

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, SEPTEMBER 5, 2018 AT 7:00 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - August 1, 2017
 - C. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 17-03: 18-06: Holmes Elementary School Addition (5800 South Holmes Avenue, Clarendon Hills, Illinois 60514 - Maercker School District 60). Petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow a 32,000 square foot, two-story addition to the existing Holmes Elementary School building and improvements to the bus drop area in the R-1 Zoning District. (Notice Published on 8/16/18 in the Sun-Times)
 - D. PUBLIC HEARING
 - E. DISCUSSION/RECOMMENDATION
4. VISITOR'S BUSINESS
5. COMMUNICATIONS
6. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, AUGUST 1, 2018, AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Chairman Daniel Kopp, Vice-Chairman John Wagner, Commissioners James Soukup, Gregory Ruffalo, Leonard Kaucky, and Maciej Walec.

Absent: Commissioner William Remkus

Also present were Planning Consultant Natalie Zine, Inspector Roy Giuntoli Executive Secretary Cindy Stuchl, and Recording Secretary Lisa J. Shemroske.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting May 16, 2018

MOTION: Made by Commissioner Ruffalo, seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda as presented.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback on Planned Unit Development approval for a proposed 10,000 square foot daycare facility and 1,600 square foot retail user. Location: Vacant lot on 75th Street directly west of the Willow Commons Shopping Center/Ashton Place in Willowbrook.

A. DISCUSSION/RECOMMENDATION

Chairman Kopp explains that this is a Conceptual Plan review for a planned unit development on 75th west of Willow Commons. Applicant is appearing before the Commission to give and receive feedback. If the project moves forward, there will be an official hearing.

Planning Consultant Zine did a presentation of Staff analysis of JAS Development for an application and feedback of a proposed Day Care and a 1600 sq ft. drive thru restaurant in an out lot. She explained there will be no Zoning changes. Parcel is vacant, surrounded by Condominiums to the west and south and a shopping center to east. End user for the out lot has not been established as of yet but will not be a financial institution. Improving with landscaping buffer, which will be included with their proposal. Sufficient parking per code. Ms Zine has asked for parking and traffic analyst with final proposal. Water main improvement is required. Extend it from West to the East across their property. Summary of project from Ms. Zine. Representatives of the Fidelity Group introduced their company and talked about other accomplishments that they have been successful with. They maintain all their own property and their own construction company. What ever the Village has asked for they will supply. They provided a breakdown of the JAS Development, Willowbrook LLC.. Site plan.

Chairman Kopp voiced concerns that resident south of the project might have concerns over the proximity to their homes. How far north is it would be from them.

Commissioner Walec questioned about the trash enclosure view from 75th. The Applicant advised there will be a fence and be landscaping around it.

Chairman Kopp asking about the location of the speaker for drive thru.

Resident inquires about the sound dente the playground. Applicant explained that the ground which the playground is built is a heat welded recycle tire high density rubber, surrounded by a baffled fence. The playground equipment is rubber coated.

Residents inquired about any outdoor dining at restaurant, Applicant mentioned it would be on east side of building. Hours for restaurant have not been determined yet, but will work with Village and Commission. Ms. Zine was asked if any restriction on restaurant hours. This will be discussed with the Commission. Resident inquiries about light standards are with our within our code. Commissioner Wagner spoke about the Willow Pond has large playground area and has used the rubber surface and has deaden the sound.

Residents had concerns over the easement required to let traffic off the property. Ms. Zine advised there will no longer be a parking easement agreement purely an access agreement for people to come into the day care. The Applicant related there will be no more curb cuts on 75th. Residents are concerned about easement thru the south. The Applicant stated that they are vacating that easement to Sheridan Drive.

Resident, Frank Urban, addressed the Commission that Residents should have been informed of the meetings. Chairman Kopp related that it is an informal meeting. Chairman Koop advised hat Direct Mail Notification is only necessary when there is a Public Hearing. explained that this was only a PUD meeting. So they will get notified of official meetings.

Chairman Kopp believes this is a good project for the property. The Commissioner, all agreed, and all look forward to it.

5. VISITOR’S BUSINESS

None.

6. COMMUNICATIONS

Chairman Kopp advised that the Gun Range Federal suit against the Village was dismissed. Commissioner Walec mentioned that it was refiled as Civil referred to State Court. Ms. Zine said could go to court on zoning. There are two different suits.

Commissioner Kaucky asked about the status of Pete’s. Building Inspector Giuntoli provided the update to Commissioners.

7. ADJOURNMENT

MOTION: Made by Commissioner Ruffalo, seconded by Commissioner Walec, to adjourn the regular meeting of the Plan Commission at the hour of 8:28 p.m.

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

Date of next meeting

Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J. Shemroske



Village of Willowbrook

Staff Report to the Plan Commission

Public Hearing Date:	September 5, 2018										
Prepared By:	Natalie Zine, Planning Consultant										
Case Title:	18-06: Holmes Elementary School Addition , 5800 South Holmes Avenue, Clarendon Hills, Illinois 60514										
Petitioner:	Maercker School District 60, 1 South Cass Avenue, Suite 202, Westmont, IL										
Action Requested:	Consideration of a petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow a two-story addition to the existing Holmes Elementary School building and improvements to the bus drop area and landscaping, in the R-1 Zoning District										
Location:	Northwest corner of 58 th Place and Holmes Avenue, south of Christian Church of Clarendon Hills										
Existing Zoning:	R-1 Single Family Residence District										
Existing Land Use:	Elementary School										
Property Size:	4.13 acres										
Surrounding Land Use:	<table><thead><tr><th>Use</th><th>Zoning</th></tr></thead><tbody><tr><td>North Christian Church of Clarendon Hills</td><td>OUTSD</td></tr><tr><td>South 58th Plaza</td><td>58th Plaza</td></tr><tr><td>East Holmes Avenue</td><td>Holmes Avenue</td></tr><tr><td>West Single Family Residential</td><td>Unincorporated</td></tr></tbody></table>	Use	Zoning	North Christian Church of Clarendon Hills	OUTSD	South 58 th Plaza	58 th Plaza	East Holmes Avenue	Holmes Avenue	West Single Family Residential	Unincorporated
Use	Zoning										
North Christian Church of Clarendon Hills	OUTSD										
South 58 th Plaza	58 th Plaza										
East Holmes Avenue	Holmes Avenue										
West Single Family Residential	Unincorporated										

Documents Attached:

1. Findings of Fact, Special Use
2. Findings of Fact, Variations
3. Legal Description of Subject Property
4. Land Title Survey, prepared by Sean T. Krisch, dated 6/15/2018
5. Site Plan, prepared by CAGE Civil Engineering, dated 8/7/18
6. Architectural Drawings, prepared by ARCON, dated 8/7/18
7. Landscaping Plans, prepared by ARCON, dated 8/7/18
8. Parking Lot Agreement with the Christian Church of Clarendon Hills, dated 6/7/16
9. Title Commitment, prepared by Chicago Title Insurance Company, printed 5/18/18
10. Engineering Cost Estimates, prepared by CAGE Civil Engineering, dated 8/7/18
11. Engineering Plans, prepared by CAGE Civil Engineering, dated 8/7/18
12. Engineering Review Letter, prepared by CAGE Civil Engineering, dated 8/7/18
13. Construction Schedule
14. Special Use Response Letter, prepared by ARCON, dated 8/23/18
15. Variations Letter, prepared by ARCON, dated 8/17/18

Necessary Action by Plan Commission: Open Public Hearing, accept testimony, and approve a recommendation to the Village Board.

Staff's recommendation and a sample motion can be found on [page 11](#).



SITE DESCRIPTION

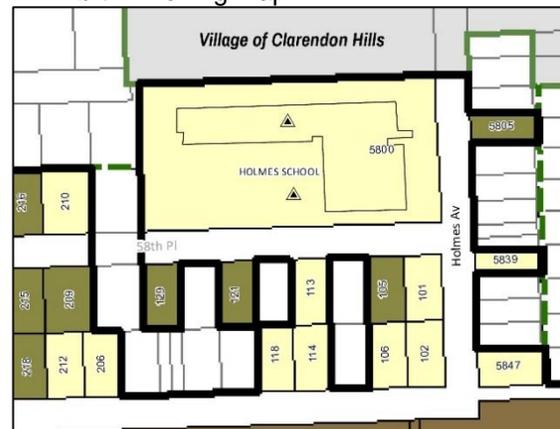
The property is located at the northwest corner of Holmes Avenue and 58th Place in Willowbrook. Although the property has a Clarendon Hills address, it is incorporated in the Village of Willowbrook. The subject property is bordered by Christian Church of Clarendon Hills to the north (incorporated to Clarendon Hills), unincorporated single family residential to the west, 58th Place to the south, and Holmes Avenue to the east. Land uses across Holmes Avenue and 58th Place include a combination of incorporated and unincorporated single-family residential homes (as shown in Exhibit 2).

Exhibit 1: Location Map



The site is a total of 4.13 acres and contains an existing +/- 52,870 sq. ft. building commonly known as Holmes Elementary School (part of Maercker School District 60). The building is used solely for school instruction for children in grades pre-kindergarten through second grade. The property has a lot depth of +/- 603 feet, with +/- 264 feet of frontage along Holmes Avenue and +/- 603 feet of frontage along 58th Place. The main entrance to the building and a school drop-off area is located on the east side of the building off of Holmes Avenue.

Exhibit 2: Zoning Map





DEVELOPMENT PROPOSAL

Overview

Maercker School District 60 is requesting approval of a two-story 32,000 square foot addition to the existing school building and improvements to the bus drop area and reworking of the play area and landscaping at Holmes Elementary School, located at 5800 South Holmes Avenue, Clarendon Hills.

The existing school currently houses its pre-school program in temporary mobile facilities located on the blacktop area of the building. The first and second grade classrooms are limited in that they follow an open concept with no wall separation, and lack any means of lockdown safety within the classrooms. Additionally, the existing kindergarten classrooms have scheduling conflicts between sessions with the number of students that are in the program.

The two-story addition brings the pre-school program into the building and removes the need of the mobile classrooms, relocates the existing second grade classrooms the second floor of the school addition, and renovates the existing classroom wing to house only the first grade. All of the classrooms would have four walls with secure entries for safety. The addition will take over the majority of the exterior blacktop area which necessitates some additional blacktop expansion.

Lastly, the bus drop-off has been extended to bring the buses closer to the rear entrance for drop off. The district shall maintain the same bus count, but the shift to the west primarily is to align better with the student entrance and drop off, and to pull the buses further away from parental traffic.

The proposed addition ties directly to the safety and security of the students of Holmes School and addresses the curriculum needs of the school district. The scope of work was established by community engagement sessions and ultimately became a referendum ballot question in March which was voted favorably by the community.

Exhibit 3: Existing Conditions

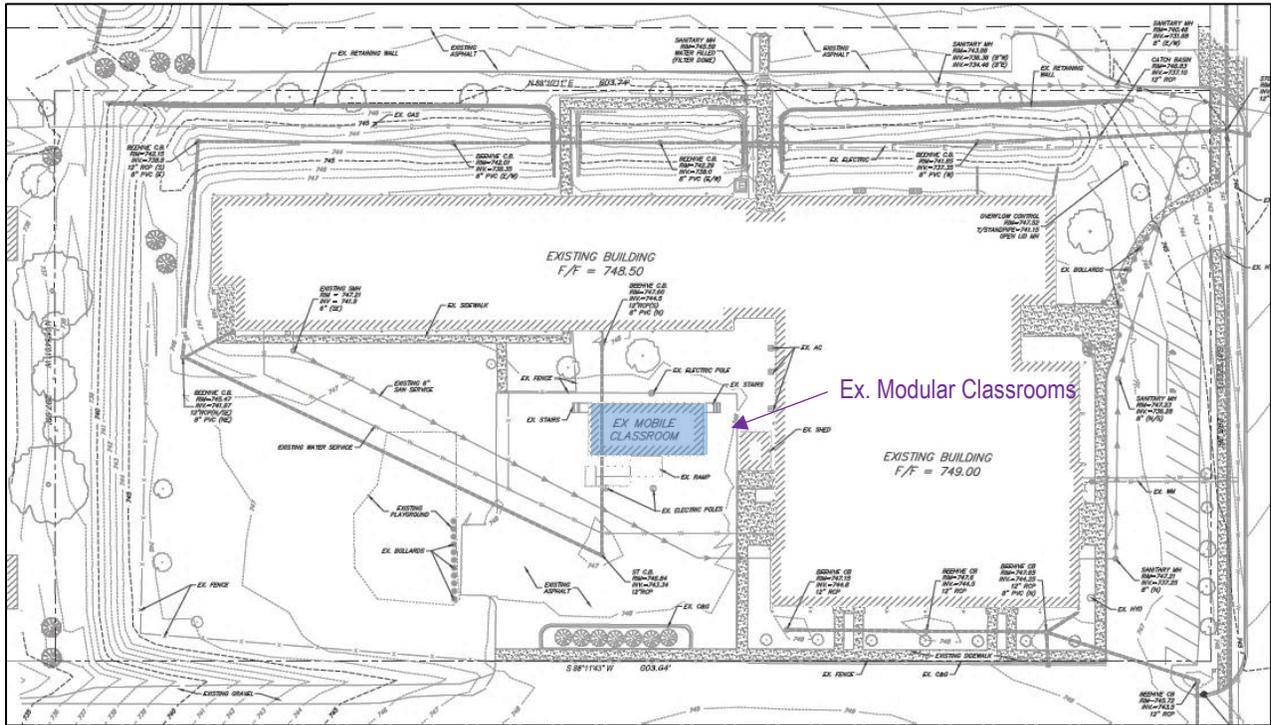
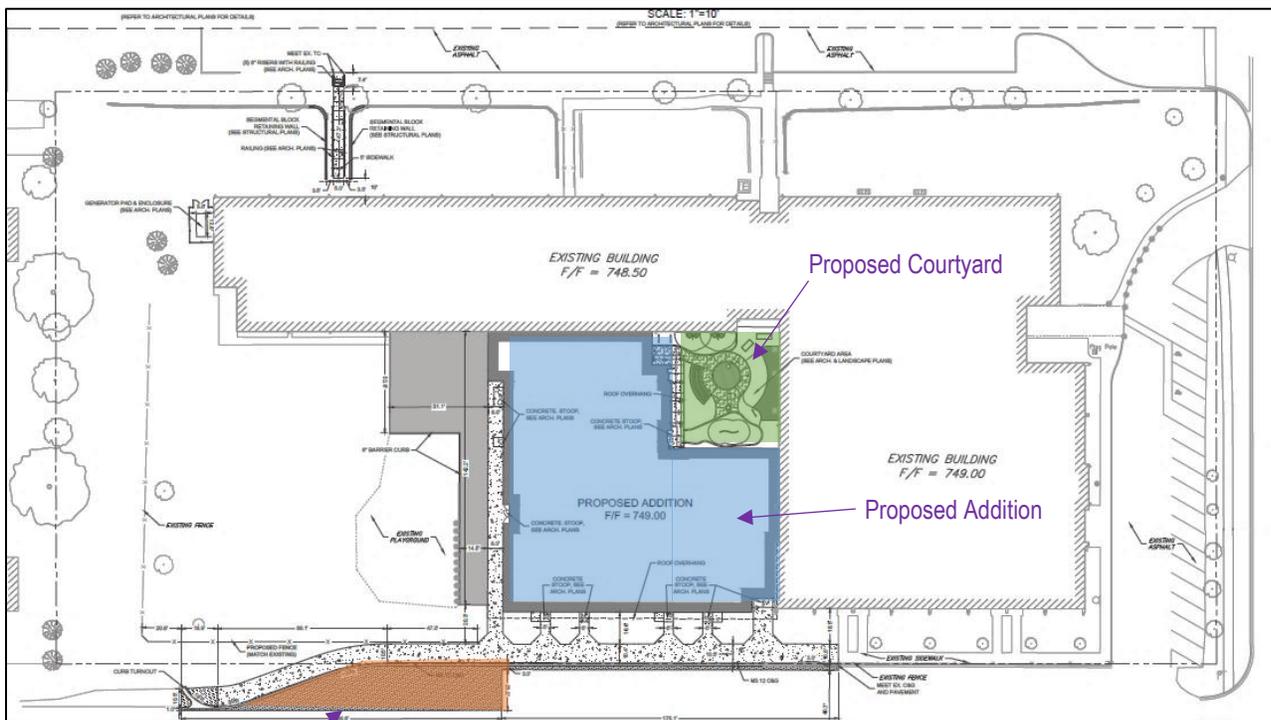


Exhibit 4: Proposed Site Plan





BACKGROUND

Property History & Special Use

Holmes Elementary School was originally approved and constructed in DuPage County in 1961 and the first building addition was completed in 1969. In association with a second building addition, the subject property was annexed to the Village of Willowbrook in 2002. A Special Use Permit was granted to allow a school on the subject property, per Section 9-5A-2 of the Village code, and approved variations related to the second building addition.

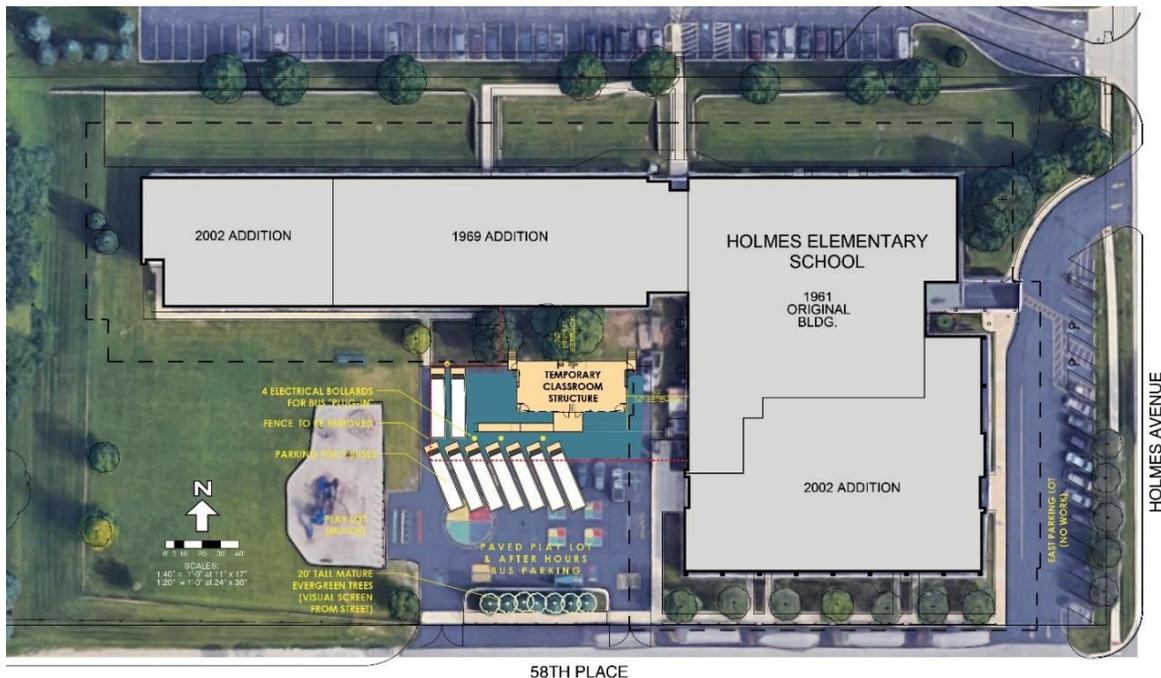
Timeline:

- 1961 - Approval through DuPage County and Initial Construction
- 1969 - First Building Addition
- 2002 - Annexation to the Village of Willowbrook (02-R-25, 02-O-05)
 - Special Use Approval (02-O-06)
 - Plat of Easement (02-R-26)
 - Second Building Addition
- 2016 - Special Use Amendment for Modular Classrooms

Modular Classrooms

In 2016 the Maercker School District applied for and was granted approval of new modular classrooms to be used for school children of three (3) to five (5) years of age to meet the requirements of the state mandated Individualized Education Plan (IEP) program. At that time the School District was investigating permanent options for the location of the early childhood program; including, but not limited to, construction of a new facility.

Exhibit 5: Property/Development History





Previously Approved Variations

Ord. No. 02-O-06

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE - BOARD OF EDUCATION OF MAERCKER SCHOOL DISTRICT NO. 60 - 5800 HOLMES AVENUE

- (A) Section 9-5A-3(D)3, R-1 District Bulk Regulations, Required Minimum Exterior Side Yard Setback, to permit a reduction in the required minimum exterior side yard setback to twenty-seven feet (27').
- (B) Section 9-10-5(G), Off-Street Parking in Yards, Impervious Surface Setback within a Required Front and Exterior Side Yard, to permit a reduction in the required minimum impervious surface setback for parking and drives to five feet (5') within the front yard and to zero feet (0') within the exterior side yard.
- (C) Section 9-10-5(L)2(e), Off-Street Parking, Access Drive Spacing, to permit a reduction in the required minimum centerline spacing to one hundred and two feet (102').
- (D) Section 9-10-5(L)2(f), Off-Street Parking, Access Drive Separation, to permit a reduction in the required minimum distance from perimeter edge to adjacent street right-of-way on a corner lot to twenty-two feet (22').
- (E) Section 9-12-4(D)2(i), Accessory Uses, Fence Regulations, to permit an increase in the permitted maximum height of an ornamental fence located anywhere on a lot of an institutional use to eight feet (8') and elimination of the decorative design standard to permit chain link construction.
- (F) Section 9-12-4(D)2(n), Accessory Uses, Wall Regulations, to permit a reduction in the required minimum wall setback within a required interior side yard to seven feet (7').

Ord. No. 16-O-33

AN ORDINANCE AMENDING SPECIAL USE PERMIT NO. 02-143 AS APPROVED IN ORDINANCE NO. 02-0-06 AND GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE - PC 16-10: 5800 SOUTH HOLMES AVENUE - HOLMES ELEMENTARY SCHOOL TEMPORARY MODULAR CLASSROOMS

- (A) That Section 9-10-5(B) of the Village Code of the Village of Willowbrook establishing the location of required accessory off street parking be varied to allow off-site parking on an adjacent lot with an existing use.
- (B) That Section 9-10-5(K) of the Village Code of the Village of Willowbrook establishing the minimum number of accessory off-street parking spaces for an elementary school be varied by reducing same from one (1) space per employee to sixteen (16) spaces.
- (C) That Section 9-10-5(J) of the Village Code of the Village of Willowbrook establishing parking of certain vehicles prohibited be varied to allow nine (9) overnight bus parking stalls on the subject property.



STAFF ANALYSIS

Bulk Requirements

The property is zoned R-1 (with a Special Use). A detailed discussion of important bulk exceptions and variations as it relates to the building addition is provided below.

1. Minimum Lot Area. The minimum lot area for a public or private Elementary School is five (5) acres plus one acre per one hundred (100) students designed enrollment capacity. The site was annexed into the Village with only 4.13 acres.
2. Minimum Lot Width. For all other uses: One hundred fifty feet (150'). The subject property meets this requirement at two-hundred and sixty-four feet (264').
3. Minimum Lot Depth. For all uses: One hundred fifty feet (150'). The subject property meets this requirement at six-hundred and three feet (603').
4. Building Setbacks. The required and proposed minimum setbacks are shown in Table 1 below. The proposed building addition is in conformance with the Village's required R-1 District front, interior side, and rear yard setback requirements.

Table 1: Building Setbacks

Yard	Description	Required	Provided	Variance
Front	From Holmes Avenue	Min. 60'	66.4'	none
Interior Side	From Christian Church of CH	Min. 15'	55'	none
Exterior Side	From 58th Place	Min. 27' (Ord. 02-O-06)	*26.8'	none
Rear	From unincorporated residential	Min. 50'	82'	none

**Applicant has indicated that the proposed setback of 26.8' as indicated on the Site Layout Plan will be modified to comply with the existing variance of 27' pursuant to Ordinance 02-O-06.*

5. Maximum Lot Coverage. Maximum lot coverage in the R-1 zoning district is 30%. The 71,255 square foot are of the total building footprint after the addition equates to 39.7% coverage, or 9.7% over the maximum. **A variance will be required.**
6. Height. Maximum height of a building/structure in the R-1 zoning district is 35'. The total height of the building addition will not exceed thirty feet (30').
7. Maximum Floor Area Ratio. Maximum FAR is 0.3 or 30% of the total site area. The subject property is 4.13 acres, or 179,902.8 SF. The maximum FAR would therefore be 53,970.84 SF (0.3 x 179,902.8). The total floor area for the school building is proposed to be 85,882 SF, which is 0.48% or 18% above the maximum allowance. **A variance will be required.**
8. Pavement Setbacks. No new off-street parking lots or drives are proposed. The existing playground will remain as-is with some new asphalt west of the addition, northeast of the playground.



Overnight Bus Parking

Maercker School District currently provides nine (9) overnight bus parking stalls on the paved area off of 58th Place. Maercker School District's original plan was to relocate the buses to another Maercker School District 60 location however, the School District had a difficult time finding an alternate parking location within the tight timeframe. Maercker School District therefore proposed retaining the existing overnight bus parking on the paved play area at Holmes School, relocating the stalls just south of their original location to accommodate the proposed modular classrooms.

With the 32,000 square foot addition proposed, the existing bus lane will be extended west to better align with the new student entrance of the addition. The old blacktop area is where students lined up to enter, and now that same area has shifted west. This will help further separate the buses from the parental traffic in the east parking lot. There is no current plan to add additional buses for school operation.

Ordinance No. 16-O-33 permitted a variance from Section 9-10-5(J) to allow nine (9) overnight bus parking stalls on the subject property. Due to the new addition and lack of extra space, this variance shall no longer be in effect. As a condition of this improvement, all on-site overnight bus parking will be moved to the Middle School. No over-night bus parking will be permitted on the Holmes Elementary School site from this point on.

Fence

The existing chain link fence will be maintained along the western edge of the property and a new matching fence is proposed to replace the existing portion along the southern property line. Pursuant to Ordinance No. 02-O-06, the maximum height of an ornamental fence located anywhere on the site shall be eight feet (8') and a chain link fence is permissible.

Utilities

The applicant is not proposing any new sanitary, water, or electric infrastructure to service the building addition.

Landscaping

The construction of the Holmes School Addition will result in the removal of eleven (11) trees, to be replaced by seven (7) ornamental trees and one (1) shade trees – eight (8) total, not including the proposed courtyard landscaping. In addition to the perimeter tree plantings, the new addition includes a courtyard to be heavily landscaped.



Exhibit 6: Existing Landscaping – Tree Removal (11 total)

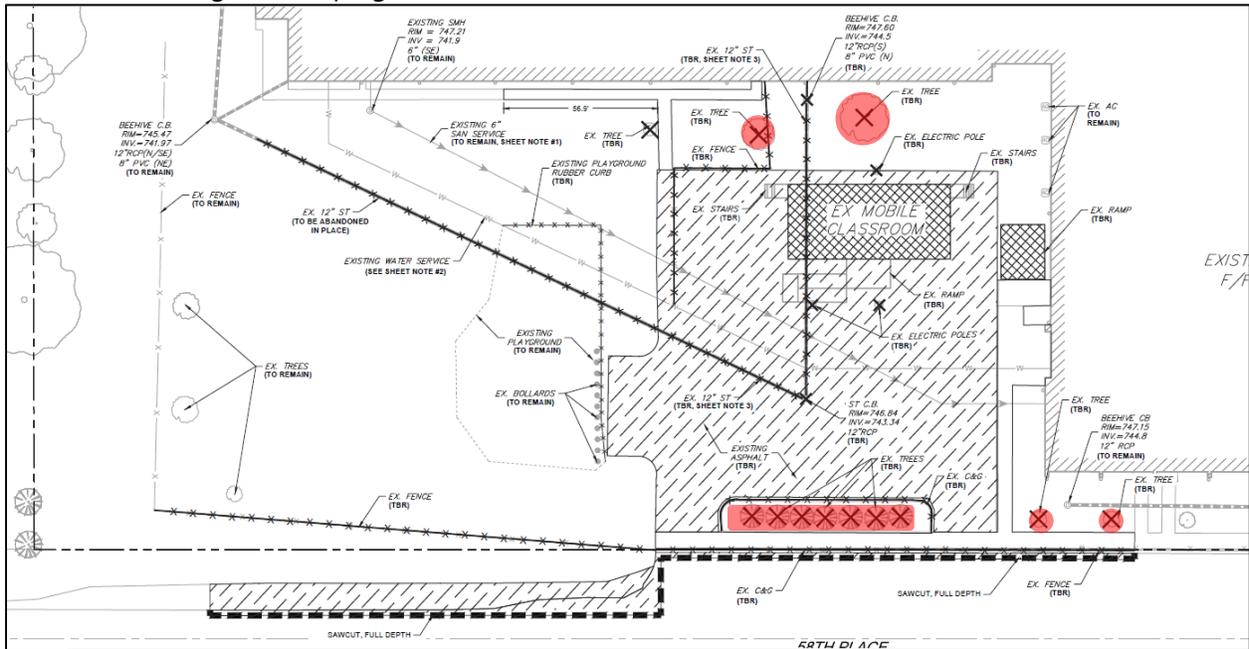
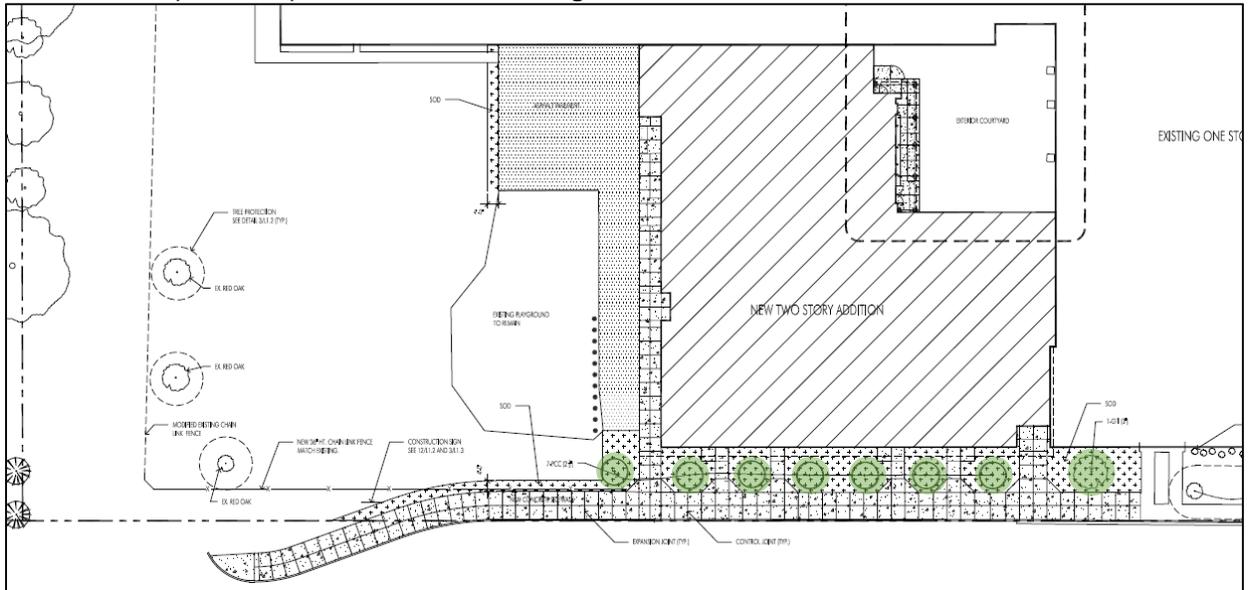


Exhibit 7: Proposed Replacement Tree Plantings (8 total)



Appropriateness of Use

The current use on the subject property is Holmes Elementary School, the proposed use is not changing. The special use amendment requested is only to construct an addition onto the school building and to improve the bus lane to better accommodate the needs of the current students.



Summary of New Variances Requested

The purpose of this public hearing is to consider a petition requesting approval of an amendment to an existing special use for the following variations:

- 1) That section 9-5A1-3(E) "Maximum Lot Coverage" be varied to allow for a Lot Coverage of 39.7%.
- 2) That section 9-5A1-3(G) "Maximum Floor Area Ratio" be varied to allow for a Floor Area Ratio of 0.48%.

The variations proposed by the new scope of work directly relate to non-conforming conditions already implemented on the existing site. The school requires these variations to allow for all the classrooms to be housed within the school building, and to provide proper safe and secure measures for all the students at Maercker School District 60. It will remove the hardship of mobile classrooms and site constraints, and help better serve the community needs in elementary education. It also maintains the aesthetics and existing setbacks of the existing facility and shall not alter the essential character of the locality.

Recommended Conditions for Approval

Staff recommends the following conditions for approval of the Special Use Amendment and request for variations.

1. Sheet number C1.2 of the engineering plans, "Proposed Improvements for Additions and Remodeling" dated August 7, 2018 shall be revised so that the proposed addition complies with the existing 27' exterior side yard setback.
2. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
3. The applicant shall obtain an NPDES permit from the IEPA to be submitted with final Engineering.
4. All applicable permits and permissions shall be obtained from the Christian Church of Clarendon Hills and the Village of Clarendon Hills prior to the construction of the proposed sidewalk connecting to the Christian Church of Clarendon Hills to the north.
5. The variance granted in Ordinance 16-O-33 stating "that Section 9-10-5(J) of the Village Code of the Village of Willowbrook establishing parking of certain vehicles prohibited be varied to allow nine (9) overnight bus parking stalls on the subject property" shall be terminated, and no overnight parking of buses shall henceforth be allowed on the subject property.
6. Maercker School District shall, in perpetuity, assume sole responsibility for the maintenance, repair, and snow plowing of the right-of-way where the existing and extended bus lane is proposed.
7. The terms of use, maintenance, and improvement of the right-of-way for the extension of the existing bus lane shall be detailed and agreed to by means of an Intergovernmental Agreement (IGA) between Maercker School District and the Village of Willowbrook prior to final zoning approval.



Standards for Special Use Permit

Section 9-14-5.2 of the Willowbrook Zoning Ordinance establishes seven (7) standards for a Special Use Permit that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the special use permit. The applicant's responses are provided in Attachment (1).

Standards for Variations

Section 9-14-4.5 of the Willowbrook Zoning Ordinance establishes seven (7) standards for variations that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variations. The applicant's responses are provided in Attachment (2).

Staff Recommendation

Staff supports the requested special use amendment and variances and recommends the Plan Commission approve the following sample motion:

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variations as shown in Attachments 1 and 2 of the staff report prepared for the September 5, 2018 Plan Commission for PC 18-06, and recommend approval of an amendment to the existing special use to allow a variation from section 9-5A1-3(E) to allow for a lot coverage of 39.7% and from section 9-5A1-3(G) to allow for a maximum floor area ratio of 0.48%, subject to the following conditions:

- 1. Sheet number C1.2 of the engineering plans, "Proposed Improvements for Additions and Remodeling" dated August 7, 2018 shall be revised so that the proposed addition complies with the existing 27' exterior side yard setback.**
- 2. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.**
- 3. The applicant shall obtain an NPDES permit from the IEPA to be submitted with final Engineering.**
- 4. All applicable permits and permissions shall be obtained from the Christian Church of Clarendon Hills and the Village of Clarendon Hills prior to the construction of the proposed sidewalk connecting to the Christian Church of Clarendon Hills to the north.**
- 5. The variance granted in Ordinance 16-O-33 stating "that Section 9-10-5(J) of the Village Code of the Village of Willowbrook establishing parking of certain vehicles prohibited be varied to allow nine (9) overnight bus parking stalls on the subject property" shall be terminated, and no overnight parking of buses shall henceforth be allowed on the subject property.**
- 6. Maercker School District shall, in perpetuity, assume sole responsibility for the maintenance, repair, and snow plowing of the right-of-way where the existing and extended bus lane is proposed.**
- 7. The terms of use, maintenance, and improvement of the right-of-way for the extension of the existing bus lane shall be detailed and agreed to by means of an Intergovernmental Agreement (IGA) between Maercker School District and the Village of Willowbrook prior to final zoning approval.**



Attachment 1

Special Use Standards and Findings for PC 18-06 Holmes School Addition

9-14-4.2: Standards for Special Use

The Plan Commission shall not recommend and the Board of Trustees shall not grant a Special Use Permit from the regulation of this title unless affirmative findings of fact shall be made as to all of the standards hereinafter set forth, which findings of fact shall be based upon evidence adduced upon the hearing held thereon, that:

(A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Finding: The Maercker School District affirms that the establishment, maintenance, or operation of the existing special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The school district puts a high value on the safety of its students and staff and by extension, the general public. Moreover, the two-story addition brings the pre-school program into the building and removes the need of the mobile classrooms, relocates the existing second grade classrooms the second floor of the school addition, and renovates the existing classroom wing to house only the first grade. All of the classrooms would have four walls with secure entries for safety.

(B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Finding: The Maercker School District affirms that the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The building addition will maintain the aesthetics and existing setbacks of the existing facility and shall not alter the essential character of the locality.

(C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Finding: The Maercker School District affirms that the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for use permitted in the district. The special use amendment will not increase student capacity or parent/bus traffic. Rather, it will allow for a better environment to provide more enjoyment to the adjacent properties through better traffic circulation and play spaces.



(D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Finding: The Maercker School District affirms that adequate and code compliant utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

(E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Finding: The Maercker School District affirms that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The proposed Use does not represent any significant change to the current traffic or parking routines on the surrounding public streets. The project is designed to further separate bus and parental traffic, and in turn provide better ingress and egress to the school property for daily operations.

(F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Finding: The Maercker School District affirms that the special use shall in all other respects conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

(G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. (Ord. 97-O-05, 1-27-1997).

Finding: The Maercker School District affirms that conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.



Attachment 2

Variation Standards and Findings for PC 18-06 Holmes School Addition

9-14-4.5: Standards for Variations

The Plan Commission shall not recommend and the Board of Trustees shall not grant variations from the regulation of this title unless affirmative findings of fact shall be made as to all of the standards hereinafter set forth, which findings of fact shall be based upon evidence adduced upon the hearing held thereon, that:

(A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.

Finding: The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district under the current Special Use Permit. The "returns" are defined in this situation in terms of student wellbeing and the school districts' ability to continue to provide a satisfactory educational environment and enhancement education programs. The proposed variance to increase the maximum floor area ratio as well as the maximum lot coverage will allow the school to build the additional permanent space they need to accommodate their existing students.

(B) The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.

Finding: The proposed variation will alleviate hardship for classroom space and allow or all the classrooms to be housed within the school building, and to provide proper safe and secure measures for all the students. It will remove the hardship of mobile classrooms and site constraints, and help better serve the community needs in elementary education.

(C) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

Finding: The hardship has not been created by any person having a proprietary interest in the school. The school district has no proprietary interest in the property.

(D) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Finding: The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The building addition will maintain the aesthetics and existing setbacks of the existing facility and shall not alter the essential character of the locality. The current parking agreement with the church will continue to be maintained and the bus drop-off has been extended to bring the buses closer to the rear



entrance for drop off. The district shall maintain the same bus count, but the shift to the west primarily is to align better with the student entrance and drop off, and to pull the buses further away from parental traffic.

- (E) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.**

Finding: The proposed variations will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, substantially increase the danger of fire, or endanger the public safety. The district shall maintain the same bus count and student capacity, and the interior remodel will greatly increase building safety and security.

- (F) The proposed variation will not alter the essential character of the locality. (Ord. 77-O-4, 2-14-1977)**

Finding: The proposed variation will not alter the essential character of the locality.

- (G) The proposed variation is in harmony with the spirit and intent of this title. (Ord. 97-O-05, 1-27-1997)**

Finding: The proposed variations are in harmony with the spirit and intent of Title 9 of this Code. The proposed variations will allow the school district to better accommodate existing number of students at Holmes Elementary School and further maintain the high standard of education the community it serves has come to expect. The proposed variations will not negatively impact the adjacent properties.



Attachment 3

Legal Description of Subject Property

LOTS 2 THROUGH 25, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF VACATED 58TH STREET ADJOINING ON THE NORTH, AND THE NORTH 1/2 OF THE VACATED ALLEY ADJOINING ON THE SOUTH OF SAID LOTS 2 THROUGH 25, BOTH INCLUSIVE, AND LOTS 78 THROUGH 101, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY ADJOINING ON THE NORTH OF SAID LOTS 78 THROUGH 101, BOTH INCLUSIVE, IN THE WOMAN'S SUBDIVISION OF LOT 7 IN HALL'S SUBDIVISION OF THE NORTHWEST ¼ FO SECTION 14, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE WOMAN'S SUBIDIVISION RECORDED APRIL 12, 1892 AS DOCUMENT 48190, IN DU PAGE COUNTY, ILLINOIS.



Attachment 4

Land Title Survey, prepared by Sean T. Krisch, dated 6/15/2018

LOCATION MAP

(Not To Scale)

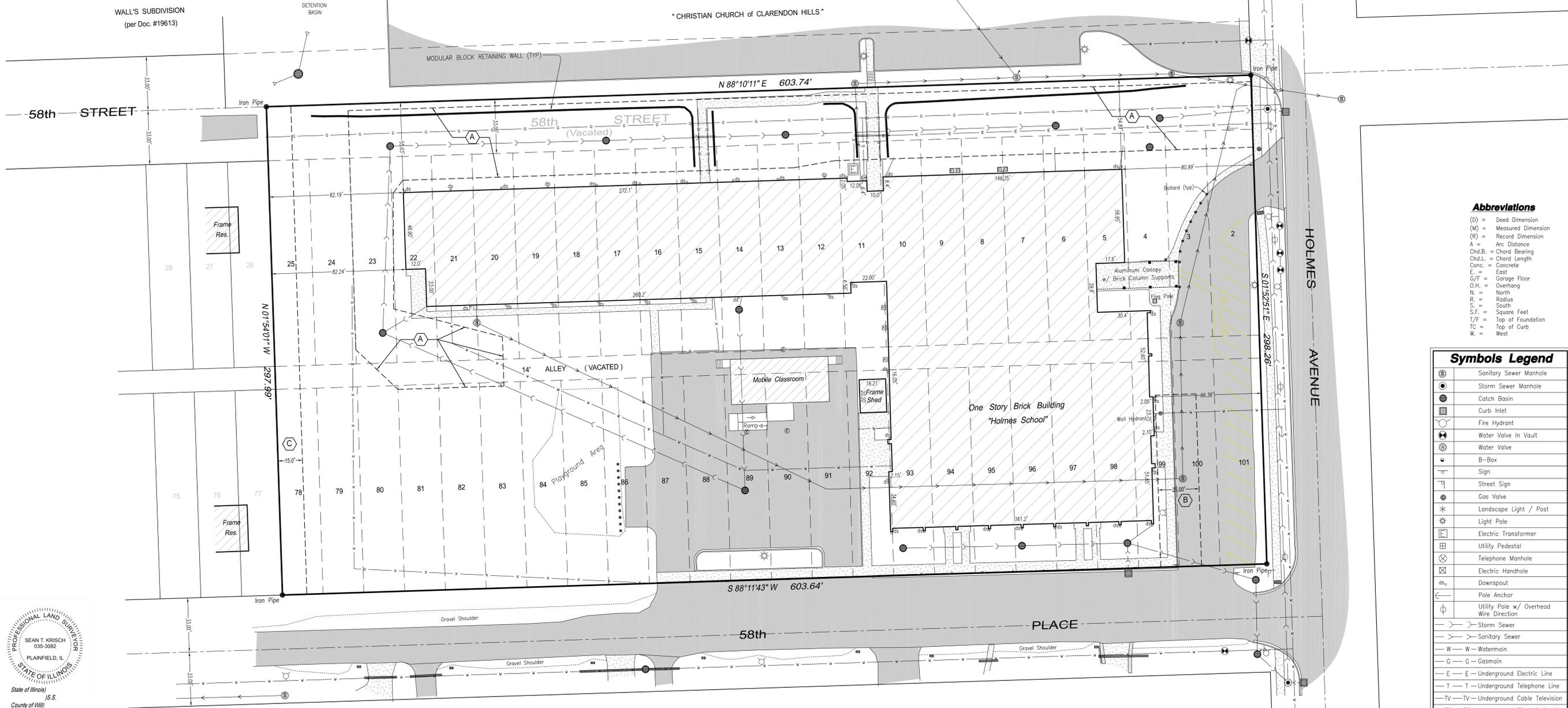
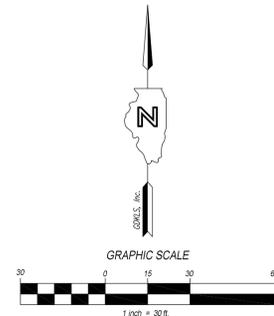


**ALTA / NSPS
LAND TITLE SURVEY**

- of -

LOTS 2 THROUGH 25, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH HALF OF VACATED 58th STREET ADJOINING ON THE NORTH, AND THE NORTH HALF OF THE VACATED ALLEY ADJOINING ON THE SOUTH OF SAID LOTS 2 THROUGH 25, BOTH INCLUSIVE, AND LOTS 78 THROUGH 101, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH HALF OF THE VACATED ALLEY ADJOINING ON THE NORTH OF SAID LOTS 78 THROUGH 101, BOTH INCLUSIVE, IN THE WOMAN'S SUBDIVISION OF LOT 7 IN HALL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE WOMAN'S SUBDIVISION RECORDED APRIL 12, 1892 AS DOCUMENT 48190, IN DuPAGE COUNTY, ILLINOIS.

Described Property Contains 4.13 Acres.



Abbreviations

- (D) = Deed Dimension
- (M) = Measured Dimension
- (R) = Record Dimension
- A = Arc Distance
- Chd.B. = Chord Bearing
- Chd.L. = Chord Length
- Conc. = Concrete
- E. = East
- G/F = Garage Floor
- O.H. = Overhang
- N. = North
- R.C. = Radius
- S. = South
- S.F. = Square Feet
- T/F = Top of Foundation
- TC = Top of Curb
- W. = West

Symbols Legend

	Sanitary Sewer Manhole
	Storm Sewer Manhole
	Catch Basin
	Curb Inlet
	Fire Hydrant
	Water Valve In Vault
	Water Valve
	B-Box
	Sign
	Street Sign
	Gas Valve
	Landscape Light / Post
	Light Pole
	Electric Transformer
	Utility Pedestal
	Telephone Manhole
	Electric Handhole
	Downspout
	Pole Anchor
	Utility Pole w/ Overhead Wire Direction
	Storm Sewer
	Sanitary Sewer
	W-W-Watermain
	G-G-Gasmain
	E-E-Underground Electric Line
	T-T-Underground Telephone Line
	TV-TV-Underground Cable Television
	FO-FO-Underground Fiber Optic Line
	FM-FM-Force Main Sewer

	BITUMINOUS SURFACE
	CONCRETE SURFACE
	EXISTING BUILDING



State of Illinois
J.S.S.
County of Will

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF JUNE A.D. 2018, AT PLAINFIELD, ILLINOIS.

SEAN T. KRISCH
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 35-3082
MY LICENSE EXPIRES NOVEMBER 30, 2018.

Surveyor's General Notes:

- 1.) Property described contains: 179,975 s.f. / 4.13 Acres.
- 2.) Building Footprint Area: 52,752 s.f.
- 3.) Chicago Title Insurance Company Commitment No. 1800903NC dated May 4, 2018 was examined and used in the preparation of this ALTA/NSPS Land Title Survey.
- 4.) Monuments At All Boundary Corners Unless Otherwise Noted.
- 5.) P.I.N.(s): 09-14-104-009 & 09-14-104-024.

Easement Legend:

- (A) Stormwater Detention Easement in Favor of the Village of Willowbrook per Document R2002-112798 Recorded April 25, 2002.
- (B) Public Utility Easement in Favor of the Village of Willowbrook per Document R2002-112798 Recorded April 25, 2002.
- (C) Water Main Easement in Favor Utility Services of Illinois, Inc. per Document R2017-114762 Recorded November 7, 2017.

Note:

THE LOCATION, IDENTIFICATION AND/OR EXISTENCE OF PUBLIC OR PRIVATE UTILITY FACILITIES AND/OR OTHER UNDERGROUND STRUCTURES, AS SHOWN ON THIS DRAWING, IS BASED ON THE ACTUAL LOCATION AND INSPECTION OF PHYSICAL EVIDENCE OF SAID UTILITIES OR STRUCTURES THAT EXIST AT OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF SURVEY AND UPON INSPECTION OF BOTH PUBLIC RECORDS AND PRIVATE INFORMATION OF WHICH WE HAVE KNOWLEDGE. THE INFORMATION SHOWN HEREON IS COMPLETE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER, THE SURVEYOR DISCLAIMS ANY LIABILITY WITH REGARD TO SUCH INFORMATION, OTHER THAN THAT WHICH IS PHYSICALLY EVIDENT AT THE TIME OF SURVEY. THE LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

KRISCH LAND SURVEYING LLC
P.O. Box 929 PLAINFIELD, IL 60544-0929
PHONE (630) 627-9589 / FAX (630) 627-5594
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No.	Date	Revision Description	By:

PREPARED FOR:
CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
(630) 598-0007

PROJECT:
**ALTA/ACSM LAND TITLE SURVEY
HOLMES ELEMENTARY SCHOOL**
5800 HOLMES AVENUE
CLARENDON HILLS, IL 60514

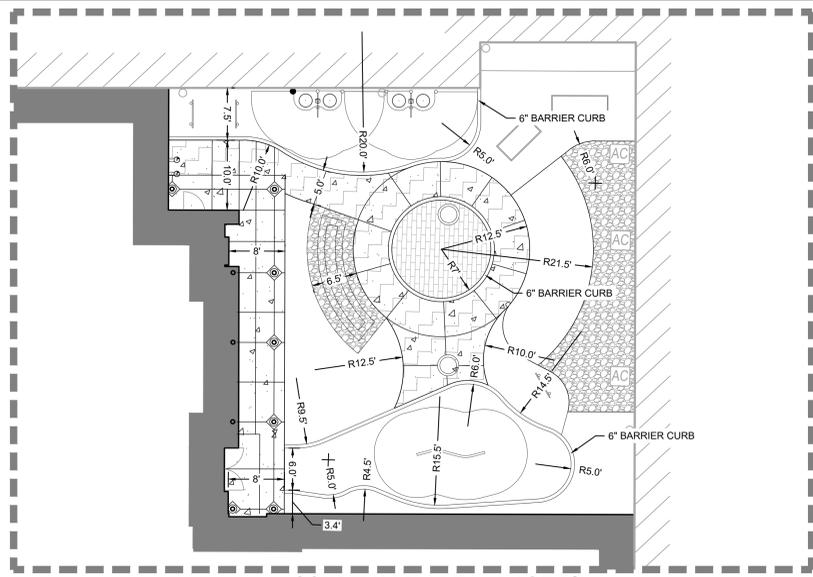
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CAD NAME	18-033_ALTA.dwg
SCALE	1" = 30'
SHEET	1 of 1
DRAWN BY	STK



Attachment 5

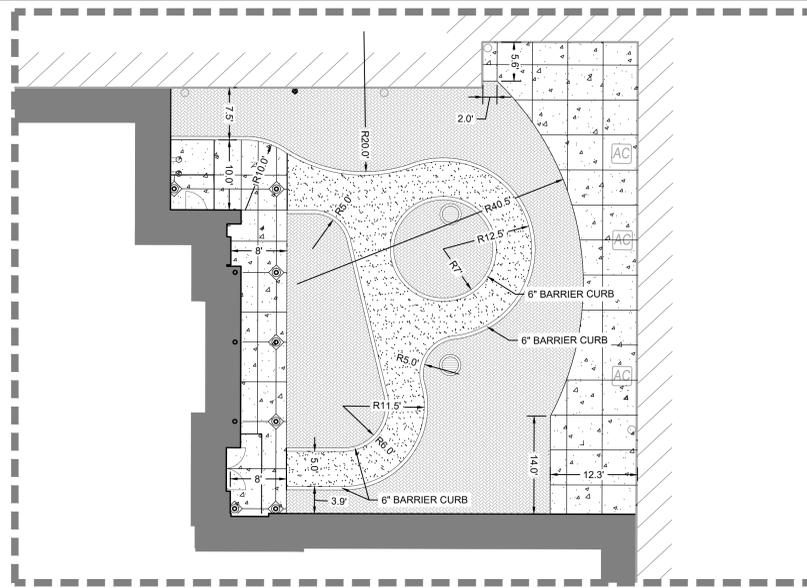
Site Plan, prepared by CAGE Civil Engineering, dated 8/7/18

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COURTYARD AREA - BASE BID
SCALE: 1"=10'

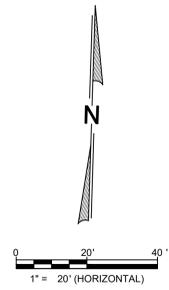
(REFER TO ARCHITECTURAL PLANS FOR DETAILS)



COURTYARD AREA - ALTERNATE BID
SCALE: 1"=10'

(REFER TO ARCHITECTURAL PLANS FOR DETAILS)

	PCC SIDEWALK
	GRAVEL
	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT



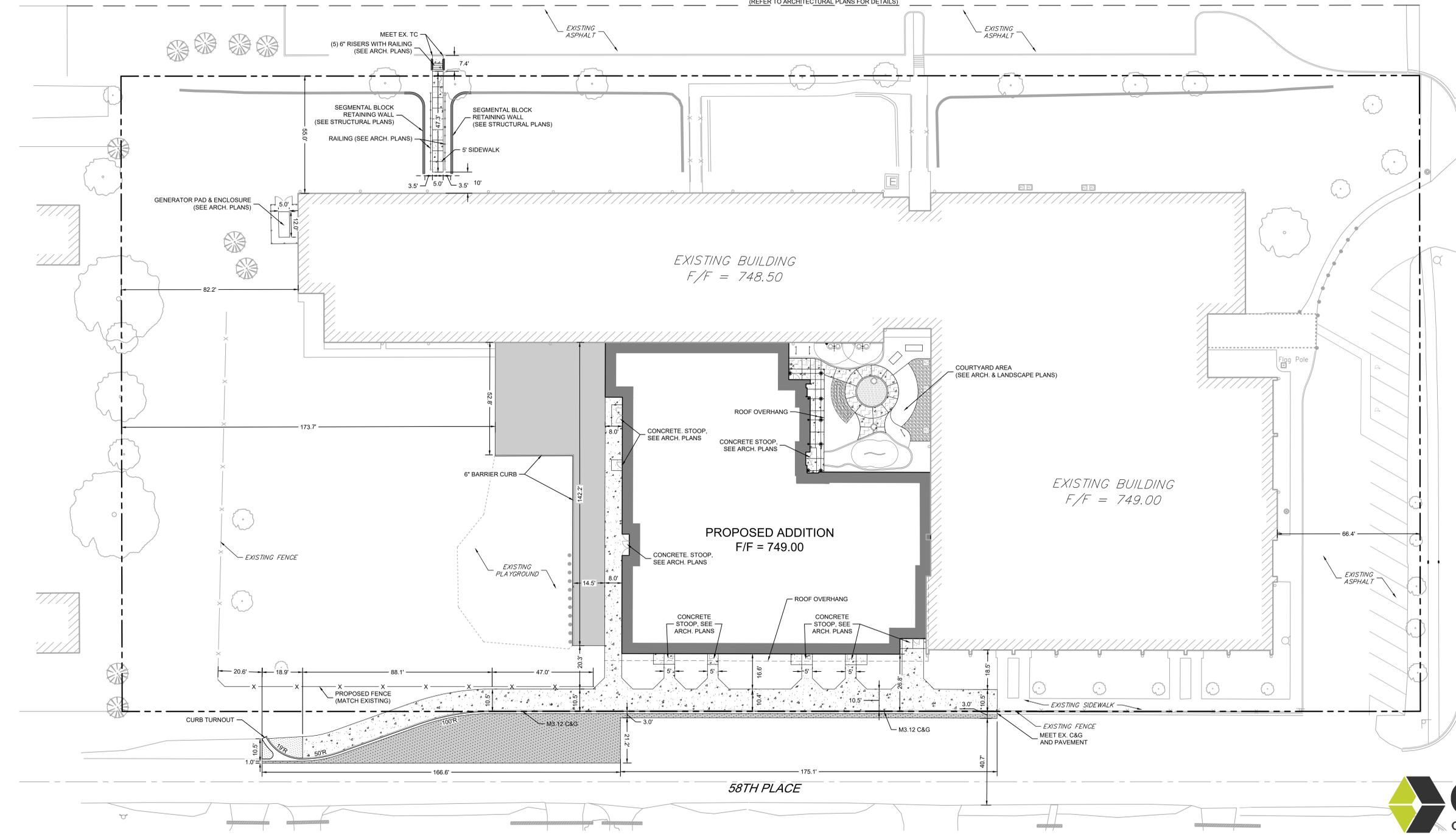
ARCON
architects
construction managers
roof & masonry consultants
environmental consultants
landscape architects
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

ADDITIONS AND REMODELING

at
HOLMES SCHOOL
3800 Holmes Ave.
Clarendon Hills, IL
60514

for the
BOARD OF EDUCATION
Maerker SD 60
1 S. Cass, Suite 202
Westmont, IL 60559

BID SET



REVISIONS		
No.	Date	By

Project Number:
18024
Issue Date:
AUGUST 7, 2018
Drawn by:
MPS
Sheet Title
SITE LAYOUT PLAN
Sheet Number



C1.2



Attachment 6

Architectural Drawings, prepared by ARCON, dated 8/7/18

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ADDITIONS & REMODELING
 at
HOLMES ELEMENTARY SCHOOL
 5800 Holmes Avenue
 Clarendon Hills
 Illinois 60514

for the
**Maerker School
 District 60**
 1 S. Cass Avenue Suite 202
 Westmont
 Illinois 60559

BID SET

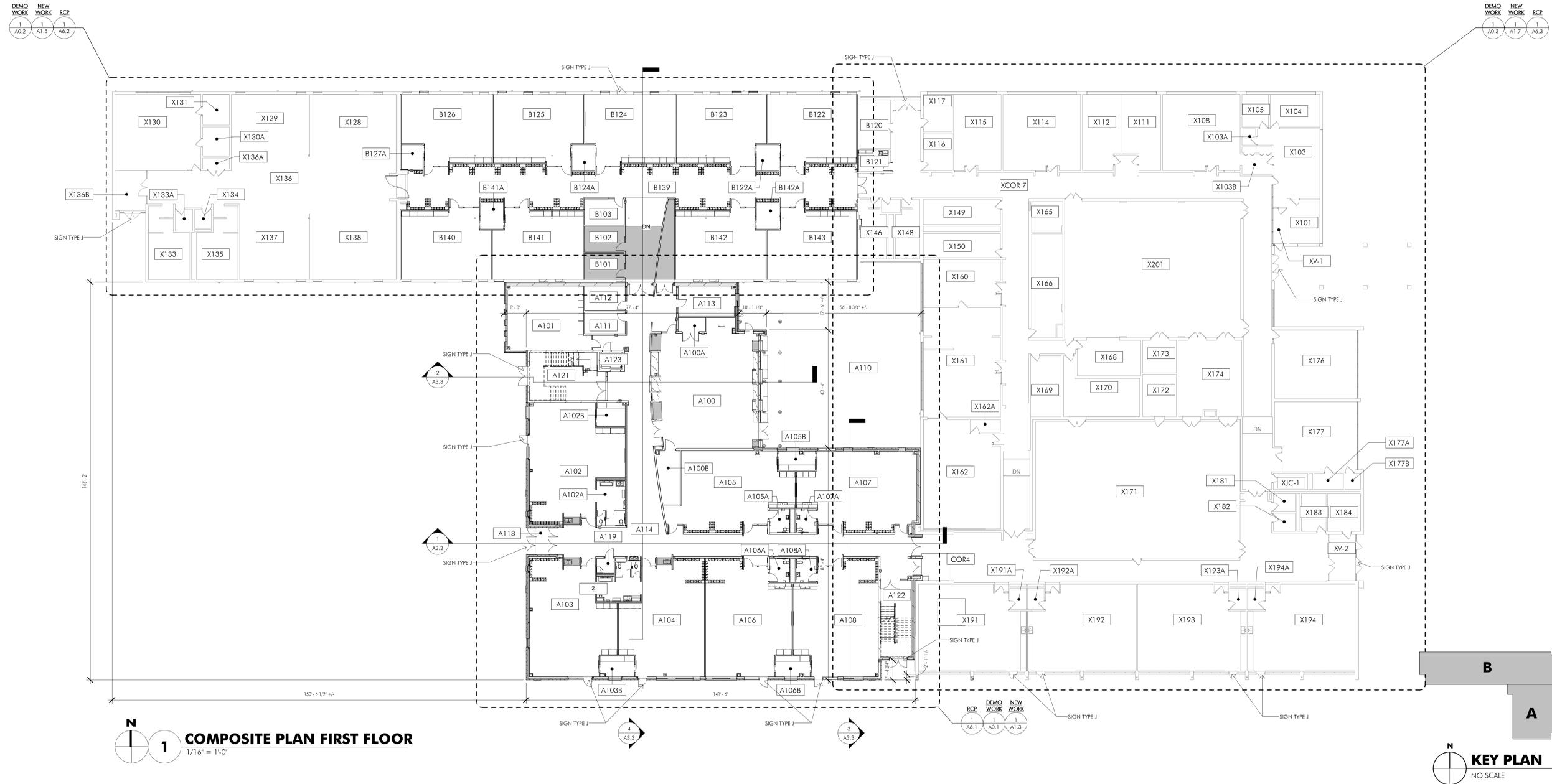
REVISIONS
 No. Date By

Project Number:
18024
 Issue Date:
August 7, 2018
 Drawn by:
ARCON
 Sheet Title
COMPOSITE PLAN FIRST FLOOR
 Sheet Number

A1.1

- ### GENERAL WORK NOTES - ALL SHEETS
- RUN ALL NON-LOAD BEARING PARTITIONS TO THE UNDERSIDE OF THE ROOF (I.U.O.) SEE SHEET A7.2
 - SEE SHEET A7.2 FOR CONDITIONS WHERE STEEL BEAMS, BAR JOISTS, OR OTHER FRAMING PENETRATE CONCRETE BLOCK WALLS. IN AREAS WITH EXPOSED CEILING (I.E. GYM) INSTALL ONE LAYER OF 5/8" GYPSUM BOARD AROUND PENETRATION ON ALL SIDES. OVER LAP CONC. BLOCK BY 3". TAPE AND FRAME WITH CORNER BEAD, PRIME, CAULK AT WALL AND PAINT SAME COLOR AS THE WALL.
 - SEE SHEET A7.2 FOR CONDITIONS WHERE MECHANICAL AND PLUMBING PIPING AND ELECTRICAL CONDUITS PENETRATE CONCRETE BLOCK WALLS.
 - ALL EXPOSED CORNERS OF CONCRETE BLOCK PARTITIONS THROUGHOUT SHALL BE BULL-NOSED UNLESS NOTED OTHERWISE.
 - ALL PIPE CHASES SHALL BE CONSTRUCTED OF 4" CONCRETE BLOCK U.N.O.
 - ALL MASONRY WALLS ARE DIMENSIONED NOMINALLY (I.E. 8" IN LIEU OF 7.5/8" ACTUAL) AND MUST BE LAID OUT AS SUCH
 - FOR TYPES OF FIRE EXTINGUISHERS AND CABINETS, SEE SPECIFICATIONS AND SHEET A7.3.
 - STRIKE CMU JOINTS SMOOTH/FLUSH AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC TILE OR EPOXY COATING
 - WHERE CONCRETE BLOCK BEARING WALLS EXTEND UP TIGHT TO UNDERSIDE OF THE FLOOR OR ROOF DECK, FILL ALL VOIDS BETWEEN DECK AND WALL WITH FIRE RATED SAFING MATERIALS- SEE STRUCTURAL DOCUMENTS.
 - PITCH CONCRETE FLOORS TO FLOOR DRAINS MIN. 1/4" PER FOOT- TYPICAL.
 - IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO COORDINATE THEIR WORK WITH OTHER TRADES, RELATING TO THE CONSTRUCTION SCHEDULE.
 - FURNISH AND INSTALL VINYL TRANSITION STRIPS WHERE DISSIMILAR FLOOR MATERIALS MEET. SET MOULDING IN A FULL BED OF ADHESIVE AS RECOMMENDED BY THE MANUFACTURER
 - ALL VINYL BASE SHALL FOLLOW THE COUOTOUR OF WALL THAT IT IS BEING APPLIED TO (I.E.) STEP BACKS IN STRAIGHT WALLS, NICHES, VERTICAL RISERS, TOE SPACE AT CASWORK, CONCRETE CURBS, ETC.
 - ALL DOOR FRAMES SHALL BE PAINTED AN ACCENT COLOR DIFFERENT FROM WALLS AS SELECTED BY OWNER.
 - GROUT ALL HOLLOW METAL FRAMES IN MASONRY WALLS SOLID. THIS INCLUDES ALL VERTICAL AND HORIZONTAL SECTIONS OF FRAMES AND BORROWED LIGHT FRAMES.
 - SEE SIGNAGE ELEVATIONS (SHEET A7.3) FOR EXTENT OF SIGNAGE AND PLAQUES REQUIRED.

ROOM INDEX-FIRST FLOOR	
Room No.	Room Name
A100	MULTI PURPOSE
A100A	STORAGE
A100B	STORAGE
A101	SPECIAL ED.
A102	PRE-K
A102A	TOILET
A102B	OFFICE
A103	PRE-K
A103A	TOILET
A103B	OFFICE
A104	PRE-K
A105	KINDERGARTEN
A105A	TOILET
A105B	OFFICE
A106	KINDERGARTEN
A106A	TOILET
A106B	OFFICE
A107	KINDERGARTEN
A107A	TOILET
A108	KINDERGARTEN
A108A	TOILET
A110	OUTDOOR LEARNING
A111	SENSORY
A112	OFFICE
A113	ASSISTANT PRINCIPAL
A114	CORRIDOR
A118	VESTIBULE
A119	JANITORS CLOSET
A121	STAIR
A122	STAIR
A123	ELEVATOR
B101	OFFICE
B102	OFFICE
B103	OFFICE
B104	STORAGE
B121	WORK ROOM
B122	CLASSROOM
B122A	SMALL GROUP
B123	CLASSROOM
B124	CLASSROOM
B124A	SMALL GROUP
B125	CLASSROOM
B126	CLASSROOM
B127A	SMALL GROUP
B139	COMMONS
B140	CLASSROOM
B141	CLASSROOM
B141A	SMALL GROUP
B142	CLASSROOM
B142A	SMALL GROUP
B143	CLASSROOM



1 COMPOSITE PLAN FIRST FLOOR
 1/16" = 1'-0"

KEY PLAN
 NO SCALE

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ROOM INDEX-SECOND FLOOR	
Room No.	Room Name
A201	SPEC
A202	CLASSROOM
A203	CLASSROOM
A204	CLASSROOM
A205	CLASSROOM
A206	CLASSROOM
A207	CLASSROOM
A208	CLASSROOM
A209	CLASSROOM
A210	CLASSROOM
A211	SMALL GROUP
A212	SMALL GROUP
A213	SMALL GROUP
A214	SMALL GROUP
A215	SMALL GROUP
A218	STORAGE
A219	TOILET
A220	TOILET
A221	CORRIDOR
A222	WORKROOM
A223	TOILET
A225	JANITORS CLOSET
A226	STAIR
A227	STAIR

ADDITIONS & REMODELING

at
HOLMES ELEMENTARY SCHOOL
5800 Holmes Avenue
Clarendon Hills
Illinois 60514

for the
Maerker School
District 60
1 S. Cass Avenue Suite 202
Westmont
Illinois 60559

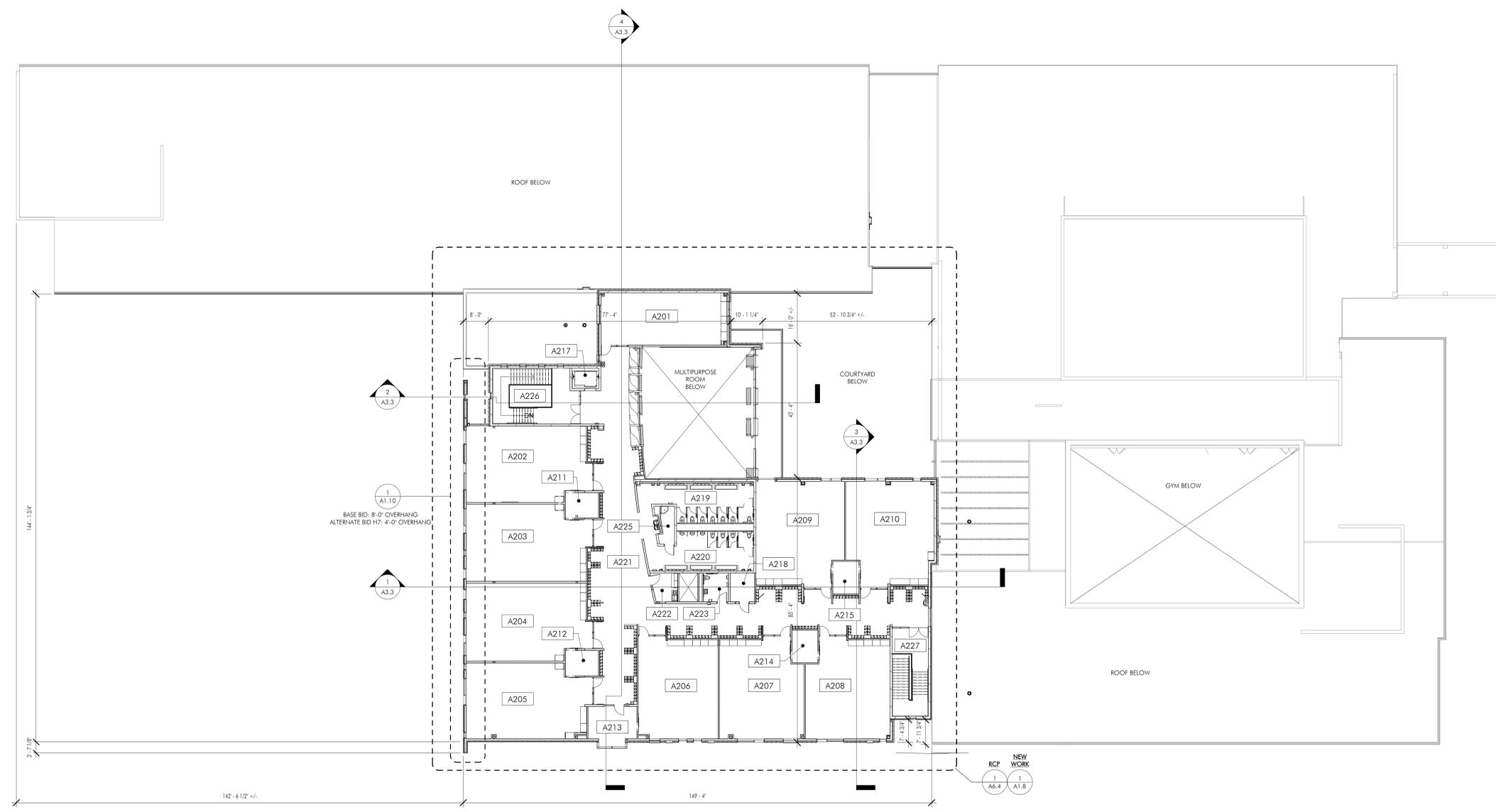
BID SET

REVISIONS

No.	Date	By

Project Number:
18024
Issue Date:
August 7, 2018
Drawn by:
ARCON
Sheet Title
COMPOSITE PLAN SECOND FLOOR
Sheet Number

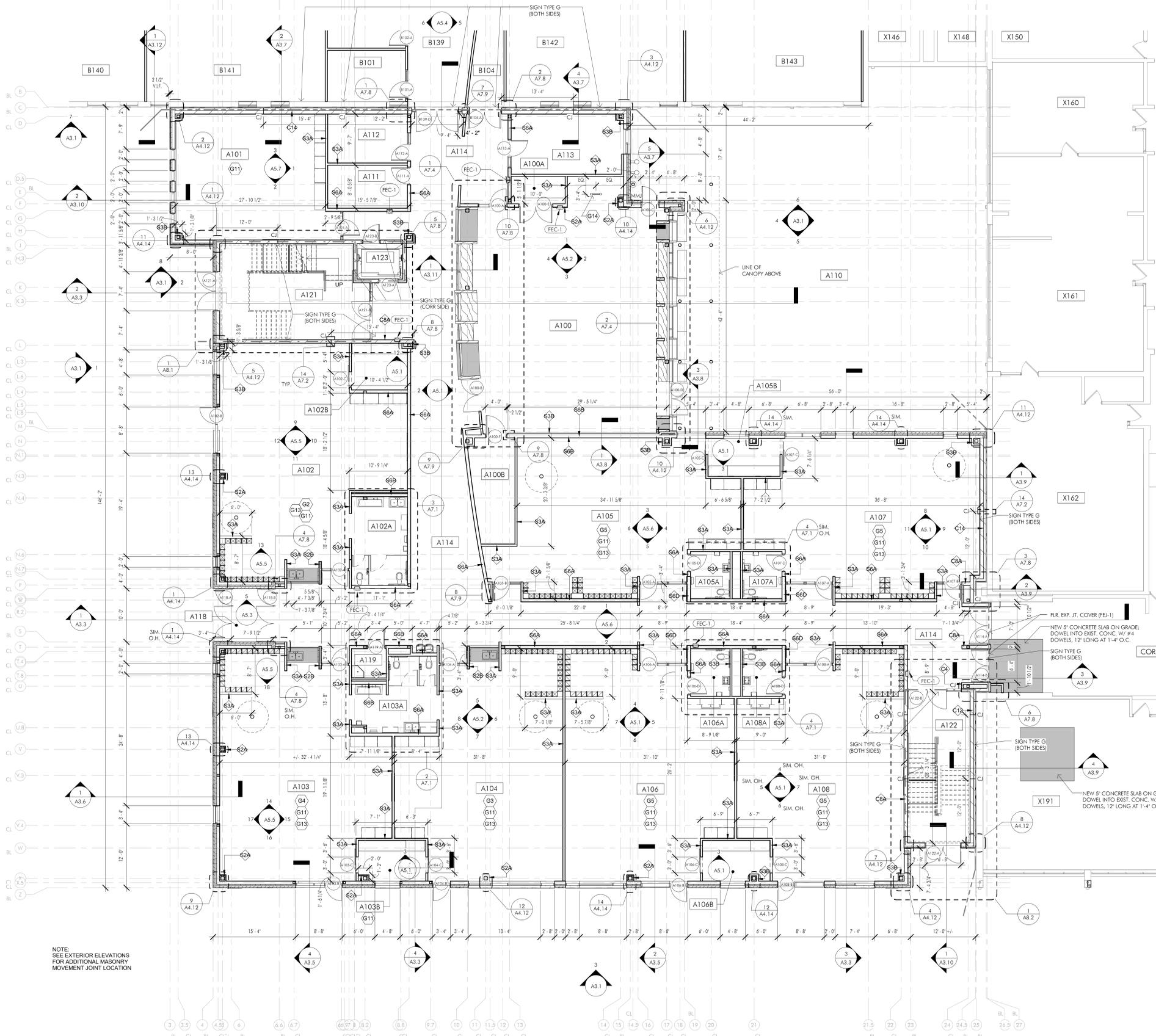
A1.2



1 COMPOSITE PLAN SECOND FLOOR
1/16" = 1'-0"



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NOTE:
 SEE EXTERIOR ELEVATIONS
 FOR ADDITIONAL MASONRY
 MOVEMENT JOINT LOCATION



PARTIAL FIRST FLOOR PLAN - AREA A
 1/8" = 1'-0"

PARTITION SCHEDULE			
LEGEND	WALL TAG	CONSTRUCTION	
		DESCRIPTION	ACTUAL WIDTH
	C4	4" CMU - PAINTED	4"
	C8A	8" CMU - PAINTED	8"
	C12	4" CMU & 8" CMU - PAINTED	1'-0"
	C14	6" CMU & 8" CMU - PAINTED	1'-2"
	S2A	1 5/8" METAL FRAMING WITH 5/8" GYPSUM BOARD ON EXPOSED SIDE	2 1/4"
	S2B	2 1/2" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (BOTH SIDES)	5 5/8"
	S3A	3 5/8" METAL FRAMING WITH 5/8" GYPSUM BOARD ON BOTH SIDES	4 7/8"
	S3B	3 5/8" METAL FRAMING WITH 5/8" GYPSUM BOARD ON EXPOSED SIDE	4 1/4"
	S3C	3 5/8" METAL FRAMING WITH (2) LAYERS OF 5/8" GYPSUM BOARD ON EXPOSED SIDE	4 7/8"
	S3W	3 5/8" METAL FRAMING WITH 5/8" GYP. BD. & WOOD PANELS (EXPOSED SIDE)	5 1/4"
	S6A	6" METAL FRAMING WITH 5/8" GYPSUM BOARD ON BOTH SIDES	7 1/4"
	S6B	6" METAL FRAMING WITH 5/8" GYPSUM BOARD ON EXPOSED SIDE	6 5/8"
	S6C	6" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (BOTH SIDES)	9 1/4"
	S6D	6" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (ONE SIDE)	8 1/4"

SCOPE OF WORK NOTES

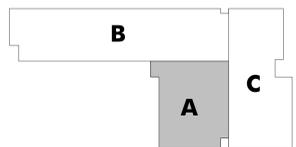
- G1. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 1 / A7.7
- G2. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 4 / A7.7
- G3. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 7 / A7.7
- G4. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 10 / A7.7
- G5. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 12 / A7.7
- G6. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 15 / A7.7
- G7. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 18 / A7.7
- G8. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 19 / A7.7
- G9. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 20 / A7.7
- G10. NEW CONCRETE SLAB AT LEVEL 01: 0'-0"
- G11. ANY GYP. BD. WALLS THAT FRAME OUT COLUMNS WILL END AT SILL HEIGHT OF WINDOW OR CLERESTORY. IF APPLICABLE, TO BE CAPPED WITH SOLID SURFACE COVER, & COLUMN TO BE EXPOSED & PAINTED ABOVE SILL.
- G12. PATCH & PAINT EXISTING CMU WHERE NEW CMU INFILL WALLS, OPENINGS, OR NEW FRAMES ARE INSTALLED.
- G13. INSTALL THERAPY SWING & SUPPORTS IN CLASSROOM - SEE RCP FOR LOCATION - SEE STRUCTURAL DRAWINGS - SEE DETAIL 9 / A6.5
- G14. INSTALL THERAPY LADDER, SUPPORTS & PADDING IN MULTI PURPOSE ROOM - SEE PLAN, RCP, & STRUCTURAL DRAWINGS FOR MORE INFORMATION
- G15. CHECK EXTERIOR & INTERIOR ELEVATIONS AND CLERESTORY PLANS FOR GLAZING NOT SHOWN IN FLOOR PLAN
- G16. NEW CONCRETE INFILL, V.I.F.

PARTITION NOTES:

- 1. ALL METAL FRAMED PARTITIONS TO BE PARTITION TYPE 'S3A', U.N.O.
- 2. ALL MASONRY PARTITION TO BE GSA, U.N.O.
- 3. ALL MASONRY PARTITIONS SHALL RECEIVE 4" VINYL COVE BASE, U.N.O.
- 4. ALL PARTITIONS TO GO TO UNDERSIDE OF STRUCTURE ABOVE (INCLUDING GYPSUM BOARD), U.N.O.
- 5. FILL ALL METAL STUD PARTITION STUD CAVITIES WITH SOUND ATTENUATION BATT, ALL GYPSUM BOARD TO BE 5/8" IMPACT RESISTANT TYPE-X GYPSUM BOARD FROM FLOOR TO 4'-0" AFF. U.N.O.
- 6. SEAL ALL PENETRATIONS, JOINTS, SIDES, TOP AND BOTTOM OF PARTITIONS WITH ACOUSTIC SEALANT, OR WITH FIRE RATED SEALANT IF RATED.
- 7. POWER/DATA BOXES IN METAL FRAMED WALLS SHALL HAVE AN ADDITIONAL LAYER OF 5/8" TYPE-X GYPSUM BOARD INSTALLED BEHIND THE BOXES. BOXES ON OPPOSITE SIDES OF WALLS SHALL BE OFFSET IN SEPARATE STUD CAVITIES (NOT BACK TO BACK). REFER TO LIFE SAFETY SHEETS (G-SERIES) FOR RATED PARTITION LOCATIONS.
- 8. PROVIDE BLOCKING IN WALLS WHERE WALL MOUNTED EQUIPMENT IS LOCATED.
- 9. ALL OUTSIDE CORNERS OF GYPSUM BOARD PARTITIONS SHALL RECEIVE CORNER GUARDS

ROOM INDEX-FIRST FLOOR

Room No.	Room Name
A100	MULTI PURPOSE
A100A	STORAGE
A100B	STORAGE
A101	SPECIAL ED.
A102	PRE-K
A102A	TOILET
A102B	OFFICE
A103	PRE-K
A103A	TOILET
A103B	OFFICE
A104	PRE-K
A105	KINDERGARTEN
A105A	TOILET
A105B	OFFICE
A106	KINDERGARTEN
A106A	TOILET
A106B	OFFICE
A107	KINDERGARTEN
A107A	TOILET
A108	KINDERGARTEN
A108A	TOILET
A110	OUTDOOR LEARNING
A111	SENTRY
A112	OFFICE
A113	ASSISTANT PRINCIPAL
A114	CORRIDOR
A118	VESTIBULE
A119	JANITORS CLOSET
A121	STAIR
A122	STAIR
A123	ELEVATOR
A101	OFFICE
B102	OFFICE
B103	OFFICE
B104	STORAGE
B121	WORK ROOM
B122	CLASSROOM
B122A	SMALL GROUP
B123	CLASSROOM
B124	CLASSROOM
B124A	SMALL GROUP
B125	CLASSROOM
B126	CLASSROOM
B127A	SMALL GROUP
B129	COMMONS
B140	CLASSROOM
B141	CLASSROOM
B141A	SMALL GROUP
B142	CLASSROOM
B142A	SMALL GROUP
B143	CLASSROOM



KEY PLAN
 NO SCALE



2050 south finley road, suite 40
 lombard, illinois 60148
 p. 630.495.1900
 www.arconassoc.com

ADDITIONS & REMODELING

at

HOLMES ELEMENTARY SCHOOL

5800 Holmes Avenue
 Clarendon Hills
 Illinois 60514

for the
Maerker School District 60

1 S. Cass Avenue Suite 202
 Westmont
 Illinois 60559

BID SET

REVISIONS

No. Date By

Project Number:
18024

Issue Date:
August 7, 2018

Drawn by:
DJF

Sheet Title
PARTIAL FIRST FLOOR PLAN - AREA A

Sheet Number

A1.3

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**Maerker School
District 60**

1 S. Cass Avenue Suite 202
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Illinois 60559

BID SET

REVISIONS

No. Date By

Project Number:
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Issue Date:
August 7, 2018

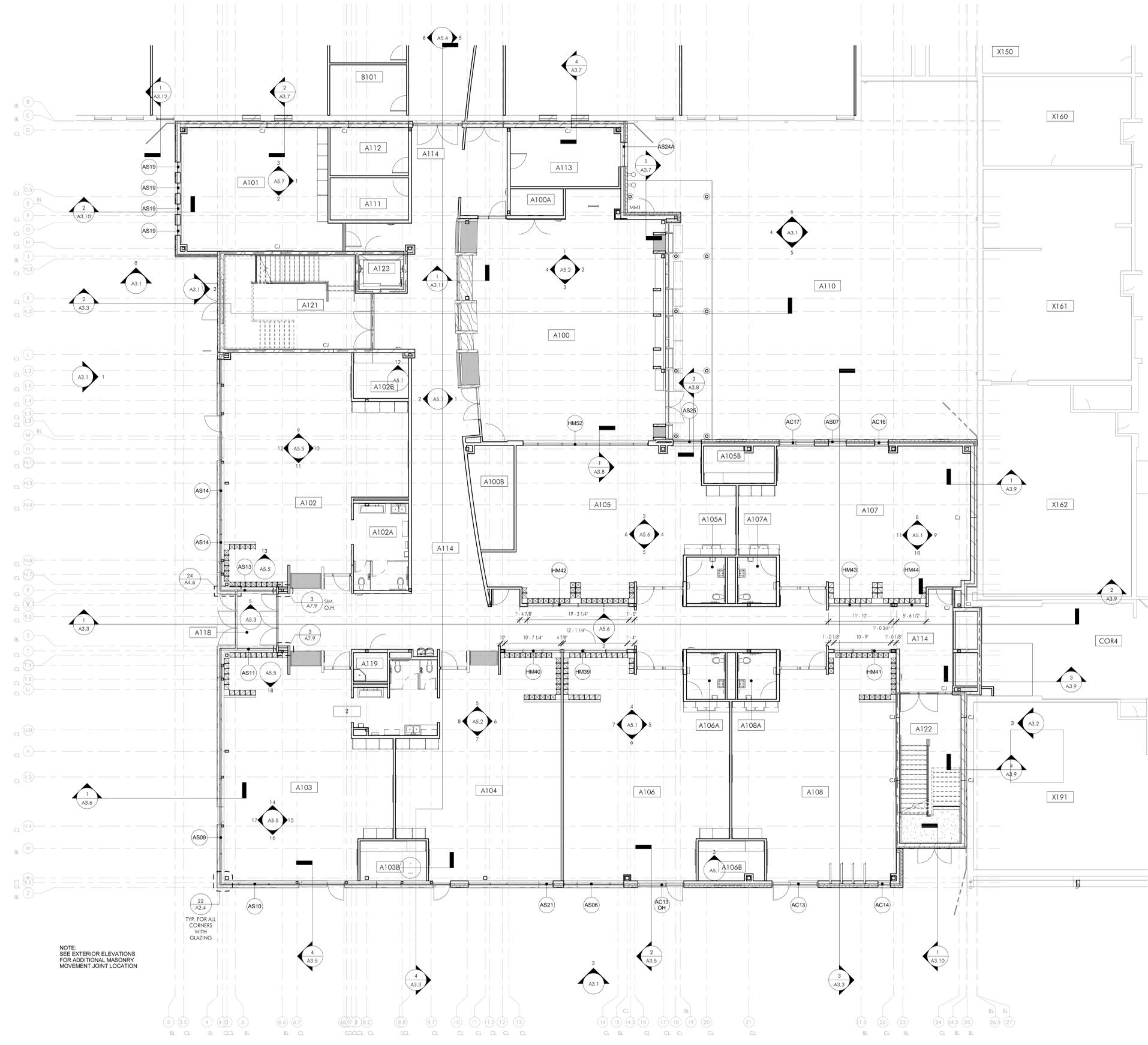
Drawn by:
djf

Sheet Title
PARTIAL FIRST FLOOR PLAN - AREA A - CLERESTORY

Sheet Number

A1.4

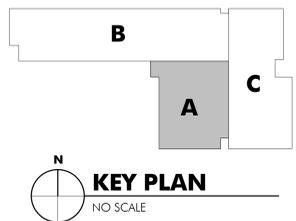
ROOM INDEX-FIRST FLOOR	
Room No.	Room Name
A100	MULTI PURPOSE
A100A	STORAGE
A100B	STORAGE
A101	SPECIAL ED.
A102	PRE-K
A102A	TOILET
A102B	OFFICE
A103	PRE-K
A103A	TOILET
A103B	OFFICE
A104	PRE-K
A105	KINDERGARTEN
A105A	TOILET
A105B	OFFICE
A106	KINDERGARTEN
A106A	TOILET
A106B	OFFICE
A107	KINDERGARTEN
A107A	TOILET
A108	KINDERGARTEN
A108A	TOILET
A110	OUTDOOR LEARNING
A111	SENSORY
A112	OFFICE
A113	ASSISTANT PRINCIPAL
A114	CORRIDOR
A118	VESTIBULE
A119	JANITORS CLOSET
A121	STAIR
A122	STAIR
A123	ELEVATOR
B101	OFFICE
B102	OFFICE
B103	OFFICE
B104	STORAGE
B121	WORK ROOM
B122	CLASSROOM
B122A	SMALL GROUP
B123	CLASSROOM
B124	CLASSROOM
B124A	SMALL GROUP
B125	CLASSROOM
B126	CLASSROOM
B127A	SMALL GROUP
B139	COMMONS
B140	CLASSROOM
B141	CLASSROOM
B141A	SMALL GROUP
B142	CLASSROOM
B142A	SMALL GROUP
B143	CLASSROOM



NOTE:
SEE EXTERIOR ELEVATIONS
FOR ADDITIONAL MASONRY
MOVEMENT JOINT LOCATION



PARTIAL FIRST FLOOR PLAN - AREA A - CLERESTORY
TAKEN AT 8'-4" A.F.F



KEY PLAN
NO SCALE

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PARTITION SCHEDULE			
LEGEND	WALL TAG	CONSTRUCTION DESCRIPTION	ACTUAL WIDTH
	C4	4" CMU - PAINTED	4"
	C8A	8" CMU - PAINTED	8"
	C12	4" CMU & 8" CMU - PAINTED	12"
	C14	6" CMU & 8" CMU - PAINTED	14"
	S2A	1 5/8" METAL FRAMING WITH 5/8" GYP. BOARD ON EXPOSED SIDE	2 1/4"
	S2B	2 1/2" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (BOTH SIDES)	5 5/8"
	S3A	3 5/8" METAL FRAMING WITH 5/8" GYP. BOARD ON BOTH SIDES	4 7/8"
	S3B	3 5/8" METAL FRAMING WITH 5/8" GYP. BOARD ON EXPOSED SIDE	4 7/8"
	S3C	3 5/8" METAL FRAMING WITH (2) LAYERS OF 5/8" GYP. BOARD ON EXPOSED SIDE	4 7/8"
	S3V	3 5/8" METAL FRAMING WITH 5/8" GYP. BD. & WOOD PANELS (EXPOSED SIDE)	5 1/4"
	S6A	6" METAL FRAMING WITH 5/8" GYP. BOARD ON BOTH SIDES	7 1/4"
	S6B	6" METAL FRAMING WITH 5/8" GYP. BOARD ON EXPOSED SIDE	6 5/8"
	S6C	6" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (BOTH SIDES)	9 1/4"
	S6D	6" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (ONE SIDE)	8 1/4"

PARTITION NOTES:

- ALL METAL FRAMED PARTITIONS TO BE PARTITION TYPE 'SA', U.N.O.
- ALL MASONRY PARTITIONS TO BE CRA, U.N.O.
- ALL MASONRY PARTITIONS SHALL RECEIVE 4" VINYL COVE BASE, U.N.O.
- ALL PARTITIONS TO GO TO UNDERSIDE OF STRUCTURE ABOVE (INCLUDING GYPSUM BOARD), U.N.O.
- FILL ALL METAL STUD PARTITION STUD CAVITIES WITH SOUND ATTENUATION BATT. ALL GYPSUM BOARD TO BE 5/8" IMPACT RESISTANT TYPE X GYPSUM BOARD FROM FLOOR TO 4' AFF, U.N.O.
- SEAL ALL PENETRATIONS, JOINTS, SIDES, TOP AND BOTTOM OF PARTITIONS WITH ACOUSTIC SEALANT, OR WITH FIRE RATED SEALANT IF RATED.
- POWER/DATA BOXES IN METAL FRAMED WALLS SHALL HAVE AN ADDITIONAL LAYER OF 5/8" TYPE X GYPSUM BOARD INSTALLED BEHIND THE BOXES. BOXES ON OPPOSITE SIDES OF WALLS SHALL BE OFFSET IN SEPARATE STUD CAVITIES (NOT BACK TO BACK). REFER TO LIFE SAFETY SHEETS (G-SERIES) FOR RATED PARTITION LOCATIONS. PROVIDE BLOCKING IN WALLS WHERE WALL MOUNTED EQUIPMENT IS LOCATED.
- ALL OUTSIDE CORNERS OF GYPSUM BOARD PARTITIONS SHALL RECEIVE CORNER GUARDS

SCOPE OF WORK NOTES

- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 1 / A7.7
- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 4 / A7.7
- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 7 / A7.7
- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 10 / A7.7
- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 12 / A7.7
- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 15 / A7.7
- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 18 / A7.7
- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 19 / A7.7
- TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 20 / A7.7
- NEW CONCRETE SLAB AT LEVEL 01: 0'-0"
- ANY GYP. BD. WALLS THAT FRAME OUT COLUMNS WILL END AT SILL HEIGHT OF WINDOW OR CLERESTORY. IF APPLICABLE, TO BE CAPPED WITH SOLID SURFACE COVER, & COLUMN TO BE EXPOSED & PAINTED ABOVE SILL
- PATCH & PAINT EXISTING CMU WHERE NEW CMU INFILL WALLS, OPENINGS, OR NEW FRAMES ARE INSTALLED
- INSTALL THERAPY SWING & SUPPORTS IN CLASSROOM - SEE RCP FOR LOCATION - SEE STRUCTURAL DRAWINGS - SEE DETAIL 9 / A6.5
- INSTALL THERAPY LADDER, SUPPORTS, & PADDING IN MULTI PURPOSE ROOM - SEE PLAN, RCP, & STRUCTURAL DRAWINGS FOR MORE INFORMATION
- CHECK EXTERIOR & INTERIOR ELEVATIONS AND CLERESTORY PLANS FOR GLAZING NOT SHOWN IN FLOOR PLAN
- NEW CONCRETE INFILL V.I.F.

ROOM INDEX-FIRST FLOOR

Room No.	Room Name
A100	MULTI PURPOSE
A100A	STORAGE
A100B	STORAGE
A101	SPECIAL ED.
A102	PRE-K
A102A	TOILET
A102B	OFFICE
A103	PRE-K
A103A	TOILET
A103B	OFFICE
A104	PRE-K
A105	KINDERGARTEN
A105A	TOILET
A105B	OFFICE
A106	KINDERGARTEN
A106A	TOILET
A106B	OFFICE
A107	KINDERGARTEN
A107A	TOILET
A108	KINDERGARTEN
A108A	TOILET
A110	OUTDOOR LEARNING
A111	SENSORY
A112	OFFICE
A113	ASSISTANT PRINCIPAL
A114	CORRIDOR
A118	VESTIBULE
A119	JANITORS CLOSET
A121	STAIR
A122	STAIR
A123	ELEVATOR
B101	OFFICE
B102	OFFICE
B103	OFFICE
B104	STORAGE
B121	WORK ROOM
B122	CLASSROOM
B122A	SMALL GROUP
B123	CLASSROOM
B124	CLASSROOM
B124A	SMALL GROUP
B125	CLASSROOM
B126	CLASSROOM
B127A	SMALL GROUP
B139	COMMONS
B140	CLASSROOM
B141	CLASSROOM
B141A	SMALL GROUP
B142	CLASSROOM
B142A	SMALL GROUP
B143	CLASSROOM



ADDITIONS & REMODELING
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Illinois 60514

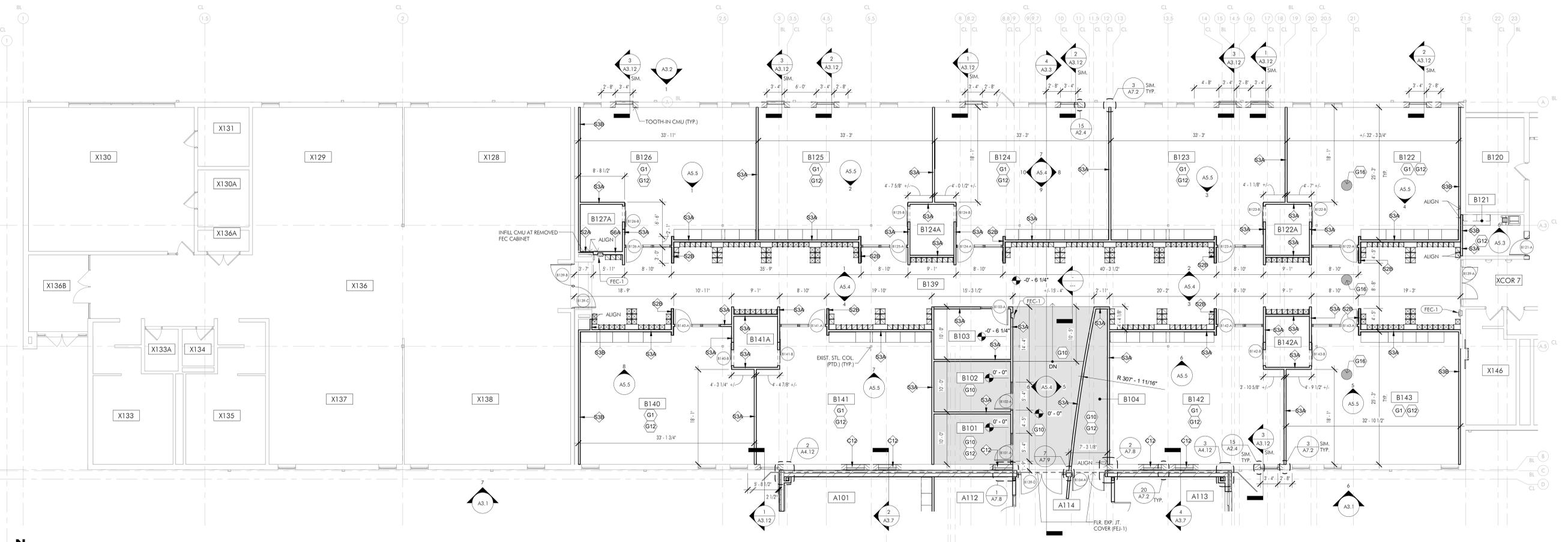
for the
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Illinois 60559

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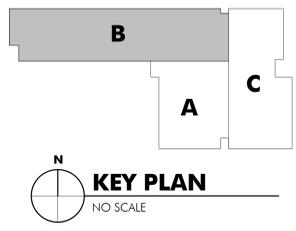
REVISIONS	No.	Date	By

Project Number:
18024
Issue Date:
August 7, 2018
Drawn by:
DJF
Sheet Title
PARTIAL FIRST FLOOR PLAN - AREA B
Sheet Number

A1.5



1 PARTIAL FIRST FLOOR PLAN - AREA B
1/8" = 1'-0"



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ROOM INDEX-FIRST FLOOR	
Room No.	Room Name
A100	MULTI PURPOSE
A100A	STORAGE
A100B	STORAGE
A101	SPECIAL ED.
A102	PRE-K
A102A	TOILET
A102B	OFFICE
A103	PRE-K
A103A	TOILET
A103B	OFFICE
A104	PRE-K
A105	KINDERGARTEN
A105A	TOILET
A105B	OFFICE
A106	KINDERGARTEN
A106A	TOILET
A106B	OFFICE
A107	KINDERGARTEN
A107A	TOILET
A108	KINDERGARTEN
A108A	TOILET
A110	OUTDOOR LEARNING
A111	SENSORY
A112	OFFICE
A113	ASSISTANT PRINCIPAL
A114	CORRIDOR
A118	VESTIBULE
A119	JANITORS CLOSET
A121	STAIR
A122	STAIR
A123	ELEVATOR
B101	OFFICE
B102	OFFICE
B103	OFFICE
B104	STORAGE
B121	WORK ROOM
B122	CLASSROOM
B122A	SMALL GROUP
B123	CLASSROOM
B124	CLASSROOM
B124A	SMALL GROUP
B125	CLASSROOM
B126	CLASSROOM
B127A	SMALL GROUP
B139	COMMONS
B140	CLASSROOM
B141	CLASSROOM
B141A	SMALL GROUP
B142	CLASSROOM
B142A	SMALL GROUP
B143	CLASSROOM

ADDITIONS & REMODELING

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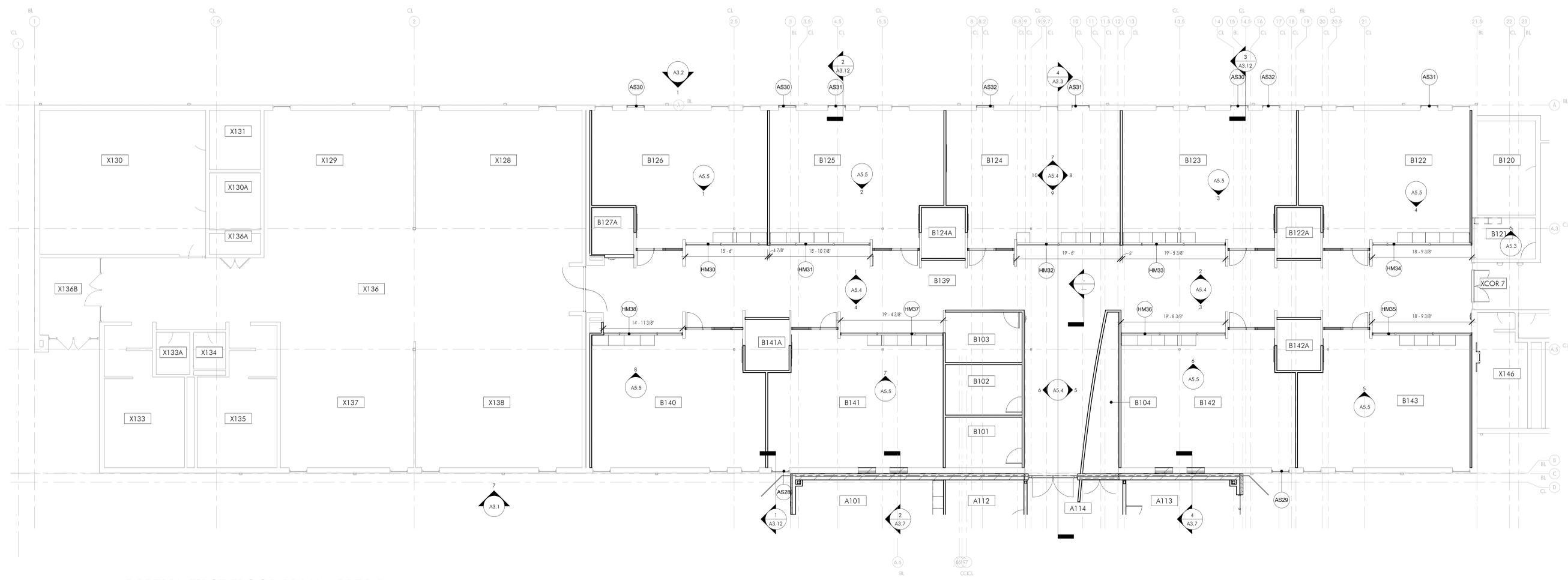
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District 60**
1 S. Cass Avenue Suite 202
Westmont
Illinois 60559

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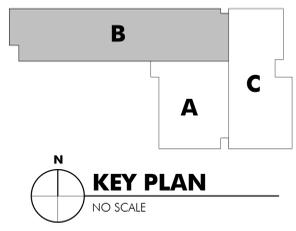
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Drawn by:
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Sheet Title
PARTIAL FIRST FLOOR PLAN - AREA B - CLERESTORY
Sheet Number

A1.6



PARTIAL FIRST FLOOR PLAN - AREA B - CLERESTORY
1/8" = 1'-0"



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Project Number:
18024

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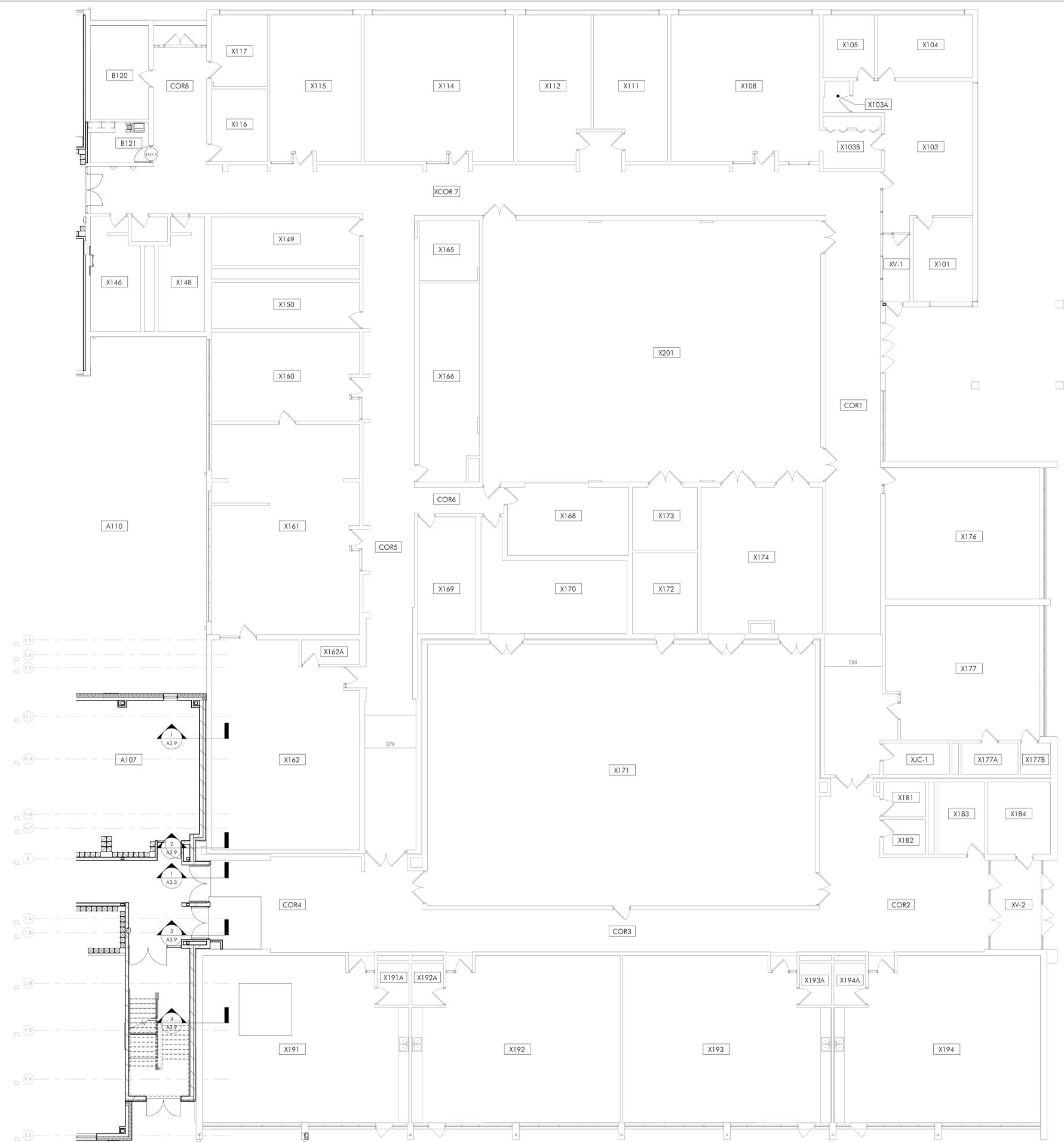
Sheet Title
PARTIAL FIRST FLOOR PLAN - AREA C

Sheet Number

A1.7

ROOM INDEX-FIRST FLOOR	
Room No.	Room Name
A100	MULTI PURPOSE
A100A	STORAGE
A100B	STORAGE
A101	SPECIAL ED.
A102	PRE-K
A102A	TOILET
A102B	OFFICE
A103	PRE-K
A103A	TOILET
A103B	OFFICE
A104	PRE-K
A105	KINDERGARTEN
A105A	TOILET
A105B	OFFICE
A106	KINDERGARTEN
A106A	TOILET
A106B	OFFICE
A107	KINDERGARTEN
A107A	TOILET
A108	KINDERGARTEN
A108A	TOILET
A110	OUTDOOR LEARNING
A111	SENSORY
A112	OFFICE
A113	ASSISTANT PRINCIPAL
A114	CORRIDOR
A118	VESTIBULE
A119	JANITORS CLOSET
A121	STAIR
A122	STAIR
A123	ELEVATOR
B101	OFFICE
B102	OFFICE
B103	OFFICE
B104	STORAGE
B121	WORK ROOM
B122	CLASSROOM
B122A	SMALL GROUP
B123	CLASSROOM
B124	CLASSROOM
B124A	SMALL GROUP
B125	CLASSROOM
B126	CLASSROOM
B127A	SMALL GROUP
B139	COMMONS
B140	CLASSROOM
B141	CLASSROOM
B141A	SMALL GROUP
B142	CLASSROOM
B142A	SMALL GROUP
B143	CLASSROOM

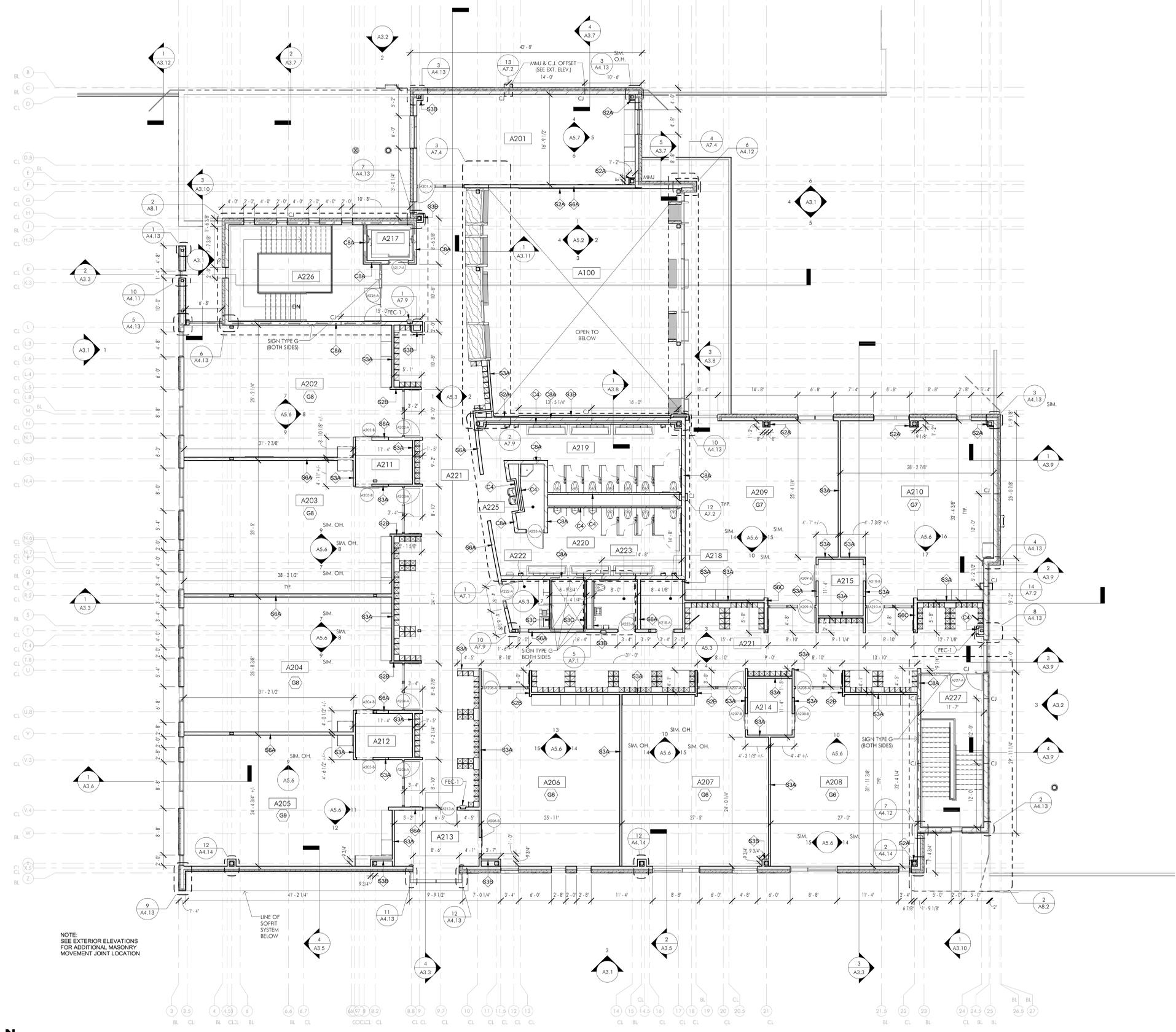
SCOPE OF WORK NOTES	
G1.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 1 / A7.7
G2.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 4 / A7.7
G3.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 7 / A7.7
G4.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 10 / A7.7
G5.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 12 / A7.7
G6.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 15 / A7.7
G7.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 18 / A7.7
G8.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 19 / A7.7
G9.	TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 20 / A7.7
G10.	NEW CONCRETE SLAB AT LEVEL 01: 0'-0"
G11.	ANY GYP. BD. WALLS THAT FRAME OUT COLUMNS WILL END AT SILL HEIGHT OF WINDOW OR CLERESTORY, IF APPLICABLE, TO BE CAPPED WITH SOLID SURFACE COVER, & COLUMN TO BE EXPOSED & PAINTED ABOVE SILL.
G12.	PATCH & PAINT EXISTING CMU WHERE NEW CMU INFILL WALLS, OPENINGS, OR NEW FRAMES ARE INSTALLED
G13.	INSTALL THERAPY SWING & SUPPORTS IN CLASSROOM - SEE RCP FOR LOCATION - SEE STRUCTURAL DRAWINGS - SEE DETAIL 9 / A6.5
G14.	INSTALL THERAPY LADDER, SUPPORTS, & PADDING IN MULTI PURPOSE ROOM - SEE PLAN, RCP, & STRUCTURAL DRAWINGS FOR MORE INFORMATION
G15.	CHECK EXTERIOR & INTERIOR ELEVATIONS AND CLERESTORY PLANS FOR GLAZING NOT SHOWN IN FLOOR PLAN
G16.	NEW CONCRETE INFILL, V.I.F.



PARTIAL FIRST FLOOR PLAN - AREA C
1
1/8" = 1'-0"



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NOTE:
SEE EXTERIOR ELEVATIONS
FOR ADDITIONAL MASONRY
MOVEMENT JOINT LOCATION

1 PARTIAL SECOND FLOOR PLAN - AREA A
1/8" = 1'-0"

PARTITION SCHEDULE				
LEGEND	WALL TAG	CONSTRUCTION DESCRIPTION	ACTUAL WIDTH	STC
	C4	4" CMU - PAINTED	4"	
	C8A	8" CMU - PAINTED	8"	
	C12	4" CMU & 8" CMU - PAINTED	1'-0"	
	C14	6" CMU & 8" CMU - PAINTED	1'-2"	
	S2A	1 1/2" METAL FRAMING WITH 5/8" GYPSUM BOARD ON EXPOSED SIDE	2 1/4"	
	S2B	2 1/2" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (BOTH SIDES)	5 5/8"	
	S3A	3 5/8" METAL FRAMING WITH 5/8" GYPSUM BOARD ON BOTH SIDES	4 7/8"	
	S3B	3 5/8" METAL FRAMING WITH 5/8" GYPSUM BOARD ON EXPOSED SIDE	4 1/4"	
	S3C	3 5/8" METAL FRAMING WITH 2" LAYERS OF 5/8" GYPSUM BOARD ON EXPOSED SIDE	4 7/8"	
	S3W	3 5/8" METAL FRAMING WITH 5/8" GYP. BD. & WOOD PANELS (EXPOSED SIDE)	5 1/4"	
	S6A	6" METAL FRAMING WITH 5/8" GYPSUM BOARD ON BOTH SIDES	7 1/4"	
	S6B	6" METAL FRAMING WITH 5/8" GYPSUM BOARD ON EXPOSED SIDE	6 5/8"	
	S6C	6" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (BOTH SIDES)	9 1/4"	
	S6D	6" METAL FRAMING WITH 5/8" GYP. BD. & 1" PLASTIC PANELS (ONE SIDE)	8 1/4"	

SCOPE OF WORK NOTES

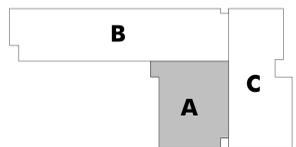
- G1. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 1 / A7.7
- G2. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 4 / A7.7
- G3. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 7 / A7.7
- G4. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 10 / A7.7
- G5. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 12 / A7.7
- G6. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 15 / A7.7
- G7. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 18 / A7.7
- G8. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 19 / A7.7
- G9. TYPICAL CLASSROOM ENTRANCE WITH SIGNAGE - SEE DETAIL 20 / A7.7
- G10. NEW CONCRETE SLAB AT LEVEL 01: 0'-0"
- G11. ANY GYP. BD. WALLS THAT FRAME OUT COLUMNS WILL END AT SILL HEIGHT OF WINDOW OR CLERESTORY, IF APPLICABLE. TO BE CAPPED WITH SOLID SURFACE COVER, & COLUMN TO BE EXPOSED & PAINTED ABOVE SILL.
- G12. PATCH & PAINT EXISTING CMU WHERE NEW CMU INFILL WALLS, OPENINGS, OR NEW FRAMES ARE INSTALLED
- G13. INSTALL THERAPY SWING & SUPPORTS IN CLASSROOM - SEE RCP FOR LOCATION - SEE STRUCTURAL DRAWINGS - SEE DETAIL 9 / A6.5
- G14. INSTALL THERAPY LADDER, SUPPORTS, & PADDING IN MULTI-PURPOSE ROOM - SEE PLAN, RCP, & STRUCTURAL DRAWINGS FOR MORE INFORMATION
- G15. CHECK EXTERIOR & INTERIOR ELEVATIONS AND CLERESTORY PLANS FOR GLAZING NOT SHOWN IN FLOOR PLAN
- G16. NEW CONCRETE INFILL, V.I.F.

PARTITION NOTES:

1. ALL METAL FRAMED PARTITIONS TO BE PARTITION TYPE 'S3A', U.N.O.
2. ALL MASONRY PARTITIONS TO BE C8A, U.N.O.
3. ALL MASONRY PARTITIONS SHALL RECEIVE 4" VINYL COVE BASE, U.N.O.
4. ALL PARTITIONS TO GO TO UNDERSIDE OF STRUCTURE ABOVE (INCLUDING GYPSUM BOARD), U.N.O.
5. FILL ALL METAL STUD PARTITION STUD CAVITIES WITH SOUND ATTENUATION BATT. ALL GYPSUM BOARD TO BE 5/8" IMPACT RESISTANT TYPE-X GYPSUM BOARD FROM FLOOR TO 4'-0" AFF, U.N.O.
6. SEAL ALL PENETRATIONS, JOINTS, SIDES, TOP AND BOTTOM OF PARTITIONS WITH ACOUSTIC SEALANT, OR WITH FIRE RATED SEALANT IF RATED.
7. POWER/DATA BOXES IN METAL FRAMED WALLS SHALL HAVE AN ADDITIONAL LAYER OF 5/8" TYPE-X GYPSUM BOARD INSTALLED BEHIND THE BOXES. BOXES ON OPPOSITE SIDES OF WALLS SHALL BE OFFSET IN SEPARATE STUD CAVITIES (NOT BACK TO BACK). REFER TO LIFE SAFETY SHEETS (G-SERIES) FOR RATED PARTITION LOCATIONS.
8. PROVIDE BLOCKING IN WALLS WHERE WALL MOUNTED EQUIPMENT IS LOCATED.
9. ALL OUTSIDE CORNERS OF GYPSUM BOARD PARTITIONS SHALL RECEIVE CORNER GUARDS

ROOM INDEX-SECOND FLOOR

Room No.	Room Name
A201	SPEC
A202	CLASSROOM
A203	CLASSROOM
A204	CLASSROOM
A205	CLASSROOM
A206	CLASSROOM
A207	CLASSROOM
A208	CLASSROOM
A209	CLASSROOM
A210	CLASSROOM
A211	SMALL GROUP
A212	SMALL GROUP
A213	SMALL GROUP
A214	SMALL GROUP
A215	SMALL GROUP
A218	STORAGE
A219	TOILET
A220	TOILET
A221	CORRIDOR
A222	WORKROOM
A223	TOILET
A225	JANITORS CLOSET
A226	STAIR
A227	STAIR



KEY PLAN
NO SCALE



ADDITIONS & REMODELING
at
HOLMES ELEMENTARY SCHOOL
5800 Holmes Avenue
Clarendon Hills
Illinois 60514

for the
Maerker School District 60
1 S. Cass Avenue Suite 202
Westmont
Illinois 60559

BID SET

REVISIONS
No. Date By

Project Number:
18024
Issue Date:
August 7, 2018
Drawn by:
djf
Sheet Title
PARTIAL SECOND FLOOR PLAN - AREA A
Sheet Number

A1.8

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ROOM INDEX-SECOND FLOOR	
Room No.	Room Name
A201	SPEC
A202	CLASSROOM
A203	CLASSROOM
A204	CLASSROOM
A205	CLASSROOM
A206	CLASSROOM
A207	CLASSROOM
A208	CLASSROOM
A209	CLASSROOM
A210	CLASSROOM
A211	SMALL GROUP
A212	SMALL GROUP
A213	SMALL GROUP
A214	SMALL GROUP
A215	SMALL GROUP
A218	STORAGE
A219	TOILET
A220	TOILET
A221	CORRIDOR
A222	WORKROOM
A223	TOILET
A225	JANITORS CLOSET
A226	STAIR
A227	STAIR

ADDITIONS & REMODELING

at
HOLMES ELEMENTARY SCHOOL
5800 Holmes Avenue
Clarendon Hills
Illinois 60514

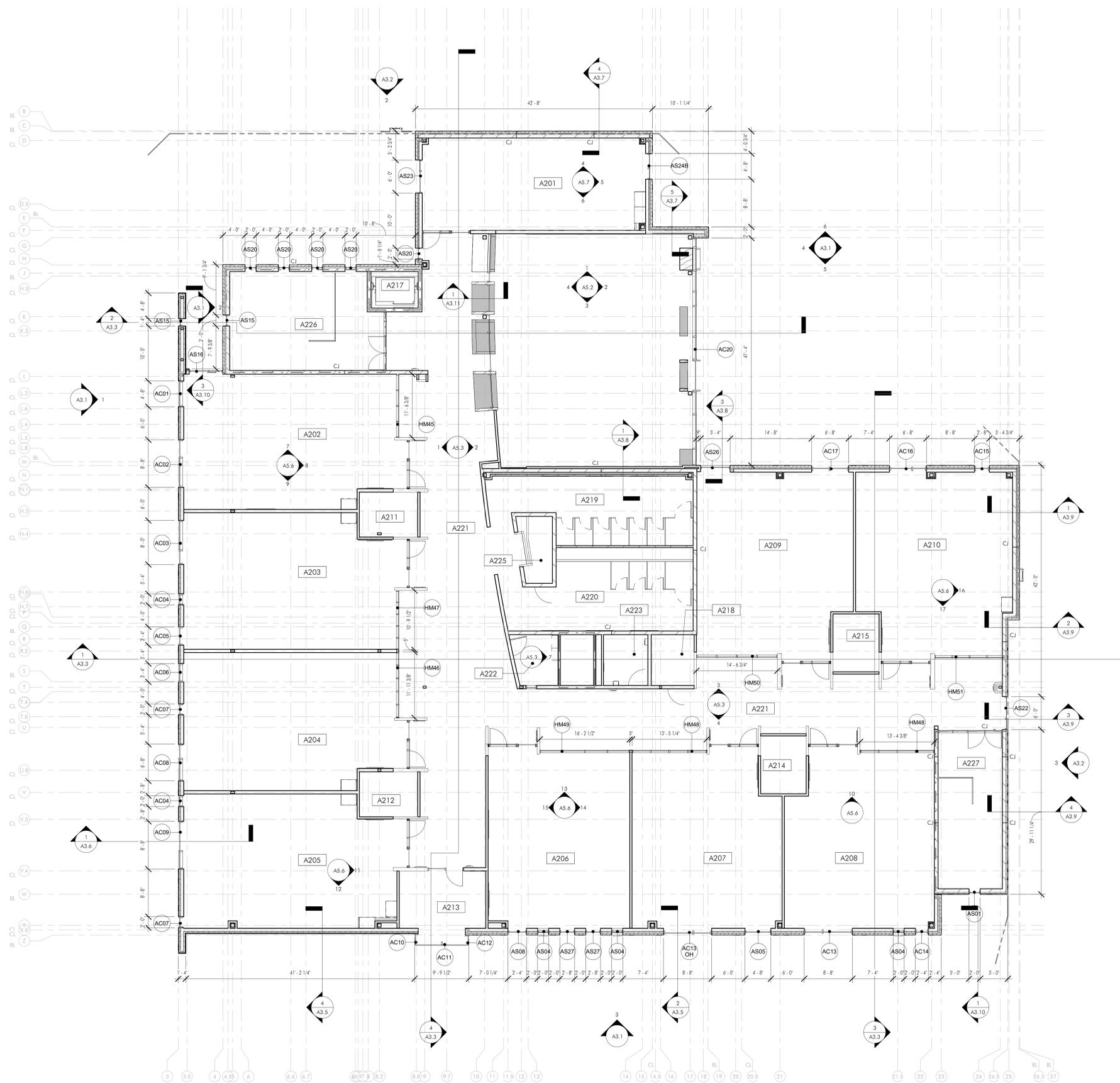
for the
Maerker School District 60
1 S. Cass Avenue Suite 202
Westmont
Illinois 60559

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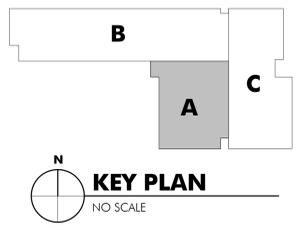
REVISIONS		
No.	Date	By

Project Number:
18024
Issue Date:
August 7, 2018
Drawn by:
DJF
Sheet Title:
PARTIAL SECOND FLOOR PLAN - AREA A - CLERESTORY
Sheet Number

A1.9



PARTIAL SECOND FLOOR PLAN - AREA A - CLERESTORY
1/8" = 1'-0"



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ADDITIONS & REMODELING

at
HOLMES ELEMENTARY SCHOOL
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 Clarendon Hills
 Illinois 60514

for the
**Maerker School
 District 60**
 1 S. Cass Avenue Suite 202
 Westmont
 Illinois 60559

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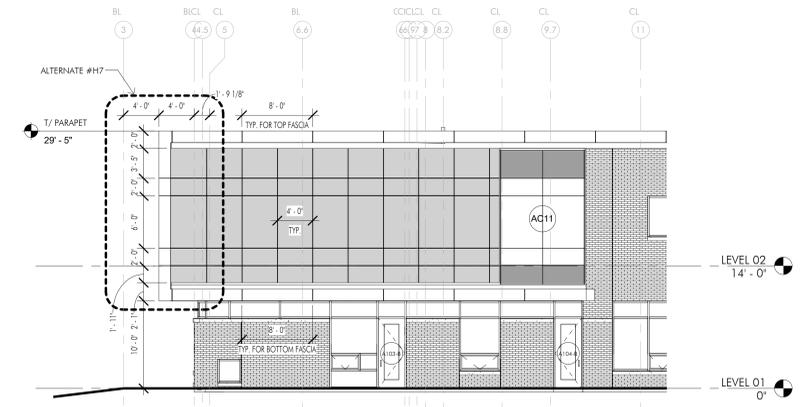
REVISIONS

No.	Date	By

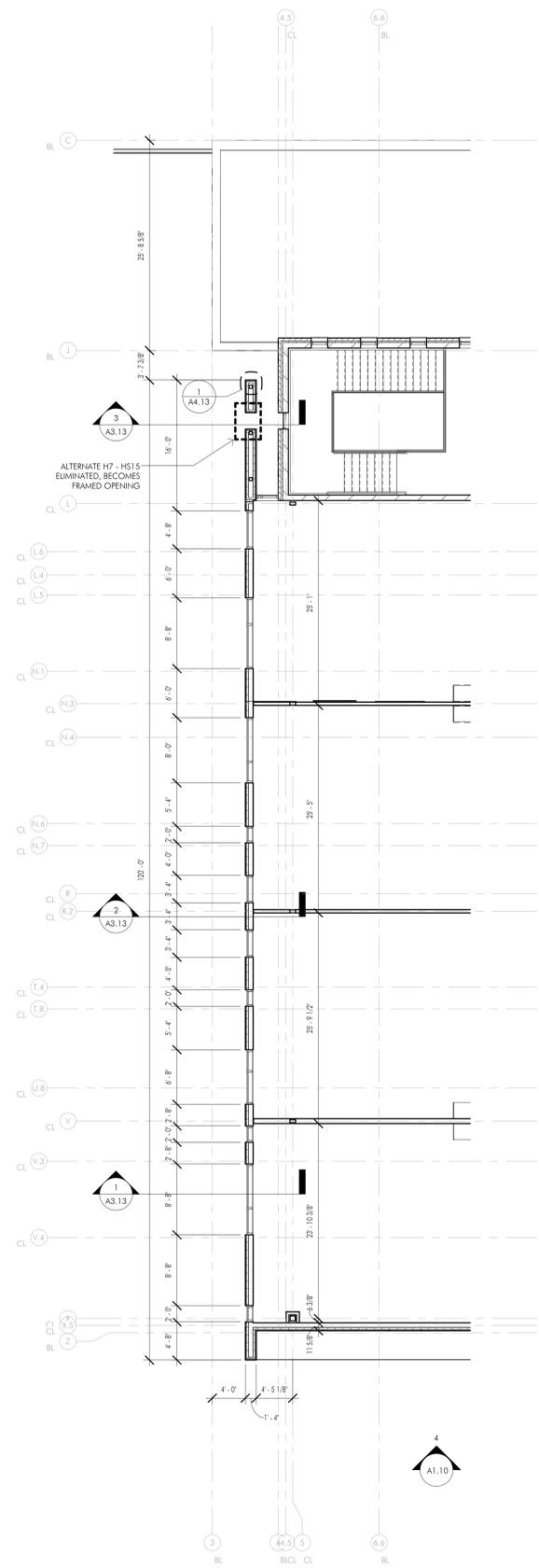
Project Number:
18024
 Issue Date:
August 7, 2018
 Drawn by:
DJF
 Sheet Title
ALTERNATE - H7

Sheet Number

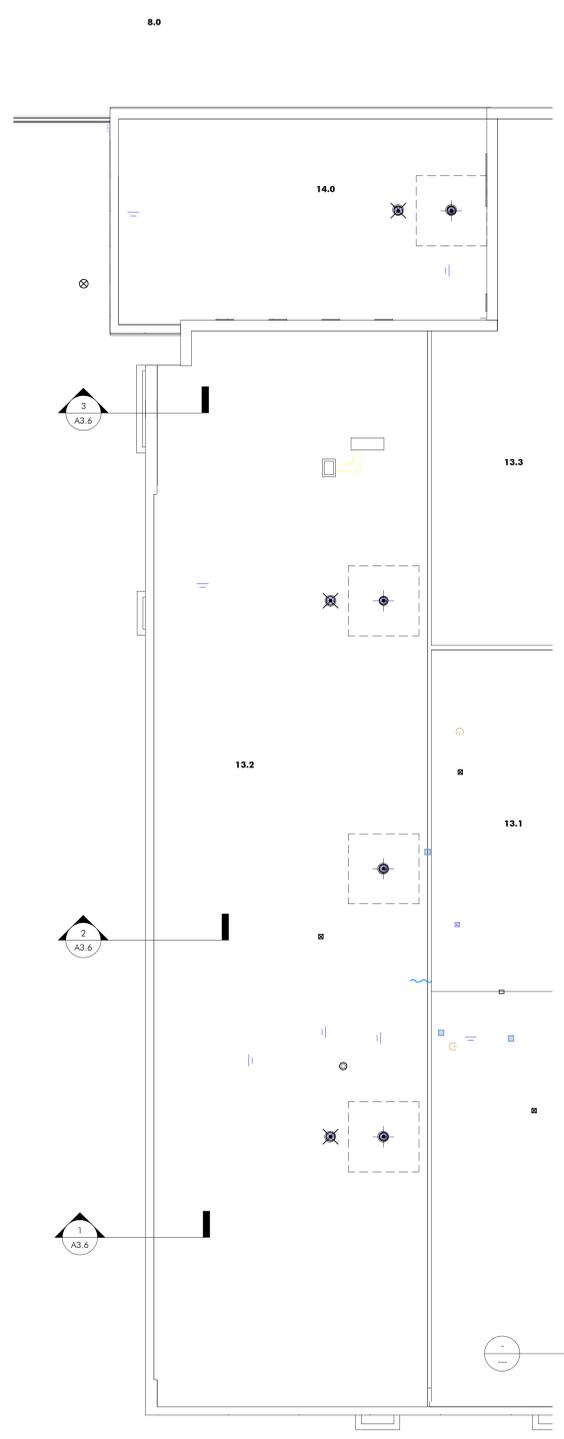
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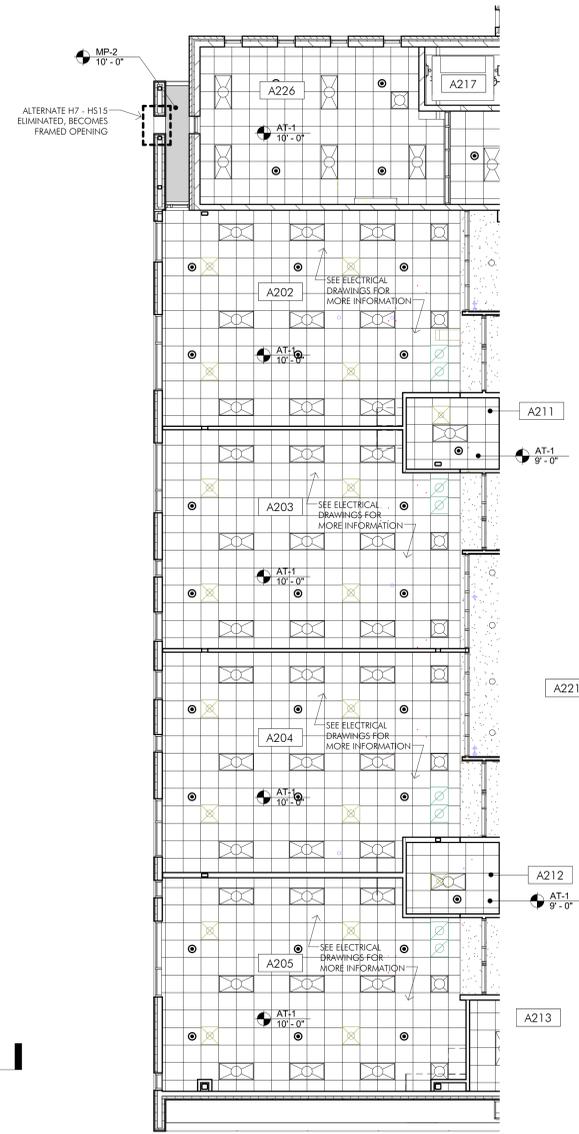
4 PARTIAL SOUTH ELEVATION - ALT. BID H7
1/8" = 1'-0"



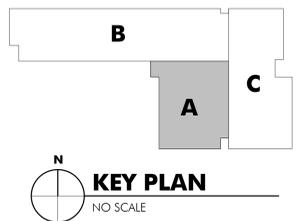
1 PARTIAL SECOND FLOOR PLAN - AREA A - ALTERNATE BID H7
1/8" = 1'-0"



2 PARTIAL ROOF PLAN - AREA A - ALTERNATE BID H7
1/8" = 1'-0"

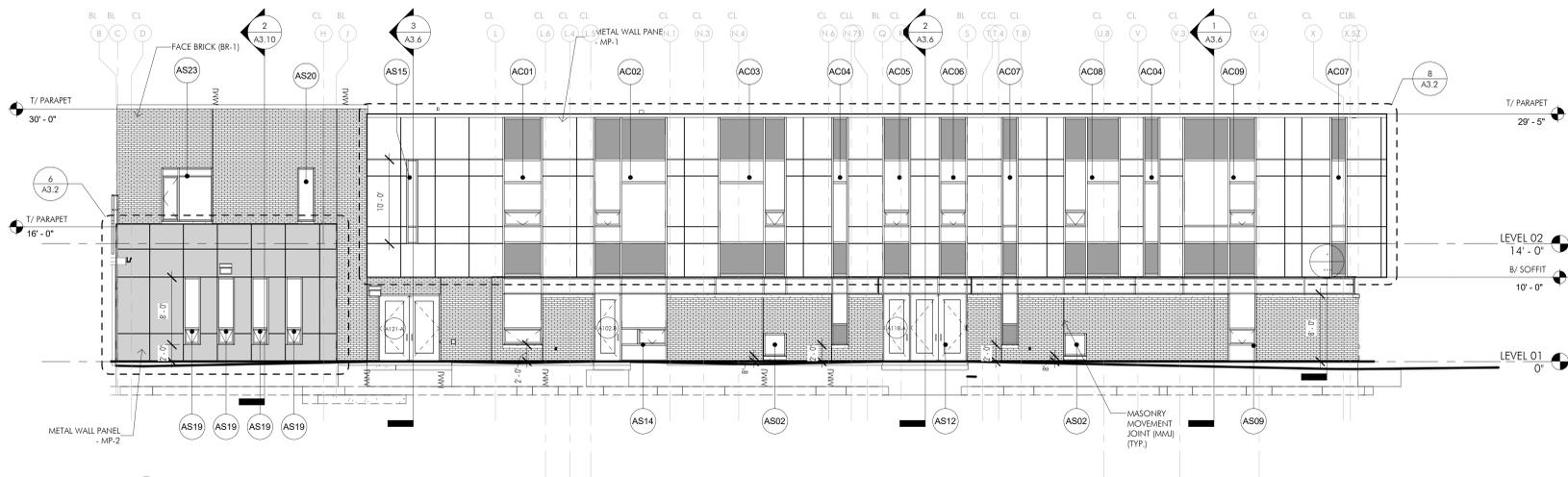


3 PARTIAL SECOND FLOOR REFLECTED CEILING PLAN - AREA A - ALTERNATE H7
1/8" = 1'-0"

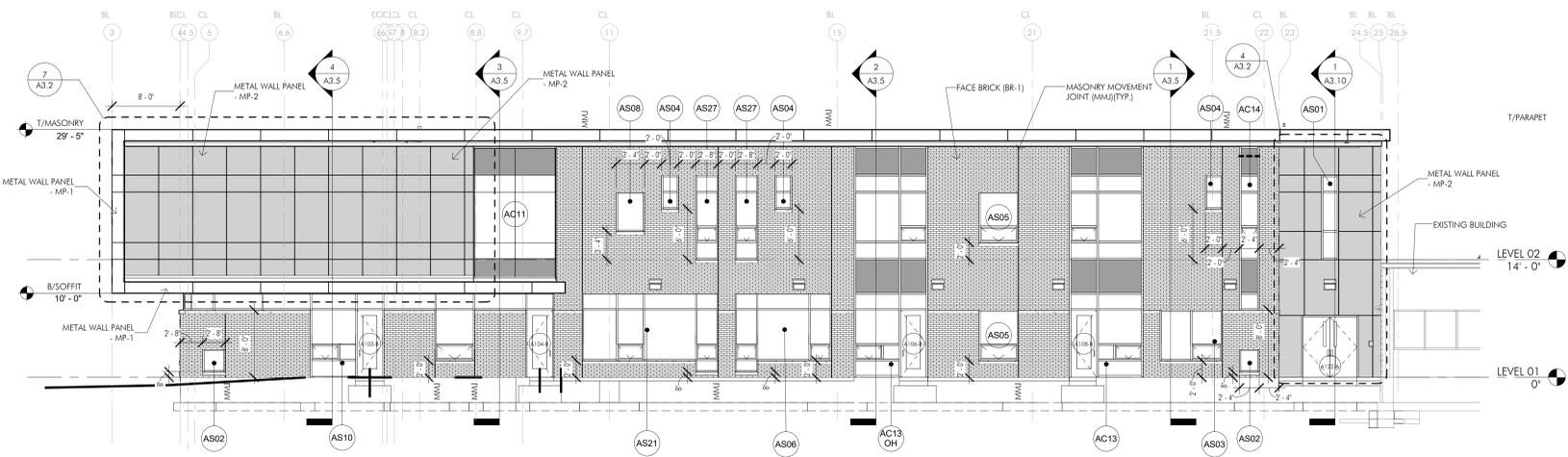


KEY PLAN
NO SCALE

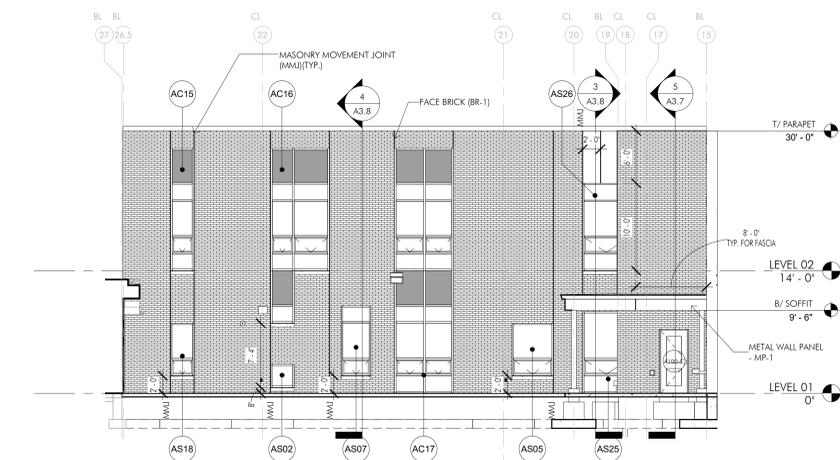
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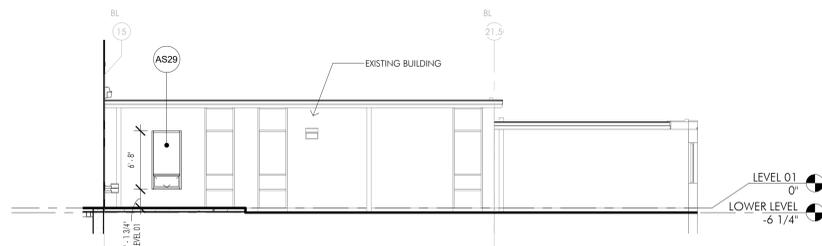
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1/8" = 1'-0"



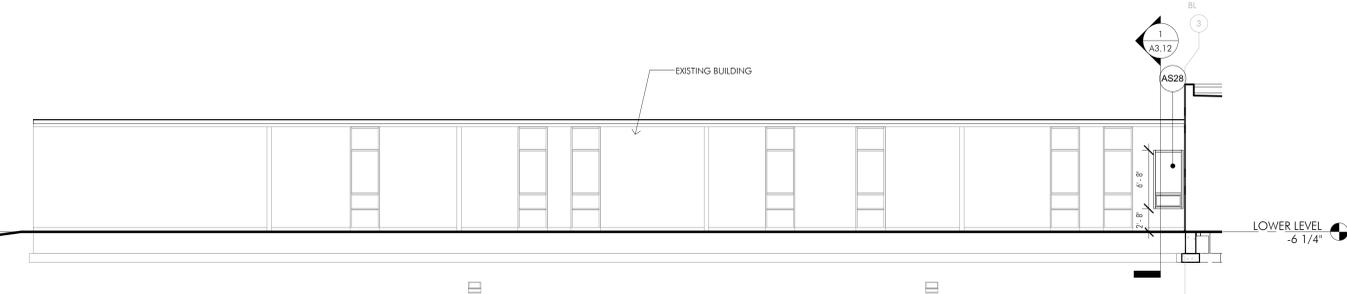
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1/8" = 1'-0"



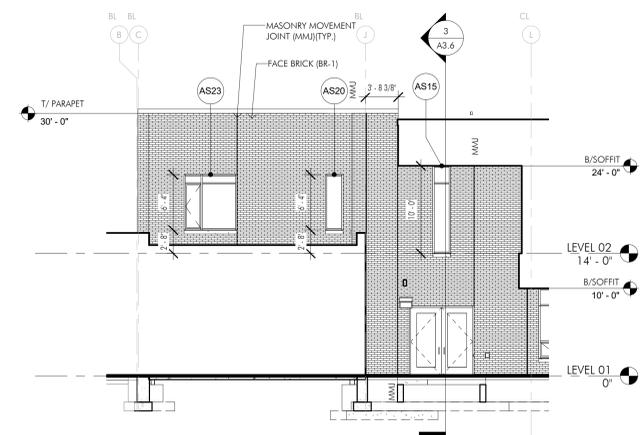
5 COURTYARD - SOUTH ELEVATION
1/8" = 1'-0"



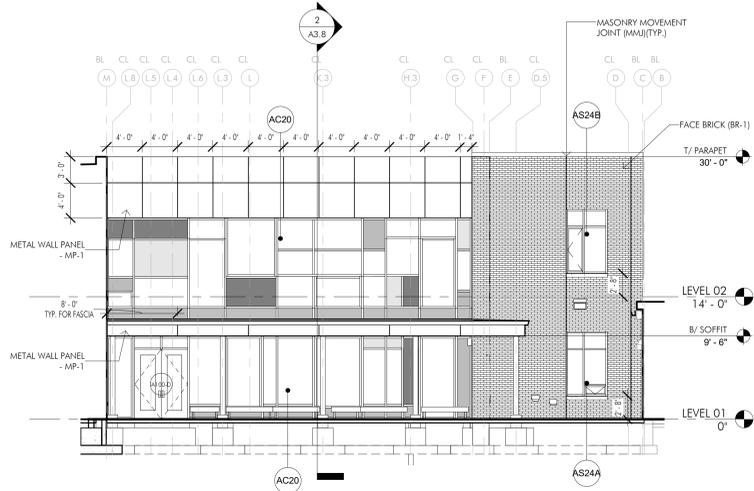
6 COURTYARD - NORTH ELEVATION
1/8" = 1'-0"



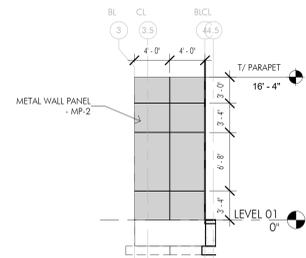
7 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



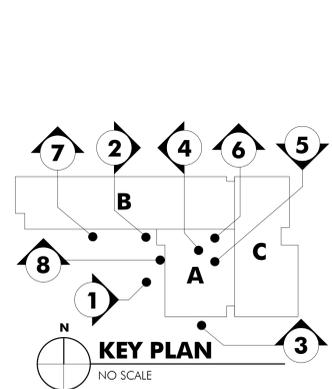
2 PARTIAL WEST ELEVATION
1/8" = 1'-0"



4 COURTYARD - WEST ELEVATION
1/8" = 1'-0"



8 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



ADDITIONS & REMODELING

at
HOLMES ELEMENTARY SCHOOL
5800 Holmes Avenue
Clarendon Hills
Illinois 60514

for the
Maerker School District 60
1 S. Cass Avenue Suite 202
Westmont
Illinois 60559

BID SET

REVISIONS

No.	Date	By

Project Number:
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Issue Date:
August 7, 2018
Drawn by:
DJF
Sheet Title
EXTERIOR ELEVATIONS
Sheet Number

A3.1

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ADDITIONS & REMODELING

HOLMES ELEMENTARY SCHOOL

5800 Holmes Avenue
 Clarendon Hills
 Illinois 60514

for the
 Maerker School
 District 60
 1 S. Cass Avenue Suite 202
 Westmont
 Illinois 60559

BID SET

REVISIONS

No.	Date	By

Project Number:
18024

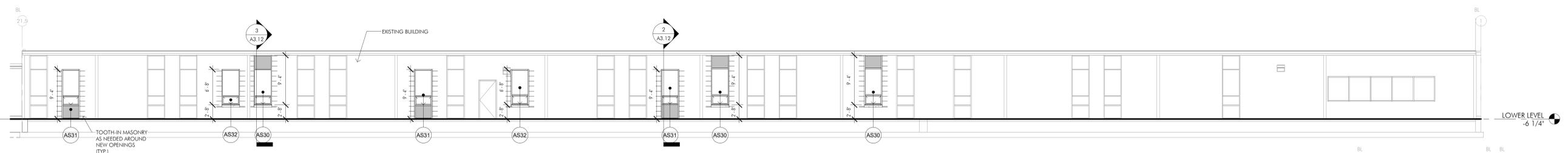
Issue Date:
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Drawn by:
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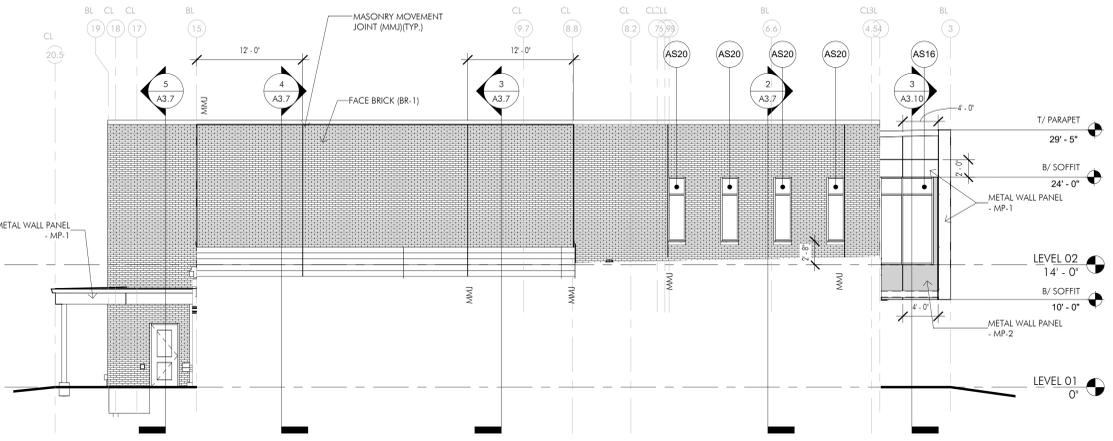
Sheet Title
EXTERIOR ELEVATION

Sheet Number

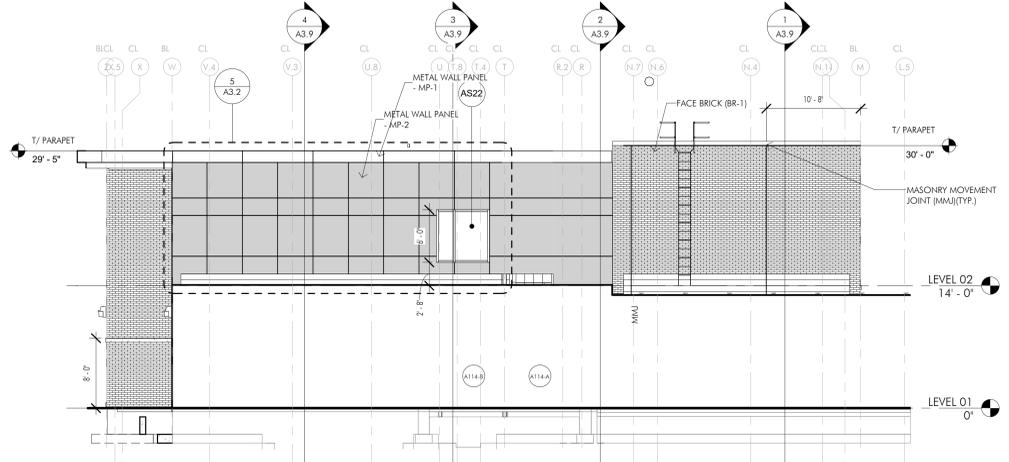
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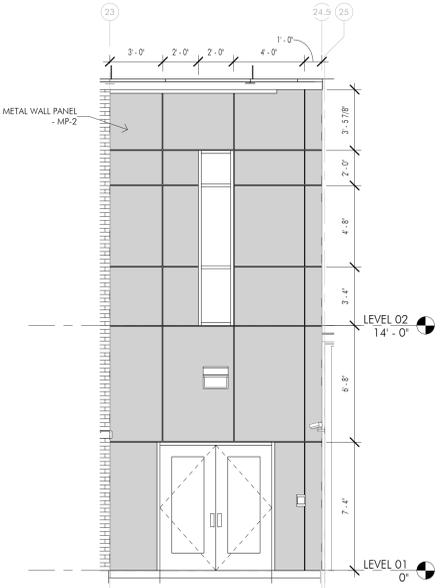
1 PARTIAL NORTH ELEVATION
1/8" = 1'-0"



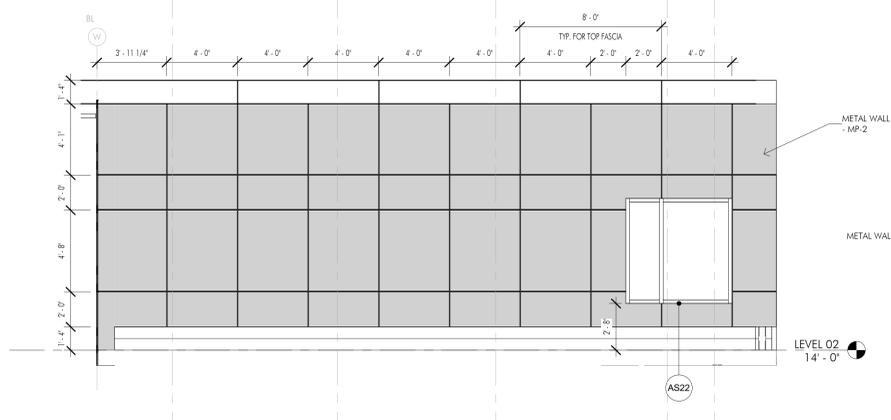
2 NORTH ELEVATION
1/8" = 1'-0"



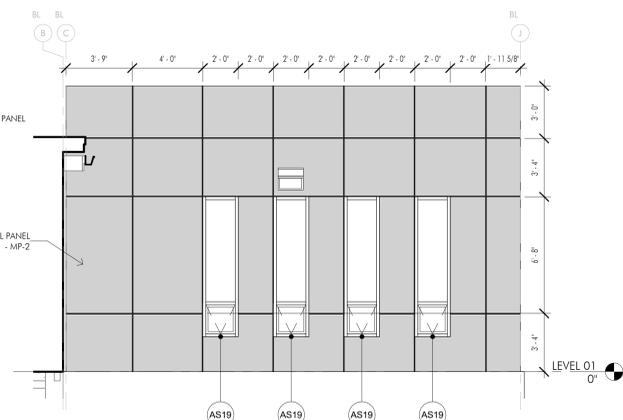
3 EAST ELEVATION
1/8" = 1'-0"



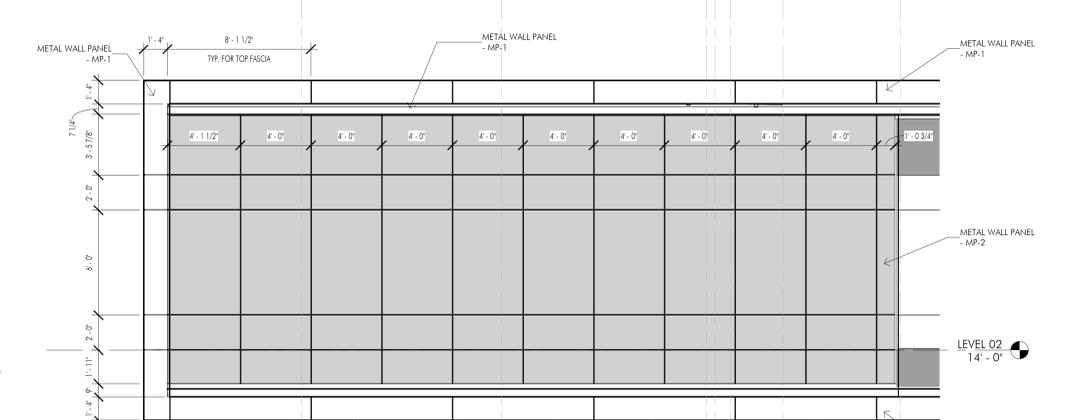
4 METAL PANEL JOINT SPACING
1/4" = 1'-0"



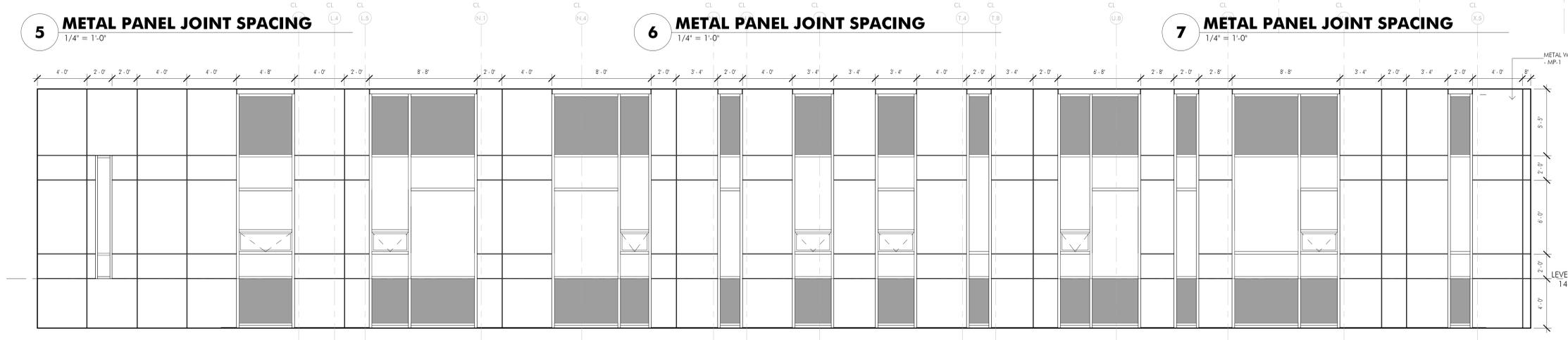
5 METAL PANEL JOINT SPACING
1/4" = 1'-0"



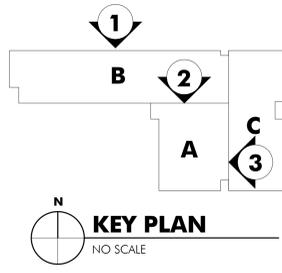
6 METAL PANEL JOINT SPACING
1/4" = 1'-0"



7 METAL PANEL JOINT SPACING
1/4" = 1'-0"



8 METAL PANEL JOINT SPACING
1/4" = 1'-0"



KEY PLAN
NO SCALE



Attachment 7

Landscaping Plans, prepared by ARCON, dated 8/7/18

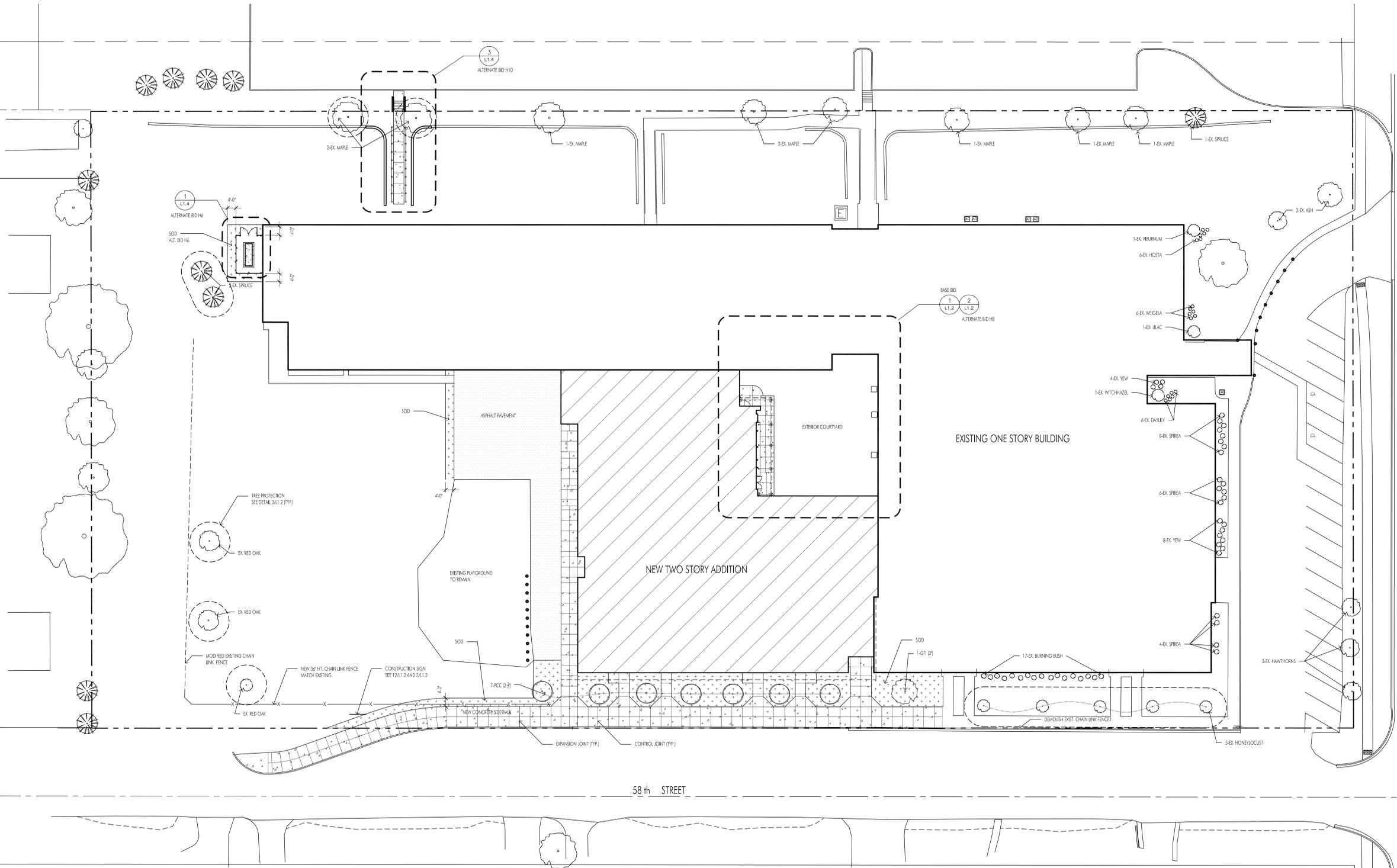
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No.	Date	By

Project Number:
 18024
Issue Date:
 August 7, 2018
Drawn by:
 BCJ
Sheet Title
HOLMES SCHOOL
SITE PLAN
Sheet Number

PLANT LIST		
KEY	SHADE TREE	QTY.
GTH	GLIEDISIA FRAGRANTHOS INERMIS SKYLINE HONEYLOCUST 7'	1
KEY	ORNAMENTALS	QTY.
PCC	PIRUS CALLERIANA 'CHANTICLEET' KCHANTICLEET PEAR 2'	7

NOTE:
 - ALL INDIVIDUAL TREES, SHRUB, AND GROUNDCOVER PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 2" - 3" FINELY SHREDED HARDWOOD BARK
 - ALL EXISTING LAWN AREAS DISTURBED DURING CONSTRUCTION NOT INDICATED TO HAVE SOD SHALL BE RESTORED WITH TOP SOIL, FINE GRADE AND SEEDING AND COVERED WITH EROSION PROTECTION BLANKETS

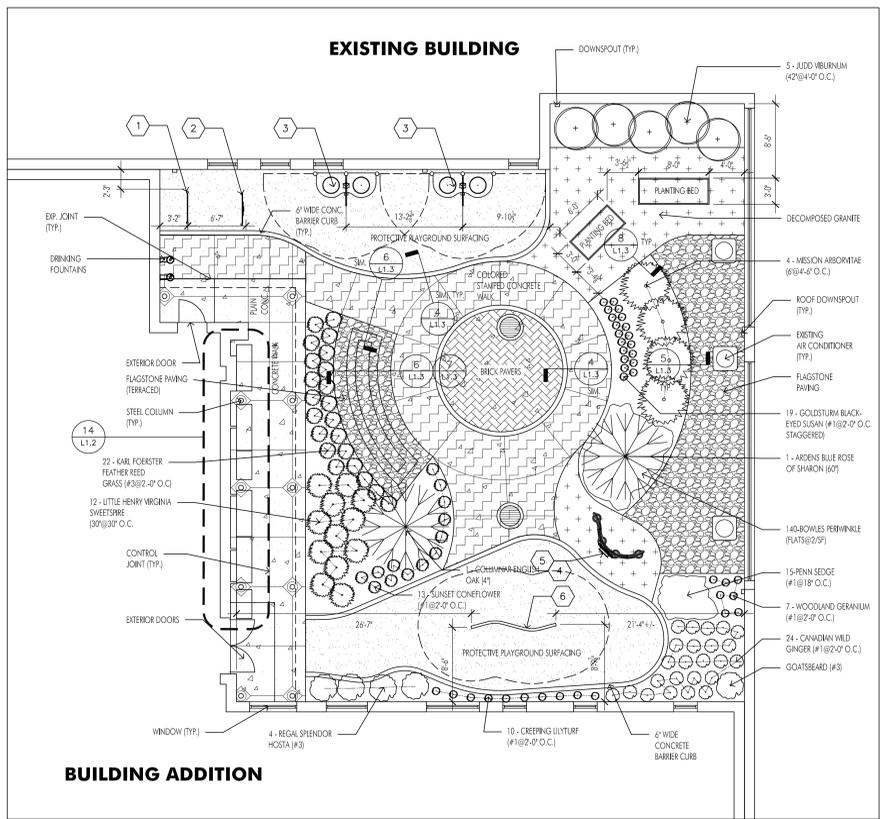


COMPOSITE LANDSCAPE PLAN
 SCALE: 1" = 20'-0"
 PLAN

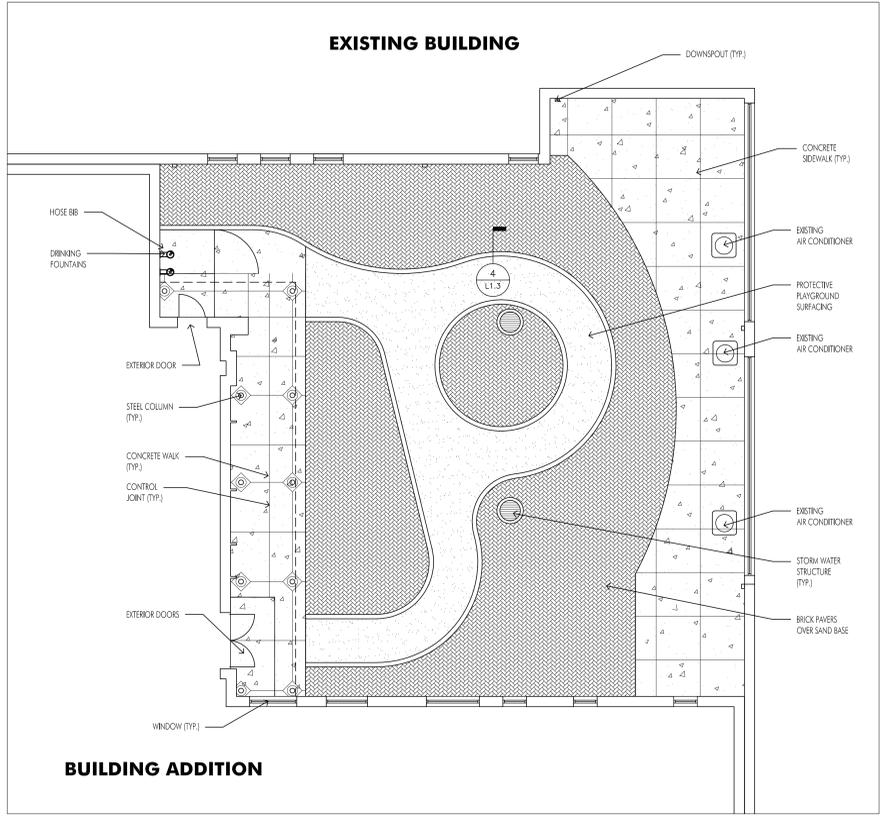
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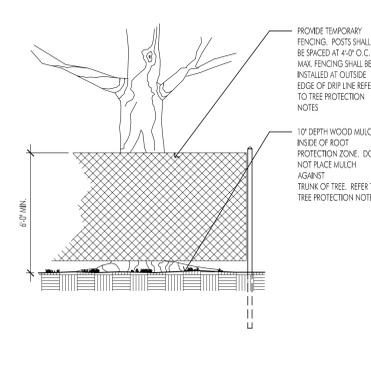
Project Number:
18024
 Issue Date:
August 7, 2018
 Drawn by:
BCJ
 Sheet Title
**ENLARGED PLANS,
 DETAILS**
 Sheet Number



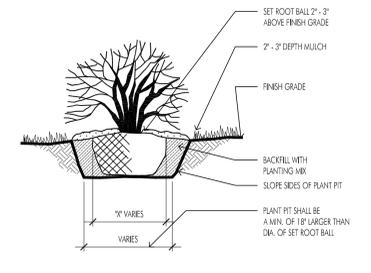
1 BASE BID ENLARGED PLAYGROUND PLAN
 SCALE: 1/8" = 1'-0"



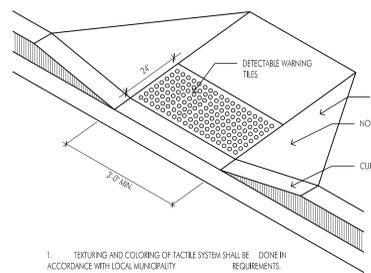
2 ALTERNATE BID H8 ENLARGED PLAYGROUND PLAN
 SCALE: 1/8" = 1'-0"



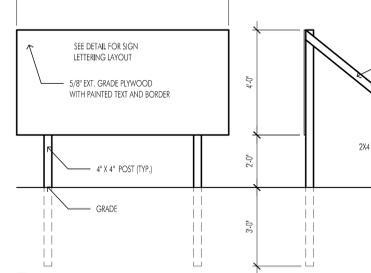
3 TYP. TREE PROTECTION DETAIL
 SCALE: 1/4" = 1'-0"



6 TYP. SHRUB PLANTING DETAIL
 SCALE: 1/4" = 1'-0"



9 TYP. H.C. RAMP
 SCALE: NOT TO SCALE

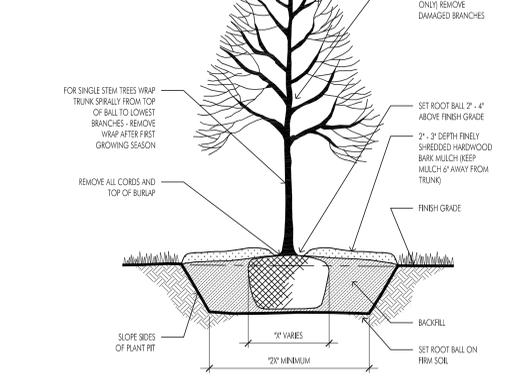


12 CONST. SIGN DETAIL
 SCALE: 1" = 1'-0"

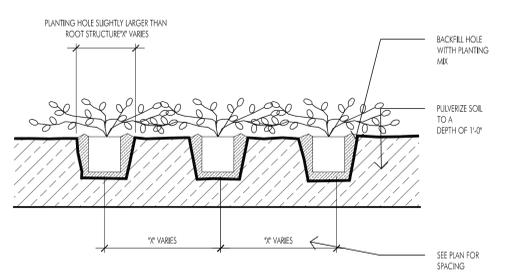
BASE BID PLAYGROUND EQUIPMENT SCHEDULE

#	Mark	No.	Description
1	184882	March 4 Panel	
2	184898	Color Safety Panel	
3	136233	Elevated Sand Table	
4	177721	Rain Sound Wheel Pattern	
5	168100	Coned Sensory Panel	
6	132041	Coned Balance Beam	

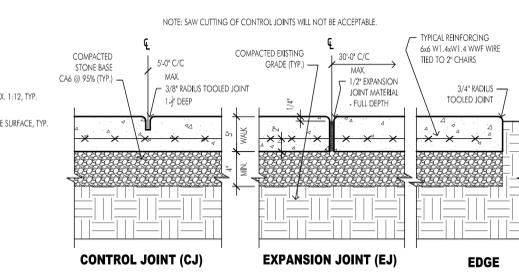
All Products listed are by Nelson.
 Protective Playground Surfacing shall be 2-1/2" nominal total thickness (2" base mat) in all locations.



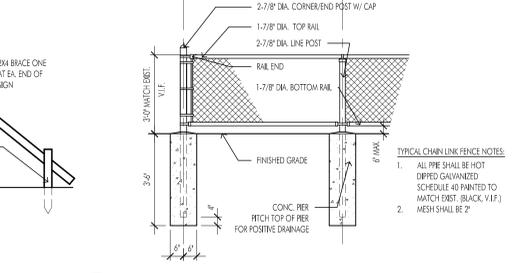
4 TYP. DECID. TREE PLANTING DETAIL
 SCALE: 1/4" = 1'-0"



7 TYP. GROUND COVER PLANTING DETAIL
 SCALE: 1/4" = 1'-0"



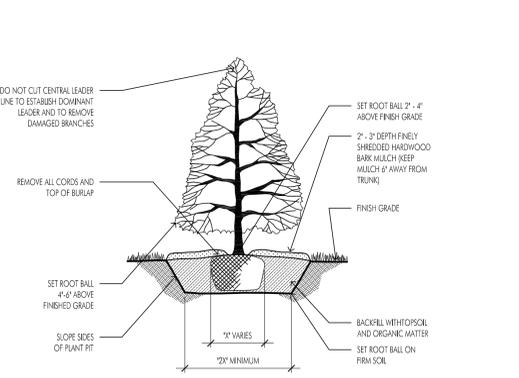
10 TYP. CONC. SIDEWALK DETAIL
 SCALE: 1/4" = 1'-0"



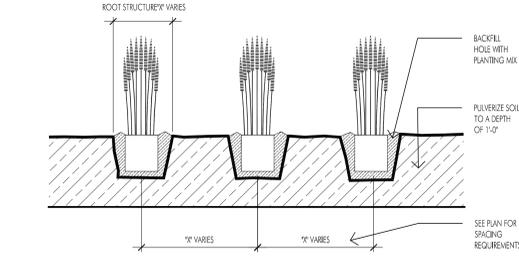
13 TYP. CHAIN LINK FENCE
 SCALE: 3/8" = 1'-0"

ALTERNATE BID H8 PLAYGROUND EQUIPMENT SCHEDULE

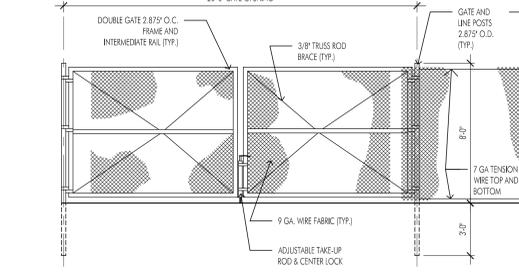
Protective Playground Surfacing shall be 2" nominal total thickness (1-1/4" base mat) in all locations.



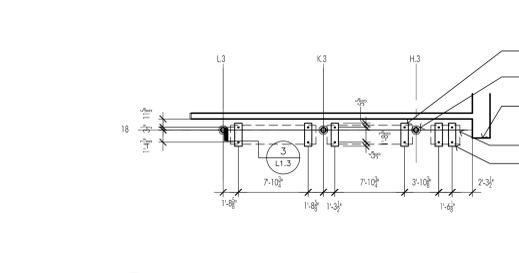
5 TYP. CONIFER PLANTING DETAIL
 SCALE: 1/4" = 1'-0"



8 TYP. ORNAMENTAL GRASS PLANTING DETAIL
 SCALE: 1/4" = 1'-0"



11 TYP. CONST. FENCE DETAIL
 SCALE: 1/4" = 1'-0"

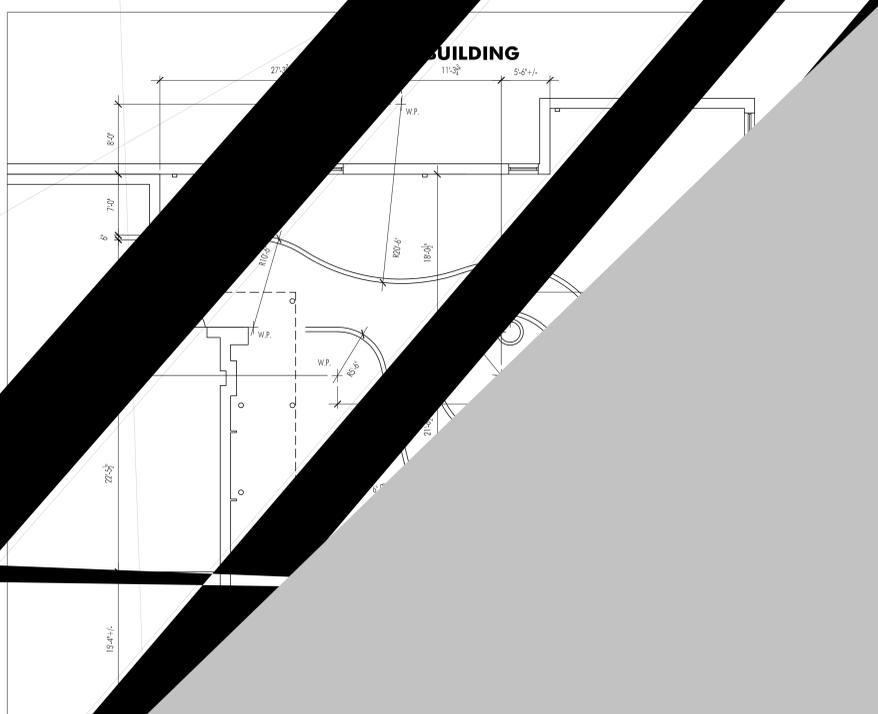
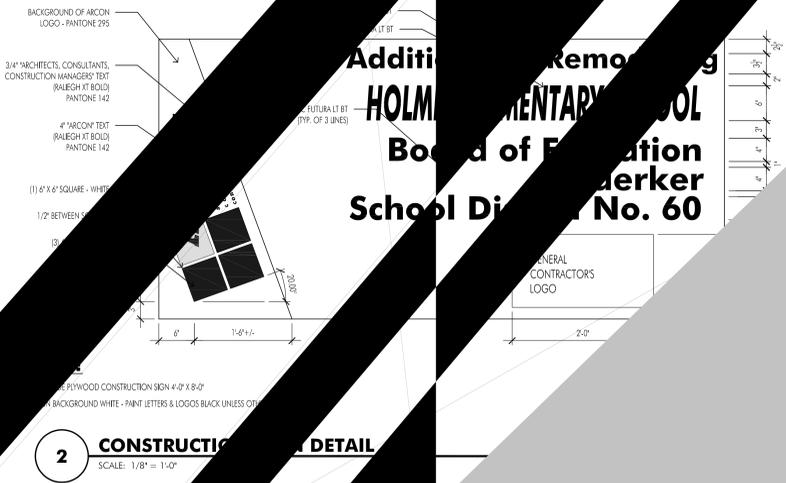
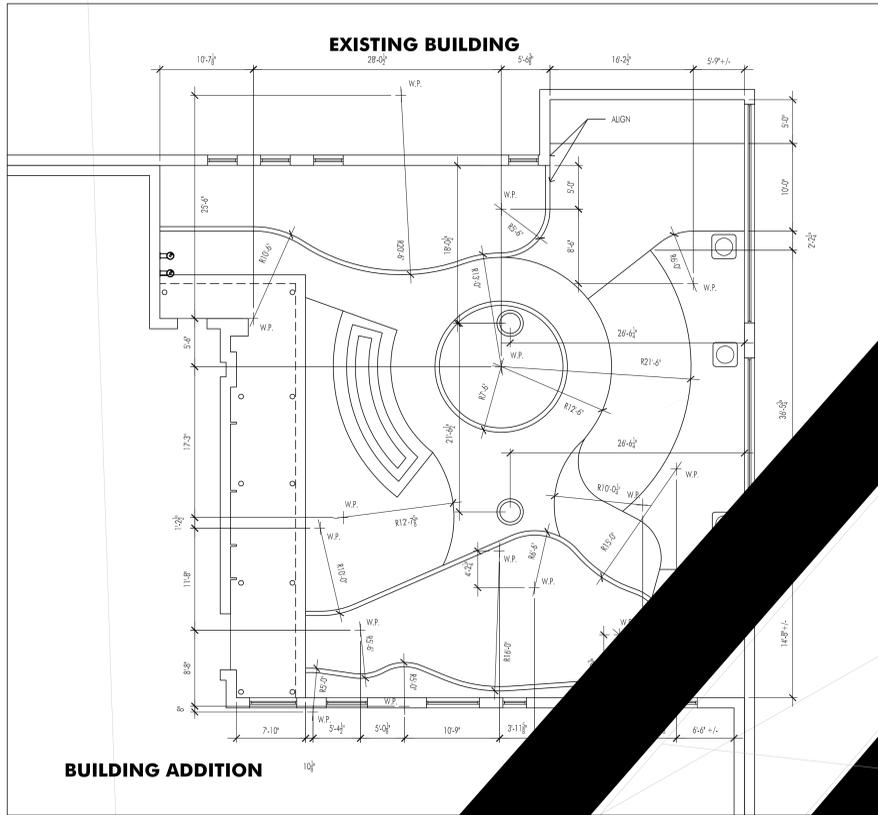


14 BENCH LAYOUT PLAN
 SCALE: 1/8" = 1'-0"

BASE BID COURTYARD PLANTING LIST

Key	Shade Trees	Qty.	Key	Perennials	Qty.
1	Quercus robur 'Fastigiata' (Columar English Oak) #	1	1	Aruncus dioica (Sorrel) #3	1
			2	Asarum canadense (Canadian Wild Ginger) #1	24
			3	Echinacea 'Sunset' (Sunset Coneflower) #1	13
1	Hibiscus syriacus 'Anders Blue' (Anders Blue Rose of Sharon) #2	1	4	Cerastium mookium (Woodland Cerastium) #1	7
2	Abutilon 'Julia' (Julia Abutilon) #2	5	5	Hosta 'Patriot' (Patriot Hosta) #3	4
3	Impatiens 'Little Henry' (Little Henry Sweetpea) #2	12	6	Rubus 'Black-eyed Susan' #1	19
1	Thuja occidentalis 'Techny' (Mission Arborvitae) #	4			
1	Urtica dioica (Creeping Nettle) #1	10			
2	Vaccinium corymbosum (Blueberry) #1	140			
1	Colomatris occidens 'Karl Foerster' (Karl Foerster Feather Reed Grass) #3	22			
2	Carex pensilvanica (Penn Sedge) #1	1			

Note: all planting beds shall be mulched with 2"-3" depth finely shredded hardwood bark.



Additional Remodeling
HOLM ELEMENTARY SCHOOL
 Board of Education
 School District No. 60



Attachment 8

Parking Lot Agreement with the Christian Church of Clarendon Hills, dated 6/7/16

**AGREEMENT FOR USE OF PARKING LOT
BETWEEN
CHRISTIAN CHURCH OF CLARENDON HILLS
AND
MAERCKER SCHOOL DISTRICT 60**

1. The Christian Church of Clarendon Hills agrees to make available to Maercker School District 60 the use of the parking lot owned by the Christian Church located adjacent to the Church building at 5750 Holmes Ave., Clarendon Hills, IL. The School District may use the parking lot for parking associated with work and activities occurring at Holmes School on a daily basis when school is in session, during days when teachers are preparing for school, and during events hosted by the school. The School District's use is as a licensee on a limited basis as described, and does not constitute a full lease of the parking lot.

2. This agreement will be for an initial term of one year (July 1, 2016- June 30, 2016), and will renew annually as of each July 1 for an additional July 1-June 30 year, unless either the Christian Church or the School District notifies the other, in writing, at least sixty (60) days prior to any July 1 of its desire to terminate the arrangement at the end of that current one year term. If not terminated sooner, this agreement will expire on June 30, 2026, and may not be renewed beyond that date.

3. There shall be no fee charged to the School District for its use of the parking lot. The Christian Church shall provide snow removal and necessary maintenance and repair of the parking lot, and maintain lighting in the parking lot. The School District agrees in return to share the cost of snow removal of the parking lot, with the School District paying 20 percent of the annual snow removal cost. The Christian Church will bill Maercker School District 60 for the School District's share of snow removal costs during the month of April each year.

4. Maercker School District 60 agrees to promote safe movement in the Church's parking lot with regard to adults' and children's use of the lot during school days. In addition, Maercker School District 60 will maintain insurance for School District liability related to use of the parking lot. By entering into this agreement, the School District does not waive any defenses or immunities it may have under the *Local Government and Governmental Employees Tort Immunity Act* with respect to third parties. The Christian Church will also maintain liability insurance covering the parking lot.

This agreement has been approved by the parties effective as of the date signed by both parties below.

Christian Church of Clarendon Hills

By: James K. Stowers
Title: Executive Minister

Date: 6-7-16

Maercker School District 60

By: Susan Caddy
Title: Chief School Business Official

Date: 6-2-16



Attachment 9

Title Commitment, prepared by Chicago Title Insurance Company, printed 5/18/18

ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

18009003NC

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

Chicago Title Insurance Company

By:

President

Attest:

Secretary



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Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Issued By: Chicago Title Insurance Company
 10 South LaSalle Street, Suite 3100
 Chicago, IL 60603

Order Number: 18009003NC

Property Ref.: 5800 Holmes Avenue, Clarendon Hills, IL 60514

SCHEDULE A

1. Commitment Date: May 4, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
 Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
 Proposed Policy Amount: \$10,000.00
 - (b) ALTA Loan Policy 2006
 Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy, its successors and/or assigns as their respective interests may appear
 Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
 Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
 County Board of School Trustees of DuPage County, Illinois, on behalf of Maercker School District No. 60
5. The Land is described as follows:
 Lots 2 through 25, both inclusive, together with the South 1/2 of vacated 58th Street which lies North and adjoining said Lots, together with the North 1/2 of the vacated alley lying South and adjoining said Lots 2 through 25, both inclusive, and Lots 78 through 101, both inclusive, together with the South 1/2 of the vacated alley lying North and adjoining said lots 78 through 101, both inclusive, all in the Woman's Subdivision of Lot 7 in Hall's Subdivision of the Northwest 1/4 of Section 14, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 12, 1892 as document 48190, in DuPage County, Illinois.

END OF SCHEDULE A

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II EXCEPTIONS

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

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

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- C 8. Taxes for the years 2017 and 2018.

Taxes for the year 2018 are not yet due or payable.

The 2017 and prior General Taxes as shown below are marked exempt on the Collector's Warrants. Unless satisfactory evidence is submitted to substantiate said exemption, our policy, if and when issued, will be subject to said taxes.

Permanent tax no. 09-14-104-009, 1 of 2, affects Lots 2 to 25, the South 1/2 of vacated 58th Street and the North 1/2 of the vacated alley.

Permanent tax no. 09-14-104-024, 2 of 2, affects Lots 78 to 101 and the South 1/2 of the vacated alley.

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SCHEDULE B, PART II EXCEPTIONS

(continued)

- E 9. Note: Our searches appear to indicate that the subject land is not presently encumbered by a recorded mortgage. This must be substantiated by a sworn statement from the party in title, and this commitment is subject to such further exceptions as may then be deemed necessary.
- G 10. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- H 11. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- I 12. In order for the Company to insure the sale or transfer of school district property, the Company should be furnished a certified copy of the School Board Resolution which authorizes said transfer and evidence of any required publication of Notice of Public Sale.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- J 13. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- K 14. The Land lies within the Hinsdale Sanitary District, which has accepted Federal grants for sewage treatment works pursuant to Public Law 92-500. Federal law requires a user charge system separate from General Ad Valorem Property Taxes.
- L 15. Restrictions contained in deed dated April 22, 1892 and recorded April 22, 1892 as document 48261, conveying Lots 3, 4 and 5 and also contained in the deed dated May 5, 1892 and recorded May 7, 1892 as document 48442, conveying Lot 23, and also in deed dated June 6, 1892 and recorded Jun 8, 1892 as document 48797, conveyeing Lot 78 and other property, and in deed dated May 5, 1892 and recorded May 7, 1892 as document 48441, conveying Lots 91 and 92, and in deed dated April 30, 1892 and recorded May 4, 1892 as document 48393, that no intoxicating liquors of any kind shall be sold on said premises, (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code OR (B) relates to handicap but does not discriminate against handicapped persons),
- Affects Lots 3, 4, 5, 23, 78, 91, 92 and 94.
- M 16. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated 58th Street and in and to the vacated alley.

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

- N 17. Rights of the public and quasi-public utilities, if any, in said vacated 58th Street and said vacated alley for maintenance therein of poles, conduits, sewers and other facilities.
- O 18. Terms, provisions and conditions of the Annexation Agreement by and between the Village of Willowbrook and the Board of Education of Maercker School District No. 60, DuPage County, dated March 25, 2002, a copy of which is attached to a Resolution authorizing said Agreement, a copy of which was recorded April 25, 2002 as document R2002-112796.
- Ordinance No. 02-O-05 annexing the land to the Village of Willowbrook recorded April 25, 2002 as document R2002-112797.
- P 19. Easement in favor of the Village of Willowbrook, and assigns, for public utilities, and the provisions relating thereto, as granted on the Plat of Easement attached to Resolution No. 02-R-26 authorizing said easement, recorded April 25, 2002 as document R2002-112798.
- Affects Lots 99 and 100, reference is made to said plat for exact locations.
- Q 20. Easement in favor of the Village of Willowbrook and the public generally, for stormwater drainage, detention and retention purposes, and the restrictions and provisions relating thereto, as granted on the Plat of Easement attached to Resolution No. 02-R-26 authorizing said easement, recorded April 25, 2002 as document R2002-112798.
- Affects part of Lots 2 through 23, inclusive and part of Lots 81, 82 and 83 and part of the South 1/2 of vacated 58th Street, and part of the vacated alley. Reference is made to said plat for exact location.

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**SCHEDULE B, PART II
EXCEPTIONS**

(continued)

- R 21. Easement in favor of the Utility Services of Illinois, Inc., formerly known as Clarendon Water Company, an Illinois corporation, to install, construct, reconstruct, own, operate, maintain, repair, replace, improve and renew community water system, pipes, transmission lines, and all other appurtenances and equipment incident to, or necessary for furnished of a community water system, together with the right of access thereto, and the terms, provisions and conditions relating thereto, recorded November 7, 2017 as document R2017-114762.

Affects the following: That part of the Woman's Subdivision more particularly described herein; beginning at the Southwest corner of Lot 78 in said The Woman's Subdivision! thence North 1 degree 52 minutes 17 seconds West

along the West line of Lots 78 and 25 (extended) of said Subdivision to the centerline of Vacated 58th Street; thence North 88 degrees 10 minutes 6 seconds East 15.00 feet along the centerline of said Vacated 58th Street; thence South 1 degree 52 minutes 17 seconds East to the South line of said Lot 7; thence West along the South line of said Lot 78 to the place of beginning, together with that portion of the vacated alley adjoining said Lots 78 and 25.

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

- A 22. Note for additional information: the DuPage County Recorder requires that any documents presented for recording contain the following information:
- A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the municipalities of Addison, Aurora, Bartlett, Bolingbrook, Carol Stream, Elk Grove Village, Elmhurst, Glendale Heights, Glen Ellyn, Hanover Park, Naperville, Schaumburg, West Chicago, Wheaton, and Woodridge have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

Furthermore, all deeds and mortgages should include the current marital status of all individual parties, where appropriate. A spouse of an individual grantor or mortgagor may have to sign the deed or mortgage in order to release any applicable homestead interest

This exception will not appear on the policy when issued.

- F 23. Note for information:
- All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
- This note will be waived for policy.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

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

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Attachment 10

Engineering Cost Estimates, prepared by CAGE Civil Engineering, dated 8/7/18



3110 Woodcreek Drive
Downers Grove, IL 60502
O: 630.598.0007

Project Name: Holmes Elementary School Addition
Project Location: 5800 Holmes Ave, Clarendon Hills, IL
Last Updated on: 8/7/2018
Engineer: MPS

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST FOR BONDING

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Mobilization	1	LUMP SUM	\$3,000.00	\$3,000.00
2	Tree Protection Fence	50	LF	\$2.25	\$112.50
3	Sediment Log	670	LF	\$2.50	\$1,675.00
4	Inlet Protection	9	EACH	\$300.00	\$2,700.00
5	Concrete Washout	1	EACH	\$500.00	\$500.00
6	Construction Entrance	1	LUMP SUM	\$3,000.00	\$3,000.00
7	Tree Removal	1	LUMP SUM	\$750.00	\$750.00
8	Topsoil Stripping and Stockpiling	150	CY	\$3.00	\$450.00
9	Clay Excavation and Embankment	1,200	CY	\$7.00	\$8,400.00
10	Backfill Curb	325	LF	\$1.00	\$325.00
11	6" Topsoil Respread and Seeding	1,500	SY	\$3.00	\$4,500.00
12	Erosion Control Blanket (NAG DS-75)	136	SY	\$2.00	\$272.00
13	Convert Turf Basin to Native Planting Basin	1	LUMP SUM	\$25,000.00	\$25,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$50,684.50
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
1	6" PVC Storm Sewer Pipe	158	LF	\$30.00	\$4,740.00
2	10" PVC Storm Sewer Pipe	60	LF	\$32.00	\$1,920.00
3	12" RCP Storm Sewer Pipe	138	LF	\$35.00	\$4,830.00
4	4" Clean Out	2	EACH	\$750.00	\$1,500.00
5	1'-0" Diameter Inlet	1	EACH	\$500.00	\$500.00
6	2'-0" Diameter Inlet	2	EACH	\$900.00	\$1,800.00
7	4'-0" Diameter Manhole	2	EACH	\$2,500.00	\$5,000.00
8	Trench Backfill	200	LF	\$45.00	\$9,000.00
9	Manhole to be Removed	2	EACH	\$400.00	\$800.00
10	Storm Sewer to be Removed	331	LF	\$15.00	\$4,965.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$35,055.00
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	4,200	SY	\$1.50	\$6,300.00
2	Aggregate Base Course - 6"	442	SY	\$10.00	\$4,420.00
3	Aggregate Base Course - 10"	322	SY	\$15.00	\$4,830.00
4	Hot-Mix Asphalt Binder Course, N50 - 2.25"	442	SY	\$12.00	\$5,304.00
5	Hot-Mix Asphalt Binder Course, N50 - 2.5"	322	SY	\$15.00	\$4,830.00
6	Hot-Mix Asphalt Surface Course, N50 - 1.5"	442	SY	\$10.00	\$4,420.00
7	Hot-Mix Asphalt Surface Course, N50 - 2"	322	SY	\$13.00	\$4,186.00
8	Concrete Curb Type M-4.12	347	LF	\$18.00	\$6,246.00
9	Curb & Gutter Removal	300	LF	\$12.00	\$3,600.00
10	Pavement Removal	1,870	SY	\$10.00	\$18,700.00
11	Sawcut Pavement, Full Depth	370	LF	\$3.50	\$1,295.00
12	PCC Sidewalk - 5" with Subbase	6,290	SF	\$7.00	\$44,030.00
13	Sidewalk Removal	2,420	SF	\$1.50	\$3,630.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$111,791.00
TOTAL SCHEDULES I-III					\$197,530.50

Note: The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.

Project Name: Holmes Elementary School Addition
Project Location: 5800 Holmes Ave, Clarendon Hills, IL
Last Updated on: 8/7/2018
Engineer: MPS

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST FOR BONDING

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
------------	-------------	-----------------	-------------	-------------------	-------------



Attachment 11

Engineering Plans, prepared by CAGE Civil Engineering, dated 8/7/18



PROPOSED IMPROVEMENTS FOR ADDITIONS AND REMODELING - HOLMES SCHOOL

5800 HOLMES AVE, CLARENDON HILLS, IL

ADDITIONS AND
 REMODELING

at
 HOLMES SCHOOL
 5800 Holmes Ave.
 Clarendon Hills, IL
 60514

for the
 BOARD OF EDUCATION
 Marker 3D 60
 1 S. Cass, Suite 202
 Westmont, IL 60559

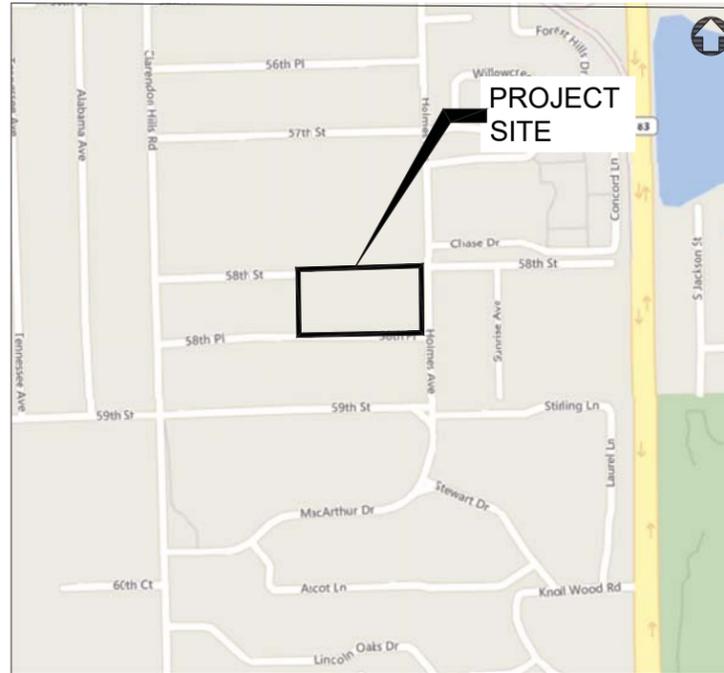
BID SET

REVISIONS		
No.	Date	By

Project Number:
 18024
 Issue Date:
 AUGUST 7, 2018
 Drawn by:
 MPS
 Sheet Title
 SITE LOCATION MAP
 & CIVIL LEGEND
 Sheet Number

C0.0

LOCATION MAP



SECTION 14, TOWNSHIP 38N, RANGE 11E

INDEX OF SHEETS

- C0.0 - SITE LOCATION MAP & CIVIL LEGEND
- C0.1 - GENERAL NOTES & SPECIFICATIONS
- C1.0 - EXISTING CONDITIONS PLAN
- C1.1 - DEMOLITION PLAN
- C1.2 - SITE LAYOUT PLAN
- C2.0 - SITE GRADING PLAN
- C2.1 - SOIL EROSION & SEDIMENT CONTROL PLAN
- C2.2 - SOIL EROSION AND SEDIMENT CONTROL DETAILS
- C3.0 - SITE UTILITY PLAN
- C4.0 - CONSTRUCTION DETAILS
- C4.1 - CONSTRUCTION DETAILS

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	PCC SIDEWALK
ELECTRIC SERVICE	GRAVEL
STORM SEWER	STANDARD DUTY BITUMINOUS PAVEMENT
SANITARY SEWER	HEAVY DUTY BITUMINOUS PAVEMENT
WATER MAIN	STORM SEWER
FENCE	FENCE
STORM INLET	STORM MANHOLE
STORM MANHOLE	FLOW ARROW
SANITARY MANHOLE	OVERLAND FLOOD ROUTE
WATER METER	TOP OF SIDEWALK GRADE
VALVE VAULT	TOP OF CURB GRADE
VALVE BOX	PAVEMENT GRADE
HYDRANT	GROUND GRADE
PARKING LOT LIGHT	MAJOR CONTOUR
MAJOR CONTOUR	MINOR CONTOUR
MINOR CONTOUR	

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GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR, UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS

OR AS REQUIRED BY THE MUNICIPALITY.

26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123, ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE PROVIDED TO THE OWNER AND ENGINEER.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITION OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 6' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTI

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SITE BENCHMARKS:
 1. "X" CUT IN TOP OF CURB
 ELEVATION = 742.47 (NAVD88)
 2. "X" CUT IN TOP OF CURB
 ELEVATION = 746.73 (NAVD88)
NOTE: TOPOGRAPHIC SURVEY PROVIDED BY KRISCH
 LAND SURVEYING, LLC. DATED MAY 8, 2018.



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 Westmont, Illinois 60559
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ADDITIONS AND REMODELING

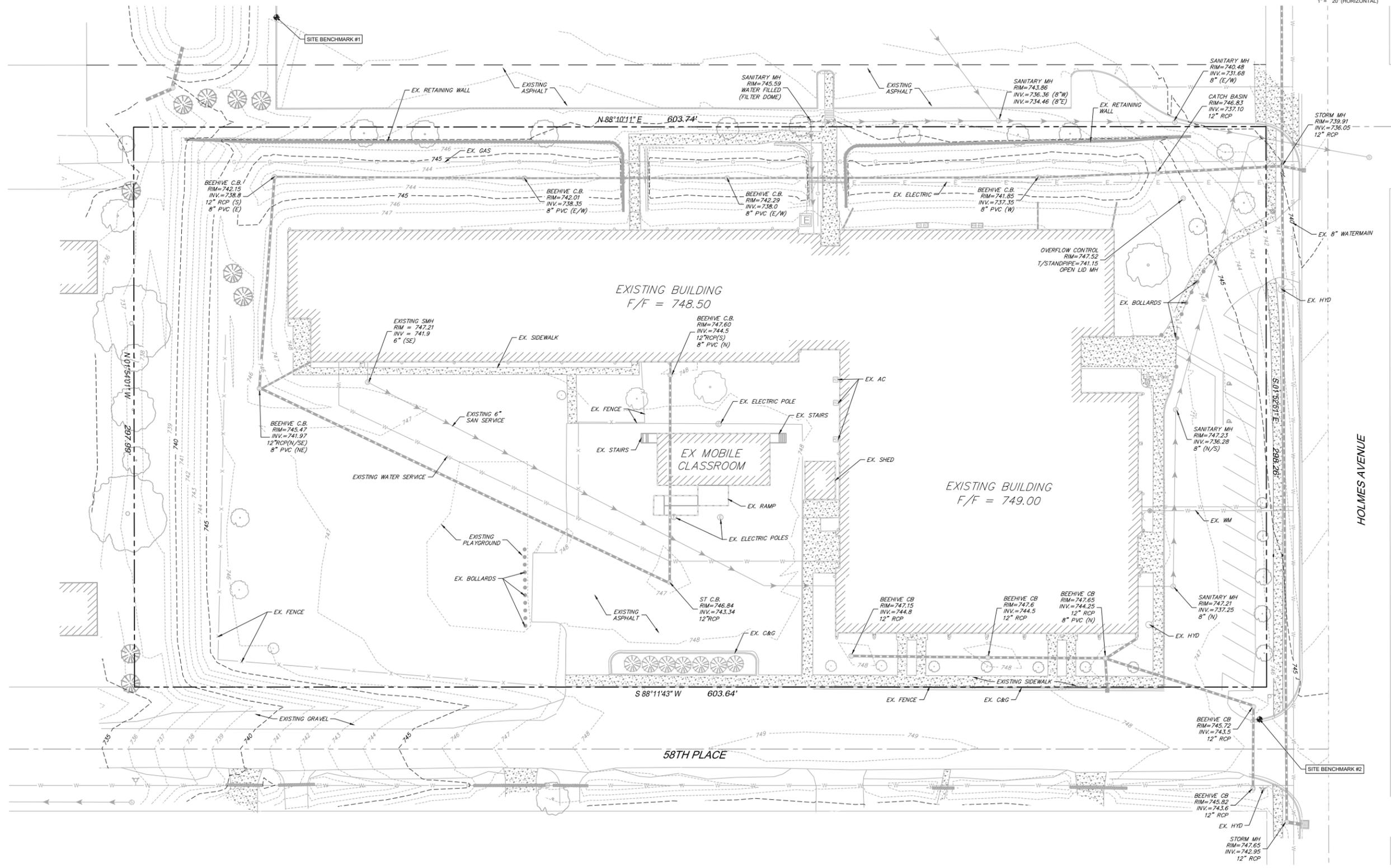
at
HOLMES SCHOOL
 5800 Holmes Ave.
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BID SET

REVISIONS		
No.	Date	By

Project Number:
18024
 Issue Date:
AUGUST 7, 2018
 Drawn by:
MPS
 Sheet Title:
**EXISTING
 CONDITIONS PLAN**
 Sheet Number



C1.0

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- SHEET NOTES:**
- EXISTING SANITARY SERVICE SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROTECT SANITARY SEWER AS NECESSARY TO ENSURE CONTINUOUS SERVICE IS PROVIDED.
 - EXISTING WATER SERVICE SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION UNTIL THE PROPOSED INTERNAL SERVICE IS RE-ROUTED AND OPERATIONAL. SITE CONTRACTOR SHALL COORDINATE WITH THE PLUMBING CONTRACTOR FOR PHASING. ONCE THE PROPOSED INTERNAL SERVICE IS OPERATIONAL, THE EXISTING SERVICE SHALL BE ABANDONED IN PLACE.
 - EXISTING STORM SEWER OUTSIDE THE PROPOSED BUILDING FOOTPRINT SHALL BE ABANDONED IN PLACE. ALL EXISTING STORM SEWER PIPE AND STRUCTURES LOCATED WITHIN THE PROPOSED BUILDING FOOTPRINT SHALL BE COMPLETELY REMOVED AND BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - CONTRACTOR SHALL DISCONNECT AND CAP THE EXISTING DOMESTIC WATER SERVICE AT THE MAIN IN ACCORDANCE WITH PUBLIC WORKS REQUIREMENTS. THE DISTURBED AREA WITHIN THE ROW SHALL BE PROVIDED WITH 6" TOPSOIL RESPREAD AND SOODED. ANY DAMAGE TO ADJACENT SIDEWALKS OR CURB & GUTTER SHALL BE REPAIRED TO MATCH EXISTING SECTIONS.

DEMOLITION LEGEND

- BUILDING DEMOLITION
- ASPHALT PAVEMENT & GRAVEL REMOVAL, FULL DEPTH
- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL, FULL DEPTH
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL (TBR)



ADDITIONS AND REMODELING

at
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 5800 Holmes Ave.
 Clarendon Hills, IL 60514

for the
BOARD OF EDUCATION
 Macerster SD 60
 1 S. Cass, Suite 202
 Westmont, IL 60559

BID SET

REVISIONS

No.	Date	By

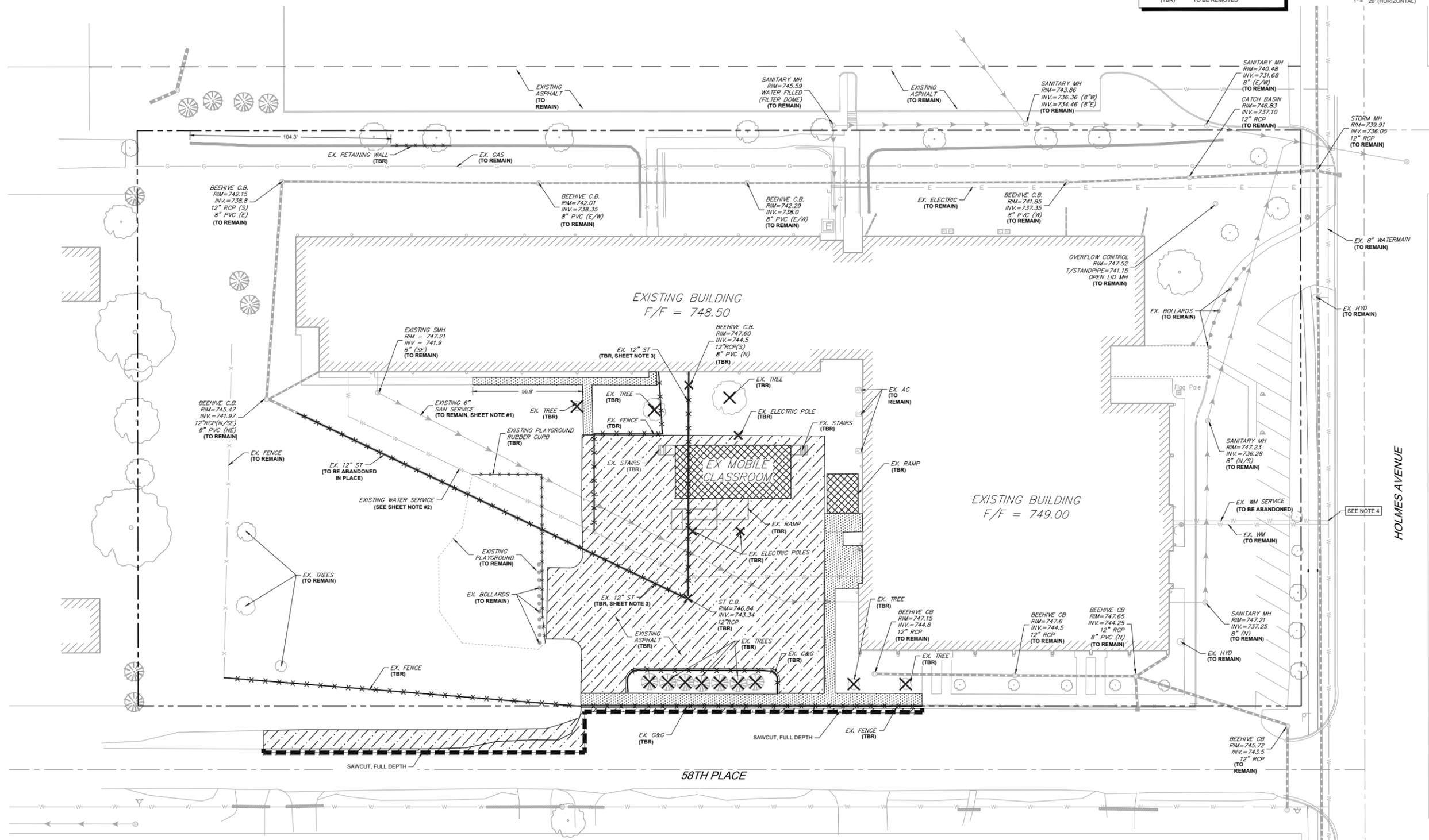
Project Number:
18024

Issue Date:
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Drawn by:
MPS

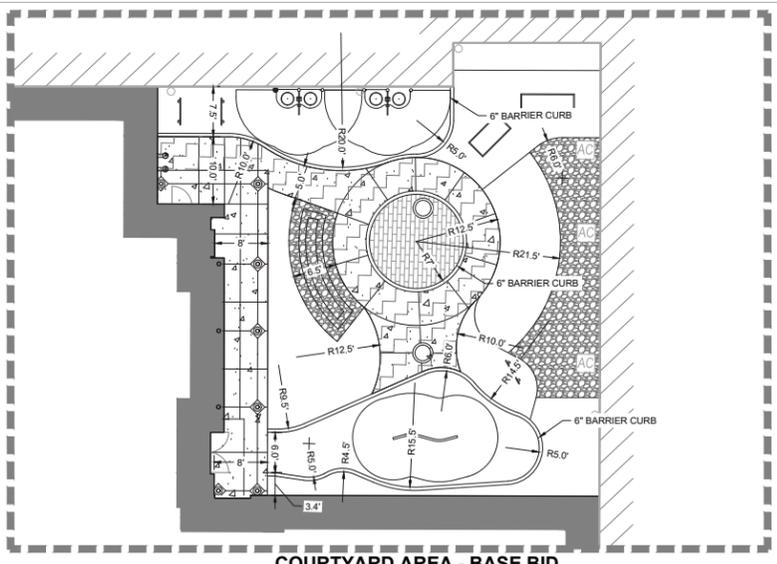
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DEMOLITION PLAN

Sheet Number

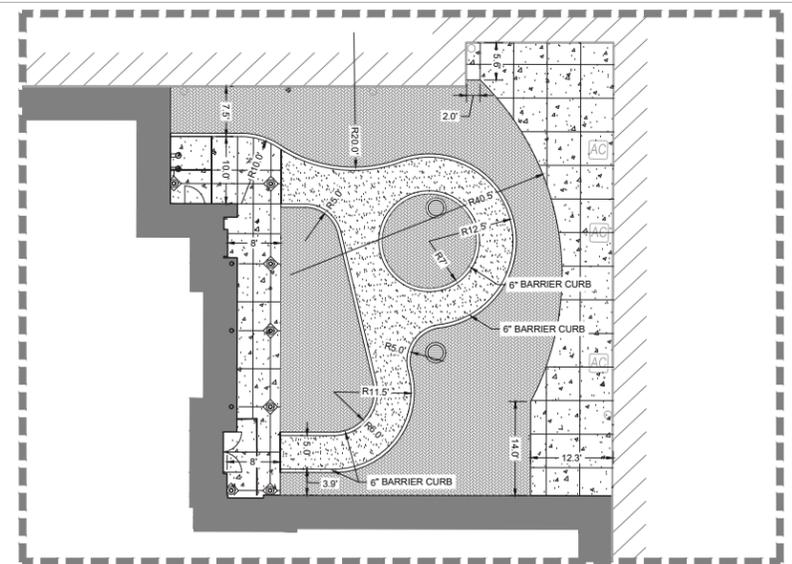


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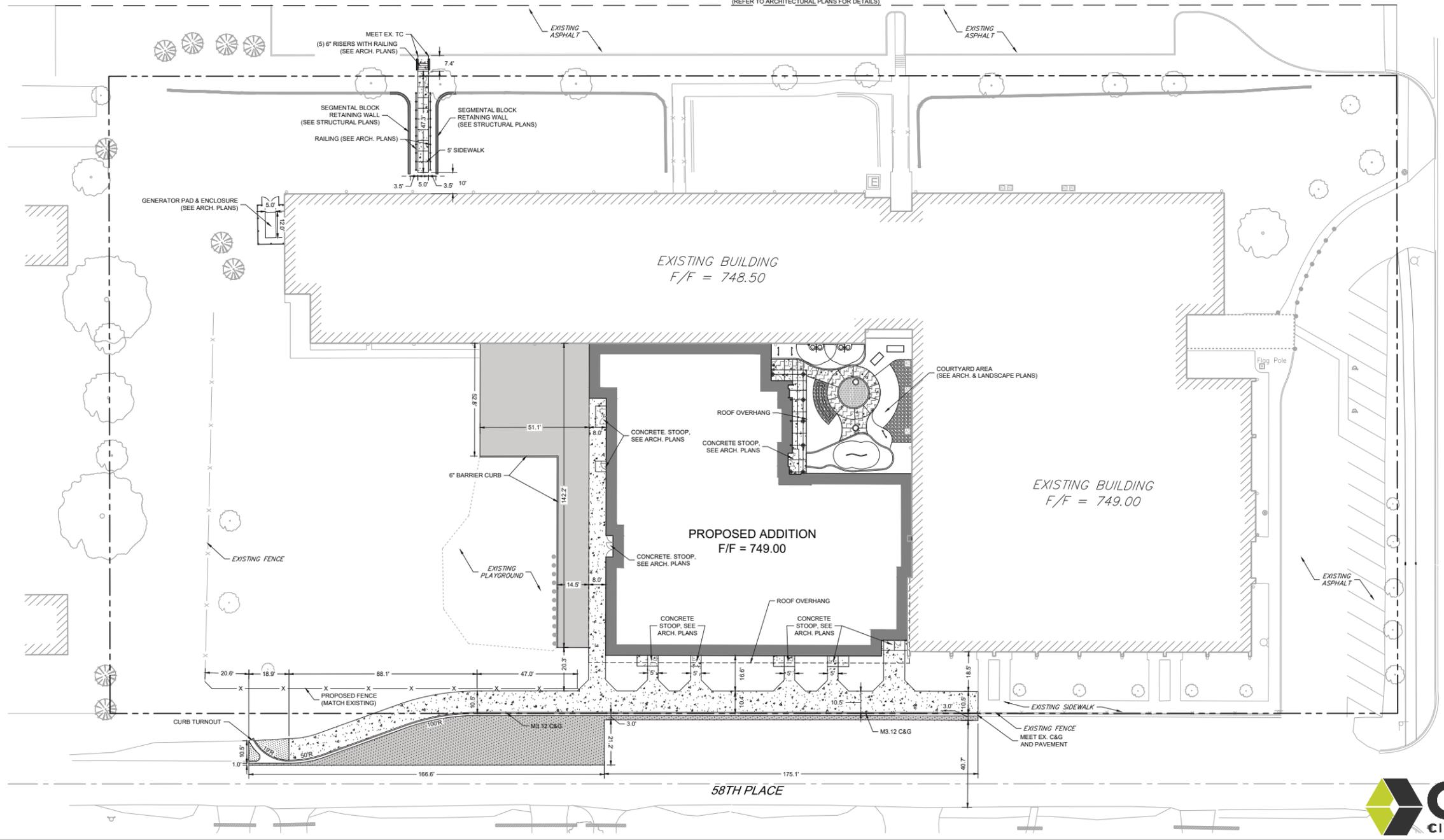
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COURTYARD AREA - BASE BID
SCALE: 1"=10'
(REFER TO ARCHITECTURAL PLANS FOR DETAILS)



COURTYARD AREA - ALTERNATE BID
SCALE: 1"=10'
(REFER TO ARCHITECTURAL PLANS FOR DETAILS)



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at
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Clarendon Hills, IL
60514

for the
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1 S. Cass, Suite 202
Westmont, IL 60559

BID SET

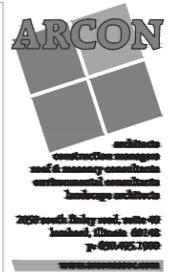
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No.	Date	By

Project Number:
18024
Issue Date:
AUGUST 7, 2018
Drawn by:
MPS
Sheet Title
SITE LAYOUT PLAN
Sheet Number



C1.2

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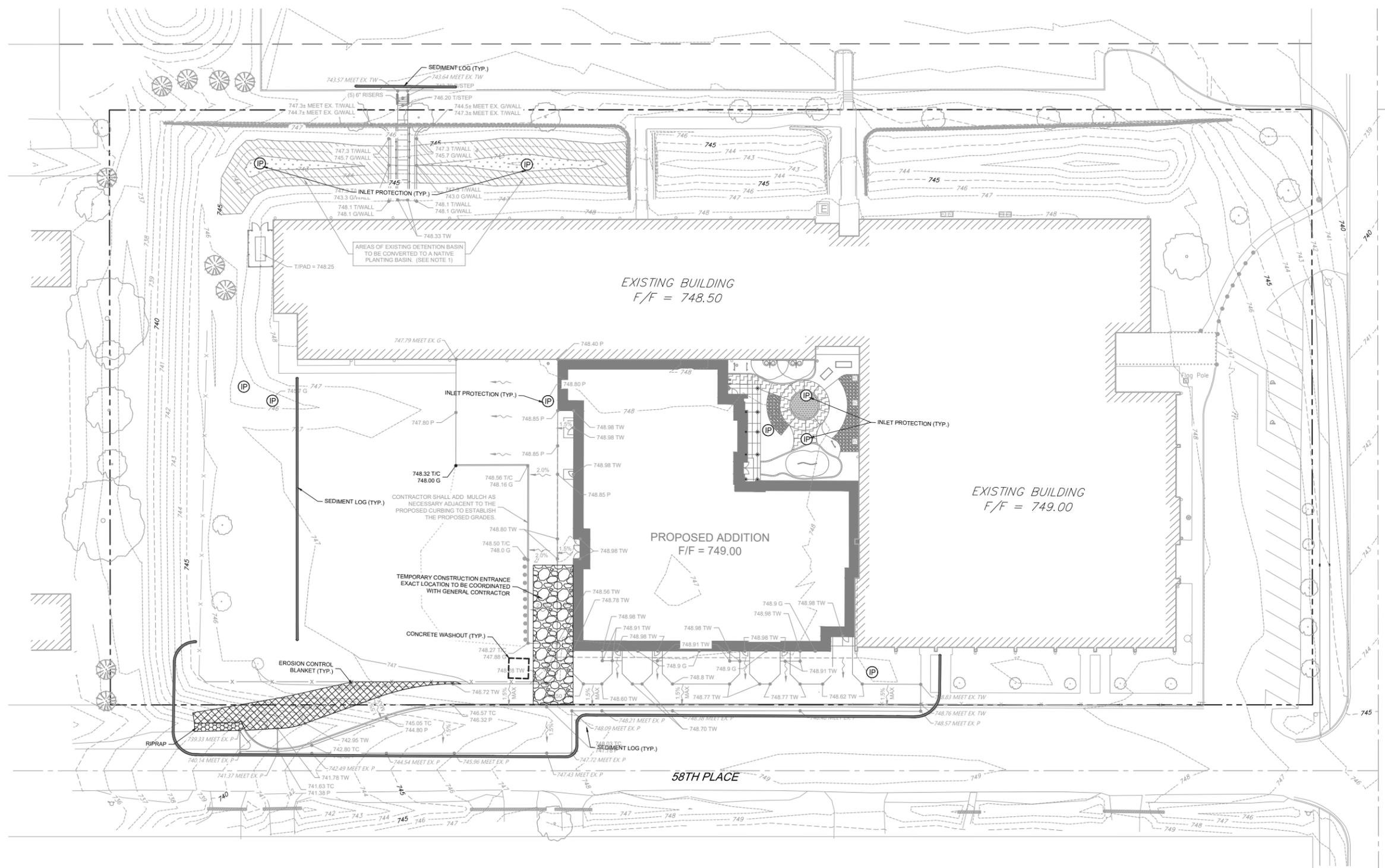
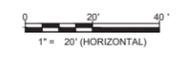
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Sheet Title
SOIL EROSION & SEDIMENT CONTROL PLAN

Sheet Number

S&S LEGEND

	EROSION CONTROL BLANKET NAG 08-75
	SEDIMENT LOG
	INLET PROTECTION FILTER BASKET
	CONCRETE WASHOUT
	RIPRAP RR-4
	TEMPORARY CONSTRUCTION ENTRANCE



C2.1

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Issue Date:
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Sheet Title
**SOIL EROSION AND
 SEDIMENT CONTROL DETAILS**

Sheet Number

EROSION CONTROL BLANKET INSTALLATION DETAILS

DETAIL 1 **DETAIL 2** **DETAIL 3**

STAPLE DETAIL **PUSH PIN DETAIL**

NOTES:

- Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
- Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
- Erosion control material shall be placed in contact with the soil over a prepared seedbed.
- All anchor slots shall be stapled at approximately 12" intervals.

Project	Date	Designed	Date	Checked	Date

6 EROSION CONTROL BLANKET DETAIL
 Scale: N.T.S.

CONSTRUCTION ROAD STABILIZATION

PLAN VIEW

SECTION A-A

NOTES:

- Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock. Stone shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction. See plans for construction road location, D and W dimensions.
- Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required. Roadway shall follow the contour of the natural terrain to the extent possible.

Project	Date	Designed	Date	Checked	Date

5 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
 Scale: N.T.S.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

PLAN VIEW

BARRIER WALL ANCHOR SECTION

SIGN DETAIL

NOTES:

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

Project	Date	Designed	Date	Checked	Date

3 CONCRETE WASHOUT DETAIL
 Scale: N.T.S.

FILTREXX® SEDIMENT CONTROL

SECTION NTS

PLAN NTS

NOTES:

- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
- FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- BETWEEN SOCK CONNECTIONS/ATTACHMENTS, ENDS SHALL BE OVERLAPPED BY 18" MIN AND STAKED IN EACH SOCK.
- SOCK SHALL BE SECURED BY CONCRETE BLOCKS WHEN LOCATED ON PAVED SURFACES.

Project	Date	Designed	Date	Checked	Date

2 SEDIMENT LOG DETAIL
 Scale: N.T.S.

STONE RIP RAP DETAIL

TOP VIEW

SIDE VIEW

4 RIPRAP DETAIL
 Scale: N.T.S.

PIPE DIAMETER (IN.) D	STONE RIP-RAP							BEDDING	
	QUALITY DESIGNATION	GRADATION NUMBER	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) B	WEIGHT RANGE (#) A	WEIGHT AVERAGE (#) B	SIZE AVERAGE (IN.) C	GRADATION NUMBER	MINIMUM THICKNESS (IN.) C
12	B	3	12"	12'	1-50	10	4.5"	N/A	N/A
15	B	3	14"	14'	1-50	10	4.5"	N/A	N/A
18	B	4	16"	16'	1-50	40	7"	1 or CA-3	6"
21	B	4	18"	18'	1-150	40	7"	1 or CA-3	6"
24	B	4	20"	20'	1-150	40	7"	1 or CA-3	6"
30	B	4	22"	22'	1-150	40	7"	1 or CA-3	6"
36	B	5	24"	24'	3-400	90	10"	1 or CA-3	8"
42	B	5	26"	26'	3-400	90	10"	1 or CA-3	8"
48	B	6	28"	28'	6-600	170	12"	2 or CA-1	10"
54	B	6	32"	32'	6-600	170	12"	2 or CA-1	10"
60	B	6	36"	36'	6-600	170	12"	2 or CA-1	10"
72	B	6	44"	44'	6-600	170	12"	2 or CA-1	10"

NOTE:

- FOR PIPE SIZE 72" AND LARGER A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
- GRADATION REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS.

4 RIPRAP DETAIL
 Scale: N.T.S.

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION

PRODUCT SELECTION AND SPECIFICATION DRAWING

IDOT Standard	Neenah Casting	East Jordan Casting	Inlet Type	Grate Size	Bag Cms (ft)	Flow Rating (cfs)	ADS PIN
1	1713, 1762, 1772, 2058, 2435, 2452	1020, 1022, 1050, 1058	Round (RC)	22.25 - 23.5	1.9	1.3	62MCDL1
2	R-3501-02, -A	7170, 7171	Roller Curb (RC)	22.25 x 18.25	1.6	0.8	62MSQIL2216
3	R3278-A, R-3501-A	7220, 7221	Curb Box (CB)	22.0 x 16.9	1.5	1.0	62MCBLT3
4	R3443-B	5150	SquareRect (SQ)	21.75 X 14.75	1.5	1.0	62MSQIL
6	R3502-A	7235	Roller Curb (RC)	22 x 22.75	2.3	1.2	62MSQIL76
8	2501, 4349-C, 4352, 4350	2830, 2876, 5527	Round (RC)	22.5 x 22.5	2.3	1.6	62MRDIL78
9	R3508-A2	7300	V-Grate	19.25 x 19.25	1.7	1.0	62MSQIL
10	R3508-A2	7281	V-Grate	28.75 x 11.4	1.5	1.1	62MSQIL
11	R3281-A	7210	Curb Box (CB)	28.75 x 17.25	2.5	1.3	62MCBLT11
12	R3503-B	7180	Roller Curb (RC)	22.5 x 22.5	2.4	1.2	62MSQIL
20	R3528-V, R3529-V	7535, 5380, 7536 (2 grs)	SquareRect (SQ)	22.5 x 22.5	2.4	1.2	62MSQIL T20
21	R3527-V	7540	Curb Box (CB)	24 x 18.25	1.8	1.1	62MCBL
23	R3525-L	7464	SquareRect (SQ)	24 x 22.25	2.7	1.3	62MSQIL T23
24	R3526-L	7467	SquareRect (SQ)	25.75 x 18.75	2.3	1.2	62MSQIL T24
31	...	7250	Roller Curb (RC)	22.75 x 22.4	2.5	1.2	62MSQIL
B	R3455C	...	SquareRect (SQ)	36 x 24	4.6	1.7	62MSQIL
G3/G4	R3501-LJ	7545	Single W/Flap	13.75 (28.2 x 22.1)	1.3	0.9	62MCBLG3
N/A	R-3501-P	7525	Roller Curb (RC)	25.7 x 19	2.4	1.2	62MSQIL3501-P
N/A	R-3501-TR	7495	Roller Curb (RC)	26 x 23.5	3.1	1.4	62LSQIL3501-TR

INSTALLATION:

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOW BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

NOTE:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
- TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGN FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
- UPON ORDERING THE ADS PIN COMBINATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 281-8655 PH (830) 355-3477 FX INFO@INLETFILTERS.COM

SCALE: C-IL-SUBMIT SHEET 1 OF 1

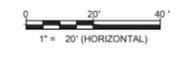
1 INLET PROTECTION DETAIL
 Scale: N.T.S.



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UTILITY CROSSINGS	
1	12" ST BIP = 743.5 EX. 8" SAN TIP = 742.3±
2	12" ST BIP = 746.2 EX. 4" WM TIP = 740.8±



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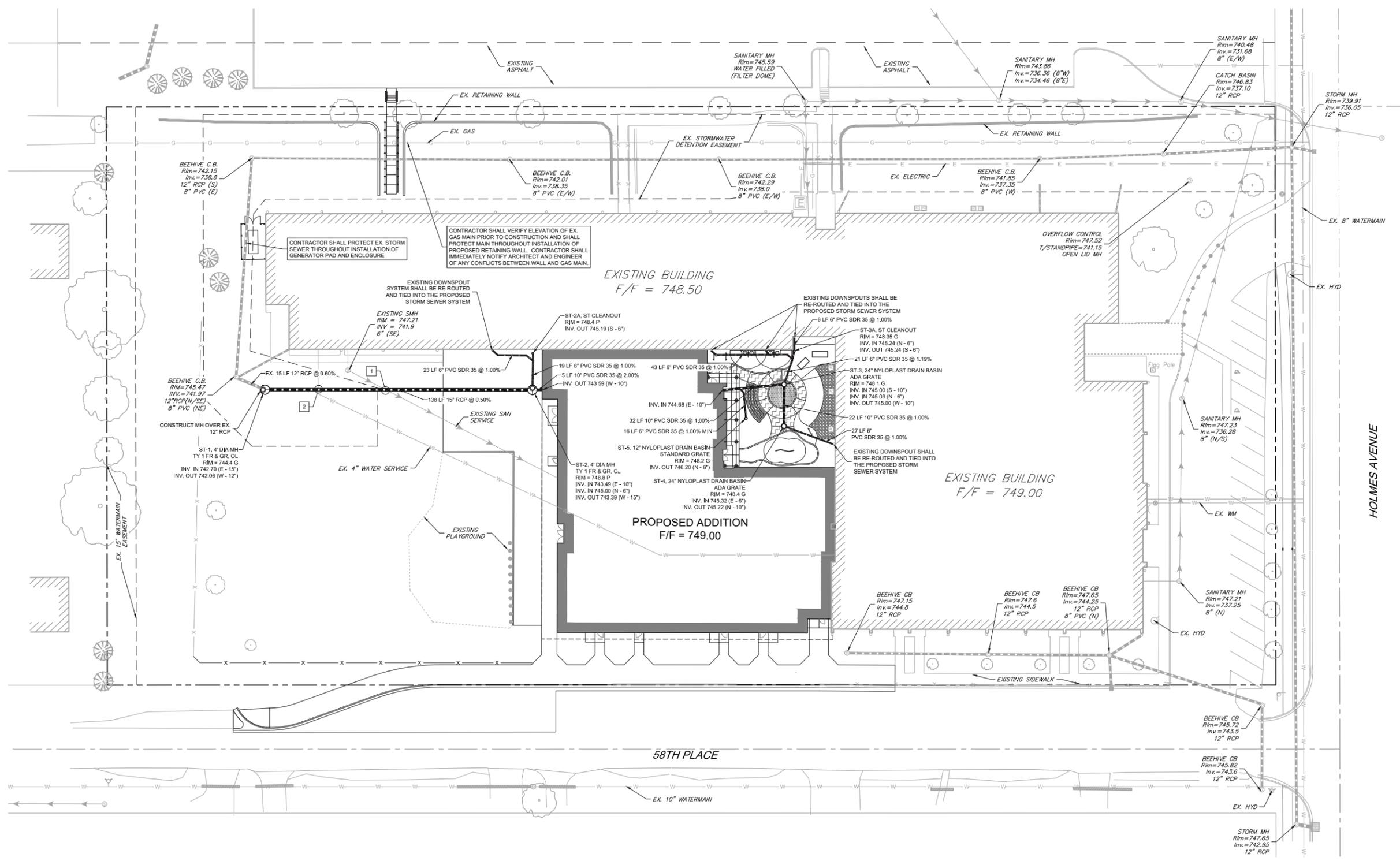
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Sheet Title
SITE UTILITY PLAN

Sheet Number



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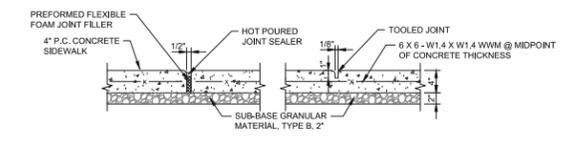
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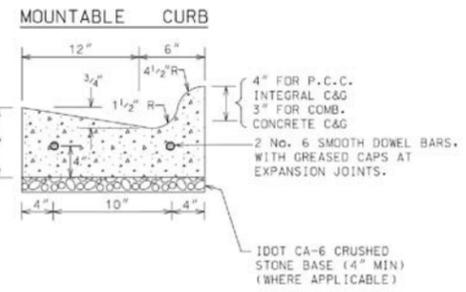
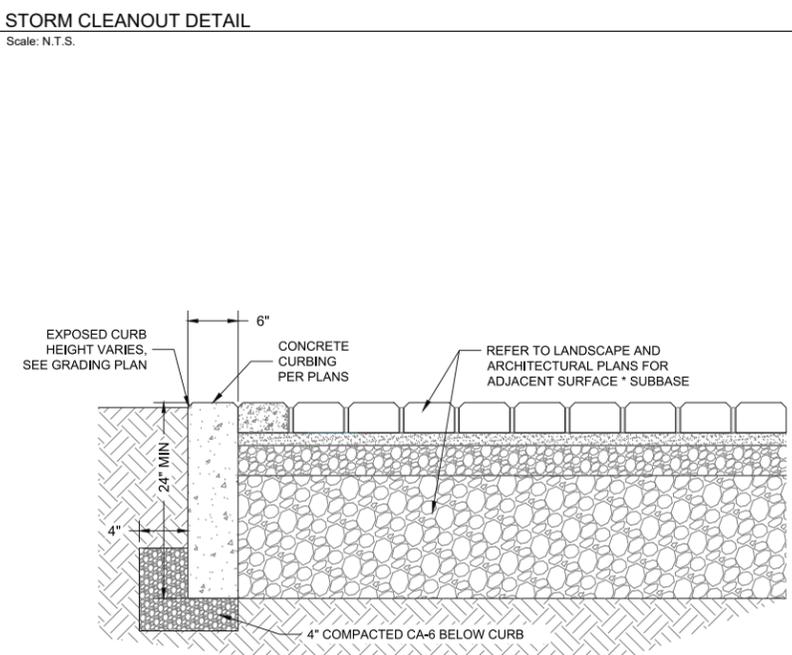
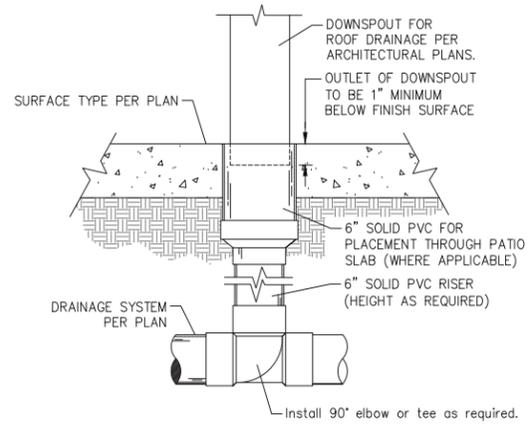
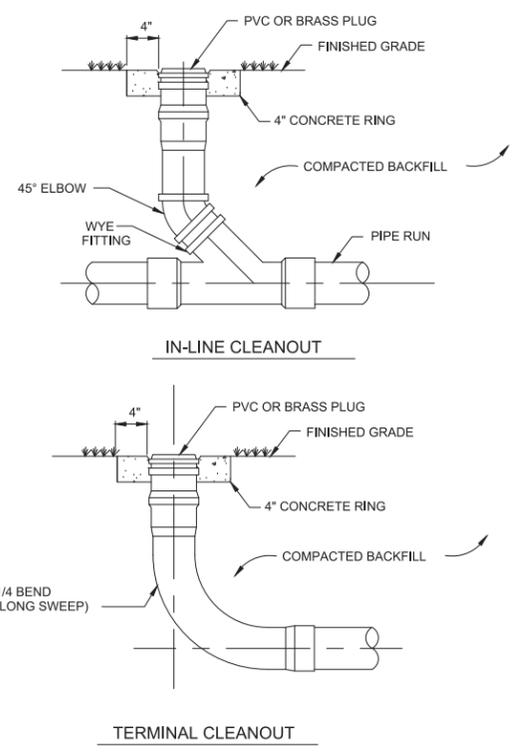
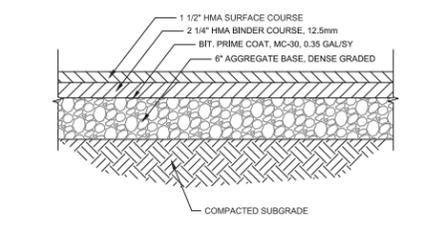
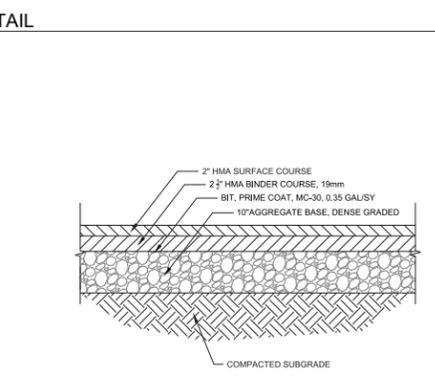
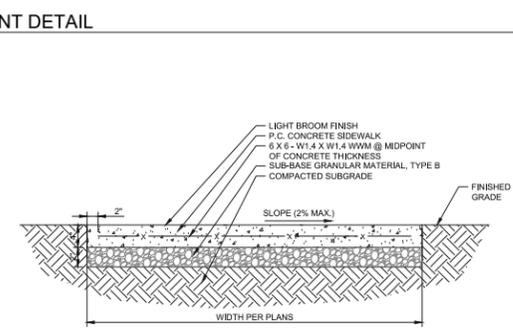
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**CONSTRUCTION
 DETAILS**

Sheet Number

C4.0



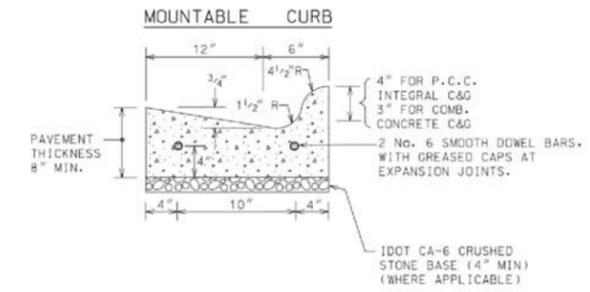
- EXPANSION JOINT** **CONTRACTION JOINT**
1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
 2. PROVIDE CONTRACTION JOINTS AT 9' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.



8 DOWNSPOUT DETAIL
 Scale: N.T.S.

6 STORM CLEANOUT DETAIL
 Scale: N.T.S.

3 SIDEWALK DETAIL
 Scale: N.T.S.



- NOTES:**
- 1.) 1/2" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS. PROVIDE 2-3/4" STEEL DOWEL BARS AT EXPANSION JOINTS.
 - 2.) EXPANSION JOINTS SHALL BE INSTALLED ON EACH SIDE, A DISTANCE OF 2 FEET FROM A STRUCTURE THAT FALLS WITHIN THE CURB AND GUTTER.
 - 3.) CONSTRUCTION JOINTS SHALL BE SAWED TO A MINIMUM DEPTH OF 2 INCHES AND PLACED AT 10 FOOT INTERVALS. SAW CUTS SHALL BE SAWED NO SOONER THAN 6 HOURS AND NO LATER THAN 24 HOURS AFTER PLACEMENT OF CONCRETE.
 - 4.) CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (IDOT), MOST RECENT EDITION UNLESS NOTED OR DEPICTED HEREIN.
 - 5.) A PROTECTIVE COAT SHALL BE APPLIED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

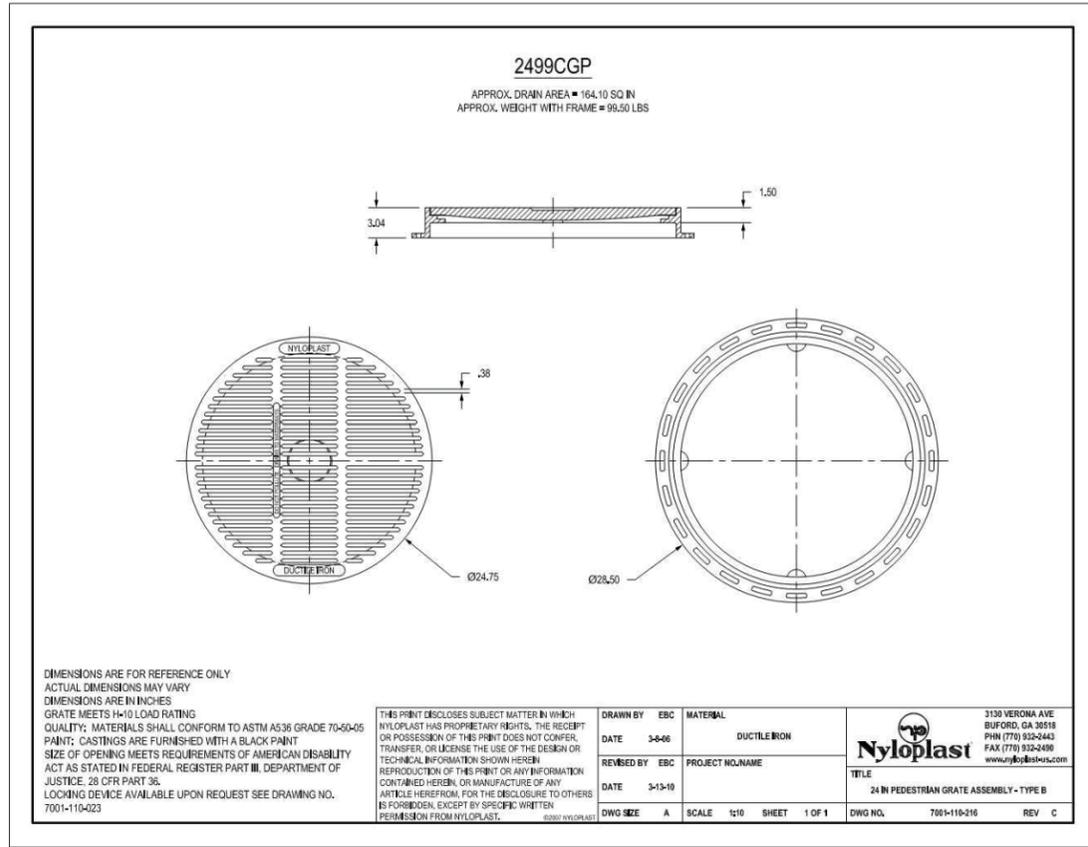
2 HEAVY DUTY ASPHALT DETAIL
 Scale: N.T.S.

1 STANDARD DUTY PAVEMENT
 Scale: N.T.S.

7 M 3.12 & GUTTER DETAIL
 Scale: N.T.S.

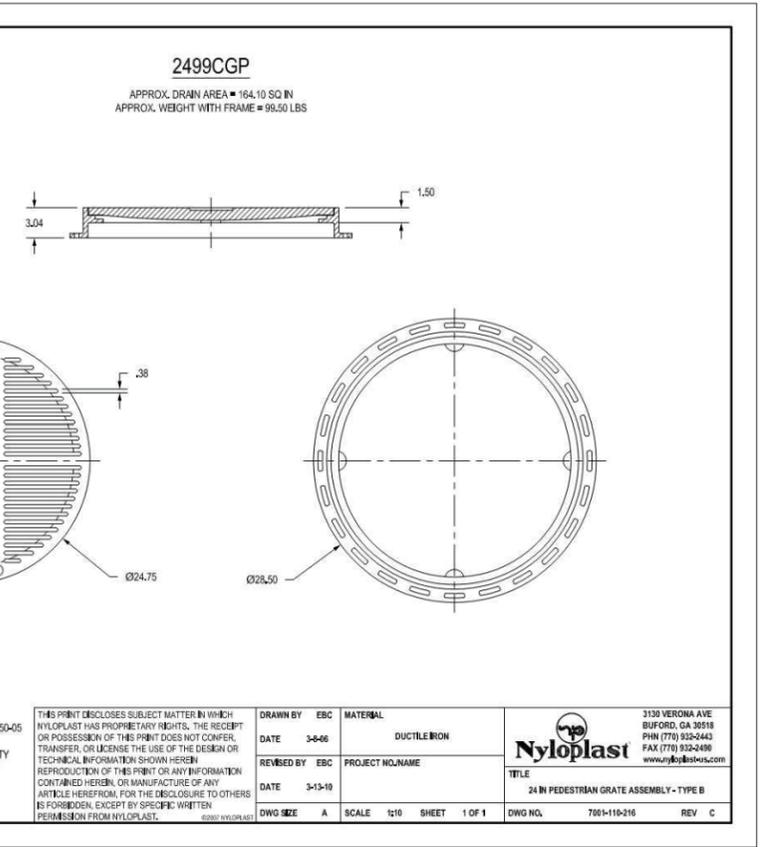
5 PLAYGROUND CONCRETE CURB DETAIL
 Scale: N.T.S.

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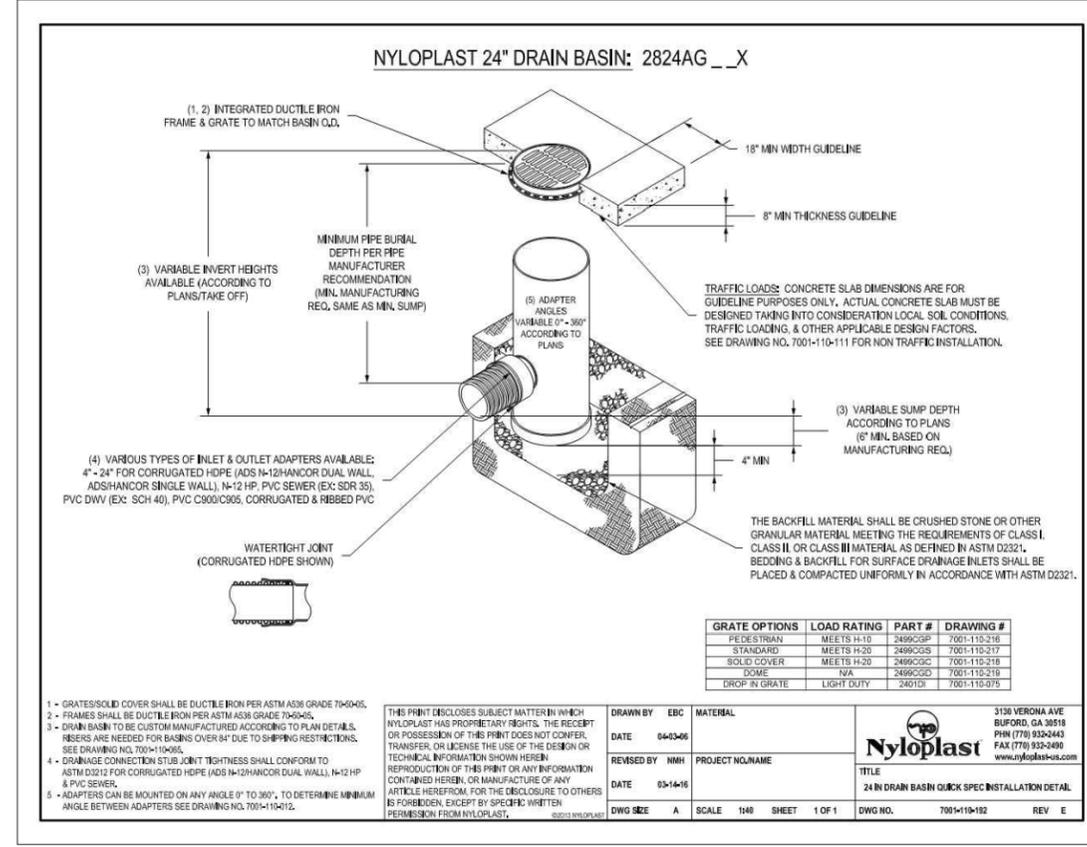


4 NYLOPLAST ADA GRATE DETAIL
Scale: N.T.S.

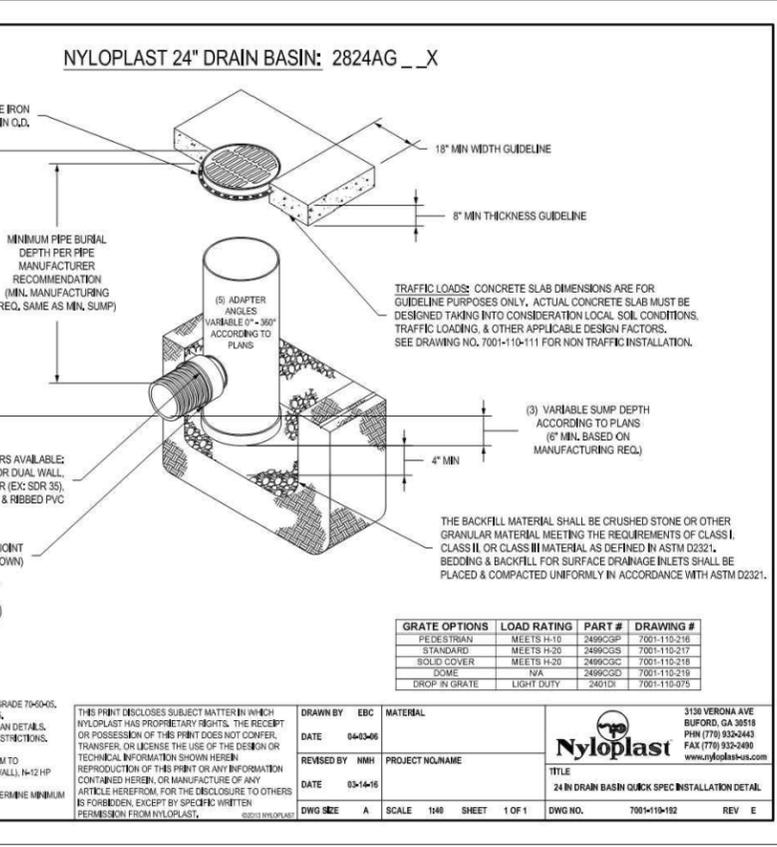
3 TRENCH BACKFILL DETAIL
Scale: N.T.S.



2 NYLOPLAST DRAIN BASIN DETAIL
Scale: N.T.S.



1 STORM MANHOLE DETAIL
Scale: N.T.S.



1 STORM MANHOLE DETAIL
Scale: N.T.S.



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DETAILS

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PLANT LIST		
KEY	SHADE TREE	QTY.
Q18	QUERCUS TRICANTHOS (BURR OAK) 50' HIG. 10" DBH. 1"	1
KEY	ORNAMENTALS	QTY.
QCC	PRUNUS CALLERIANA 'CHANTRELLE' (CHANTRELLE PEACH) 7'	7

NOTE:

- ALL INDIVIDUAL TREE, SHRUB, AND GROUND COVER PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 2" - 3" FINELY SHREDED HARDWOOD BARK.
- ALL EXISTING LAWN AREAS DISTURBED DURING CONSTRUCTION NOT INDICATED TO HAVE SOIL SHALL BE RESTORED WITH TOP SOIL, FINI GRADE AND SEEDS AND COVERED WITH EROSION PROTECTION BANKS.



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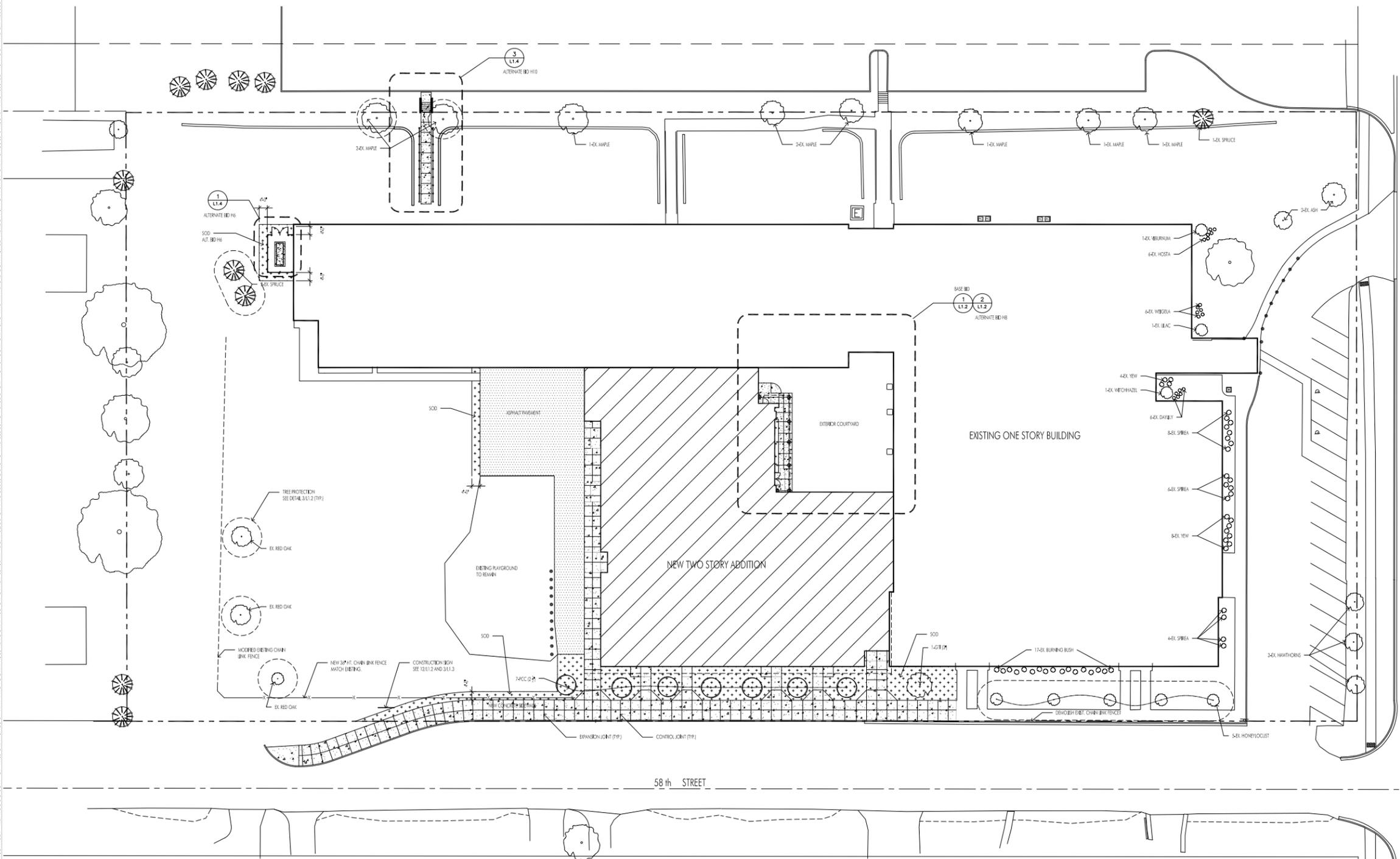
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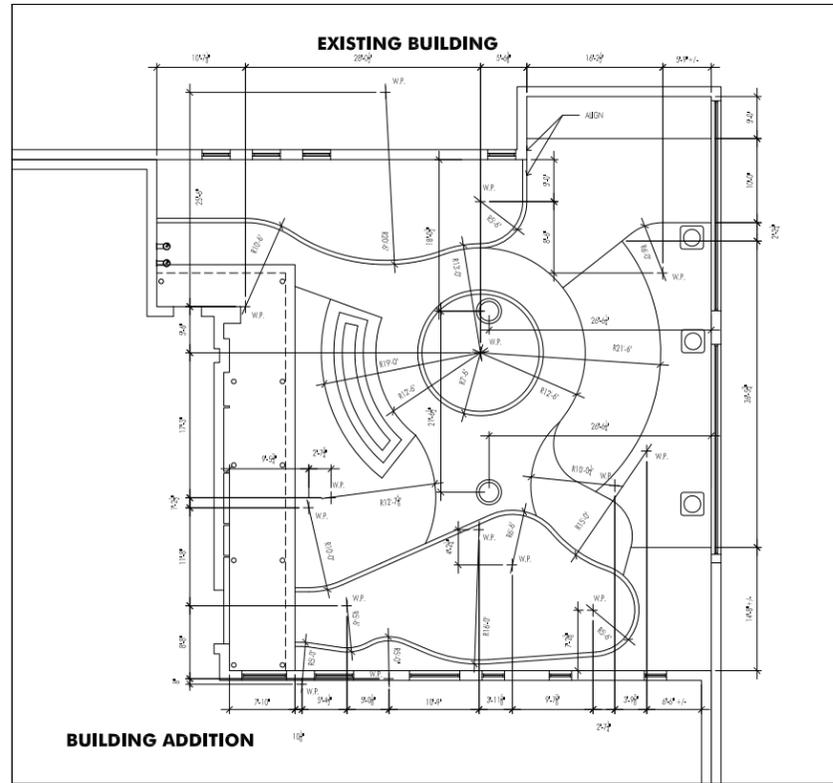
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Sheet Title:
HOLMES SCHOOL SITE PLAN
Sheet Number

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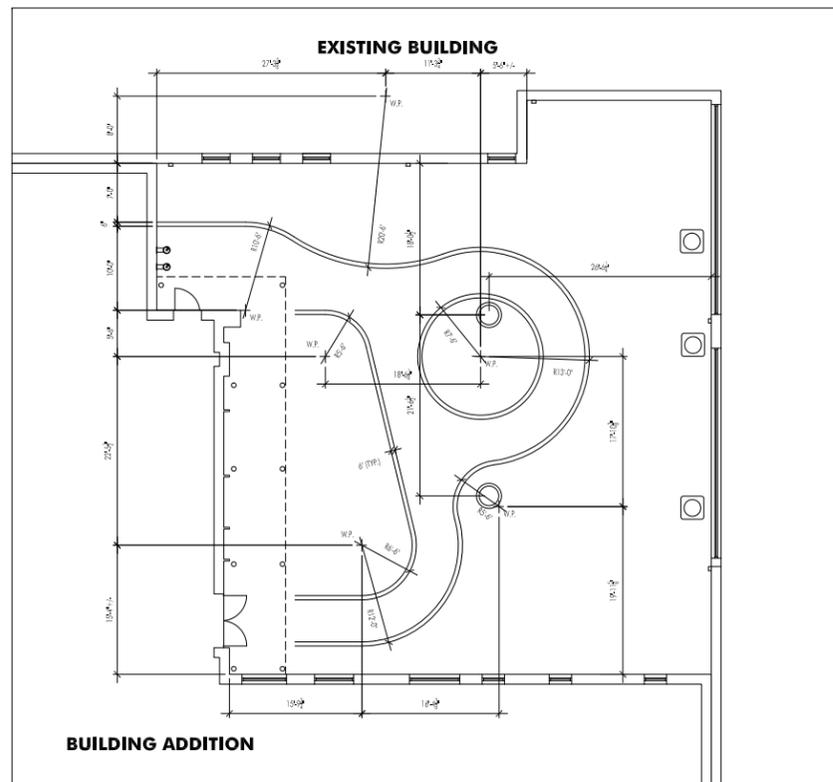


1 COMPOSITE LANDSCAPE PLAN
SCALE: 1" = 20'-0"
PLAN

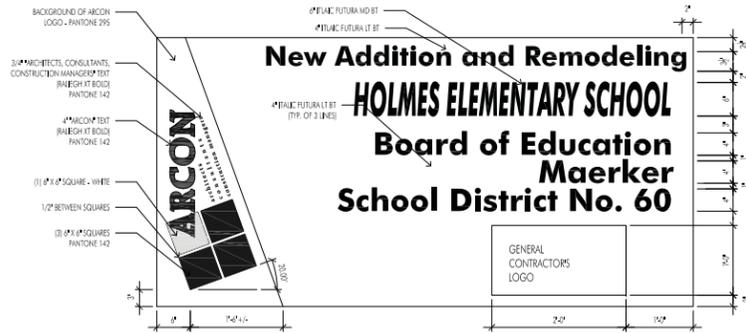
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1 BASE BID ENLARGED PLAYGROUND LAYOUT PLAN
SCALE: 1/8" = 1'-0"



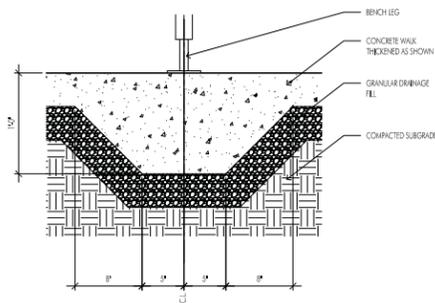
2 ALTERNATE BID H8 ENLARGED PLAYGROUND LAYOUT PLAN
SCALE: 1/8" = 1'-0"



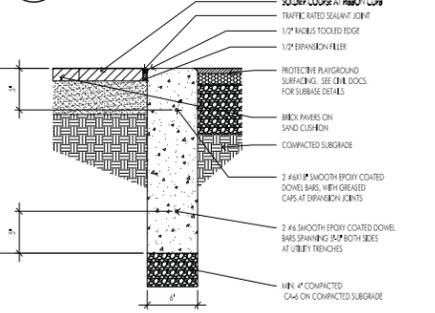
NOTES:

- 3/4" ARCHITECTS, CONSULTANTS, CONSTRUCTION MANAGER TEXT (INSET AT BOTTOM)
- ARCON LOGO (TOP OF SIGN)
- 1/2" SQUARE - WHITE
- 1/2" BETWEEN SQUARES
- 3/4" SQUARES (PANTONE 142)
- ARCON LOGO (TOP OF SIGN)
- 1/2" SQUARE - WHITE
- 1/2" BETWEEN SQUARES
- 3/4" SQUARES (PANTONE 142)

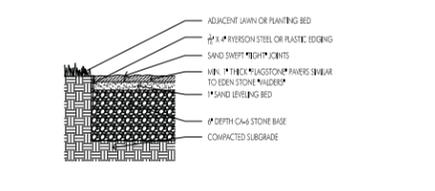
3 CONSTRUCTION SIGN DETAIL
SCALE: 1/8" = 1'-0"



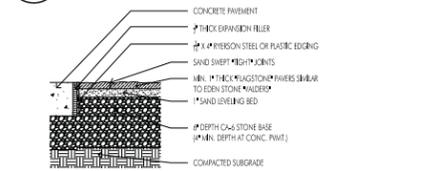
4 BENCH FNDN. DETAIL
SCALE: 1-1/2" = 1'-0"



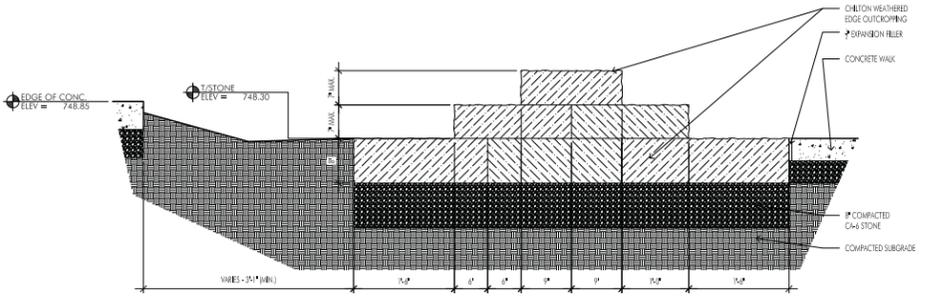
5 BARRIER CURB DETAIL
SCALE: 1-1/2" = 1'-0"



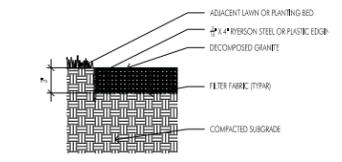
6 FLAGSTONE PAVEMENT DETAIL
SCALE: 1-1/2" = 1'-0"



7 FLAGSTONE PAVEMENT DETAIL
SCALE: 1-1/2" = 1'-0"



8 STONE TERRACE SECTION
SCALE: 1" = 1'-0"



9 DECOMPOSED GRANITE DETAIL
SCALE: 1-1/2" = 1'-0"

- DEEP TOOKED CONSTRUCTION JOINT SHALL BE PLACED @ 12' INTERVALS.
- EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS AND AT ENDS OF RAIL, HIGH POINTS, UTILITY STRUCTURES, AND CURB RETURNS.



ADDITIONS AND REMODELING
at
HOLMES SCHOOL
5800 Holmes Ave.
Clarendon Hills, IL
60514

for the
BOARD OF EDUCATION
Maerker SD 60
1 S. Cass, Suite 202
Westmont, IL 60559

BID SET

REVISIONS		
No.	Date	By

Project Number:
18024

Issue Date:
August 7, 2018

Drawn by:
BCJ

Sheet Title:
ENLARGED PLANS, DETAILS

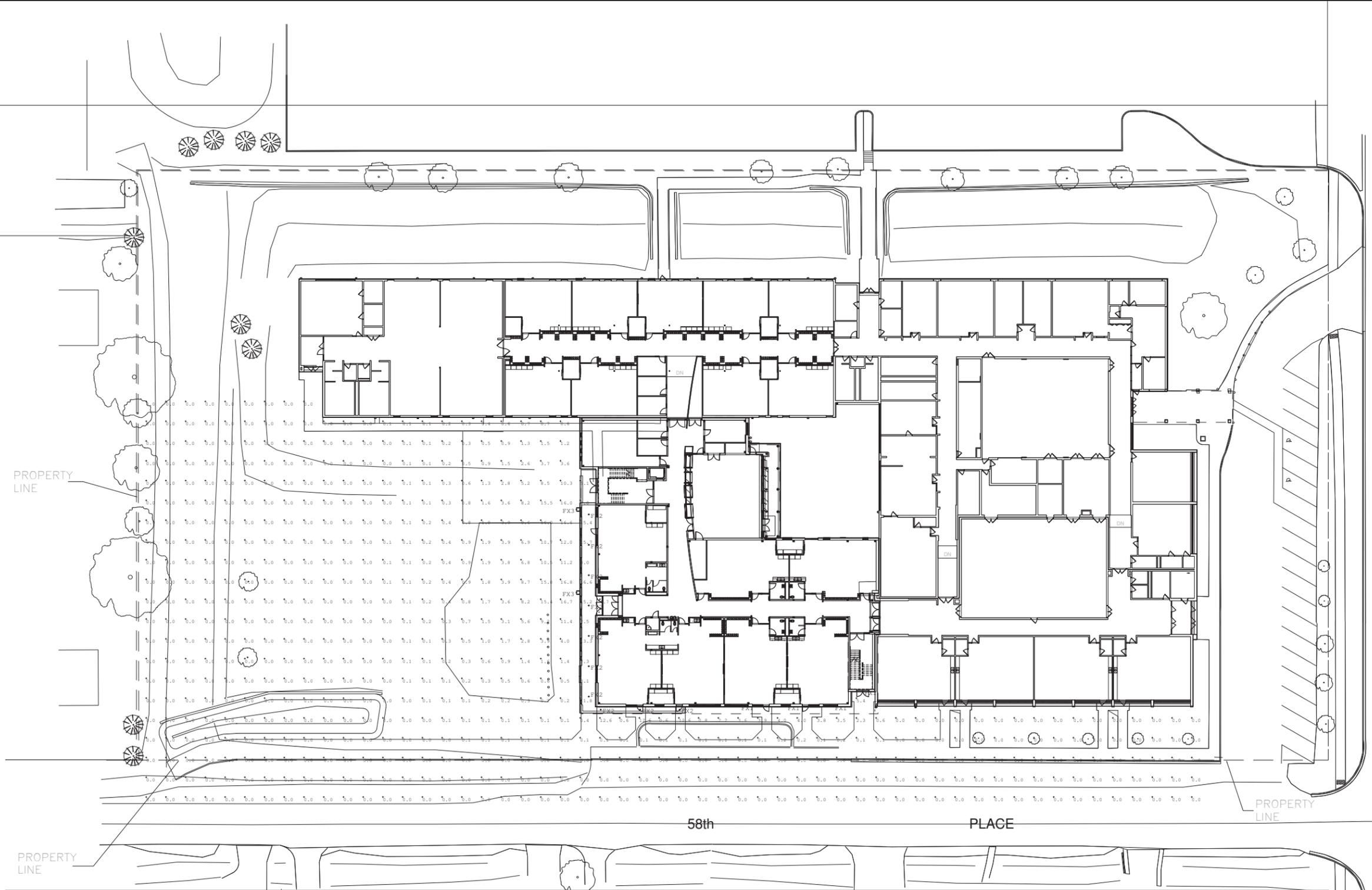
Sheet Number

L1.3

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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.93	16.8	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag
⌋	4	CY1-15-4K7-1-2-R	SINGLE	N.A.	0.910	CY1-15-4K7-1-2-R	FX1
⊙	10	LC6SL_6LCSL18L35K8	SINGLE	N.A.	0.910	LC6SL 6LCSL18L35K8	FX2
⊠	2	ARWX25D4-4K60	SINGLE	N.A.	0.910	ARWX25D4-4K60	FX3



ADDITIONS & REMODELING
 at
HOLMES ELEMENTARY SCHOOL
 5800 Holmes Avenue
 Clarendon Hills
 Illinois 60514

for the
Maerker School
 District 60
 1 S. Cass Avenue Suite 202
 Westmont
 Illinois 60559

**PROGRESS SET -
 NOT FOR CONSTRUCTION**

REVISIONS		
No.	Date	By

Project Number:
18024
 Issue Date:
June 19, 2018
 Drawn by:
 Author:
 Sheet Title
SITE PLAN PHOTOMETRICS
 Sheet Number

E0.2SP

1 SITE PLAN PHOTOMETRIC
 1" = 20'-0"

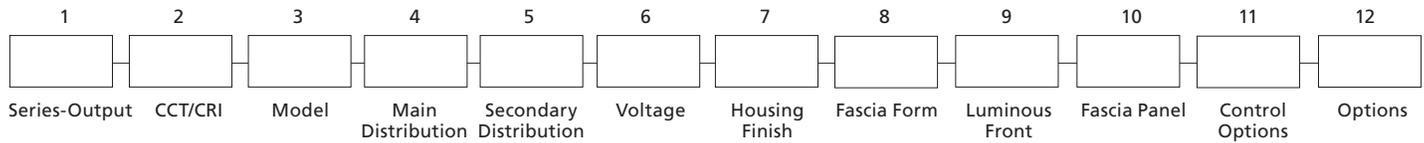
FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- IES Type I, II, III & IV Distributions
- Wall Graze, Spot and Pencil Distributions
- Multiple Fascia Options and Finishes
- 0-10V dimming
- IP-66 Housing & Optical System
- 120-277V
- 3000K, 4000K & 5000K CCT
- 10kA Surge Protection
- Fascia Forms F, E and T are ADA compliant for use in low mounting height applications (80 inches or less)
- IDA approved, downlight only, 3000K and warmer CCTs



Downlight only, 3000K and warmer CCTs

ORDERING CODE



SERIES-OUTPUT (Base)

CY1-15	15w, 1500 nominal lumens
CY1-25	25w, 2500 nominal lumens

CCT-CRI

2K8	2700K, 80CRI
3K7	3000K, 70CRI
3K8	3000K, 80CRI
4K7	4000K, 70CRI
4K8	4000K, 80CRI
5K7	5000K, 70CRI

MODEL (Light Engine)

1	DownLight Only
2	50/50 Down/Up, Down/Up distributions must match
3	90/10 Down/Up
4	25/25/25/25 Split, Down/Up/Side distributions must match
5	70/10/10/10 Split, Top/Side distributions must match

Contact factory for custom distributions, See Distribution Matrix on page 2 for restrictions.

MAIN DISTRIBUTION (Down)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

SECONDARY DISTRIBUTION (Up, Sides)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
PB*	Pencil Beam
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

* PB distribution is available for 90/10 and 70/10/10/10 models only. Not all combinations are recommended. See Distribution Matrix on page 2 for restrictions.

VOLTAGE

UNV	120-277V
-----	----------

BASE HOUSING FINISH

Standard Colors

AGN	Antique Green
BL	Black
BLT	Matte Black
CRT	Corten
DB	Dark Bronze
DGN	Dark Green
GT	Graphite
LG	Light Grey
MAL	Matte Aluminum
MDB	Metallic Bronze
MG	Medium Grey
TT	Titanium
VBU	Verde Blue
WDB	Weathered Bronze
WH	Arctic White

Premium Colors

SFM	Seafoam
SHK	Shamrock
SPP	Salt and Pepper
WCP	Weathered Copper
RAL	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide color chip for matching

FASCIA FORM

F	Flat
R	Radius/Curved
T	Triangle/Wedge
E	Rounded Edge
C	Circle/Curved
CB	Cylinder Balanced
CT	Cylinder Tall
CBM	Custom Building Material Mount Ghost Fascia

LUMINOUS FRONT

BLANK	Standard None
RGBW	RGBW Luminous Front
LFSW	Static White Luminous Front

RGBW and LFSW luminous fronts are only available with open, four square and perforated fascia panels

FASCIA PANEL

FPP	Full Panel Painted
FPS	Full Panel Stainless Steel
FPC	Full Panel Copper
OPP	Open Panel Painted
OPS	Open Panel Stainless Steel
OPC	Open Panel Copper
4PP	4-Square Panel Painted
4PS	4-Square Panel Stainless Steel
4PC	4-Square Panel Copper
PPP	Perforated Panel Painted
PPS	Perforated Panel Stainless Steel
PPC	Perforated Panel Copper

Flat and Radius Fascia forms only. Painted panels by default match base housing finish/color. Consult factory for custom panel finishes.

CONTROL OPTIONS

PCU	Universal Button Photocell (120-277V)
-----	---------------------------------------

OPTIONS

EM	Battery Backup Unit -20°C
SF	Single Fuse (120, 277)
DF	Double Fuse (208, 240)

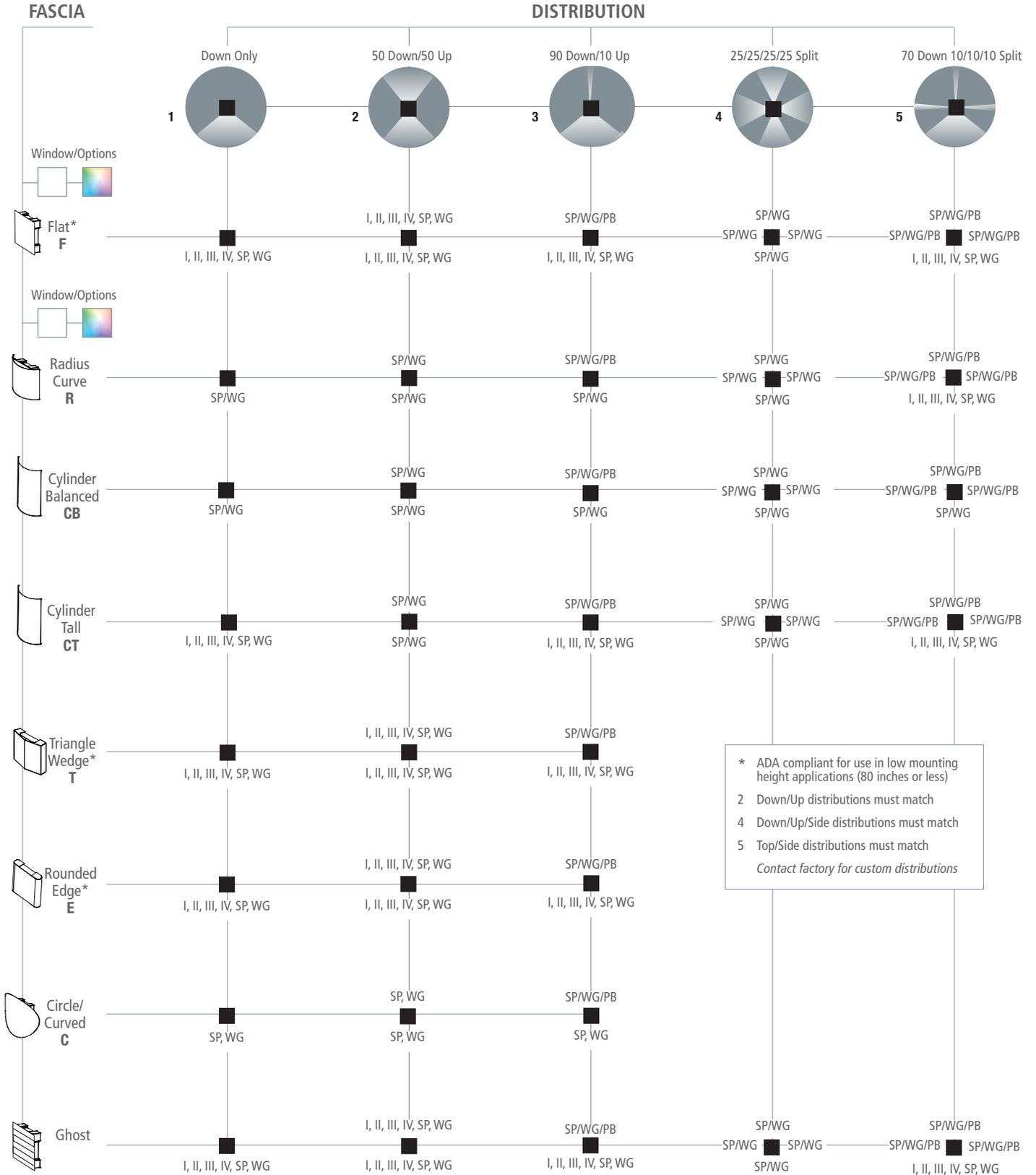
Battery Backup not available with Triangle and Rounded Edge Fascia Forms.



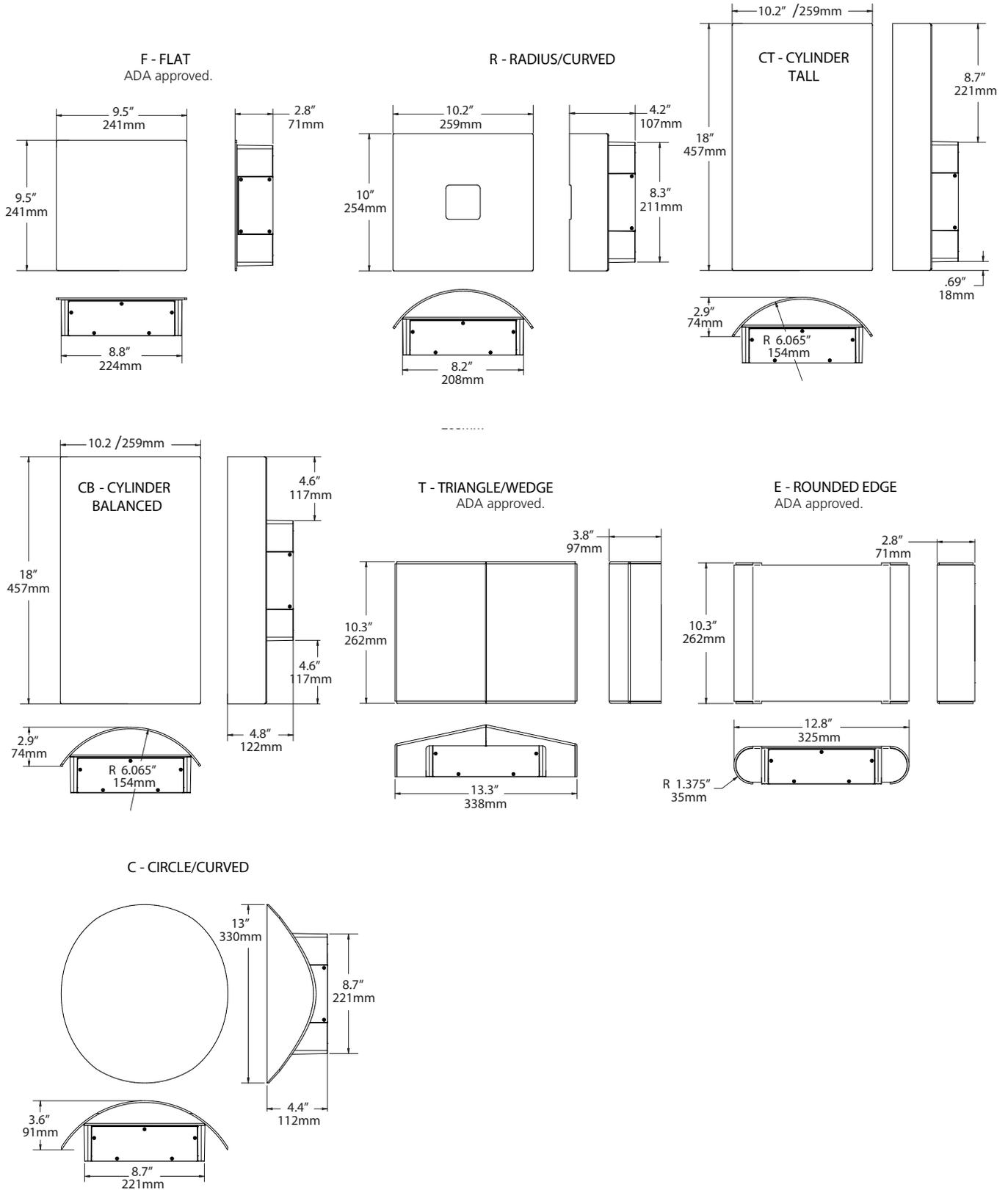
ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
Copyright © 2017 | February 14, 2018 10:23 AM

JOB	_____
TYPE	_____
NOTES	_____

Distribution Matrix



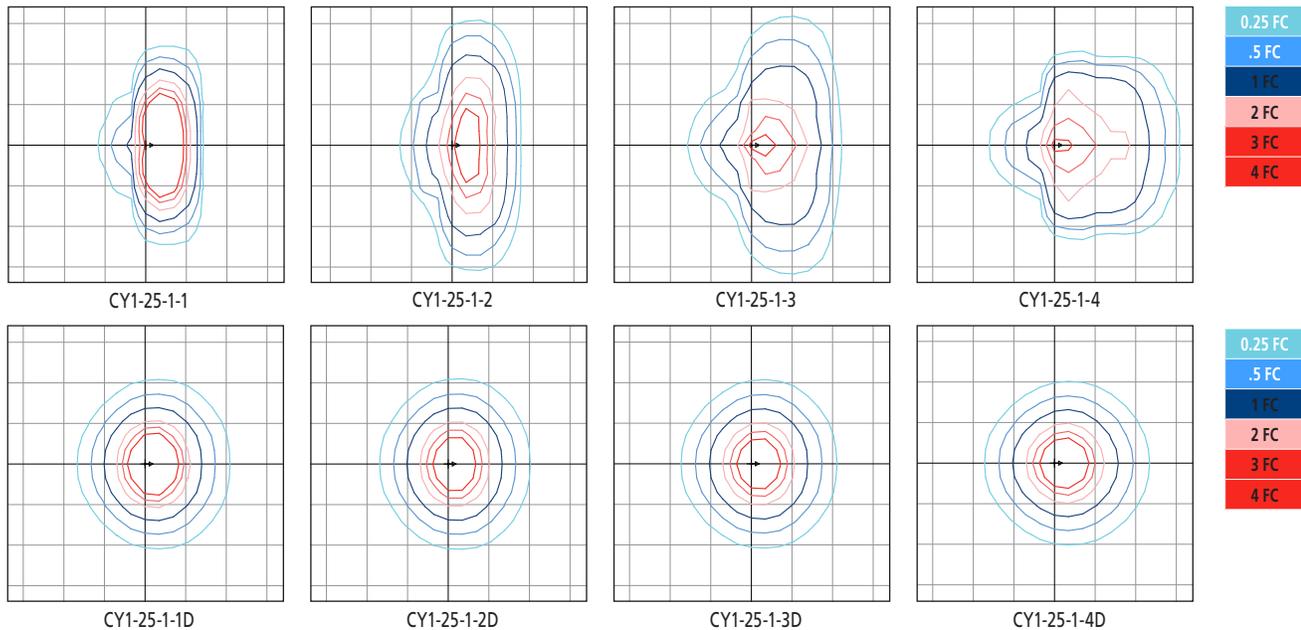
Drawings



LUMINAIRE PERFORMANCE

Downlight only			Configuration														
Nominal Output (Lm)	Average System Wattage	Distribution	Bright White (5000K)			Neutral White (4000K)			Warm White (3000K)								
			Delivered Lumens	Efficacy (Lm/W)	BUG Rating	Delivered Lumens	Efficacy (Lm/W)	BUG Rating	Delivered Lumens	Efficacy (Lm/W)	BUG Rating						
			5000K 70 CRI			4000K 70 CRI			3000K 70 CRI								
			B	U	G	B	U	G	B	U	G						
1,500	17	Type 1	1923	113	0	0	0	1928	113	0	0	0	1825	107	0	0	0
		Type 2	1726	102	0	0	0	1730	102	0	0	0	1638	96	0	0	0
		Type 3	1750	100	0	0	1	1755	103	0	0	1	1661	98	0	0	1
		Type 4	1757	103	0	0	0	1762	104	0	0	0	1668	98	0	0	0
		Wall Graze	1971	114	1	0	0	1976	116	1	0	0	1871	110	1	0	0
		Spot/Column	1792	103	2	0	0	1797	106	2	0	0	1701	100	2	0	0
		Type 1 Diffused	1629	96	1	0	0	1634	96	1	0	0	1547	91	1	0	0
		Type 2 Diffused	1573	93	1	0	1	1577	93	1	0	0	1493	88	1	0	0
		Type 3 Diffused	1425	84	1	0	0	1429	84	1	0	0	1353	80	1	0	0
Type 4 Diffused	1602	94	1	0	1	1607	95	1	0	0	1521	89	1	0	0		
2,500	26	Type 1	2517	96	0	0	0	2524	97	0	0	0	2390	92	0	0	0
		Type 2	2233	85	1	0	1	2239	86	1	0	1	2120	82	1	0	1
		Type 3	2229	85	1	0	1	2236	85	1	0	1	2117	80	1	0	1
		Type 4	2319	88	1	0	1	2325	89	1	0	1	2201	85	1	0	1
		Wall Graze	2744	104	2	0	0	2752	106	2	0	0	2605	100	2	0	0
		Spot/Column	2471	94	2	0	0	2478	95	2	0	0	2346	90	2	0	0
		Type 1 Diffused	2344	89	1	0	1	2350	90	1	0	1	2225	86	1	0	1
		Type 2 Diffused	2062	79	1	0	1	2068	80	1	0	1	1958	75	1	0	1
		Type 3 Diffused	2050	78	1	0	1	2056	79	1	0	1	1946	75	1	0	1
		Type 4 Diffused	2123	80	1	0	1	2129	82	1	0	1	2016	78	1	0	1

ISOLINE TEMPLATES 10' Mounting Height, 10' Grid Spacing



ELECTRICAL CHARACTERISTICS

Lumen Package	System Wattage (W)	Line Voltage		Input				Min. Power Factor	Max THD (%)	Dimming Range	Source/Sink Current (mA)		Absolute voltage range on 0-10v (+) Purple	
		VAC	Hz	120	277	347	480				Min.	Max.	Min.	Max.
1,500	17	120	50/60	0.1	0.1	0.0	0.0	>0.9	20	10% to 100%	0 mA	1 mA	0V	10V
2,500	26			0.2	0.1	0.1	0.1							

TM-21 LIFETIME CALCULATION (500mA)

Lumen Package	Ambient Environment °C	Projected Lumen Maintenance (Khrs)					Reported L70
		15	25	50	60 (TM-21)	100	
2,500	25	98%	97%	94%	92%	87%	>60Khrs.
	40	95%	93%	89%	87%	80%	



JOB	_____
TYPE	_____
NOTES	_____

SPECIFICATIONS

HOUSING

- Main housing shroud shall be fabricated 5052-H32 aluminum alloy
- Housing mounting interface shall have a stamped silicone gasket.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Bracketry and hardware shall be stainless steel.

OPTICAL ARRAY

- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- Optical lenses shall be clear injection molded PMMA acrylic.
- Optical array shall be recessed in order to shield each LED optic across the length of the aperture.
- Optical array shall be sealed for IP66 rating.
- Secondary lens is impact resistant 5/32" tempered glass.

ELECTRICAL

- Drivers shall be in direct contact with the die-cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer.
- "Thermal Shield", primary side, thermister provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be wired in series.
- Drivers shall be U.L. recognized.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for -20°C ambient environments.

SPECIFICATIONS

- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Luminaires not configured with a control system shall be provided with 0-10 purple and gray dimming leads.



CONTROLS

- Button photocontrol for dusk to dawn energy savings
- PC12 for 120V, PC20 for 208V, PC24 for 240V, PC27 for 277V
- Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others.

BLUETOOTH®

- RGBW option includes integral Bluetooth module, built into driver, that permits the adjustment of luminous front color when paired with Hubbell Remote App via cellular/tablet device.
- Bluetooth Low Energy (BLE) or Bluetooth Smart compatible for both iOS (iOS8 and forward) and Android (Gingerbread and forward) handheld software applications. Compatible with phones and tablets.
- Free Bluetooth Apps are available for Apple iOS and Google Android mobile devices and are downloadable via the internet at Apple App Store or Google Play.

MOUNTING AND INSTALLATION

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates.
- Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring.

SERVICING

- Housing shall be able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the housing shall be able to be removed for service by lifting the assembly up off the rear mounting plate and disconnecting the wiring plugs.
- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.
- IP66 rated assembly
- IDA approved, 3000K and warmer CCTs only.
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org.
- ANSI C136.31-2010 4G Vibration tested and compliant.
- Complies with "Americans with Disabilities Act" or "ADA" on select versions for low mounting height applications (fixtures extend maximum of 4 inches from wall for mounting heights of 80 inches or less).

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:
[Five year limited warranty \(for more information visit: http://www.hubbellighting.com/resources/warranty/\)](http://www.hubbellighting.com/resources/warranty/)

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JOB	_____
TYPE	_____
NOTES	_____



6" LED Downlight LC6SL

1000/1400/1800 Lumens
120V-277V, 347V
0-10V Dimming Option

APPLICATIONS:

LiteFrame Commercial LC6SL is a 6" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35°C (10L), 28°C (14L), 25°C (18L). Free Air Flow around the fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FIREHAT" or insulation barriers.

HOUSING:

One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

REFLECTOR:

High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

LED LIGHT ENGINE:

The LC6SL uses mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% lumen maintenance). The reflector/light engine assembly is mechanically retained to the housing.

LED DRIVER:

The LC6SL utilizes a constant current LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing skus and simplified specification. The driver is UL8750, Class II compliant and universal 120V-277V.

DIMMING:

0-10V dimming options are available (DM/DM1), providing flicker-free dimming at 10% and 1% respectively. See list of compatible dimmers on page (4). For the sizing of the control circuit, the dimming circuit may require up to 2mA of sink current.

INSTALLATION:

Light commercial bar hangers included (not with WWCP option). Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Wall wash orientation may be field adjusted in 90° increments to housing.

CERTIFICATIONS:

CSA certified to US and Canadian safety standards. Suitable for wet locations (EM, EMR and WW damp location). ENERGY STAR qualified.

WARRANTY:

5 year warranty. See www.prescolite.com for details.

DATE: _____ TYPE: _____

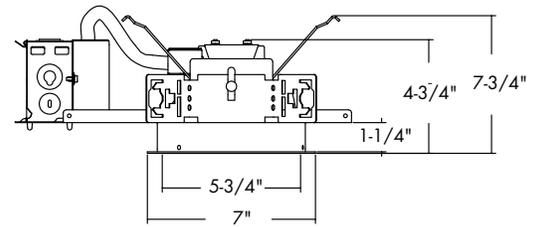
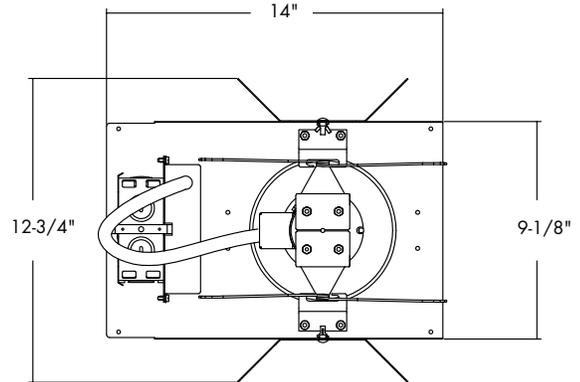
FIRM NAME: _____

PROJECT: _____

LiteFrame®



Ceiling Cutout: 6 1/4"
Maximum Ceiling Thickness 1 1/4"
For conversion to millimeters,
multiply inches by 25.4
Not to Scale



LC6SL 10L & 14L

- *See page 4 for LC6SL 18L line art
- *See page 4 for LC6SLEM line art
- *See page 4 for LC6SLCP line art
- *See page 4 for LC6SL WWCP line art

Order housing, reflector, and accessories separately

CATALOG NUMBER:

EXAMPLE: LC6SLDM-6LCSL14L35K9WT

HOUSING	DRIVER OPTIONS	VOLTAGE	HOUSING OPTIONS	TRIM APERTURE	OUTPUT	KELVIN	CRI	REF. FINISH/COLOR OPTION	REFLECTOR OPTIONS	ACCESSORIES
<input type="checkbox"/> LC6SL Standard Lumen Non Dimming 120V-277V	<input type="checkbox"/> DM 0-10V Dimming	<input type="checkbox"/> 347^{3,7,10} 347V	<input type="checkbox"/> EM^{2,4,8} Integral Battery Pack	<input type="checkbox"/> 6LCSL Standard Lumen Clear Alzak Reflector	<input type="checkbox"/> 10L 1000 Lumen	<input type="checkbox"/> 27K 2700 Kelvin	<input type="checkbox"/> 8 80+ CRI	<input type="checkbox"/> WH Painted Matte White Reflector and Flange	<input type="checkbox"/> WT Painted White Flange Only	<input type="checkbox"/> B24 Set of two(2) 24" bar hangers for T-bar ceilings
<input type="checkbox"/> DM1 0-10V 1% Dimming	<input type="checkbox"/> EMR⁴ Remote Battery Pack		<input type="checkbox"/> EMR⁴ Remote Battery Pack	<input type="checkbox"/> 14L 1400 Lumen	<input type="checkbox"/> 14L 1400 Lumen	<input type="checkbox"/> 30K 3000 Kelvin	<input type="checkbox"/> 9 90+ CRI		<input type="checkbox"/> WF Wide Flange	<input type="checkbox"/> B6 Set of two (2) bar hangers for ceiling joist up to 24" centers
			<input type="checkbox"/> CP^{3,6,8} Chicago Plenum	<input type="checkbox"/> 18L 1800 Lumen	<input type="checkbox"/> 18L 1800 Lumen	<input type="checkbox"/> 35K 3500 Kelvin			<input type="checkbox"/> WW^{4,5,7} Wall Wash	<input type="checkbox"/> SCA6D Sloped ceiling adapter (see note on page 4)
			<input type="checkbox"/> WWCP^{3,9} Wall Wash Chicago Plenum Housing			<input type="checkbox"/> 40K 4000 Kelvin			<input type="checkbox"/> EM^{2,4,8} Integral Battery Pack	<input type="checkbox"/> LiteGear¹ Inverter, single phase central lighting, 125VA-250VA
						<input type="checkbox"/> 50K 5000 Kelvin			<input type="checkbox"/> CP^{3,6} Chicago Plenum	<input type="checkbox"/> LPS Series¹ LitePower micro-inverter, 20VA-55VA

¹ See Central Inverter compatibility note and web links on page 4.

² EM must be selected on both the housing and the trim.

³ Not compatible with EM or EMR

⁴ Damp location only

⁵ Compatible with EMR only

⁶ CP must be selected on both the housing and the trim

⁷ Not compatible with CP

⁸ Not available with WW option

⁹ WW must be selected on trim

¹⁰ Not compatible with WWCP



In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: www.prescolite.com • Tech Support: (888) 777-4832

LF-LED-041

PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

DRIVER DATA	6LCSL10Lxxx	6LCSL14Lxxx	6LCSL18Lxxx
Input Voltage	120-277V	120-277V	120-277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.111 (120v) 0.048 (277v)	0.148 (120v) 0.064 (277v)	0.185 (120v) 0.080 (277v)
Input Power	13.4W	17.8W	22.2W
Constant Current Output	700mA	700mA	700mA
Power Factor	≥0.90	≥0.90	≥0.90
THD	<25%	<20%	<20%
EMI Filtering	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A
Operating Temperature	-30°C to +35°C	-30°C to +28°C	-30°C to +25°C
Dimming	0-10V	0-10V	0-10V

Over-voltage, over-current, short-circuit protected

When operating in EM mode, the fixture will deliver approximately 30% of the published full lumen output.

Lumen Multiplier Table

Photometrics for the LC6SL are published below at a nominal 3500 Kelvin temperature. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

5000 Kelvin	1.09
4000 Kelvin	1.00
3500 Kelvin	1.00
3000 Kelvin	0.99
2700 Kelvin	0.96

LC6SL 6LCSL18L35K8

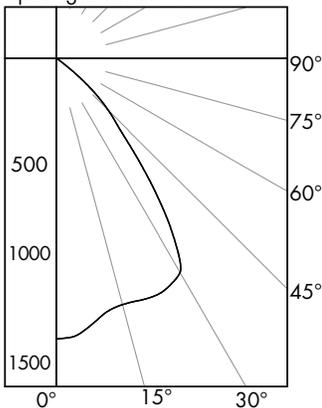
LED Light Engine: 3500K, 80+ CRI

System Wattage: 22.3W

Fixture Delivered Lumens: 1941

Fixture Efficacy: 87.0

Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG	CANDELA
0	1368
5	1345
15	1243
25	1247
35	923
45	357
55	27
65	5
75	1
85	0
90	0

Test No. 16.03178

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1935	99.7
0-90	1941	100.0
90-180	0	0.0
0-180	1941	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	27667
55°	2580
65°	648
75°	212
85°	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%		70%		50%		30%		10%								
	70	50	30	10	70	50	30	10	50	30	10	50	30	10			
% 20% Effective Floor Cavity Reflectance																	
% Wall Reflectance																	
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86
3	100	93	87	83	98	92	86	82	89	85	81	86	83	80	84	81	78
4	94	86	79	75	92	84	79	74	82	77	73	80	76	72	78	75	72
5	89	79	73	68	87	78	72	67	76	71	67	74	70	66	73	69	66
6	83	73	66	62	82	72	66	61	71	65	61	69	64	60	68	63	60
7	78	68	61	56	77	67	61	56	66	60	56	64	59	55	63	59	55
8	74	63	56	52	72	62	56	52	61	55	51	60	55	51	59	54	51
9	70	59	52	48	68	58	52	48	57	51	47	56	51	47	55	51	47
10	66	55	48	44	65	54	48	44	54	48	44	53	47	44	52	47	44

LC6SL 6LCSL18L35K8

Test No. 16.03178

LC6SL 6LCSL14L35K8

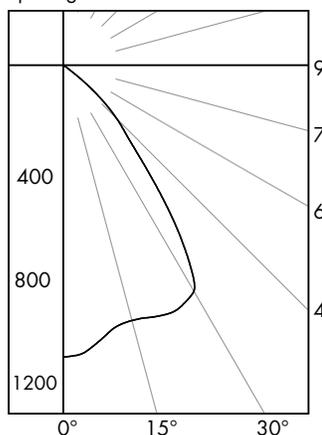
LED Light Engine: 3500K, 80+ CRI

System Wattage: 17.9W

Fixture Delivered Lumens: 1520

Fixture Efficacy: 84.9

Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG	CANDELA
0	1072
5	1050
15	971
25	990
35	721
45	277
55	20
65	4
75	1
85	0
90	0

Test No. 16.03177

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1515	99.7
0-90	1520	100.0
90-180	0	0.0
0-180	1520	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	21467
55°	1911
65°	519
75°	212
85°	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%		70%		50%		30%		10%								
	70	50	30	10	70	50	30	10	50	30	10	50	30	10			
% 20% Effective Floor Cavity Reflectance																	
% Wall Reflectance																	
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86
3	100	93	87	83	98	92	86	82	89	85	81	86	83	80	84	81	78
4	94	86	80	75	92	85	79	74	82	77	73	80	76	73	78	75	72
5	89	79	73	68	87	78	72	67	76	71	67	74	70	66	73	69	66
6	83	73	66	62	82	72	66	61	71	65	61	69	64	60	68	64	60
7	78	68	61	56	77	67	61	56	66	60	56	64	59	55	63	59	55
8	74	63	56	52	72	62	56	52	61	55	51	60	55	51	59	54	51
9	70	59	52	48	68	58	52	48	57	51	47	56	51	47	55	51	47
10	66	55	48	44	65	54	48	44	54	48	44	53	47	44	52	47	44

LC6SL 6LCSL14L35K8

Test No. 16.03177

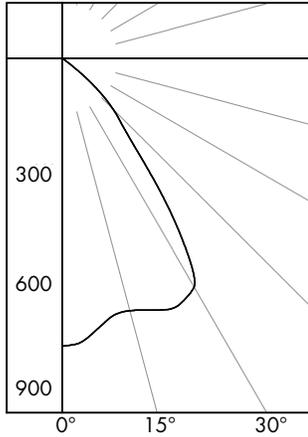


PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

LC6SL 6LCSL10L35K8

LED Light Engine: 3500K, 80+ CRI
 System Wattage: 13.5W
 Fixture Delivered Lumens: 1106
 Fixture Efficacy: 81.9
 Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG	CANDELA
0	780
5	762
15	708
25	740
35	518
45	196
55	15
65	3
75	1
85	0
90	0

Test No. 16.03179

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1103	99.7
0-90	1106	100.0
90-180	0	0.0
0-180	1106	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	15190
55°	1433
65°	389
75°	212
85°	0

COEFFICIENTS OF UTILIZATION

Zonal Cavity Method

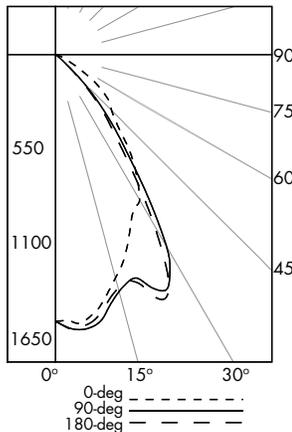
Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%			70%			50%			30%			10%				
	70	50	30	10	70	50	30	10	50	30	10	50	30	10			
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94
2	107	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86
3	100	93	88	83	98	92	87	82	89	85	81	86	83	80	84	81	79
4	94	86	80	75	92	85	79	74	82	77	74	80	76	73	78	75	72
5	89	79	73	68	87	78	72	68	76	71	67	75	70	66	73	69	66
6	83	73	67	62	82	73	66	62	71	65	61	69	65	61	68	64	60
7	78	68	61	57	77	67	61	56	66	60	56	65	60	56	64	59	55
8	74	63	57	52	73	63	56	52	61	56	52	60	55	51	59	55	51
9	70	59	52	48	69	58	52	48	57	52	48	57	51	47	56	51	47
10	66	55	49	44	65	55	48	44	54	48	44	53	48	44	52	47	44

LC6SL 6LCSL10L35K8

Test No. 16.03179

LC6SL 6LCSL18L35K8 WW

LED Light Engine: 3500K, 80+ CRI
 System Wattage: 22.2W
 Fixture Delivered Lumens: 1938
 Fixture Efficacy: 87.3



CANDELA DISTRIBUTION

DEG	0	90	180
0	1527	1527	1527
5	1545	1581	1565
15	1324	1404	1383
25	1030	1489	1517
35	792	780	670
45	454	219	189
55	273	8	8
65	64	2	2
75	9	1	1
85	0	0	0
90	0	0	0

Test No. 16.03309

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	0 DEG	90 DEG	180 DEG
45°	38311	18480	15949
55°	28400	832	832
65°	9036	282	282
75°	2075	231	231
85°	0	0	0

MULTIPLE UNITS							
1' 2' 3' 4'				UNITS ON 3' CENTER			
UNITS ON 4' CENTER				UNITS ON 3' CENTER			

2' DISTANCE FIXTURE MOUNTED OUT FROM WALLS FOOTCANDLE DISTRIBUTION ON WALL SURFACE (DIRECT ONLY)

DISTANCE FROM CEILING IN FEET	1' 2' 3' 4'				UNITS ON 3' CENTER				UNITS ON 4' CENTER				
	15	11	6	2	1	15	5	15	15	1	15	1	
1	15	11	6	2	1	15	5	15	15	1	15	1	15
2	40	36	26	13	5	41	27	41	40	10	40	40	36
3	36	35	28	18	11	41	36	41	36	22	36	36	36
4	22	22	22	19	13	33	39	33	25	27	25	25	25
5	14	14	14	14	13	27	30	27	20	25	20	20	20
6	10	10	9	9	9	24	22	24	16	19	16	16	16
7	7	7	6	6	6	19	18	19	14	14	14	14	14
8	5	5	5	4	4	15	15	15	12	11	12	12	12
9	4	4	3	3	3	12	13	12	10	9	10	10	10

LC6SL 6LCSL18L35K8 WW

Test No. 16.03309



Dimming Compatibility Table

Dimming Ballast	Manufacturer	Web Link
DM/DM1	Lutron DTV	http://bit.ly/11jSvZg
DM/DM1	Leviton AWRMG-7xx, AWSMG-7xx, AWSMT-7xx	http://bit.ly/1BJn2R9

Central Inverters

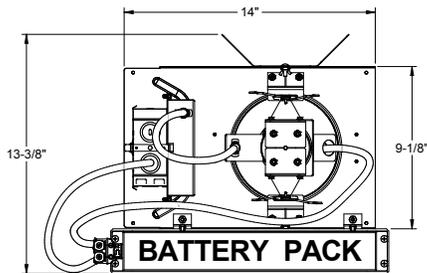
For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear: www.dual-lite.com/products/litegear_lg_series

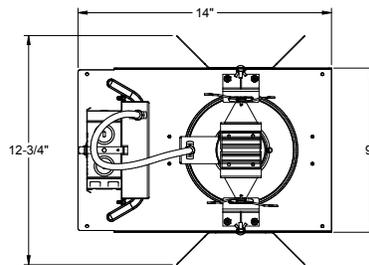
LPS Series: www.dual-lite.com/products/lps

SCA6D

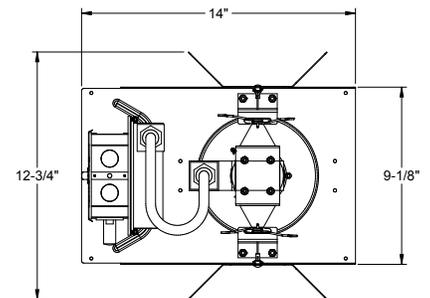
When ordering a sloped ceiling adapter, specify the degree of slope in 1° increments, maximum of 35°. For a more precise degree or wet ceiling applications, please contact factory. Sloped ceiling adapter and housing must be installed at the same time.



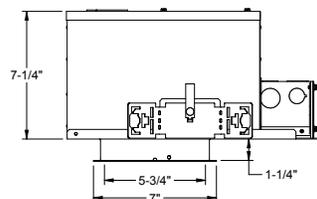
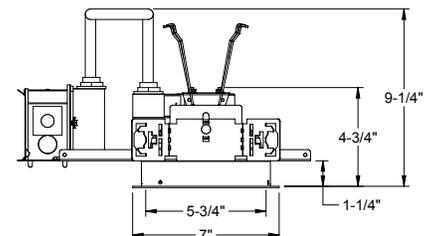
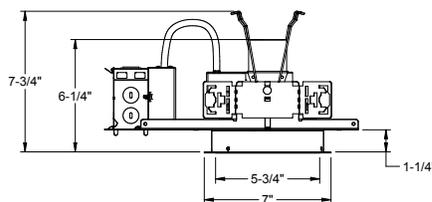
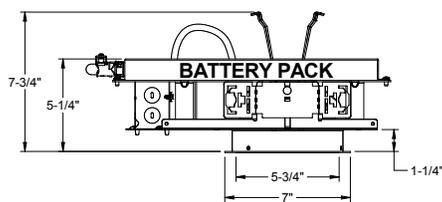
LC6SLEM



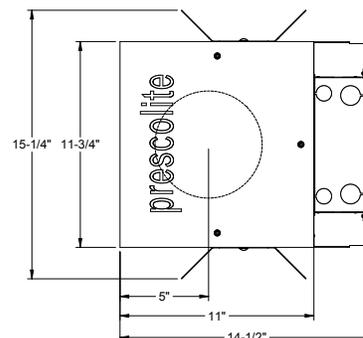
LC6SL 18L



LC6SL CP



LC6SL WWCP



JOB _____ TYPE _____

NOTES _____ APPROVALS _____

FEATURES

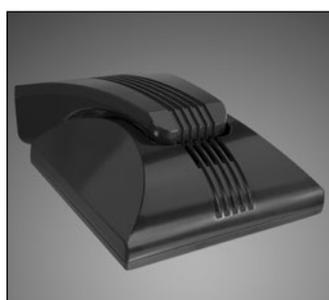
- Independently aimed LEAR™ modules
- 355° horizontal and 70° vertical module adjustment and -5° to +5° housing adjustment
- Wide range of drive currents available
- Design software interface for custom Type X distribution creation
- Traditional NEMA distributions available
- IP66 sealed optical chamber

Certifications

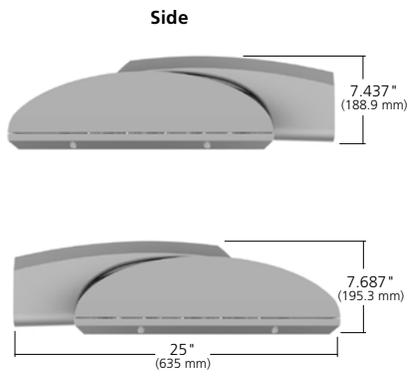
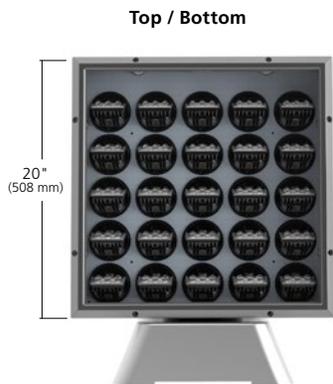


3000K and warmer CCTs only

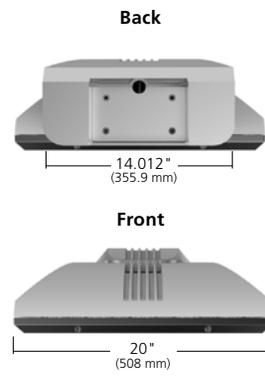
SPECIFICATIONS



Max Weight = 68 lbs.



Side - EPA 1.32



Front - EPA 1.05

ORDERING CODE

ARWX25							
Fixture	Mount Direction	Distribution	Electrical Module			Fixture Finish	Photocell Options
	D Down U Up	1 Type 1 2 Type 2 3 Type 3 4 Type 4 G Grazer W Wall Wash X Custom ¹	<u>Color Temperature</u> 3K 3000K 4K 4000K 5K 5000K	<u>Drive Current</u> 35 350mA 40 400mA 45 450mA 50 500mA 55 550mA 60 600mA	<u>Voltages</u> UV 120-277V 347 347V 480 480V	LG Light Gray BL Black DB Dark Bronze GT Graphite PS Platinum Silver TT Titanium WH White CC Custom Color ²	A25-7 7-pin Photocell Receptacle A30 120V Button Photocell A31 208V Button Photocell A32 240V Button Photocell A33 277V Button Photocell A34 347V Button Photocell A35 480V Button Photocell

Fuse Options	NFO Option	Wireless		Controls Options	Battery Backup
SF 120, 277, 347 Line Volts DF 208, 240, 480 Line Volts	NFO Neighbor Friendly Optic	<u>WIR-RMI-IO</u> 120 - 347V 1000 Foot Range WiScape RF mesh control system with on/off/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.	<u>SiteSync Lighting Control</u> SWP ^{3,4} SiteSync Wireless Pre-Commission SWPM ^{3,4,5} SiteSync Wireless Pre-Commission w/ Occupancy Sensor	<u>Catalog Number</u> SWUSB [†] SiteSync loaded on USB flash drive (Windows® operating system only) SWTAB [†] SiteSync Windows® based Tablet SWBRG [†] SiteSync Wireless Bridge Node	<u>Motion/Occupancy Sensor</u> SCL ⁶ Fixture Mounted Occupancy Sensor up to 16' SCH ⁶ Fixture Mounted Occupancy Sensor from 16' to 30'

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: <http://trpsl.com/index.html>

- 1 User-defined distributions must include IES# file where indicated
- 2 Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative.
- 3 Not available with other control or sensor options.
- 4 Specify group and zone. See SiteSync product page www.hubbellighting.com/controls/sitesync for more details.
- 5 Specify time delay; dimming level and mounting height.
- 6 Only applies when mounted in down position.
- 7 Battery backup is rated at -40 to 85°C.

Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

Kim Lighting reserves the right to change specifications without notice.

Distribution Type	Photometrics (3000K)											
Field Angle - 10% max	Drive Current											
	350 mA		400 mA		450 mA		500 mA		550 mA		600 mA	
	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G
Type 1	16277	B4 U0 G4	18190	B4 U0 G4	20081	B4 U0 G4	21816	B4 U0 G4	23466	B4 U0 G4	25104	B4 U0 G4
Type 2	15043	B3 U0 G3	16811	B3 U0 G3	18559	B3 U0 G3	20162	B3 U0 G3	21686	B3 U0 G3	23200	B3 U0 G3
Type 3	14936	B2 U0 G3	16837	B3 U0 G3	18421	B3 U0 G3	20017	B3 U0 G3	20453	B3 U0 G3	21470	B3 U0 G4
Type 4	15079	B1 U0 G2	16850	B2 U0 G3	18603	B2 U0 G3	20210	B2 U0 G3	21738	B2 U0 G3	23255	B2 U0 G4

Distribution Type	Photometrics (4000K)											
Field Angle - 10% max	Drive Current											
	350 mA		400 mA		450 mA		500 mA		550 mA		600 mA	
	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G
Type 1	17090	B4 U0 G4	19099	B4 U0 G4	21084	B4 U0 G4	22853	B4 U0 G4	24581	B4 U0 G4	26297	B4 U0 G4
Type 2	15794	B3 U0 G3	17650	B3 U0 G3	19486	B3 U0 G3	21120	B3 U0 G3	22717	B3 U0 G3	24302	B3 U0 G3
Type 3	15682	B3 U0 G3	17677	B3 U0 G3	19341	B3 U0 G3	20968	B3 U0 G3	21424	B3 U0 G3	22907	B3 U0 G4
Type 4	15832	B1 U0 G3	17692	B2 U0 G3	19532	B2 U0 G3	21170	B2 U0 G3	22771	B2 U0 G4	24360	B2 U0 G4

Distribution Type	Photometrics (5000K)											
Field Angle - 10% max	Drive Current											
	350 mA		400 mA		450 mA		500 mA		550 mA		600 mA	
	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G
Type 1	17789	B4 U0 G4	19879	B4 U0 G4	21946	B4 U0 G4	23930	B4 U0 G4	25739	B4 U0 G4	27536	B4 U0 G4
Type 2	16440	B3 U0 G3	18372	B3 U0 G3	20282	B3 U0 G3	22115	B3 U0 G3	23787	B3 U0 G3	25447	B3 U0 G4
Type 3	16323	B3 U0 G3	18400	B3 U0 G3	20132	B3 U0 G3	21956	B3 U0 G3	22434	B3 U0 G4	23612	B3 U0 G4
Type 4	16479	B1 U0 G3	18415	B2 U0 G3	20330	B2 U0 G3	22168	B2 U0 G3	23843	B2 U0 G4	25508	B2 U0 G2

ELECTRICAL CHARACTERISTICS

Optical System	Electrical										Dimming						
	Current	System Watts	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V purple wire		Absolute voltage range on 0-10V (+) purple wire	
			VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
LEAR™	350 mA	167	120-480	50/60	1.39	0.80	0.70	0.60	0.48	0.35	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	400 mA	190			1.58	0.91	0.79	0.69	0.55	0.40							
	450 mA	213			1.78	1.03	0.89	0.77	0.61	0.44							
	500 mA	236			1.97	1.13	0.98	0.85	0.68	0.49							
	550 mA	260			2.16	1.25	1.08	0.94	0.75	0.54							
	600 mA	283			2.36	1.36	1.18	1.02	0.81	0.59							

TM-21 LIFETIME CALCULATION

Optical System	Ambient Environment °C	Projected Lumen Maintenance				Reported L70
		16	26	TM-21 60	100	
LEAR™	25	97.99%	97.08%	94.03%	90.58%	> 36,000 hrs

LED COLOR

	Spectroradiometric		
	3K	4K	5K
Designation	3000K	4000K	5000K
CRI Minimum	≥72	≥72	≥72
S/P Ratio	1.33	1.66	1.78

Consult factory for Amber, Turtle Friendly, Gulf Coast and Observatory applications.

Kim Lighting reserves the right to change specifications without notice.

SPECIFICATIONS

Housing:

- Low copper aluminum alloy die-casting designed as one-piece with external cooling ribs.
- Solid cast aluminum walls between the housing and arm create a thermal barrier between the optical and electrical compartments.
- Molded silicone gaskets throughout to insure sealing between the two compartments and ingress protection.
- Housing designed with integral Type X thermal transfer “turrets” utilized for both thermal transfer and to secure location of the LEAR™ Optical Module. The turrets are spaced in rows of 5 X 5, designed to optimize photometric performance for standard and Type X custom distributions.
- Tempered UV coated flat lens for low glare.

Lens Frame:

- One-piece, die-cast, low copper aluminum alloy secured to housing with eight captive, tamper-resistant stainless steel fasteners.
- Molded silicone gasket assembles into a cast channel in the doorframe sealing the 3/16” thick low iron-content, tempered glass lens against the housing upon closure.
- IP66 certified to protect the interior components from dust and water ingress.

Type X LEAR™ Optical Module:

- Turret alignment and thermal transfer design allow for freedom of adjustability and precision of the LEAR LED array.
- Optimized standard distribution or custom beam patterns.
- 3000K, 4000K, 5000K standard CCT. Amber and other custom color temperatures available.
- Customer factory adjusted distributions using IES files created using design software.
- Toolless 355° horizontal adjustment and 70° vertical adjustment with a tamper resistant fastener.
- Type X LEAR modules are IP66 rated and utilize six high output LEDs, positioned beneath a precision, high purity molded acrylic prism.

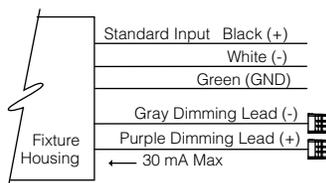
- Targeted optics minimize pixilation concerns to provide outstanding performance, uniformity and glare control.

Electrical Components:

- Standard programmable driver for variable drive current settings from 350mA to 700mA.
- Electrical components are located in the arm. Molded silicon gasket seal to isolate arm from the optical chamber.
- Maximum lightning surge current 20KA with thermally protected varistor technology. Surge suppression is series circuited preventing total fixture failure.
- Open circuit fault will turn off the luminaire protecting the sensitive electronics and acting as a signal for maintenance.
- Programmable Driver is rated for -40°F starting.
- “Thermal Shield” Primary Side thermister Protection for sustainable life of LEAR modules and electronic components.

Dimming:

- Dimming range from 10% to 100% by the use of its standard 0-10V interface on the programmable driver.
- Modular wiring harness in the service area provided for user access to the dimming circuitry.
- Dimming circuitry compatible with 0-10V user-defined control devices.
- Optional factory programmed dimming profile.



Arm:

- Low copper aluminum alloy, two piece die-casting designed and gasketed to function as one-piece.
- External cooling ribs create continuous aesthetic and thermal path.
- Molded silicone gasket seals the wiring channel separating the arm from the housing thermally insulating the electronic components.
- Main power quick-disconnect provided between the die-cast speed mount bracket

and the fixture housing. Quick-disconnect plugs are glass-filled thermoplastic assemblies attached to the die-castings, self-aligning, and rated for 10,000 matings. Male portion of the plug is mounted to die-cast speed mount with wires supplied for incoming power connection. Female portion is mounted to the fixture with wires terminating in a quick-disconnect plug for attachment to the driver assembly. Power to the electrical components is immediately disconnected when fixture is removed from speed mount.

- Luminaire housing adjustable -5° to +5° via locking fastener under the arm cover.

Finish:

- Fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.
- Standard colors include (BL) Black, (DB) Dark Bronze, (GT) Graphite, (PS) Platinum Silver, (LG) Light Gray, (TT) Titanium, (WH) White, and (CC) Custom Color (Include RAL#).

Fuse Options:

SF for 120, 277 and 347 Line Volts
DF for 208, 240 and 480 Line Volts.

- High temperature fuse holders factory installed inside the fixture arm. Fuse is included.

Certifications and Listings:

- UL 1598 Standard for Luminaires.
- UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products.
- CSA C22.2#250.0 Luminaires.
- ANSI C136.31-2010 3G Vibration tested and compliant.
- RoHS compliant.
- IP66 certified.

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes, Failure to do so may result in serious personal injury.

WARRANTY:

- For full warranty see: <http://www.hubbellighting.com/resources/warranty>

Kim Lighting reserves the right to change specifications without notice.

CONTROLS

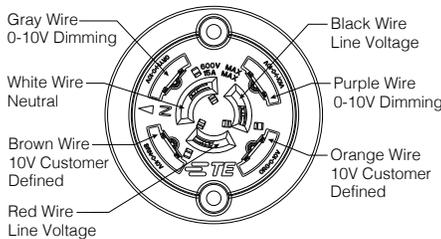
Photocell Receptacle

A25-7

Fully gasketed and wired 7-pin receptacle. Easy access location above the electrical compartment. 7-pin construction allows user-defined interface and control definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

1. (Black and Red leads) Traditional on/off photoelectric control.
2. (Gray and Purple leads) 0-10V dimming, 5-pin wireless photoelectric control for added dimming feature.
3. (Brown and Orange leads) 10V 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.



Button Photocell

A30 for 120V, **A31** for 208V, **A32** for 240V, **A33** for 277V, **A35** for 347V, **A34** for 480V,

Factory installed photocell inside housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others.

Wireless Control

Hubbell's wiSCAPE™ In-Fixture Module is a bidirectional wireless RF device that allows an individual fixture to be managed, monitored and metered. The wiSCAPE In-Fixture Module communicates wirelessly over a robust 2.4GHz ISM (Industrial, Scientific and Medical) certified meshed radio signal. The wiSCAPE Fixture Module drastically simplifies control and automation of projects, especially in retrofit environments and challenges the legacy world of wired-systems. wiSCAPE wireless control technology adapts easily to complex automation situations for quick, simple and economical commissioning. On-Fixture Module is compatible with A-25-7 option.

WIR-RMI-IO

120 - 347V 1000 Foot Range WiScape RF mesh control system with off/on/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.

SiteSync™¹

SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/products/sitesync for more details.

Fixture Mounted Occupancy Sensor up to 16'
SCL

Fixture Mounted Occupancy Sensor up to 16' - Outdoor occupancy sensor with 0-10V interface dimming control mounts directly to fixture. Wide 360° pattern. Module colors available Black, Gray, and White.

Ordering Example: SCL/277²/BL³

Fixture Mounted Occupancy Sensor 16' to 30'
SCH

Fixture Mounted Occupancy Sensor 16' to 30' - Outdoor occupancy sensor with 0-10V interface dimming control mounts directly to fixture. Wide 360° pattern. Module colors available Black, Gray, and White.

Ordering Example: SCH/277²/BL³

¹Pole Diameter, ²Voltage, ³Color

Kim Lighting reserves the right to change specifications without notice.

¹PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Examples:

SiteSync only : ARWX25/1/3K35UV/PS/US/SWP

SiteSync with Motion Control: ARWX25/1/3K35UV/PS/US/SWPM-20F

MOB ORDERING INFORMATION: When ordering a fixture with a dimming occupancy sensor option (MOB), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.



²Voltage, ³Color



Attachment 12

Engineering Review Letter, prepared by CAGE Civil Engineering, dated 8/7/18



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

August 22, 2018

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Natalie Zine

Subject: Holmes Elementary School
Building Addition
(CBBEL Project No. 90-144.H160)

Dear Natalie:

As requested on August 13, 2018, we have reviewed the final engineering plans and Stormwater report for the above property prepared by Cage Civil Engineering and dated August 7, 2018. We have no objection to the public hearing being scheduled, but the following comments must be addressed before we can recommend final approval:

Site Engineering Plans

1. On Sheet C1.0 add additional benchmark information to document compliance with Section 15-33 of the County Stormwater Ordinance.
2. On Sheet C2.0 specify the high-water elevation of the detention basins. Also, why are the other two detention areas not being replanted with native vegetation? We believe the ordinance intent is that all detention have native vegetation to meet the BMP requirement.
3. It is noted for information only that if the courtyard inlets, or the storm sewer through the addition become plugged or their capacity is exceeded, both the courtyard and building have the potential for flooding.
4. It is noted that all water and sanitary services are considered plumbing and are not part of the review.
5. We understand that the expanded bus lane within the 58th Place right of way will be acceptable to the Village and maintenance responsibility will be addressed in separate documents. The pavement must meet Village Standards, which can be met by modifying the cross-section to 2" Surface Course, 4" Binder, and 8" Aggregate Base.
6. The sidewalk in the Village right of way must meet Village Standards of 5" PCC on 4" Aggregate Base.
7. On the Storm Manhole detail, specify that the grates will have a "Drains to Waterway" emblem.

Stormwater Report

1. On Page 2, Section 2.A change the last sentence to specify that the annual report be submitted to the Village, not County.
2. On both Exhibit 1 and in the report text Section 3.0 include the total new impervious area, including building built over existing impervious. While not a factor for this project it is necessary to document for possible future projects in which cumulative impact could become a factor.

General Comments

1. Because the disturbed area is greater than one acre, the applicant is responsible to obtain an NPDES permit from IEPA.
2. The proposed sidewalk connecting to the church to the north includes work within the Village of Clarendon Hills. Additional permitting may be required through the Village of Clarendon Hills. This will be determined prior to final approval.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in green ink that reads "Daniel Lynch". The signature is written in a cursive, flowing style.

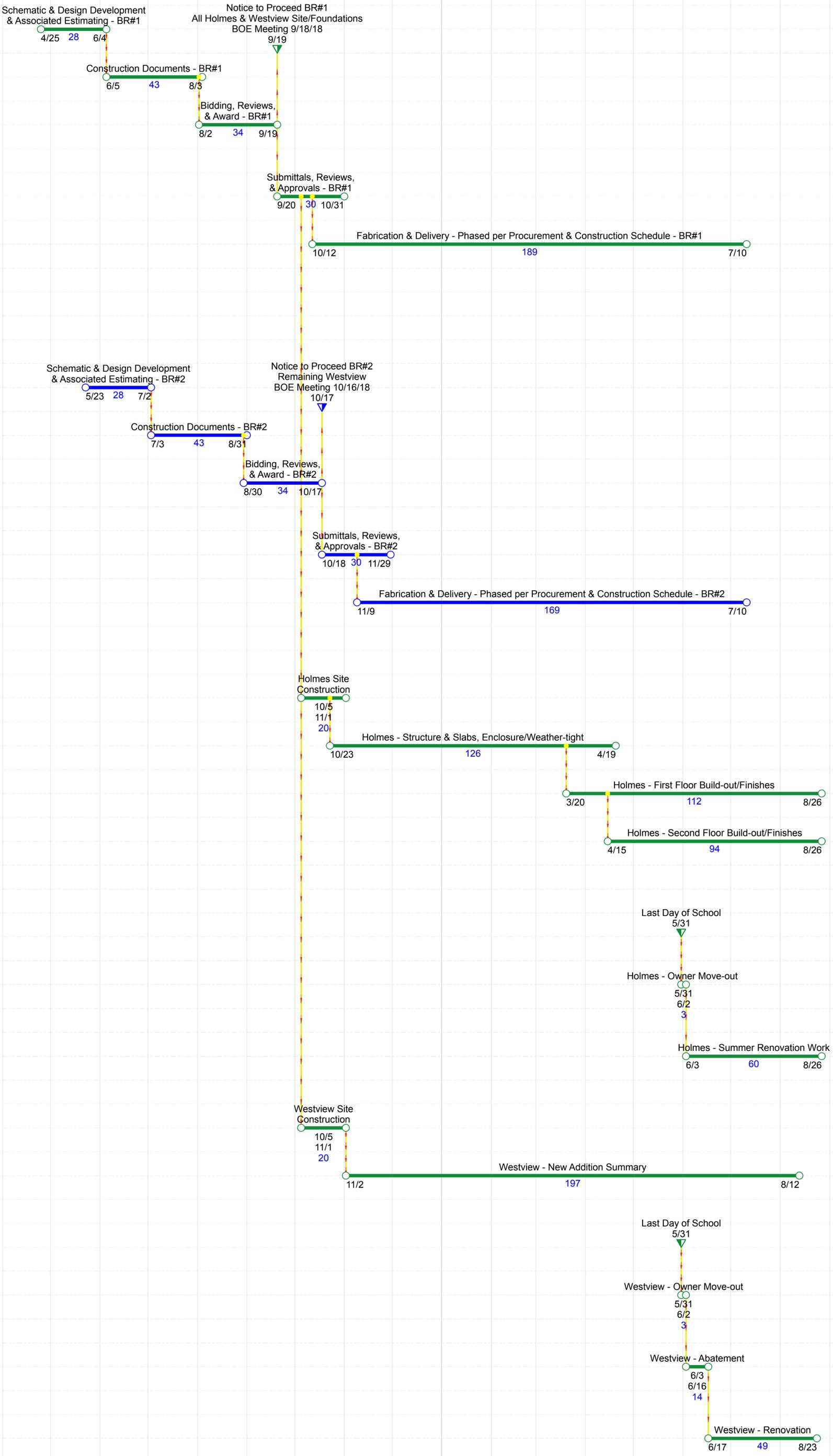
Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department

cc: Tim Halik
Roy Giuntoli



Attachment 13
Construction Schedule

Maercker SD 60 - Holmes and Westview Additions & Renovations Summary Schedule





Attachment 14

Special Use Response Letter, prepared by ARCON, dated 8/23/18



August 23, 2018

Village of Willowbrook
835 Midway Drive
Willowbrook IL 60527

RE: ADDITION AT HOLMES ELEMENTARY SCHOOL
MAERCKER SCHOOL DISTRICT 60
5800 HOLMES AVENUE
CLARENDON HILLS, IL 60514
PROJECT NO. 18024

REQUEST FOR SPECIAL USE

Mrs. Zine:

Below are the requested special use for the project at Holmes Elementary School. The scope of the project is to create a two story 32,000 square foot addition to the existing school, extend the bus drop off, provide additional landscaping, and re-working the existing exterior play spaces. The primary justification of the scope of work ties directly to the safety and security of the students of Holmes School as well as addressing curriculum needs of the school district. The scope was established by community engagement sessions and ultimately became a referendum ballot question in March which was voted favorably by the community.

The existing school currently houses its pre-school program in temporary mobile facilities located on the blacktop area of the building; the first and second grade classrooms are limited in that they follow an open concept with no wall separation, and lack any means of lockdown safety within the classrooms; and the existing kindergarten classrooms have scheduling conflicts between sessions with the amount of students that are in the program.

The two story addition brings the pre-school program into the building and removes the need of the mobile classrooms, relocates the existing second grade classrooms the second floor of the school addition, and renovates the existing classroom wing to house only the first grade. All of the classrooms would have four walls with secure entries for safety. The addition will take over the majority of the exterior blacktop area which necessitates some additional blacktop expansion. In an effort to follow municipal code, a number of trees have been added to the project. Lastly, the bus drop off has been extended to bring the buses closer to the rear entrance for drop off. The district shall maintain the same bus count, but the shift to the west primarily is to align better with the student entrance and drop off, and to pull the buses further away from parental traffic.

The proposed design meets the Standards for Special Use by addressing the following:

- A. The establishment is an existing school facility in which the operation will not be detrimental to or endanger the public health, safety, morals comfort or general welfare. Creating one uniform building shall only better the establishments operation for the community in which it serves.
- B. The project shall create a better environment to provide more enjoyment to the adjacent properties through better traffic circulation and play spaces.

RE: ADDITION AT HOLME ELEMENTARY SCHOOL
MAERCKER SCHOOL DISTRICT 60
5800 HOLMES AVENUE
CLARENDON HILLS, IL 60514
PROJECT NO. 18024

PAGE TWO

- C. The establishment of the special use shall not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- D. All engineering has been designed to create code compliant utilities, access roads, drainage and all ancillary public works requirements.
- E. The project is designed to further separate bus and parental traffic, and in turn provide better ingress and egress to the school property for daily operations.
- F. The school shall conform to the applicable regulation of the district in which it is located and meet all relevant building codes.
- G. More than one year has elapsed since any denial by the Village Board of any prior application for a special use permit has been made as part of this site.
The variations needed are as follows:

The proposed special use relates to a school that has been in operation for decades, and in an effort to retain such an important asset to the community is being updated to better suite the curriculum needs of Maercker School District 60. The new scope of work allows for all the classrooms to be housed within the school building, and to provide proper safe and secure measures for all the students. It will remove the hardship of mobile classrooms and site constraints, and help better serve the community needs in elementary education. The maintains the aesthetics and existing setbacks of the existing facility and shall not alter the essential character of the locality. Working with the school district, we believe the proposed variations are in harmony with the spirit and intent of Title 9 of this code.

Sincerely,
ARCON Associates, Inc.

George Demarakis
Associate Principal

GDD/gs
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Attachment 15

Variations Letter, prepared by ARCON, dated 8/17/18



August 17, 2018

Village of Willowbrook
835 Midway Drive
Willowbrook IL 60527

RE: ADDITION AT HOLMEW ELEMENTARY SCHOOL
MAERCKER SCHOOL DISTRICT 60
5800 HOLMES AVENUE
CLARENDON HILLS, IL 60514
PROJECT NO. 18024

REQUEST FOR VARIATIONS

Mrs. Zine:

Below are the requested variations for the project at Holmes Elementary School. The scope of the project is to create a two story 32,000 square foot addition to the existing school, extend the bus drop off, provide additional landscaping, and re-working the existing exterior play spaces. The primary justification of the scope of work ties directly to the safety and security of the students of Holmes School as well as addressing curriculum needs of the school district. The scope was established by community engagement sessions and ultimately became a referendum ballot question in March which was voted favorably by the community.

The existing school currently houses its pre-school program in temporary mobile facilities located on the blacktop area of the building; the first and second grade classrooms are limited in that they follow an open concept with no wall separation, and lack any means of lockdown safety within the classrooms; and the existing kindergarten classrooms have scheduling conflicts between sessions with the amount of students that are in the program.

The two story addition brings the pre-school program into the building and removes the need of the mobile classrooms, relocates the existing second grade classrooms the second floor of the school addition, and renovates the existing classroom wing to house only the first grade. All of the classrooms would have four walls with secure entries for safety. The addition will take over the majority of the exterior blacktop area which necessitates some additional blacktop expansion. In an effort to follow municipal code, a number of trees have been added to the project. Lastly, the bus drop off has been extended to bring the buses closer to the rear entrance for drop off. The district shall maintain the same bus count, but the shift to the west primarily is to align better with the student entrance and drop off, and to pull the buses further away from parental traffic.

The variations needed are as follows:

EXISTING NON-CONFORMING ITEMS

(A) Minimum Lot Area: existing site is 4.11 Acres and the minimum lot area permitted for use of R-1 zoning is 5 acres.

(B) Required Setbacks: The front/interior/and rear yard all conforming. The existing facilities exterior side yards is 27'-0" where the required is 50'-0"

RE: ADDITION AT HOLMEW ELEMENTARY SCHOOL
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(C) Existing site lot coverage is 51.7% where required max lot coverage is 30%

(D) Existing landscaping meets 35% of village requirement of 298 plantings.

VARIATIONS REQUIRED BASED ON PROPOSED SCOPE

(A) Site Lot coverage shall exceed requirement. It grows to 53%. The existing addition shall be built over existing impervious surface, and the only additional area shall be composted of the 2,500 square feet of additional blacktop area, and miscellaneous sidewalks.

(B) Landscaping: Existing code requires 298 plants. Proposed vegetation coverage, of existing and new provides 50% of that requirement

(C) Beyond the property line, a variance shall be needed to extend the existing south road and curb to extend the bus drop off area.

The variations proposed by the new scope of work directly relate to non-conforming conditions already implemented on the existing site. The school requires these variations to allow for all the classrooms to be housed within the school building, and to provide proper safe and secure measures for all the students at Maercker School District 60. It will remove the hardship of mobile classrooms and site constraints, and help better serve the community needs in elementary education. The maintains the aesthetics and existing setbacks of the existing facility and shall not alter the essential character of the locality. Working with the school district, we believe the proposed variations are in harmony with the spirit and intent of Title 9 of this code.

Sincerely,
ARCON Associates, Inc.

George Demarakis
Associate Principal

GDD/gs

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