUNIOR HIGH ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE	DATE	COMMENTS
4	01/12/2026	REVISE PER VILLAGE REVIEW
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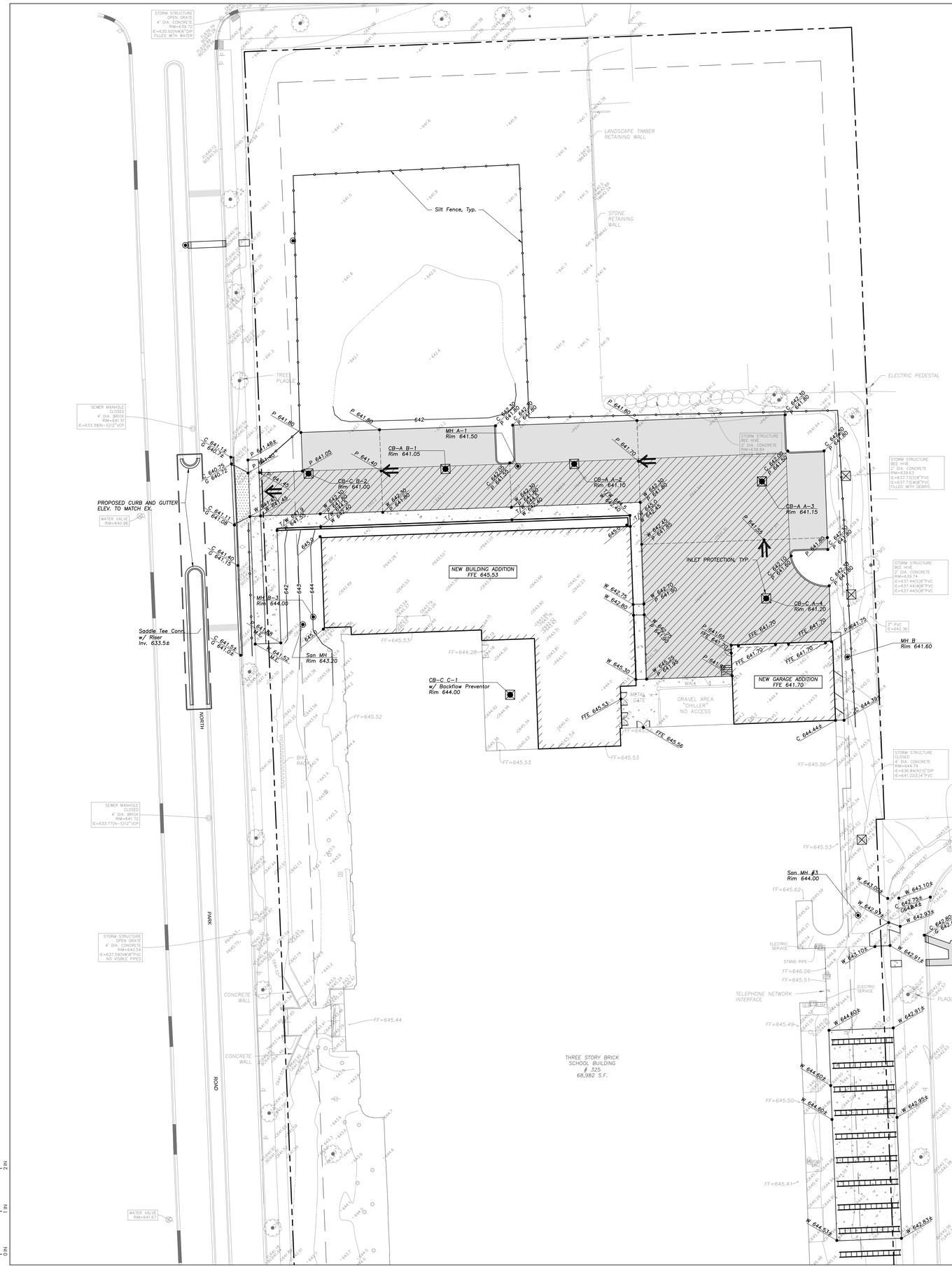
NOT FOR CONSTRUCTION
01/12/2026

DRAWING TITLE

SITE UTILITY PLAN SOUTH

SHEET NUMBER

C1.3S



GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
4. *Notify The Owner, Engineer and The Village of La Grange Park A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II Requirements.*
10. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
11. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
12. ***Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
13. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
14. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
15. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
16. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
17. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
18. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Siamese Water Connection	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Electric Box	
	Electric Pedestal	
	Electric Service	
	Transformer Pad	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Network Interface	
	Overhead Traffic Signal	
	Grate	
	Bike rack	
	Guy pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

Asphalt Pavement Section
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy

Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
3 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
6" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Silt Fence

Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted***

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KEY PLAN

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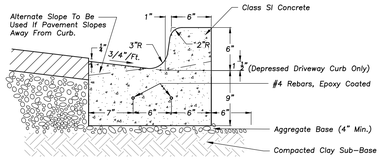
DRAWING TITLE

SITE GRADING, PAVING, SESC PLAN NORTH

SHEET NUMBER

C1.4N

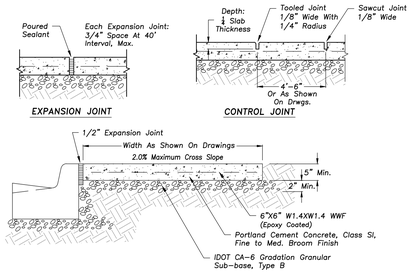
PARK ROAD
CONCRETE WALL
CONCRETE WALL
THREE STORY BRICK SCHOOL BUILDING # 325 68,982 S.F.
AREA UNDER CONSTRUCTION AT TIME OF SURVEY FF=645.50
FF=645.44
FF=645.65
FF=645.64
FF=645.64
FF=645.54
FF=645.59
GRATE
BENCH
SIGN
BENCH
SIAMESE WATER CONNECTION
BIKE RACK
STANDPIPE
NORTH
BRainard AVENUE
6" Barrier Curb
RETAINING WALL
SIGN HEIGHT 5.6' ABOVE GRADE
CURB REMAINS
WEST OGDEN AVENUE
FF=645.62
FF=645.53
FF=645.49
FF=645.50
FF=645.41
FF=645.51
FF=646.06
FF=645.51
STAND PIPE
ELECTRIC SERVICE
TELEPHONE NETWORK INTERFACE
PLAQUE
San. MH #3 Rim 644.00
San. MH #2 Rim 642.65
W 643.10±
W 642.91±
W 644.60±
W 642.95±
W 644.60±
W 642.83±
W 644.63±
C 642.79± G 642.45±
C 642.80± G 642.46±
P 643.0±
P 643.5±
P 644.5±
P 643.8±
C 643.37 G 643.07
C 643.70 G 643.40
C 642.85 G 642.55
C 643.20 G 642.90
C 643.25 G 642.95
C 643.45 G 643.15
C 644.00 G 643.70
C 644.01 G 643.71
C 644.60 G 644.30
C 644.45 G 644.15
C 643.50 G 643.20
C 643.15 G 642.85
C 643.56 G 643.26
C 643.53 G 643.23
C 644.05 G 643.75
C 644.05 G 643.75
C 643.95 G 643.65
C 643.95 G 643.65



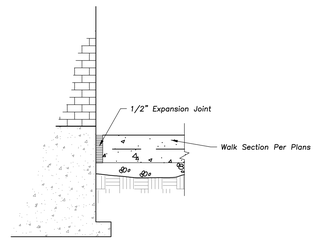
Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

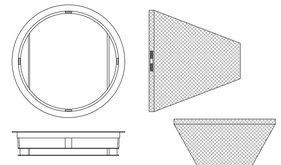
B-6.12 CURB & GUTTER



PORTLAND CEMENT CONC. SIDEWALK



WALK ADJACENT TO BUILDING



General Notes:

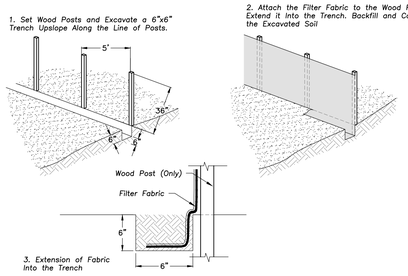
Use "Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 3/4" x 3/4" x 1/8" Channel. Handles And Suspension Brackets Fabricated From 1 1/2" x 1/2" Flat Stock. All Domestic Steel Conforming To ASTM-A36

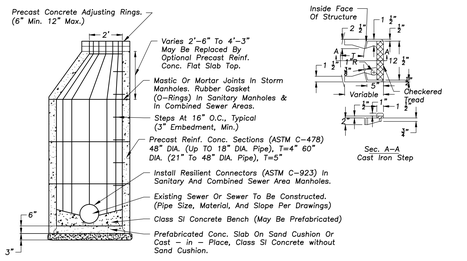
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

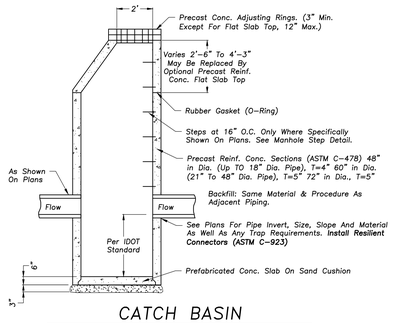
INLET PROTECTORS - SEDIMENT BAG



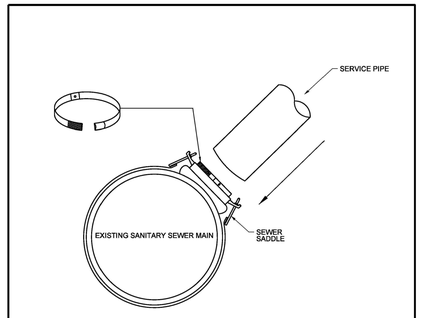
SILT FENCE CONSTRUCTION (AASHTO 288-00)



MANHOLE - 48"-60" DIA.



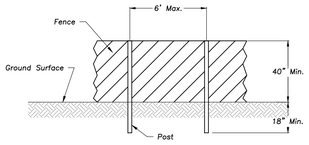
CATCH BASIN



NOTES:

1. DETAIL BASED ON STYLE "CB" SEWER SADDLE, MANUFACTURED BY ROMAC INDUSTRIES INC. THE "CB" "UNI" SADDLES ARE PROVIDED WITH BAND CLAMP (HOSE CLAMP) WHICH ALLOWS IT TO HAVE A RANGE. THE BAND CLAMP COMES WITH TWO ADJUSTING SCREWS WHICH PROVIDE MUCH GREATER CLAMPING FORCE THAN BAND CLAMPS WITH ONLY ONE ADJUSTMENT SCREW. THE BAND CLAMP NEEDS TO BE ASSEMBLED AROUND THE OUTLET AND BOTH ADJUSTING SCREWS TIGHTENED EVENLY.
2. THE HOLE CUT IN THE MAIN SHOULD BE NO LARGER THAN THE INSIDE DIAMETER OF THE SADDLE GASKET.
3. TAKE EXTRA CARE TO FOLLOW PROPER TIGHTENING PROCEDURES AND TORQUE RECOMMENDATIONS: 15 - 20 FT. / LB FOR 6" - 12" MAINS 20 - 30 FT. / LB FOR 14" - 48" MAINS (WAIT 10 MINUTES AND RETORQUE).
4. ALL METAL HARDWARE MATERIAL SHALL BE STAINLESS STEEL.

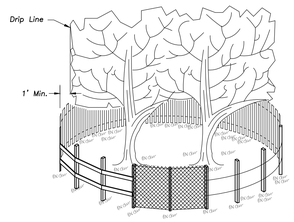
		SADDLE TAP CONNECTIONS		
	APPROVED: 5/27/2022	REVISED:	SCALE: N.T.S.	STANDARD: SAN-7



POST AND FENCE DETAIL

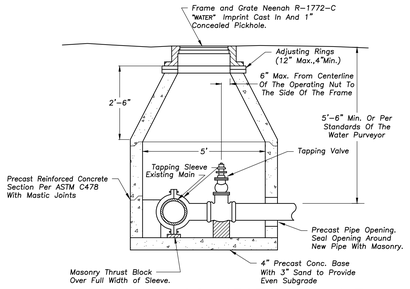
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either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

TREE PROTECTION FENCE



SIDE VIEW

TREE PROTECTION FENCE



PRESSURE CONNECTION VAULT

Actual size to read at scale: 0 IN, 1 IN, 2 IN

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KEY PLAN

SCOPE DOCUMENT

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PROJECT

PARK JUNIOR HIGH ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE DATE	COMMENTS

NOT FOR CONSTRUCTION
01/12/2026

4	01/12/2026	REVISE PER VILLAGE REVIEW
3	12/12/2025	75% CONSTRUCTION DOCUMENTS
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1	11/03/2025	25% CONSTRUCTION DOCUMENTS

DRAWING TITLE

SITE WORK DETAILS

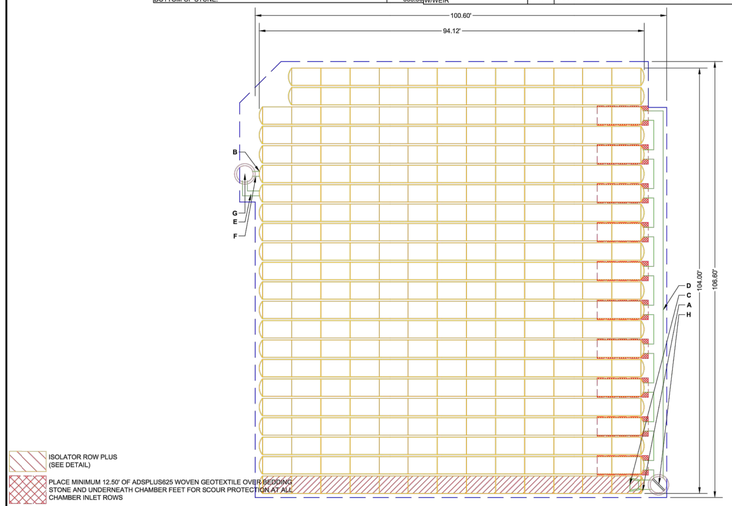
SHEET NUMBER

C5.1

PROPOSED LAYOUT			PROPOSED ELEVATIONS	
284	STORMTECH DC-780 CHAMBERS		MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	651.70
44	STORMTECH DC-780 END CAPS		MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	641.70
6	STONE ABOVE (in)		MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	641.20
9	STONE BELOW (in)		MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	641.20
38	STONE VOID		MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	641.20
22849	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)		TOP OF STONE:	640.20
			TOP OF DC-780 CHAMBER:	639.70
			12" x 12" BOTTOM MANIFOLD INVERT:	637.33
			12" BOTTOM CONNECTION INVERT:	637.33
10640	SYSTEM AREA (SF)		24" x 24" BOTTOM MANIFOLD INVERT:	637.20
414.4	SYSTEM PERIMETER (ft)		24" ISOLATOR ROW PLUS INVERT:	637.20
			BOTTOM OF DC-780 CHAMBER:	637.20
			BOTTOM OF STONE:	636.50

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
PRE-CORED END CAP	B	12" BOTTOM PRE-CORED END CAP, PART#: SC740EPE12BPC / TYP OF ALL 12" BOTTOM CONNECTIONS	1.20"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP		
MANIFOLD	D	24" x 24" BOTTOM MANIFOLD, ADS N-12	0.10"	
MANIFOLD	E	12" x 12" BOTTOM MANIFOLD, ADS N-12	1.20"	
PIPE CONNECTION	F	12" BOTTOM CONNECTION	1.20"	
CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT
CONCRETE STRUCTURE WEIR	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		26.7 CFS IN



NOTES
- THIS SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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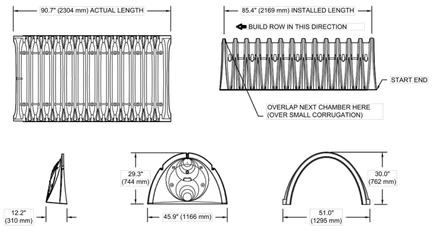
DC-780 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

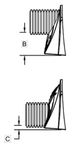
SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	46.2 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.20 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	45.9" X 29.3" X 9.6"	(1166 mm X 744 mm X 244 mm)
END CAP STORAGE	2.6 CUBIC FEET	(0.07 m³)
MINIMUM INSTALLED STORAGE**	14.4 CUBIC FEET	(0.40 m³)
WEIGHT	11.7 lbs.	(5.3 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PART #	STUB	B	C
SC740EPE06TPC	6" (150 mm)	18.5" (470 mm)	---
SC740EPE06BPC		---	0.5" (13 mm)
SC740EPE08TPC	8" (200 mm)	16.5" (419 mm)	---
SC740EPE08BPC		---	0.6" (15 mm)
SC740EPE10TPC	10" (250 mm)	14.5" (368 mm)	---
SC740EPE10BPC		---	0.7" (18 mm)
SC740EPE12TPC	12" (300 mm)	12.5" (318 mm)	---
SC740EPE12BPC		---	1.2" (30 mm)
SC740EPE15TPC	15" (375 mm)	9.0" (229 mm)	---
SC740EPE15BPC		---	1.3" (33 mm)
SC740EPE18TPC	18" (450 mm)	5.0" (127 mm)	---
SC740EPE18BPC		---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	---	0.1" (3 mm)



ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

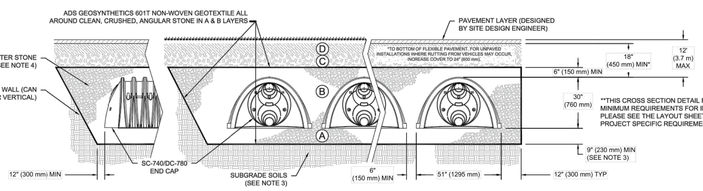
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 DC-780 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

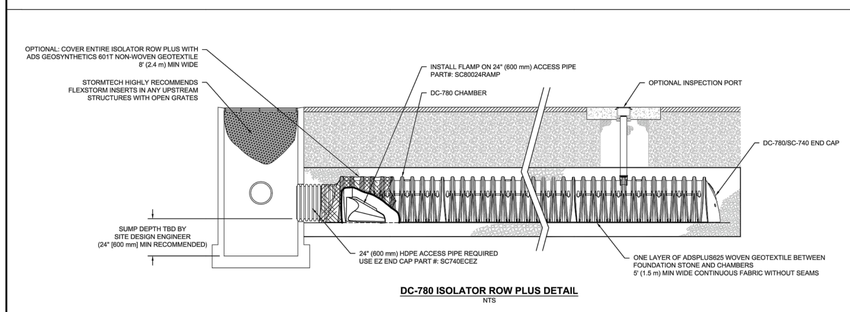
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 DC-780 CROSS SECTION DETAIL



DC-780 ISOLATOR ROW PLUS DETAIL
NTS

3 DC-780 ISOLATOR ROW PLUS DETAIL

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INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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Actual size to read at scale: 0 IN, 1 IN, 2 IN

DRAWN: JK | DATE: 12/10/2025
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

PARK JR HIGH
LAGRANGE PARK, IL, USA

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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SHEET
1 OF 1

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PROJECT
PARK JUNIOR HIGH ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE DATE | COMMENTS

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1	11/03/2025	25% CONSTRUCTION DOCUMENTS

DRAWING TITLE
STORM TECH SYSTEM DETAILS

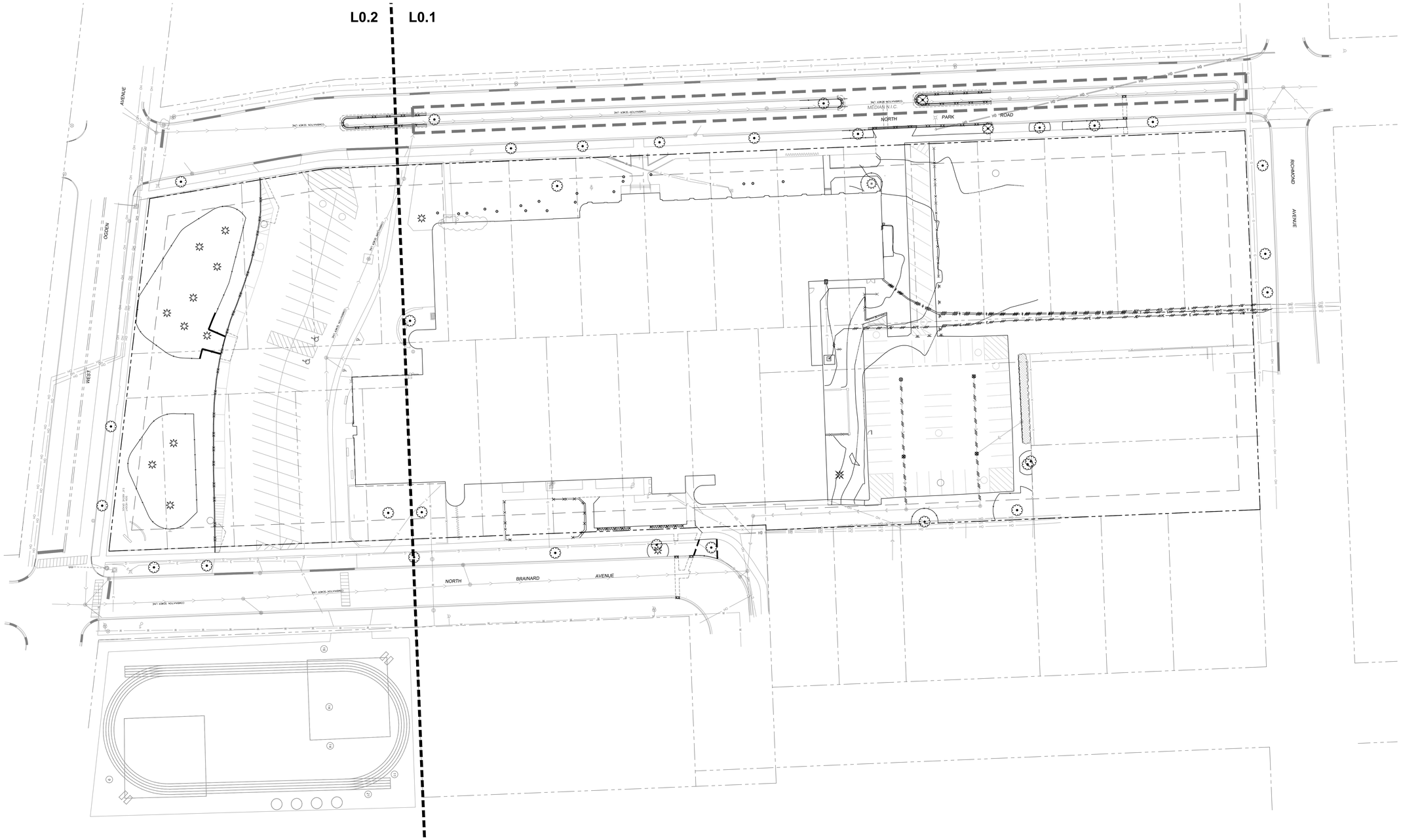
SHEET NUMBER
C5.2

GENERAL NOTES

1. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
2. *REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.*
3. *COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.*
7. *PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE WORK. IF ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.*
8. *COORDINATE WITH ALL OTHER TRADES.*

EXISTING CONDITIONS NOTES

1. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.*
2. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
3. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
4. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
5. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*



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KEY PLAN

SCOPE DOCUMENT

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PROJECT

D102 PARK MS ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE	DATE	COMMENTS
2	01/12/2026	REVISE PER VILLAGE REVIEW
1	12/12/2025	75% CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION
01/12/26

DRAWING TITLE

TREE PRESERVATION + REMOVAL PLAN : OVERALL SITE

SHEET NUMBER

L0.0

GENERAL NOTES

1. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS..*
2. *REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.*
3. *COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.*
7. *PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS. TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE WORK. IF ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.*
8. *COORDINATE WITH ALL OTHER TRADES.*

EXISTING CONDITIONS NOTES

1. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.*
2. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
3. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES..*
4. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
5. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*

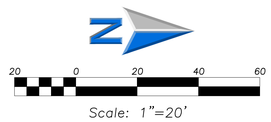
EXISTING TREE INVENTORY

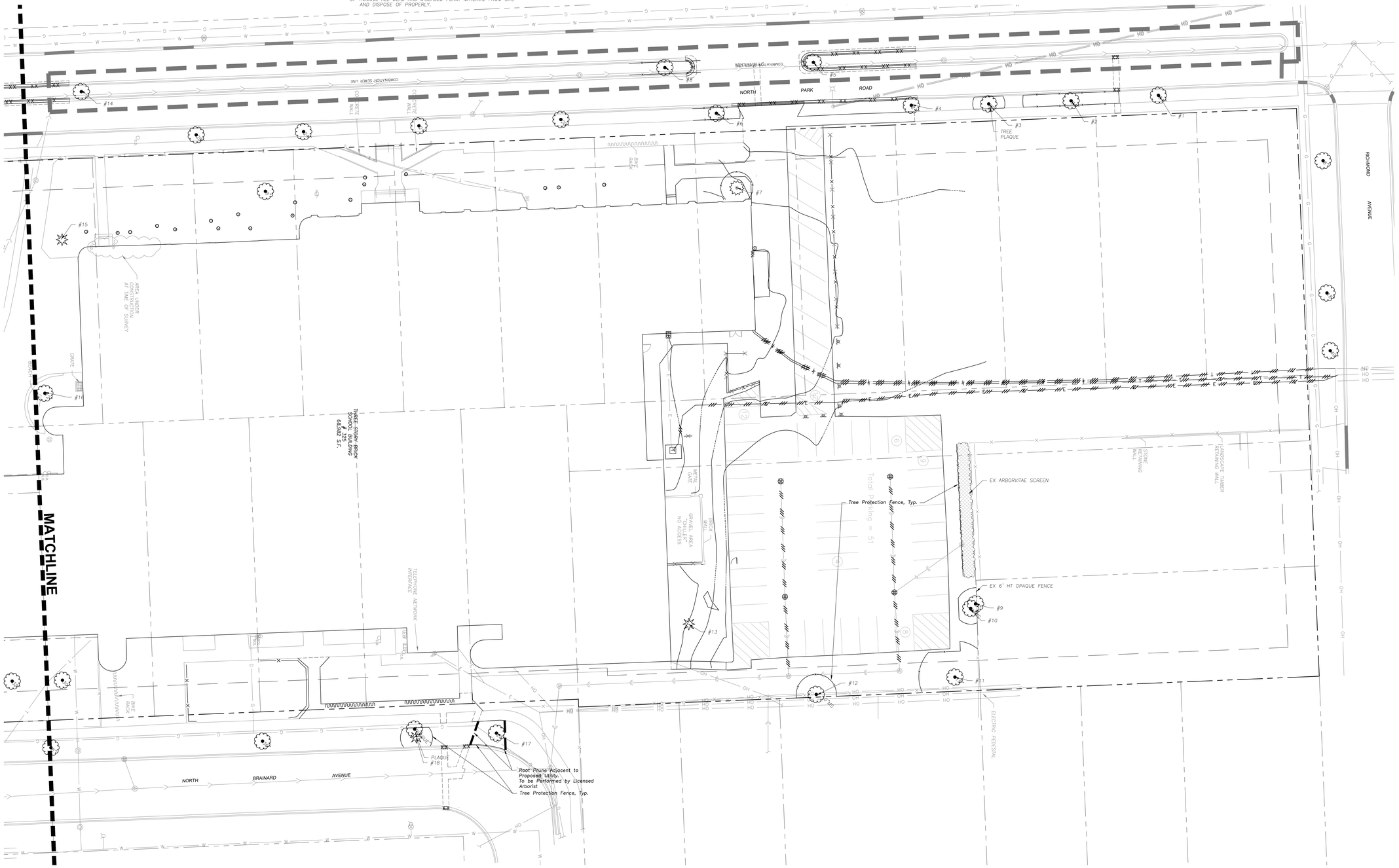
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	COMMENTS
1	Honey Locust	*Gleditsia triacanthos*	24" CAL.	
2	Honey Locust	*Gleditsia triacanthos*	24" CAL.	
3	Sugar Maple	*Acer saccharum*	8" CAL.	Memorial tree
4	Ash	*Fraxinus spp.*	24" CAL.	By Village
5	Hackberry	*Celtis occidentalis*	18" CAL.	By Village
6	Maple	*Acer spp.*	12" CAL.	
7	Hydrangea	*Hydrangea, spp.*		Shrub
8	Honey Locust	*Gleditsia triacanthos*	18" CAL.	
9	Hackberry	*Celtis occidentalis*	7" CAL.	
10	Elm	*Ulmus spp.*	4" MS	
11	Elm	*Ulmus spp.*	18" CAL.	
12	Elm	*Ulmus spp.*	10" MS	
13	Pine	*Pinus Norway*	20" CAL.	To be Removed
14	Honey Locust	*Gleditsia triacanthos*	18" CAL.	
15	Colorado Spruce	*Picea pungens*	20" CAL.	
16	Crab Apple	*Malus sylvestris*	12" CAL.	
17	Black Locust	*Robinia pseudoacacia*	24" CAL.	
18	Bald Cypress	*Taxodium distichum*	8" CAL.	Memorial tree

TREE REMOVAL / REPLACEMENT REQUIREMENTS:

INTERNAL PROPERTY:
TOTAL CALIPER INCH REMOVALS (TCR) : 20 INCHES
– REQUIRED NEW TREE REPLACEMENTS (TCR/2.5) : 8 TREES
– PROVIDED NEW TREE REPLACEMENTS : 8 TREES

RIGHT–OF–WAY:
TOTAL CALIPER INCH REMOVALS (TCR) : 48 INCHES
– REQUIRED NEW TREE REPLACEMENTS (TCR/2.5) : 19 TREES
– PROVIDED NEW TREE REPLACEMENTS : 13 TREES





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KEY PLAN

SCOPE DOCUMENT

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PROJECT

D102 PARK MS ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE DATE	COMMENTS
2 01/12/2026	REVISE PER VILLAGE REVIEW
1 12/12/2025	75% CONSTRUCTION DOCUMENTS

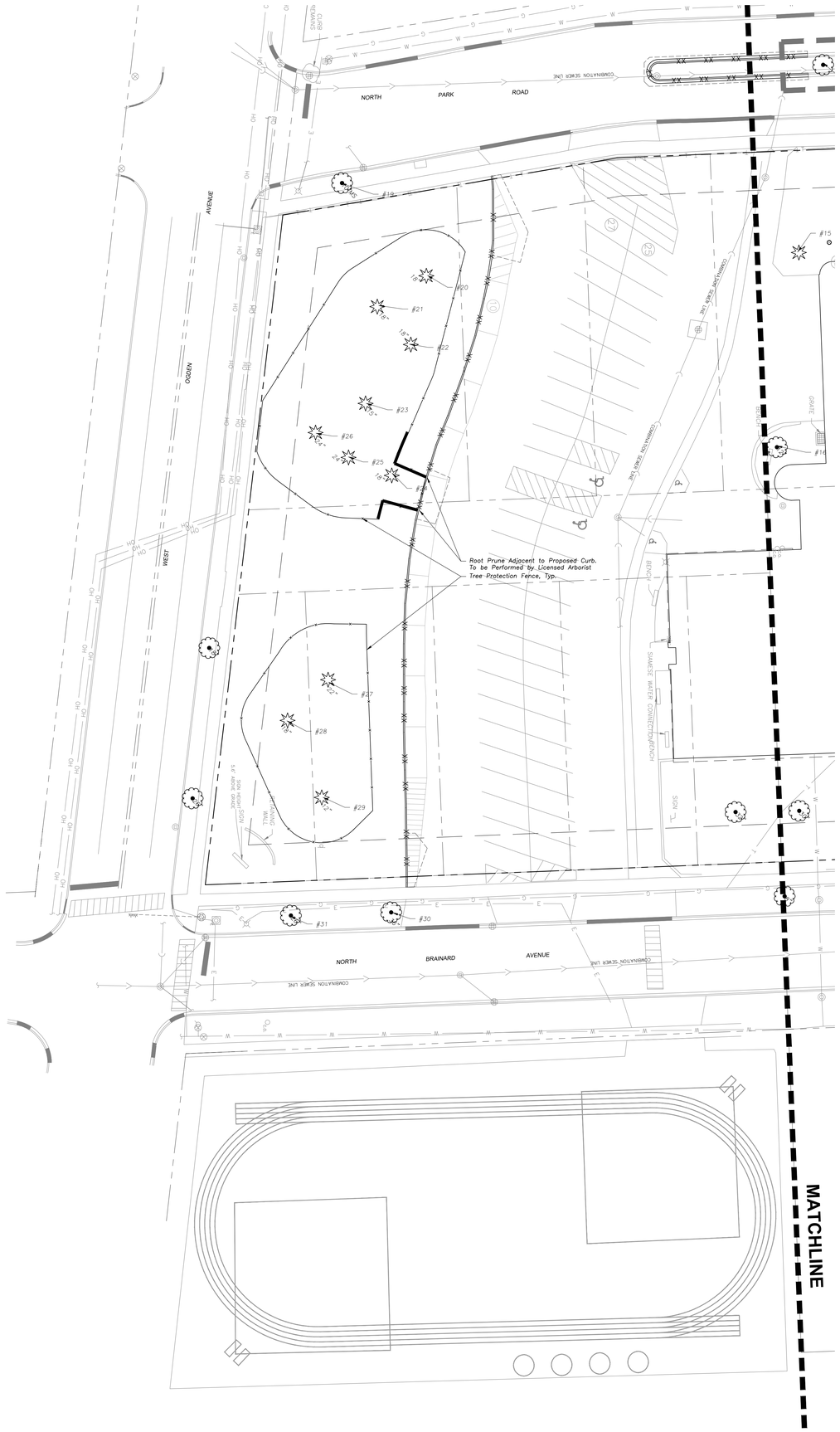
NOT FOR CONSTRUCTION
01/12/26

DRAWING TITLE

TREE PRESERVATION + REMOVAL PLAN (NORTH)

SHEET NUMBER

L0.1



GENERAL NOTES

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
3. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
7. PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE WORK. IF ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.
8. COORDINATE WITH ALL OTHER TRADES.

EXISTING CONDITIONS NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
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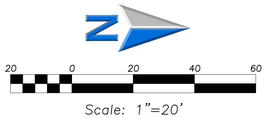
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

EXISTING TREE INVENTORY

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	COMMENTS
19	Silver Maple	*Acer saccharinum*	10" MS	
20	Norway Pine	*Pinus resinosa*	18" CAL.	
21	Norway Pine	*Pinus resinosa*	18" CAL.	
22	Norway Pine	*Pinus resinosa*	18" CAL.	
23	Norway Pine	*Pinus resinosa*	15" CAL.	
24	Scotch Pine	*Pinus sylvestris*	18" CAL.	
25	Norway Spruce	*Picea abies*	24" CAL.	
26	Norway Spruce	*Picea abies*	24" CAL.	
27	Norway Pine	*Pinus resinosa*	22" CAL.	
28	Norway Pine	*Pinus resinosa*	18" CAL.	
29	Jack Pine	*Pinus banksiana*	12" CAL.	
30	Hackberry	*Celtis occidentalis*	36" CAL.	
31	Ginkgo	*Ginkgo biloba*	26" CAL.	



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PROJECT

D102 PARK MS ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE DATE	COMMENTS

NOT FOR CONSTRUCTION
01/12/26

2	01/12/2026	REVISE PER VILLAGE REVIEW
1	12/12/2025	75% CONSTRUCTION DOCUMENTS

DRAWING TITLE

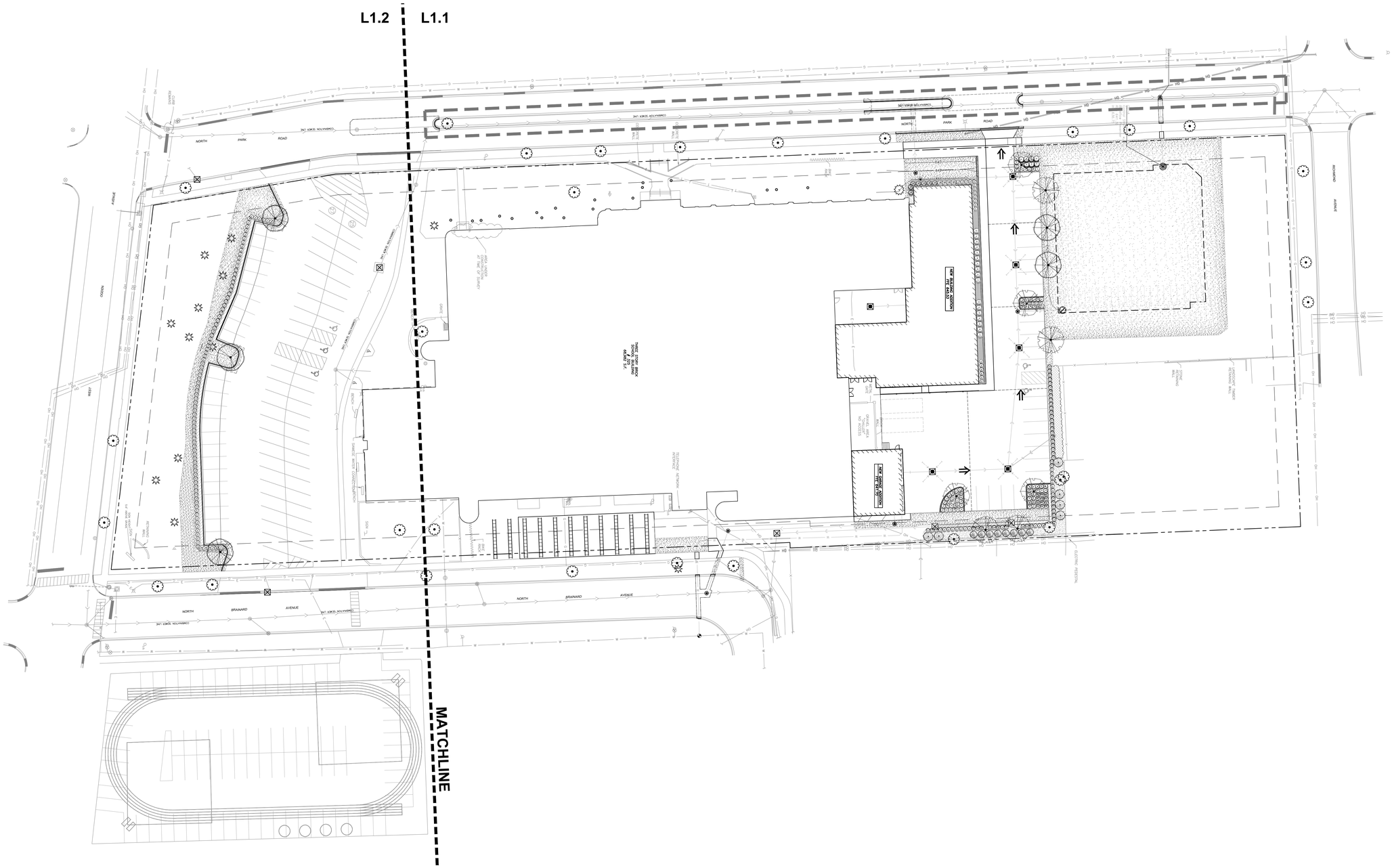
TREE PRESERVATION + REMOVAL PLAN (SOUTH)

SHEET NUMBER

L0.2

LANDSCAPE NOTES:

1. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
2. *REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.*
3. *REFER TO ENGINEERING PLANS FOR DETENTION CALCULATIONS, UTILITY LOCATIONS, TOPOGRAPHIC INFORMATION AND THE LIKE.*
4. *LANDSCAPE PLAN ALL AREAS AND DIMENSIONS ARE ACCURATE FOR THE PURPOSE OF INSTALLING THE LANDSCAPE MATERIALS ONLY.*
5. *ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG*
6. *NO GROWTH TO BE ALLOWED IN 12' BY 12' SITE TRIANGLES OVER 24" HIGH.*
7. *ALL TREES TO BE PLANTED IN THE PARKWAY WILL BE HAND DUG ONLY. ANY AND ALL UTILITIES ENCOUNTERED DURING THE PLANTING OF THE PARKWAY TREES SHALL BE PROTECTED FROM DAMAGE. IF ANY UTILITIES ARE DAMAGED THE CONTRACTOR IS RESPONSIBLE FOR THE DAMAGE SHALL REPAIR ALL DAMAGES AND RESTORE THE DAMAGED PORTION OF THE UTILITY TO ITS PRE-CONSTRUCTION CONDITION.*
8. *PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.*
9. *ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.*
10. *ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.*
11. *ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.*
12. *ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.*
13. *THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.*
14. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.*
15. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.*
16. *SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.*
17. *ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING*
18. *ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.*
19. *ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SOD A GROUNDCOVER, UNLESS OTHERWISE NOTED.*
20. *THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.*
21. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
22. *ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.*
23. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
24. *ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.*
25. *LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.*
26. *PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.*
27. *NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2'6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION*
28. *ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.*


L1.2
L1.1
MATCHLINE
NORTH PARK ROAD
NORTH BRAINARD AVENUE
CHESTNUT STREET (ROUTE 34)
OGDEN AVENUE
NEW PARK ROAD ENTRY
NEW PARK ROAD EXIT
NEW PARKING ADDITION
NEW PLAYGROUND
NEW PLAY AREA
NEW PLAY EQUIPMENT
NEW SHADE STRUCTURE
NEW SHADE SAIL
NEW BASKETBALL COURT

TREE + SHRUB SCHEDULE PARK MS - NORTH

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	CEL CHI	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND COMMON HACKBERRY	B & B	2" CAL.	4
	GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2" CAL.	2
	PLA OCC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2" CAL.	2
	QUE MAC	QUERCUS MACROCARPA / BURR OAK	B & B	2" CAL.	2
EVERGREEN TREES					
	THU SU2	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	6' HT.	8
	THU TE2	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	6' HT.	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS					
	DIE COP	DIERVILLA LONICERA 'COPPER' / COPPER LOW BUSH HONEYSUCKLE	3 GAL.	18" HT.	12
	HYD WEE	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	B & B	18" HT.	15
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	18" HT.	52
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	18" HT.	47
EVERGREEN SHRUBS					
	PIC NID	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	B & B	18" HT.	4
	PIN MOP	PINUS MUGO 'MOPS' / MOPS MUGO PINE	B & B	36" HT.	35
	TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	36" HT.	7
	TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	36" HT.	17
BROADLEAF EVERGREEN					
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	B & B	30" HT.	7

LANDSCAPE NOTES:

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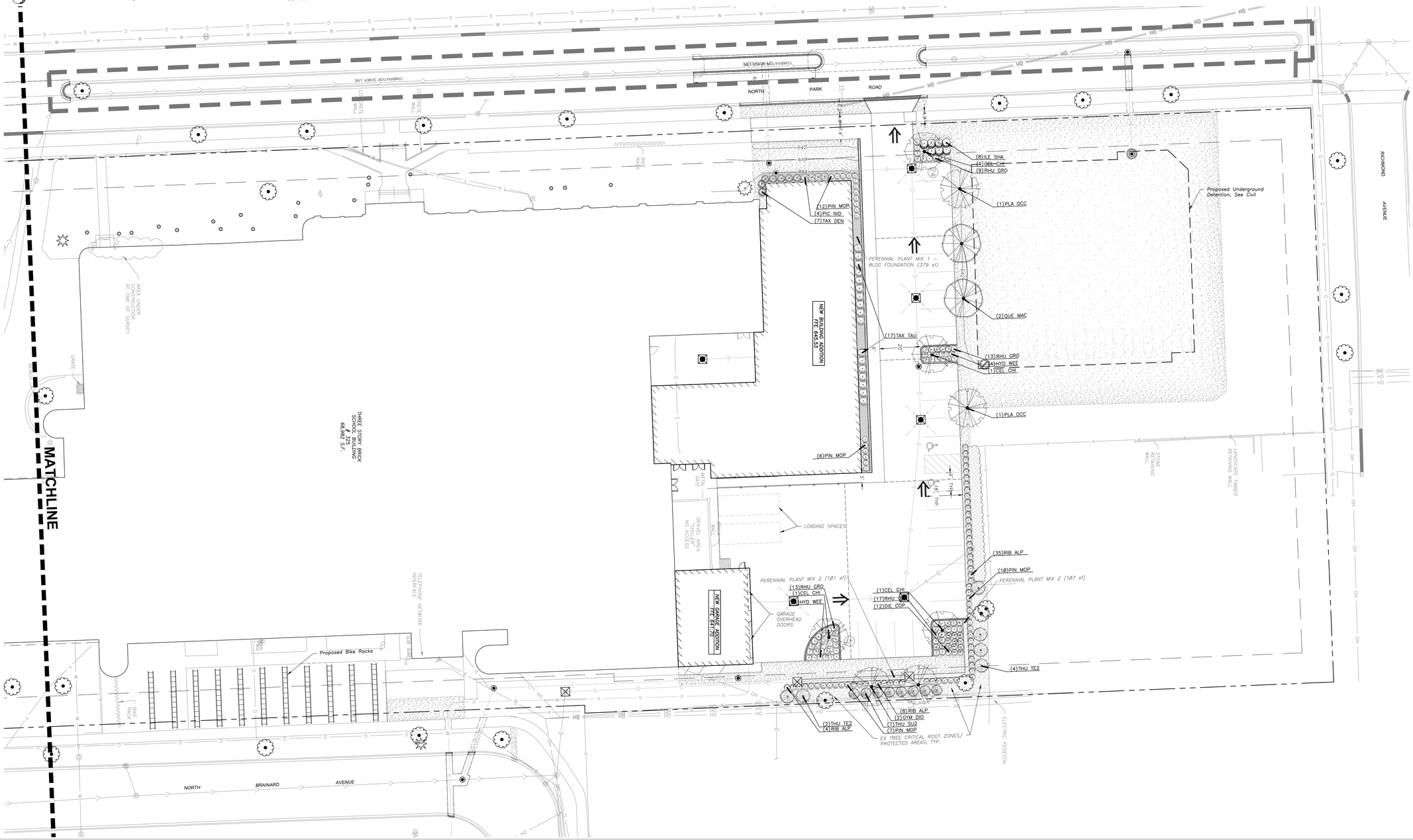
5. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG
6. NO GROWTH TO BE ALLOWED IN 12' BY 12' SITE TRIANGLES OVER 24" HIGH.
7. ALL TREES TO BE PLANTED IN THE PARKWAY WILL BE HAND DUG ONLY. ANY AND ALL UTILITIES ENCOUNTERED DURING THE PLANTING OF THE PARKWAY TREES SHALL BE PROTECTED FROM DAMAGE. IF ANY UTILITIES ARE DAMAGED THE CONTRACTOR IS RESPONSIBLE FOR THE DAMAGE SHALL REPAIR ALL DAMAGES AND RESTORE THE DAMAGED PORTION OF THE UTILITY TO ITS PRE-CONSTRUCTION CONDITION.
8. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
9. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
10. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
11. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
12. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
13. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
14. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
15. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
16. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
17. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
18. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
19. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SOD A GROUNDCOVER, UNLESS OTHERWISE NOTED.
20. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
21. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
22. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
23. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
24. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
25. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
26. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.
27. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2'6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION
28. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

PERENNIAL PLANT MIX + MATERIAL SCHEDULE PARK MS - NORTH

PERENNIAL PLANT MIX 1 - BLDG FOUNDATION	379 SF		
CAREX BLANDA / WOODLAND SEDGE	*118*	*PLUG*	
CAREX LEAVENWORTHII / LEAVENWORTH'S SEDGE	*266*	*PLUG*	
GERANIUM MACULATUM / SPOTTED GERANIUM	*177*	*PLUG*	
PACHYSANDRA TERMINALIS 'VARIEGATA' / VARIEGATED JAPANESE PACHYSANDRA	*79*	*PLUG*	
TURF RESTORATION	21,884 SF		
PERENNIAL PLANT MIX 2	264 SF		
NEPETA X 'EARLY BIRD' / EARLY BIRD CATMINT	*49*	*#1*	
SALVIA NEMOROSA 'WESUWE' / WESUWE MEADOW SAGE	*73*	*#1*	
HARDWOOD MULCH	1,370 SF		



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KEY PLAN

SCOPE DOCUMENT

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PROJECT

D102 PARK MS ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE DATE	COMMENTS
2 01/12/2026	REVISE PER VILLAGE REVIEW
1 12/12/2025	75% CONSTRUCTION DOCUMENTS

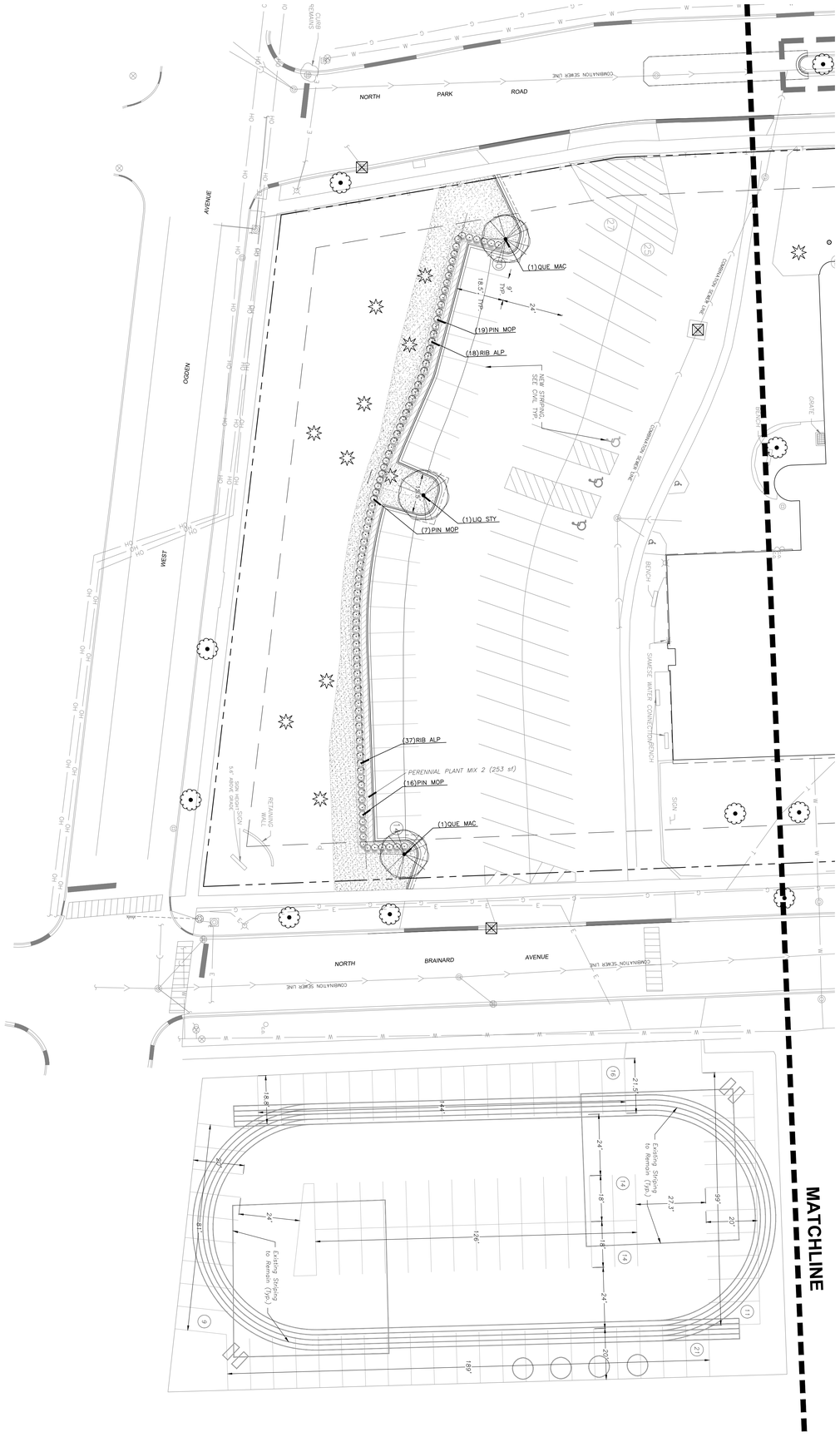
NOT FOR CONSTRUCTION
01/12/26

DRAWING TITLE

SITE LANDSCAPE PLAN (NORTH)

SHEET NUMBER

L1.1



LANDSCAPE NOTES:

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
3. REFER TO ENGINEERING PLANS FOR DETENTION CALCULATIONS, UTILITY LOCATIONS, TOPOGRAPHIC INFORMATION AND THE LIKE.
4. LANDSCAPE PLAN ALL AREAS AND DIMENSIONS ARE ACCURATE FOR THE PURPOSE OF INSTALLING THE LANDSCAPE MATERIALS ONLY.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG
6. NO GROWTH TO BE ALLOWED IN 12' BY 12' SITE TRIANGLES OVER 24" HIGH.
7. ALL TREES TO BE PLANTED IN THE PARKWAY WILL BE HAND DUG ONLY, ANY AND ALL UTILITIES ENCOUNTERED DURING THE PLANTING OF THE PARKWAY TREES SHALL BE PROTECTED FROM DAMAGE. IF ANY UTILITIES ARE DAMAGED THE CONTRACTOR IS RESPONSIBLE FOR THE DAMAGE SHALL REPAIR ALL DAMAGES AND RESTORE THE DAMAGED PORTION OF THE UTILITY TO ITS PRE-CONSTRUCTION CONDITION.
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SHRUB SCHEDULE PARK MS - SOUTH

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2" CAL.	1
	QUE MAC	QUERCUS MACROCARPA / BURR OAK	B & B	2" CAL.	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS					
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	18" HT.	55
EVERGREEN SHRUBS					
	PIN MOP	PINUS MUGO 'MOPS' / MOPS MUGO PINE	B & B	36" HT.	42

PERENNIAL PLANT MIX + MATERIAL SCHEDULE PARK MS - SOUTH

TURF RESTORATION	3,180 SF		
PERENNIAL PLANT MIX 2	426 SF		
NEPETA X 'EARLY BIRD' / EARLY BIRD CATMINT	79	#1	
SALVIA NEMOROSA 'WESUWE' / WESUWE MEADOW SAGE	118	#1	
HARDWOOD MULCH	1,095 SF		

20 0 20 40 60

Scale: 1"=20'

Actual size to read of scale
0 IN 1 IN 2 IN

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KEY PLAN

SCOPE DOCUMENT

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PROJECT

D102 PARK MS ADDITION & RENOVATION
325 North Park Road
LaGrange Park, IL 60526

LaGrange School District 102
333 N Park Road
LaGrange Park, IL 60526

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
25029

DRAWING DATES

ISSUE	DATE	COMMENTS
2	01/12/2026	REVISE PER VILLAGE REVIEW
1	12/12/2025	75% CONSTRUCTION DOCUMENTS

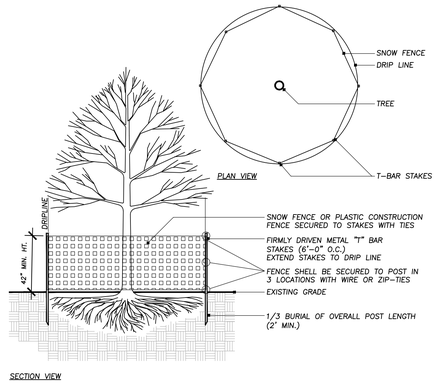
NOT FOR CONSTRUCTION
01/12/26

DRAWING TITLE

SITE LANDSCAPE PLAN (SOUTH)

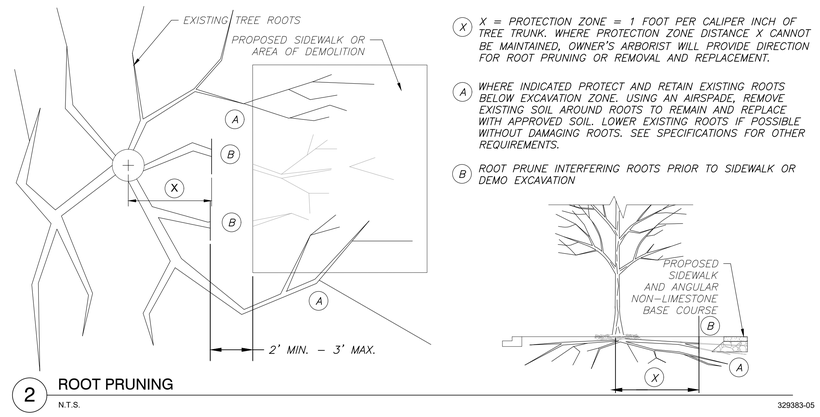
SHEET NUMBER

L1.2



1 TREE PROTECTION DETAIL

Not To Scale P-QU-03



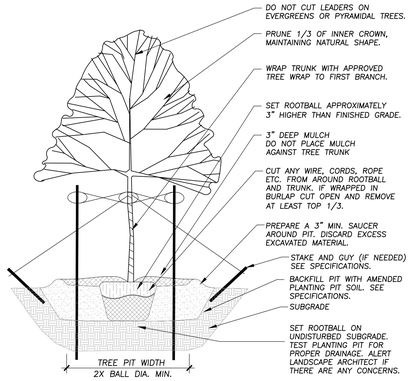
X = PROTECTION ZONE = 1 FOOT PER CALIPER INCH OF TREE TRUNK. WHERE PROTECTION ZONE DISTANCE X CANNOT BE MAINTAINED, OWNER'S ARBORIST WILL PROVIDE DIRECTION FOR ROOT PRUNING OR REMOVAL AND REPLACEMENT.

A WHERE INDICATED PROTECT AND RETAIN EXISTING ROOTS BELOW EXCAVATION ZONE. USING AN AIRSPADE, REMOVE EXISTING SOIL AROUND ROOTS TO REMAIN AND REPLACE WITH APPROVED SOIL. LOWER EXISTING ROOTS IF POSSIBLE WITHOUT DAMAGING ROOTS. SEE SPECIFICATIONS FOR OTHER REQUIREMENTS.

B ROOT PRUNE INTERFERING ROOTS PRIOR TO SIDEWALK OR DEMO EXCAVATION

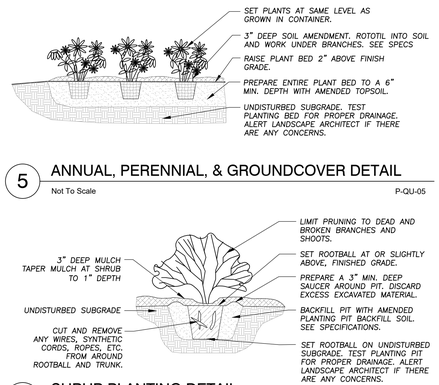
2 ROOT PRUNING

N.T.S. 329383-05



3 TREE PLANTING DETAIL

Not To Scale P-QU-02

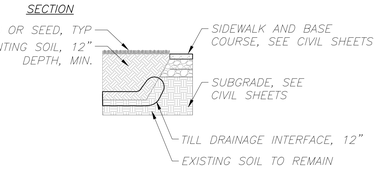


5 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale P-QU-05

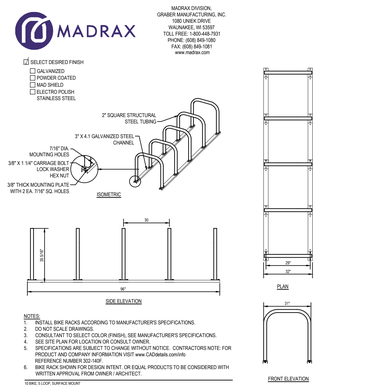
4 SHRUB PLANTING DETAIL

Not To Scale P-QU-04



6 SOD AND SEED DETAIL

1/4" = 1'-0" P-QU-07



7 UX200 "U" ON RAIL BIKE RACK

Not To Scale 129313.01-17

Actual size to read at scale
2 IN
1 IN
0 IN

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NOT FOR CONSTRUCTION 01/12/26

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L2.0

Plan View
Scale - 1" = 20ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	Lithonia Lighting	WST LED P2 50K VW MVOLT	WST LED, Performance package 2, 5000 K, visual comfort wide, MVOLT	1	3511	0.93	25
	B	13	Gotham Architectural Lighting	EVO6 50/15 AR MD LSS	EVO 6IN ROUND, 80 CRI, 5000K, 1500LM, MED DIST, CLEAR, SEMI-SPEC	1	1535	0.93	14.7

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Site	+	0.3 fc	14.3 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN
3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

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KSA LIGHTING & CONTROLS

D102 Park MS Addition & Renovation - 325 North Park Road - LaGrange, IL - V1

Designer JM
Date 12/16/2025
Scale Not to Scale
Version No. 001
Summary

HANCOCK ENGINEERING
100+ Years of Excellence
Civil Engineers ◆ Municipal Consultants ◆ Established 1911

January 15, 2026

Ms. Maggie Jarr
Deputy Village Manager
Village of La Grange Park
447 N. Catherine Avenue
LaGrange Park, IL 60526-2099

Re: School District 102
Park Jr. High
Additions & Renovations
Site Plan Review No. 2

Dear Ms. Jarr

We have reviewed the revised project plans and stormwater management report for the proposed Park Jr. High (325 N Park Road) improvements, prepared by Eriksson Engineering Associates, Ltd., of Chicago and dated January 12, 2026. The project plans represent the site improvements related to utility services and stormwater management improvements need to support the proposed addition of classrooms and a service garage for the school, as well as the expansion of the parking lot on the south side of the site to offset parking lost by the additions, and the creation of additional bike rack storage on the east side of the site. We offer the following comments:

A. Stormwater Retention/Detention:

1. We reviewed the applicability of the Watershed Management Ordinance of Cook County (WMO) as administered by the Metropolitan Water Reclamation District of Greater Chicago (MWRD), as both the Village and our office are required to sign the permit application. The site's contiguous ownership is 6.18 acres. The proposed improvements will total 0.92 acres and include building additions, rerouting driveway access, additional parking lot expansion in the south lot, the installation of additional bike racks along Brainard Avenue, and a stormwater storage area. The proposed site's impervious area is 0.56 acres. Therefore, the stormwater runoff, volume control, and detention provisions of the WMO apply. The proposed project also needs to comply with the Village's Stormwater Ordinance, which requires that stormwater runoff be restricted to a release of 0.10 cfs per acre of development, resulting in detention.

2. The following are the components of stormwater management that the project will address.

a. Stormwater Runoff: The runoff from the site will be collected into proposed storm sewers that will be directed into a below-ground storage facility located under the athletic fields north of the school. The restricted release from the stormwater storage facility is then connected to the Village's existing combined sewer system on Park Road. The site storm sewer has been sized to convey the runoff from the 100-Year rainfall event to the underground storage facility.

b. Volume Control: The volume control addresses the runoff from the first one inch of rainfall, which is not conveyed off-site but instead allowed to infiltrate back into the soil. For this project, the infiltration volume will be provided in the area below the outlet from the Stormwater Trap system. The total volume control provided under this project is approximately 21,500 gallons, exceeding the required 15,300 gallons.

   Detention: The site requires detention because it is greater than 3.0 acres and has a development area greater than 0.5 acres. Because the projects are three sections of disconnected development, they have proposed using the trade-off of storing the runoff from the portion of the existing north parking lot that will be resurfaced instead of providing two smaller storage areas for the south parking lot expansion and the proposed bike rack area on the east side of the site. Including the trade-off area increases the development area to 1.02 acres. Both our office and the MWRD support the trade-off approach for detention in this specific project, as the two areas to the south are relatively small and the restrictor for these areas would be extremely small and subject to frequent clogging during storm events. The maximum allowable release from the site, 0.10 cfs, is compliant with Village requirements. They have provided 159,400 gallons of storage, which exceeds the site requirements by about 5,300 gallons.

   i. The storage facility outlet has included a trap over the restrictor to mitigate clogging concerns as it relates to the size of the restrictor, and a check valve to prevent combined sewer from backing up into the storage area when the village system becomes overwhelmed. Both provisions are requirements of the Village and the MWRD.
   ii. As an emergency overland flow route, the runoff will back up out of the lowest rim on the system, which is the proposed catch basin being constructed at the west end of the north parking lot. The water will then pond on the field until it reaches the elevation of the lowest spot along the site perimeter, which is the new driveway entrance onto Park Road. The maximum depth of ponding on the parking lot will be 4.8 inches.

B. Grading Plan:

1. Grading Plan: The grades demonstrate a positive flow to both existing and proposed drainage structures. The slopes along the accessible path comply with the required guidelines.

C. Utility Plan:
1. The sanitary and water services for the site were reviewed and found to meet Village requirements

Based on the submitted revised documents, the project is compliant with the Village's stormwater management and grading requirements. An MWRD Permit Application was not included with the submittal, and it will need to be reviewed before either the village or our office signs.

If you should have any questions, please contact our office at your convenience.

Sincerely,

EDWIN HANCOCK ENGINEERING CO.

Mark D. Lucas, P.E.
Executive Vice President

cc: Ed Hurst, Director of Building and Inspectional Services
Rick Radde, Director of Public Works