

Request For Board Action

REFERRED TO BOARD: June 14, 2021

AGENDA ITEM NO: 16 & 17

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of an Ordinance for a Special Use for a Planned Unit Development and Resolution for a Site Plan Review for the Antioch Public Library addition.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The applicant is seeking a Special Use for Planned Unit Development (PUD) and Site Plan Review for a new 9,000 square foot addition and exterior update to the existing Antioch Library located at 757 North Main Street. The subject site is 1.65 acres, and the current facility contains 31,000 square feet. Two new additions are being added to the existing Library and the entrance arcade is being removed to allow for the construction of a new children's wing to the library. A new addition is being added to the eastern perimeter of the library and this new addition will require relief from the required setback requirements incorporated in the Village's Zoning Ordinance.

The applicant is seeking relief to allow them to complete the following: a) to construct a new addition within the side setback with a zero lot line; b) relief from the parking ordinance to maintain their existing parking capacity; c) relief from the Village's foot candle illumination level of 0.50 at the property line; and d) to construct an EMS sign within their existing monument sign.

This matter went before the Planning and Zoning Commission on May 13, 2021, and the PZB recommended the Site Plan Review and Special Use for a PUD by a vote of 5-0.

Enclosed

- 1) Village Board Staff Report
- 2) Amended Site Plan and Elevations

Based on the foregoing analysis, Staff would make the following motion:

The PZB recommends that the Village Board approve the herewith attached Special Use Ordinance for a Planned Unit Development subject to the following stipulations:

1. *Compliance with the requirements of the Village Engineer.*
2. *Compliance with the requirements of the Antioch Fire Protection District.*

The PZB recommends that the Village Board approve the herewith attached Resolution for Site Plan Review Resolution for the Antioch Public Library subject to the following stipulations:

1. *Compliance with the requirements of the Village Engineer.*
2. *Requirements of the Antioch Fire Protection District.*
3. *Submittal of a revised landscape plan as per Staff's comments.*
4. *Incorporate decorative design elements within the monument sign design.*

VILLAGE OF ANTIOCH

ORDINANCE NO.

***AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMNT
FOR THE ANTIOCH PUBLIC LIBRARY
(PZB 21-04)***

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

June 14, 2021

**Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this _____ day of June 14, 2021**

SCOTT J. GARTNER	President	MARY PEDERSEN	Trustee
		MARY DOMINIAK	Trustee
LORI K. ROMINE	Clerk	BRENT BLUTHARDT	Trustee
		PETRINA BURMAN	Trustee
		SCOTT A. PIERCE	Trustee
DEL GALDO LAW GROUP, LLC	Attorney	ED MACEK	Trustee

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE ANTIOCH PUBLIC LIBRARY (PZB 21-04)

WHEREAS, pursuant to Chapter 15 of Title 10 of the Antioch Village Code, a public hearing was commenced by the Combined Planning Commission and Zoning Board on May 13, 2021 following notification as required by State Law and Village Ordinance to consider a petition for a Special Use for a Planned Unit Development for the Antioch Public Library and their proposed addition at the property commonly known as 757 Main Street, Antioch, Illinois; and

WHEREAS, the Combined Planning Commission recommended approval of the applicant's proposed Planned Unit Development for a 9,000 square foot addition to the existing 31,000 library; and

WHEREAS, the Special Use for a Planned Unit Development provides the applicant relief to allow them to construct an addition within the side setback with a zero setback, relief from the Village's minimum parking requirements, and relief from the Village's minimum footcandle illumination level of 0.50, and allowance of an Electronic Message Board within the applicant's monument sign on Main Street;

WHEREAS, the Corporate Authorities have concluded and found that the Special Use, subject to and in conformance with the terms and conditions of this Ordinance, conform to a majority of the required standards as required by ordinance, including; a) The Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish property values within the neighborhood; and b) the establishment of the Special Use will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the subject zoning district.

WHEREAS, the Corporate Authorities have concluded and found that the Special Use will further enhance economic development within the Village and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION I: The representations, recitations and findings set forth in the foregoing recitals are material to this Ordinance and such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. This Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

SECTION II: That the real estate which is the subject of this Ordinance (Subject Property) is legally described as follows:

(See attached legal description)

SECTION III: That, subject to the conditions stated below, the Special Use shall be and is hereby approved and shall be binding upon the Village, Petitioner and Owner, and their respective owners successors, and assigns when the Mayor has affixed his signature upon the Ordinance.

SECTION IV: The following exhibits shall be attached to and made a part of this Special Use Ordinance and, except as expressly modified by this Ordinance, compliance with all standards, requirements, designs or specifications in such exhibits shall be a condition of the grant of this Special Use Ordinance:

- A. Village Board Staff Report attached as Exhibit A;
- B. Site Plan, Preliminary Engineering and proposed EMB Sign;

SECTION V: Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Antioch, its officials, agents or employees.

SECTION VI: If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not be included.

SECTION VII: That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as provided by law.

SECTION IX: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed this _____ day of June 14th, 2021.

Ayes: Nays: Absent/Abstain:

Scott A. Pierce
Brent Bluthardt
Petrina Burman
Ed Macek
Mary Dominiak
Mary Pedersen

APPROVED:

By: _____

Scott J. Gartner, Mayor

Date: _____

ATTEST:

By: _____

Lori K. Romine, Village Clerk

Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on June _____ 2021.

RESOLUTION NO. 21

A RESOLUTION APPROVING THE SITE PLAN FOR THE ANTIOCH PUBLIC LIBRARY ADDITION

WHEREAS, the Village is considering a proposed 9,000 square foot addition for the Antioch Public Library; and

WHEREAS, the Antioch Public Library is proposing a new addition to their existing 31,000 square foot facility that would include extensive exterior renovations and a new addition along their northern and eastern facades; and

WHEREAS, the Antioch Public Library under the Site Plan Review is reconfiguring the entrance area to the existing facility and modifying the existing parking lot for the patrons of the library; and

WHEREAS, the Village requires new developments to proceed with a Site Plan Review application; and

WHEREAS, the PZB reviewed the applicant's Site Plan on May 13, 2021, and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated June 7th, 2021;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution for the Site Plan Review for the Antioch Public Library addition.

PASSED this 14th day of June, 2021.

Scott J. Gartner
Mayor

ATTEST:

Lori K. Romine
Village Clerk



REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: June 7, 2021
SUBJECT: REPORT TO VILLAGE BOARD

CASE: Antioch Public Library District
20-04

REQUEST: Special Use for PUD
Site Plan Review

LOCATION: 757 North Main Street, Antioch, Illinois

APPLICANT: Antioch Public Library District

ZONING: MT (Main Street Transitional)

COMPREHENSIVE PLAN: Downtown District

Background

The applicant is seeking a Special Use for Planned Unit Development (PUD) and Site Plan Review for a new 9,000 square foot addition and exterior update to the existing Antioch Library located at 757 North Main Street. The subject site is 1.65 acres, and the current facility contains 31,000 square feet.

Two new additions are being added to the existing Library and the entrance arcade is being removed to allow for the construction of a new children’s wing to the library. A new addition is being added to the eastern perimeter of the library and this new addition will require relief from the required setback requirements incorporated in the Village’s Zoning Ordinance.

Existing Character

Originally constructed in 1968 with a new addition in 2001, the Antioch Library district went out for a successful referendum to complete an interior renovation, new 9,000 square foot addition, and replacement of the existing roof and mechanical systems. The expansion areas available for the library are limited based on the limitations of the 1.65-acre site.

Special Use

The applicant is seeking relief from the following: a) To be allowed to construct a new addition within the required 30-foot side setback; b) relief from the required parking requirements of 1 off-street parking space per 400 square feet of space; c) relief from the required 0.5 foot-candle illumination level along the eastern property line adjacent the Village's parking lot; d) relief to be able to install an EMB sign on the subject site.

When reviewing any proposed Special Use, it is important to look at the surrounding uses and determine whether what is being proposed is consistent with the character of the area. Therefore, it is necessary to look at the site's context, the nature of the surrounding uses and potential impact that the Special Use will have.

North: Commercial
South: Commercial
East: Multi-Family
West: Civic

In accordance with Section 10-2-12, the following standards must be met by the applicant before the Village Board can support the proposed Special Use:

- a) The special use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish property values with the neighborhood; and

The applicant's proposed expansion will not have any negative impact on the surrounding parcels adjacent to the site. There is nothing to indicate that the applicant's building addition and encroachment into the side setback will impact the Village's property located to the east. Specifically, the applicant's plan show that the new eastern addition of the library will encroach into the side setback and will incorporate a zero setback at the property line. To the east of this new addition are parking spaces for Williams Park's baseball field.

The proposed additions to the existing facility will not change the existing character of the surrounding parcels. There is nothing to indicate that the proposed 9,000 square foot addition would have any negative impact on the property values of the existing parcels to the north, south or west.

- b) The establishment of the special use will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the subject zoning district.

There is nothing to indicate that the applicant's proposed 9,000 square foot addition would have any negative impact on any of the adjacent properties. In addition, the size of the addition will have no impact on the existing character of the surrounding area.

As proposed, the addition to the existing library will blend into the current site seamlessly and will have no visual impact on changing the character of the area. To the south of the site is the "Pickard China" facility and Staff anticipates potential redevelopment of the subject site since manufacturing no longer takes place at this facility.

Site Plan Review

The application is seeking to construct two new additions to the existing 31,000 square feet facility, upon completion, the new facility will contain 40,000 square feet. In addition, the applicant will be required to make some minor modification to the existing parking lot, while maintaining the existing number of parking spaces for patrons to the library.

Access and parking

The applicant is maintaining the existing access point on Main Street and is not proposing any modifications to the entrance area. Several years ago, the Village and the Library attempted to negotiate a purchase of the Antioch Eye Clinic to improve the existing access point, but we were unable to come to a reasonable price for the eye doctor's property. The existing entrance cannot be modified until the eye doctor's property is purchased and neither the Village nor the applicant are in the position to do that now.

The proposed 40,000 library is seeking relief from the Village's parking requirements which require 1 parking space for every 400 square feet. Based on this requirement, 100 parking spaces would be required for the subject site. Currently, the library

Currently, the 31,000 square facility has 78 parking spaces, which includes 4 ADA spaces. The applicant's proposed 9,000 additional square feet would technically require an additional 23 spaces. The applicant is proposing a net-zero change in parking and will maintain the existing 78 spaces.

Staff does not anticipate a shortage of parking. The site is currently not underserved with parking based on actual usage of the facility. Based on empirical observations, there is sufficient parking to accommodate the expansion of this facility.

Architecture

The Village's Site Plan Review Ordinance requires that buildings be constructed with a predominance of brick or quality materials, including glass or stone. The applicant's proposed 9,000 square foot additional will be constructed of brick and glass. The same architectural style of the existing library is being mirrored in the two new additions.

The new children's wing to be constructed under the existing arcade will incorporate a curtain wall of glass windows that will provide extensive natural light into the newly renovated space. The new eastern wing will incorporate a combination of glass and brick to the new addition. (tempered glass being added due to foul balls from Williams Field). The eastern addition will also include a series of skylights for the lower level renovation that is being proposed as part of this plan.

In addition, a steel canopy entrance system is being introduced to the entrance area of the library expansion and renovation. This area will incorporate the book drop off area, along with an extensive redesign of the main entrance area into the library. This new steel canopy overhang will be adjacent to an extensive glass curtain wall which will define the new architectural look of the main façade of the library.

Landscape

New landscape is being proposed for the new expansion and renovation of the current facility. As part of the renovation, shrubs and trees along the northern and eastern elevation will be removed. Specifically, the existing hedge of shrubs adjacent to the Williams Park are being removed to allow for the expansion.

The applicant is proposing the following landscape additions:

Trees	2
Shrubs	12
Groundcover	333 plants

Most of the new landscaping will be groundcover along the new addition along the northern elevation of the library. The applicant is adding “Alpine Currant” and “Azalea’s” along the northern façade to provide additional ground cover and seasonal color.

The applicant’s proposed addition trigger’s the Village’s Site Plan Review Ordinance and based on the ordinance, 1 shade/ornamental trees and 15 shrubs are required for every 30 feet of lineal frontage. The library incorporates 275 feet of frontage along Main Street and based on this calculation, they would be required to plant 9 trees and 135 shrubs on the subject site.

The existing landscape area provides an opportunity for the introduction of several clusters of ornamental trees and additional landscaping which would provide additional seasonal color to the area.

The applicant is proposing to construct a meandering paver pathway within the landscape buffer for donors and relocate the bike racks to this general area. In addition, an existing bronze statute will be located to an existing small plaza area at the southern end of the building.

Photometric Plan

The applicant has submitted a photometric plan and the applicant is seeking relief from the illumination level along the eastern perimeter of the building. The proposed foot candle level at the eastern property line would exceed the Village’s limit of 0.5 based on the proposal to install wall packs on the eastern façade.

The rest of the photometric plan complies with the Village’s Site Plan Review Ordinance and the footcandle illumination level at the western, northern, and southern property lines are below the 0.5 limitation outlined by code.

EMB Sign

As part of the Planned Unit Development, the applicant is seeking to replace the existing library sign with a new EMB message board. A new 21 square foot EMB sign would replace the existing manual message board. The sign would be laced on the existing brick base and the “Antioch Public Library District” would be relocated on the new EMB sign.

Trash Enclosure

A new trash enclosure is being constructed adjacent to Williams Street and this small addition will be constructed out of brick and match the architectural style of the existing building. The proposed trash enclosure conforms to the Village's requirements outlined in the Site Plan Review Ordinance.

Stormwater

The subject site incorporates 58,829 square feet of impervious area and the new site improvements will result in 62,915 square feet of impervious area, a 4,086 square foot increase in impervious area. The Village Engineer is currently reviewing the engineering and the flow of stormwater will remain the same with the outlined improvements to the site.

Staff anticipates a preliminary review of the engineering prior to this matter being scheduled for the Village Board.

Recommendation

As outlined above, the applicant's Special Use for a PUD has met the required findings of fact that are required for a Special Use. Staff does not anticipate any negative impact due to the proposed site improvements to the subject site. The relief that is being sought are reasonable in view of the location of this use and we do not believe that there will be any negative impacts due to the relief being requested.

The applicant has met the requirements of the Village's Site Plan Review Ordinance, with the one exception relating to landscaping as outlined above.

Based on the foregoing, Staff would make the following recommendations.

The PZB recommends that the Village Board approve the herewith attached Special Use Ordinance for a Planned Unit Development subject to the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the requirements of the Antioch Fire Protection District.***

The PZB recommends that the Village Board approve the herewith attached Site Plan Review Resolution for the Antioch Public Library subject to the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Requirements of the Antioch Fire Protection District.***
- 3. Submittal of a revised landscape plan as per Staff's comments.***
- 4. Add design elements to monument sign.***

Thursday, April 15, 2021 4:16:17 PM
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LEGEND		PROPOSED	EXISTING	PROPOSED	EXISTING	DESCRIPTION
PROPOSED	EXISTING					STORM MANHOLE
						STORM INLET
						STORM DOUBLE INLET
						FLARED END SECTION
						DOWNSPOUT
						SANITARY MANHOLE
						SANITARY/STORM CLEANOUT
						UNKNOWN MANHOLE
						WATER VALVE
						HYDRANT
						WELL
						SPRINKLER HEAD
						SPRINKLER BOX
						WATER METER
						WATER SERVICE
						POWER POLE
						POWER POLE W/ LIGHT
						POWER POLE W/ METER
						GUY WIRE
						GUY POLE
						ELECTRIC MANHOLE
						ELECTRIC PEDESTAL/TRANSFORMER
						ELECTRIC METER
						TELEPHONE POLE
						TELEPHONE PEDESTAL
						CABLE TV PEDESTAL
						UTILITY MANHOLE
						UTILITY MARKER
						HANDHOLE
						GAS VALVE
						GAS METER
						AIR CONDITIONING UNIT
						LIGHT POLE
						VAPOR LIGHT
						LIGHT JUNCTION BOX
						TRAFFIC SIGNAL
						TRAFFIC CANTILEVER
						TRAFFIC SIGNAL CONTROLLER
						MAIL BOX
						SIGN
						FLAGPOLE
						POST/BOLLARD
						CONIFER TREE
						DECIDUOUS TREE
						BUSH/SHRUB
						TREE STUMP
						CONTROL POINT
						BENCHMARK
						SOIL BORING HOLE
						R.O.W. MARKER, FOUND
						RAILROAD SPIKE, FOUND
						REBAR, FOUND
						CHISELED "X" IN CONCRETE, FOUND
						CHISELED "X" IN CONCRETE, SET
						REBAR WITH CAP #, FOUND
						REBAR WITH CAP #, SET
						5/8" REBAR WITH CAP #35, FOUND
						1/2" SQ. PIN, FOUND
						P.K. NAIL, FOUND
						P.K. NAIL, SET
						PIPE, FOUND
						CONCRETE MONUMENT, FOUND
						SECTION CORNER
						MEASURED DIMENSION
						RECORDED DIMENSION
						SPOT ELEVATION
						GRADE LABEL
						DRAINAGE SLOPE
						LINE CONTINUATION

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY, INCLUDING:
 - "JULIE" 800-692-0123
 72 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. UTILITY COMPANIES WILL ESTABLISH, ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES, MAINS, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE OF PERFORMING ANY WORK. REIFICATION SHALL BE REQUIRED IF ANY PHASE OF WORK IS SUSPENDED FOR MORE THAN TWO (2) DAYS.
- THE FOLLOWING CODES AND STANDARDS, AS APPLICABLE, SHALL GOVERN CONSTRUCTION UNDER THIS CONTRACT:
 - A. STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, LATEST EDITION AND ALL SUBSEQUENT REVISIONS THERETO, HEREINAFTER REFERRED TO AS THE HIGHWAY STANDARDS.
 - B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION AND ALL SUBSEQUENT REVISIONS THERETO, HEREINAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS.
 - C. "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS", LATEST EDITION AND ALL SUBSEQUENT REVISIONS THERETO.
 - D. THESE "GENERAL NOTES".
 - E. ILLINOIS URBAN MANUAL.
 - F. VILLAGE OF ANTIPOCH CODE OF ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", STATE OF ILLINOIS, AND SECTION 107.14 OF THE HIGHWAY STANDARDS. BARRICADES AND OTHER REQUIRED TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- UTILITIES SHOWN IN THE PLANS ARE FOR THE CONTRACTOR'S CONVENIENCE AND ARE APPROXIMATE ONLY. THE UTILITIES ARE LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL TYPES, SIZES AND LOCATIONS OF EXISTING UTILITIES. CAUTION: THERE MAY BE OVERHEAD AND BURIED POWER LINES WHICH COULD POSSIBLY INTERFERE OR BE A SAFETY HAZARD WITH EQUIPMENT OPERATIONS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL HAVE IN HIS POSSESSION ALL REQUIRED PERMITS FOR THE CONSTRUCTION OF THIS PROJECT AS NECESSARY (E.G. ILLINOIS DEPARTMENT OF TRANSPORTATION, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, LAKE COUNTY HIGHWAY DEPARTMENT, RAILROADS, PUBLIC UTILITY COMPANIES, ETC.). THESE PERMITS WILL BE OBTAINED AS SPECIFIED IN THE "SPECIAL PROVISIONS".
- ALL CURB AND GUTTER REMOVAL AND REPLACEMENT SHALL BE COMPLETED PRIOR TO PLACING ANY BITUMINOUS MATERIAL ON THAT STREET SEGMENT.
- ALL PAVING OF BUTT JOINTS SHALL BE DONE AT THE SAME TIME AND SHALL BE DONE WITH A BITUMINOUS PAVING MACHINE.
- THE CONTRACTOR SHALL PLACE WARNING SIGNS 48 HOURS PRIOR TO PLACEMENT OF PRIME COAT AND COMMENCEMENT OF PAVING OPERATIONS.
- IF A PERIOD OF TEN CALENDAR DAYS ELAPSES AFTER THE PLACEMENT OF ANY BITUMINOUS COURSE, THE CONTRACTOR MAY BE REQUIRED TO PLACE ANOTHER PRIME COAT AT NO ADDITIONAL COST.
- THE THICKNESS OF THE BITUMINOUS COURSES SHOWN ON THE PLANS IS THE NOMINAL THICKNESS. DEVIATIONS FROM THE NOMINAL THICKNESS WILL OCCUR DUE TO IRREGULARITIES IN THE EXISTING SURFACE ON WHICH THE BITUMINOUS COURSE IS PLACED.
- WHERE BITUMINOUS OVERLAYS ARE PLACED ON INTERSECTING STREETS, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION TO ALLOW A HOT JOINT BETWEEN THE TWO SURFACES; OR HE SHALL SAW CUT TO A MINIMUM DEPTH OF 1-1/2" TO PROVIDE A UNIFORM VERTICAL FACE AGAINST WHICH TO BUTT THE SUBSEQUENT SURFACE COURSE.
- WHEN LOOSE MATERIAL IS DEPOSITED IN DITCHES OR GUTTERS, IT SHALL BE REMOVED BEFORE THE END OF EACH WORKING DAY. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL FEATURES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL STATE, OR BETTER. ALL RESTORATION WORK REQUIRED BEYOND THE SCOPE OF THE PLANS AND SPECIFICATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE UNLESS WORK WAS DONE AT THE DIRECTION OF THE OWNER OR ENGINEER AND COMPENSATION WAS AGREED UPON PRIOR TO EXECUTION OF WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL NECESSARY PAVEMENT OPENINGS AND CONSTRUCTION DEBRIS LEFT IN THE PUBLIC RIGHT-OF-WAY WITH LIGHTED DEVICES. THE CONTRACTOR SHALL MAINTAIN HIGH VISIBILITY OF ALL TEMPORARY HAZARDS TO PEDESTRIANS AND MOTORISTS. REMOVAL OF ANY SUCH TEMPORARY HAZARDS SHALL BE DONE AS SOON AS POSSIBLE. CONTRACTOR SHALL MAINTAIN HIGH VISIBILITY OF ALL TEMPORARY HAZARDS SHALL BE DONE AS SOON AS POSSIBLE.
- ALL EXISTING DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS THAT WILL BE ADJUSTED OR RECONSTRUCTED, SHALL BE CLEANED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES.
- THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. GRADING SHALL BE DONE TO ALLOW POSITIVE DRAINAGE. "DITCH CHECKS" AND/OR SILT FENCES, UNLESS OTHERWISE SPECIFIED, SHALL BE INSTALLED, IF NECESSARY, TO PREVENT EROSION. COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

- PLACEMENT OF TOPSOIL AND SEEDING OR SODDING SHALL BE COMPLETED WITHIN 10-15 DAYS AFTER THE COMPLETION OF CURB AND GUTTER, PAVING AND/OR DRIVEWAY REPLACEMENT OPERATIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- UTILITY SERVICES TO RESIDENTS OR BUSINESSES WHICH ARE INTERRUPTED BY CONSTRUCTION SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR SO THAT NO SERVICE IS INTERRUPTED FOR MORE THAN FOUR (4) HOURS. IF TEMPORARY SERVICE IS REQUIRED, THE EXPENSE FOR SAME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE EDGES OF ALL IMPROVED SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE SAW CUT PRIOR TO RESTORATION. ANY SAW CUTTING OF PAVEMENT PATCHES, BUTT JOINTS, CONCRETE CURBS, SIDEWALKS, OR ANY OTHER AREAS NECESSARY TO COMPLETE THIS PROJECT WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- MANHOLE RIM ELEVATIONS ARE PROVIDED TO ASSIST THE CONTRACTOR IN ORDERING MATERIALS. THESE ELEVATIONS ARE FOR INFORMATION ONLY, AND FINAL ADJUSTMENT OF STRUCTURES TO MEET SITE CONDITIONS WILL BE NECESSARY. NO PAYMENT WILL BE MADE FOR FINAL ADJUSTMENT OF STRUCTURES, AND THE COST THEREOF SHALL BE INCIDENTAL TO AND INCLUDED IN THE CONTRACT UNIT PRICE FOR SAID STRUCTURE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL STREETS USED BY THE CONTRACTOR, SUB-CONTRACTORS, AND SUPPLIERS CLEAN AND FREE OF ALL DIRT, MUD, AND OTHER CONSTRUCTION DEBRIS, AND WILL BE REQUIRED TO CLEAN THEM AS IS NECESSARY IN ORDER TO MAINTAIN THEM IN A SAFE, DRIVEABLE CONDITION. THE CONTRACTOR SHALL BE ESPECIALLY RESPONSIVE TO REQUESTS FROM THE ENGINEER, ENGINEER'S REPRESENTATIVE, DIRECTOR OF PUBLIC WORKS, SUPERINTENDENT OF STREETS, POLICE AND FIRE DEPARTMENTS, OR ANY OFFICIAL OF THE OWNER TO PRACTICE GOOD HOUSEKEEPING THROUGHOUT THE DURATION OF THIS PROJECT. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- CURB RAMP ACCESSIBLE TO THE DISABLED SHALL BE PROVIDED AT ALL CROSS WALK LOCATIONS.
- PAVEMENT MARKINGS PER IDOT SECTION 780
 - 24.1. ADA/HANDICAP STRIPING SHALL BE PAINTED YELLOW.
 - 24.2. OTHER STRIPING SHALL BE PAINTED WHITE.

MATERIAL SPECIFICATIONS

STORM SEWER
 REINFORCED CONCRETE PIPE (RCP), CONFORMING TO ASTM C-76 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D-3212 AND F-477.

SITE RESTORATION

- ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:
- TOPSOIL PLACEMENT, 4", CONFORMING TO SECTION 211 OF THE HIGHWAY STANDARDS.
 - SEEDING, CLASS 1, CONFORMING TO SECTION 250 OF THE HIGHWAY STANDARDS.
 - MULCH, METHOD 2 OR 3, OR EROSION CONTROL BLANKET CONFORMING TO SECTION 251 OF THE HIGHWAY STANDARDS.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- FOR THOSE DEVELOPMENTS THAT REQUIRE AN INSPECTOR, INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RE-DISTURBANCE.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES.
- APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND THE HIGH WATER LEVEL.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- IF DE-WATERING DEVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DE-WATERING SYSTEM OR A SIMILAR MEASURE. DE-WATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. AN APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DE-WATERING ACTIVITIES.
- IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMER OR FILTRATION SYSTEMS MAY BE REQUIRED.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, OR OTHER GOVERNING AGENCY.

REVISIONS		DATE
No.	DESCRIPTION	

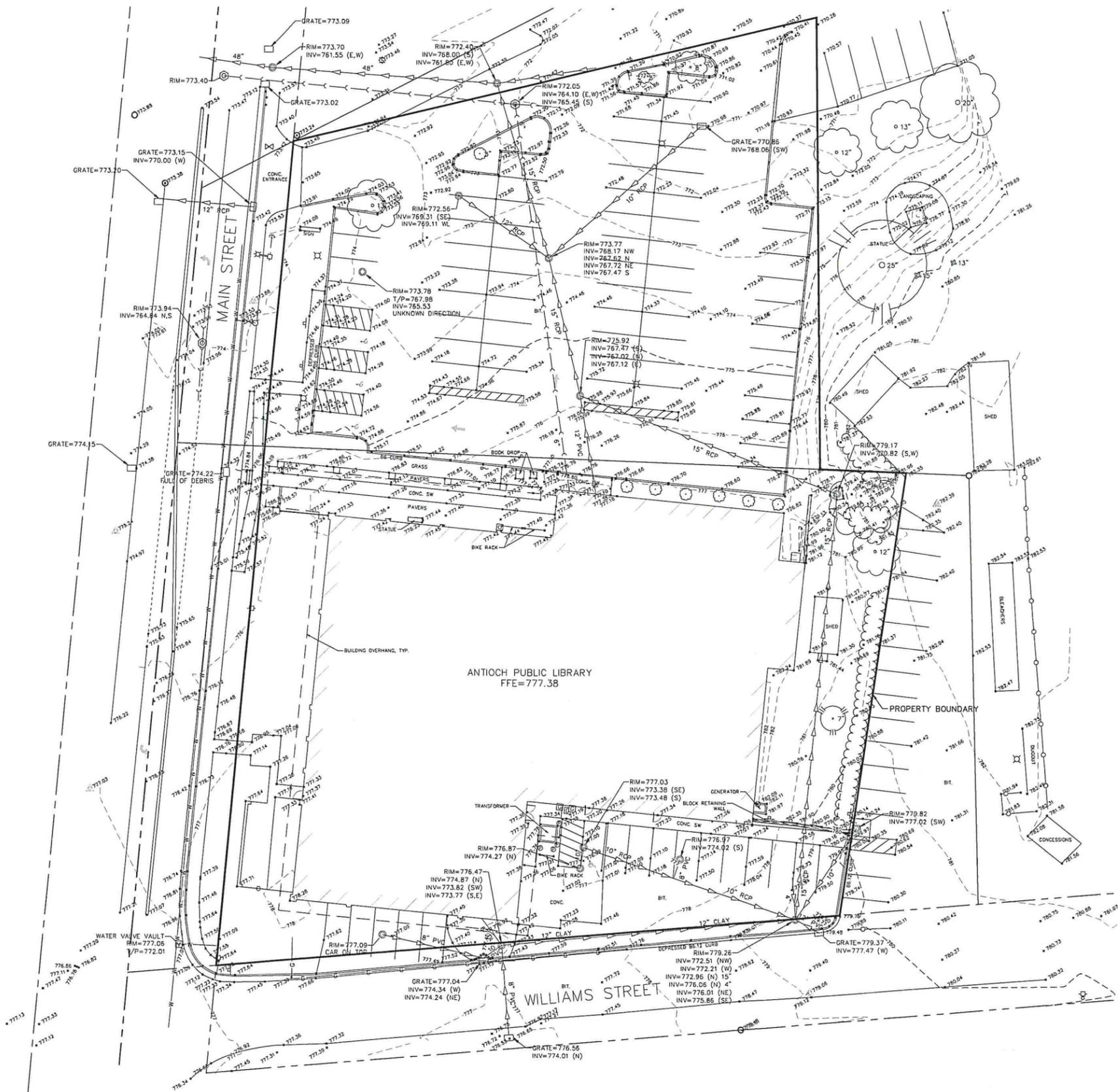
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NOTE:
 PROPERTY BOUNDARY
 PER TAX MAPS

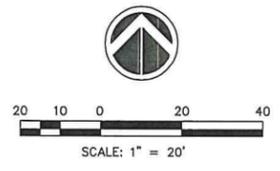
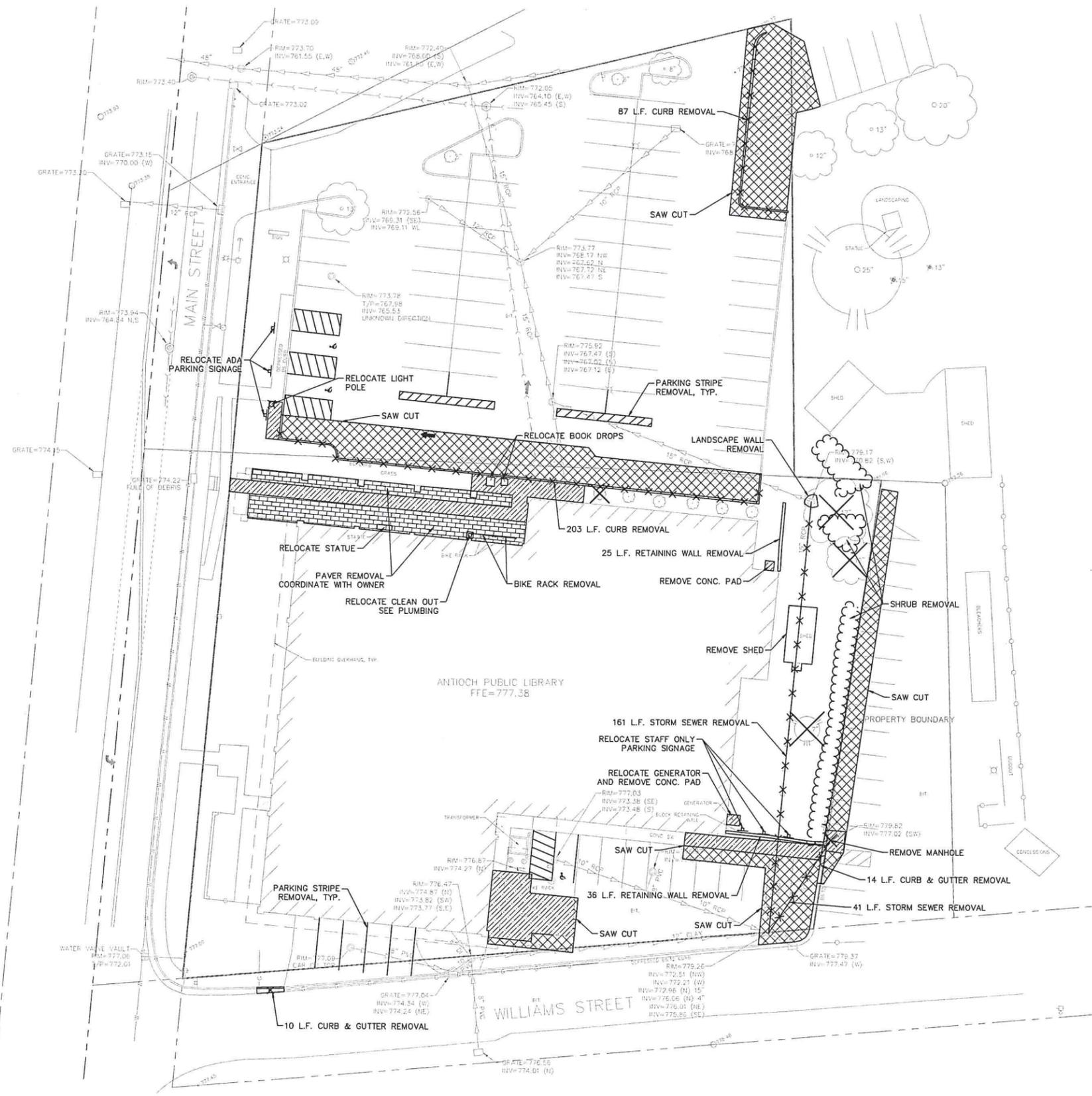
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LEGEND

-  BIT. PAVEMENT REMOVAL
-  CONC. REMOVAL
-  CURB REMOVAL
-  UTILITY REMOVAL
-  TREE REMOVAL

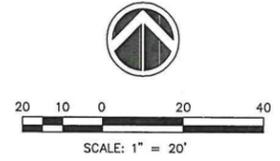
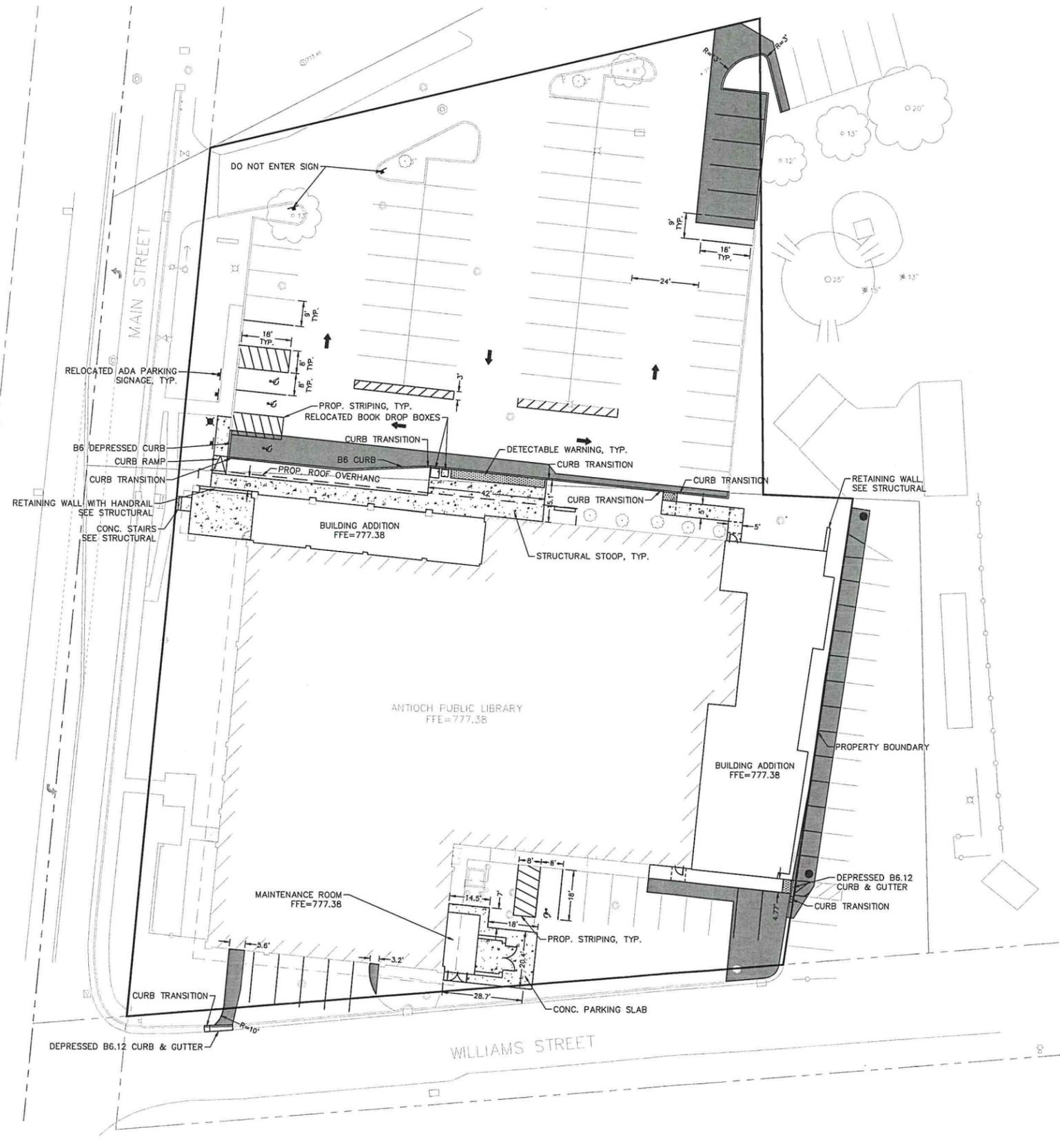
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LEGEND

 STANDARD DUTY PAVEMENT
 CONCRETE

PARKING COUNT:

EXISTING
 ADA: 4
 STANDARD: 78

PROPOSED
 ADA: 4
 STANDARD: 78

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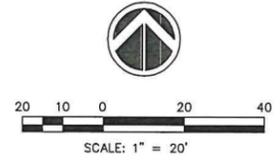
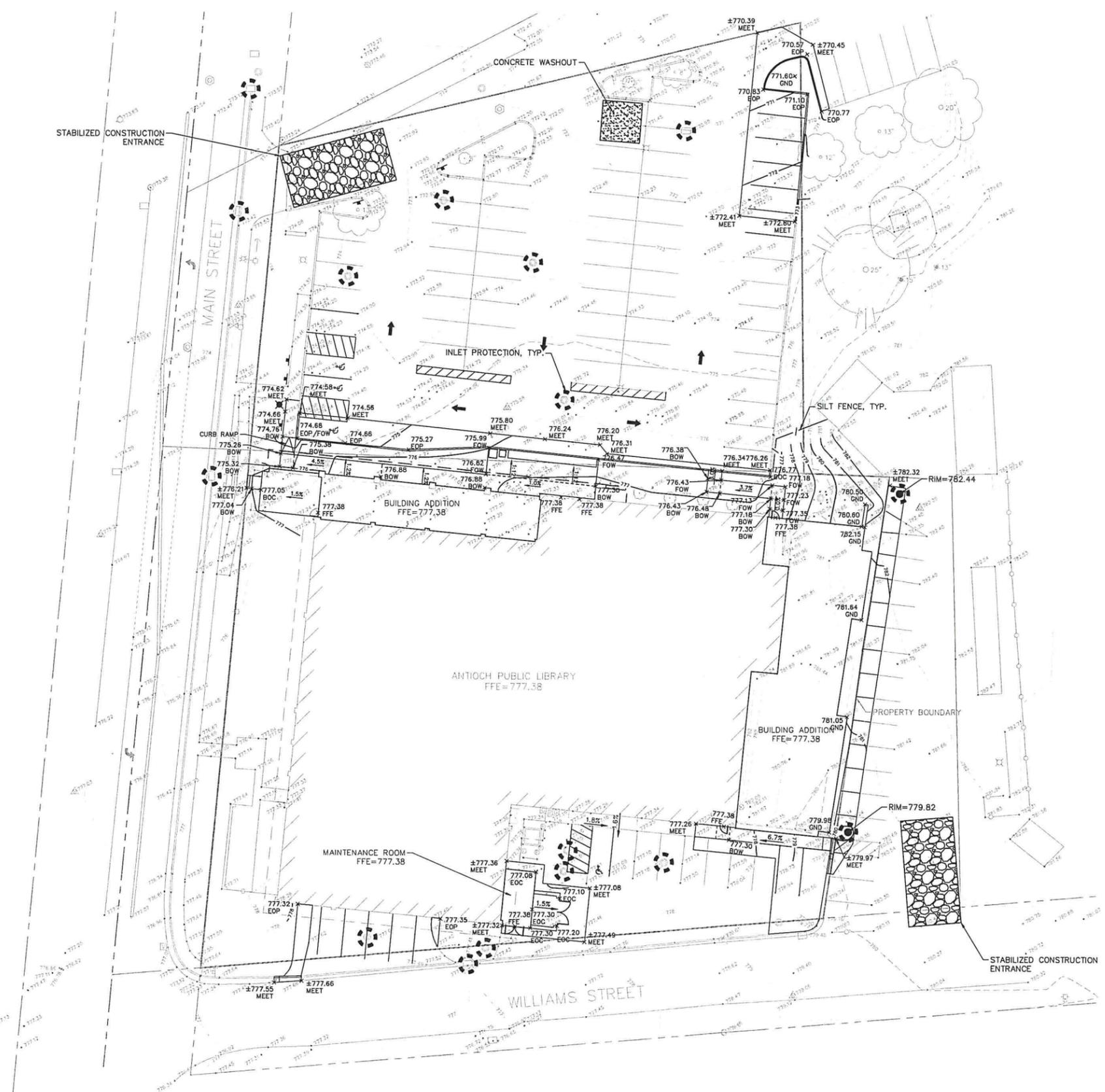
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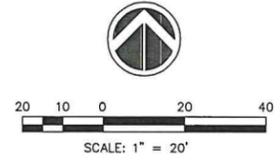
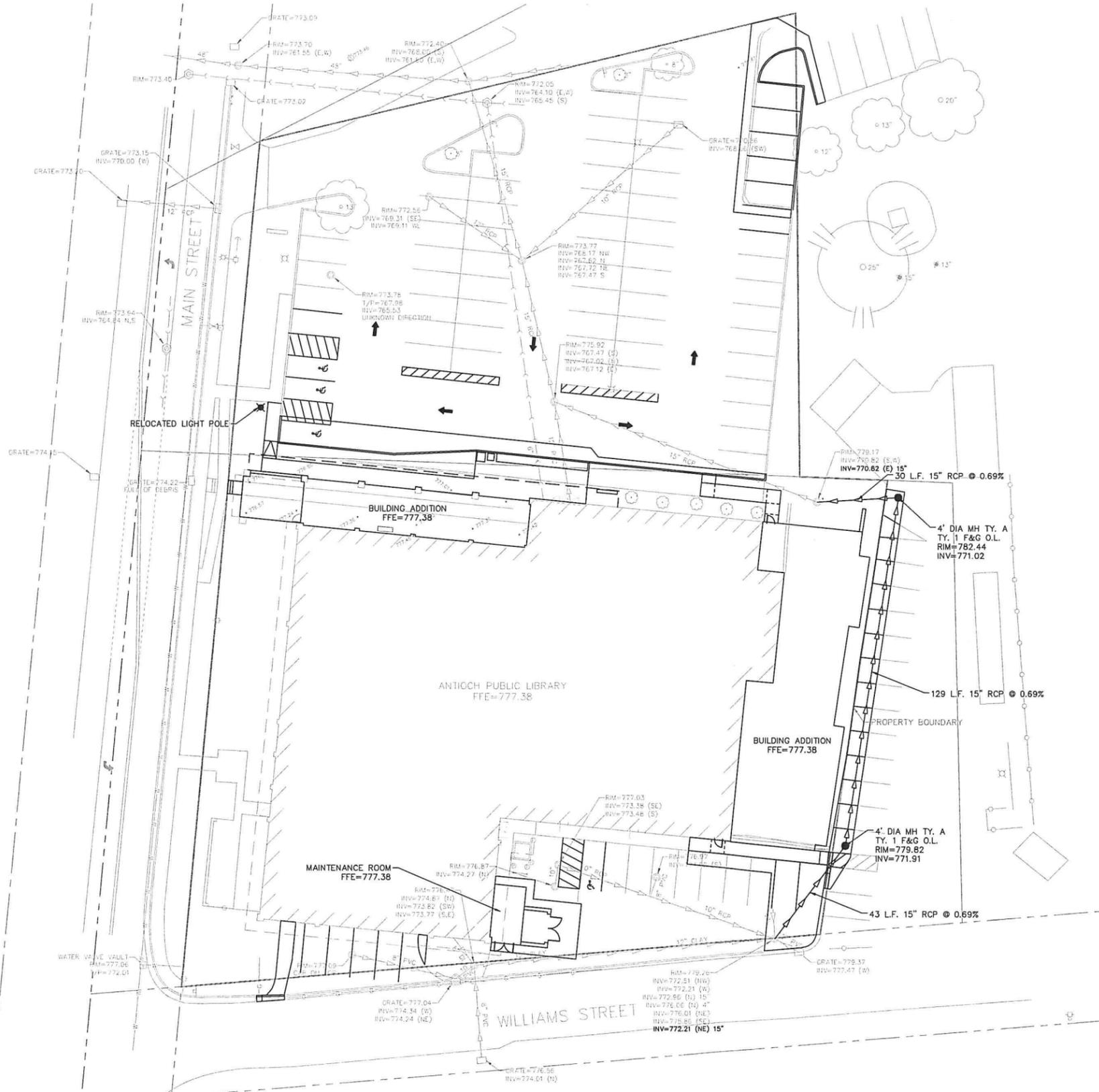
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Catch-All

Inlet Protector
Round, Rectangular, Heavily, or Roll Type Curb Inlets

Mar-Mac Manufacturing Co., Inc.
1000 W. 15th Street
P.O. Box 100
Piquette, MI 48675
www.mar-mac.com

STABILIZED CONSTRUCTION ENTRANCE

- Stone Size—Use CA-1, CA-2, CA-3 OR CA-4.
- Maintenance—The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Filter Cloth—Will be placed over the entire area prior to placing of stone.
- Washing—Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Notes:

- Maintaining temporary concrete washout facility shall include cleaning and disposal of washed concrete and/or carry out retaining the facility in a functional condition.
- Facility shall be cleaned or reconstructed in a new area once washed concrete has dried 48.

SILT FENCE PLAN

Notes:

- Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
- Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
- Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 30 sq. in.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

GENERAL NOTES:

- Manufacturer shall provide all necessary details for proper installation and use of the manhole.
- Manhole shall be installed in accordance with the manufacturer's instructions.
- Manhole shall be installed in accordance with the manufacturer's instructions.
- Manhole shall be installed in accordance with the manufacturer's instructions.

CONCRETE PARKING PAD DETAIL

GENERAL NOTES:

- Placing, finishing and curing of P.C.C. Parking Pad shall conform to applicable Sections of Standard Specifications for Road and Bridge Construction.
- Slab contraction (control) joints shall be as follows:
For DUMPSTER PAD = 10' O.C. Joint Spacing
- If excavation or undercutting of subgrade has been made deeper than necessary, the base shall be brought to proper grade by the addition of well compacted bedding material without any extra compensation due the Contractor.
- Concrete shall be IDOT Class SI

CONCRETE SIDEWALK DETAIL

GENERAL NOTES:

- At locations where sidewalk is constructed at ramps and/or driveway entrances, the P.C.C. Sidewalk Section shall be thickened to 7" for the width of the ramp and/or driveway. This work shall be considered as incidental, and no additional compensation will be allowed.
- Placing, finishing and curing of P.C.C. Sidewalk shall conform to applicable Sections of Standard Specifications for Road and Bridge Construction.
- Slab contraction (control) joints shall be as follows:
For 4' Sidewalk Width = 5' O.C. Joint Spacing
5' Sidewalk Width = 5' O.C. Joint Spacing
8' Sidewalk Width = 6' O.C. Joint Spacing
- Expansion joints shall consist of preformed joint filler or thickness as follows:
1/2" - between sidewalk and structures, standards, poles
3/4" - at sidewalk intervals of not more than 50 feet.
- If excavation or undercutting of subgrade has been made deeper than necessary, the base shall be brought to proper grade by the addition of well compacted bedding material without any extra compensation due the Contractor.
- Concrete shall be IDOT Class SI

HOT-MIX ASPHALT PAVEMENT SECTION (STANDARD DUTY)

ILLINOIS STANDARD R7-101P

\$250 FINE

LEGEND AND BORDER: GREEN REFLECTORIZED, WHITE REFLECTORIZED

SIGN SIZE	SERIES BY LINE				MARGIN	BORDER
	A	B	C	D		
12 X 6	12.00	6.00	1.50	1.50	4.25	4.25

HANDICAPPED PARKING SIGN

LEGEND AND BORDER: PANTONE 340C, WHITE SYMBOL ON PANTONE 384 BACKGROUND, BACKGROUND-WHITE

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

REINFORCEMENT TABLES:

WALL REINFORCEMENT	
Location	Reinforcement
Top	2 #4 @ 12" O.C.
Bottom	2 #4 @ 12" O.C.
Vertical	2 #4 @ 12" O.C.
Horizontal	2 #4 @ 12" O.C.

BASE SLAB REINFORCEMENT	
Location	Reinforcement
Top	2 #4 @ 12" O.C.
Bottom	2 #4 @ 12" O.C.
Vertical	2 #4 @ 12" O.C.
Horizontal	2 #4 @ 12" O.C.

FRAME AND LIDS TYPE 1

LEGEND AND LIDS: PANTONE 340C, WHITE SYMBOL ON PANTONE 384 BACKGROUND, BACKGROUND-WHITE

NO.	REVISIONS	DESCRIPTION	DATE

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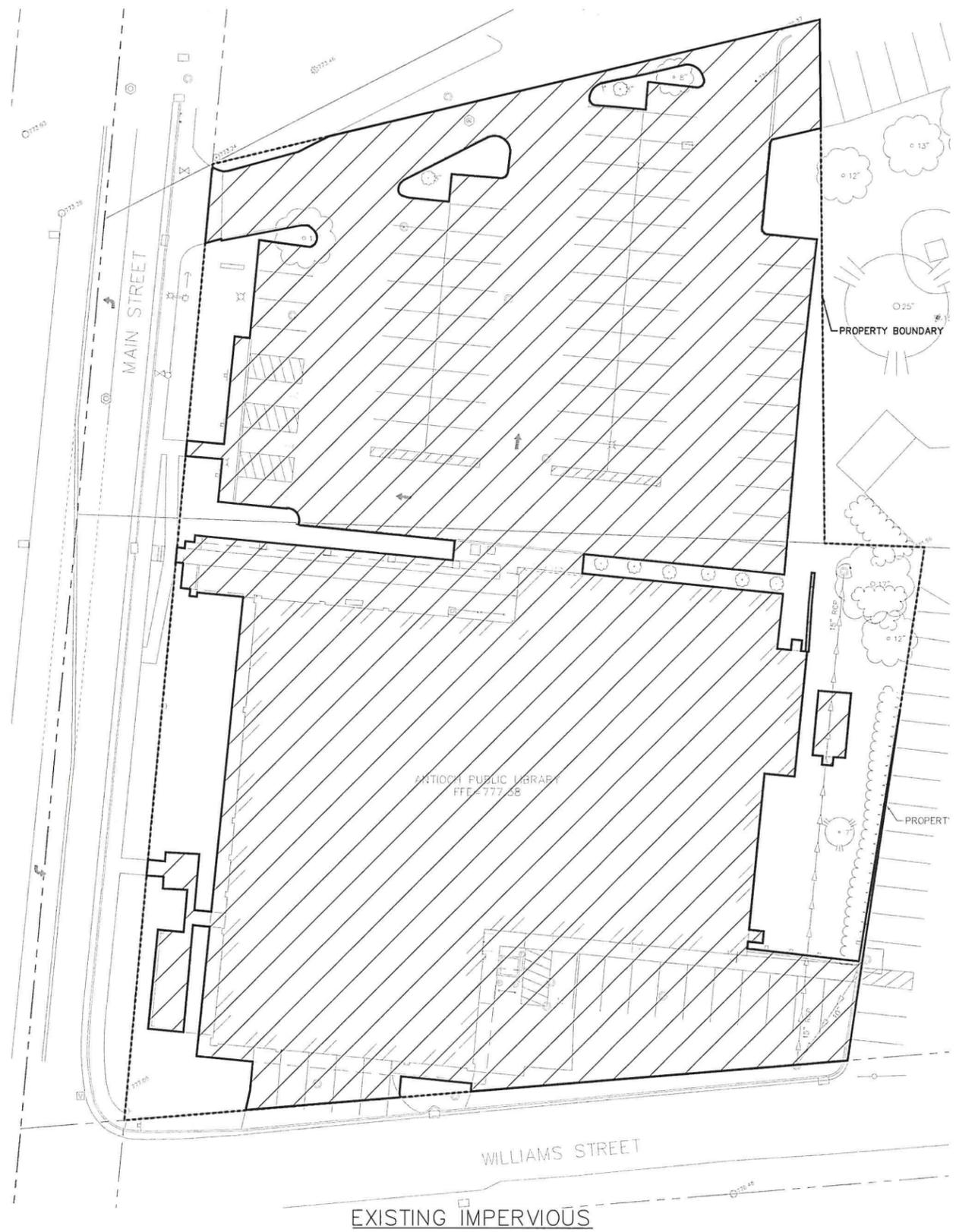
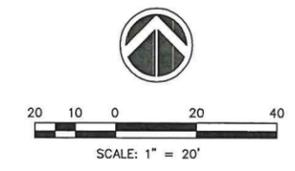
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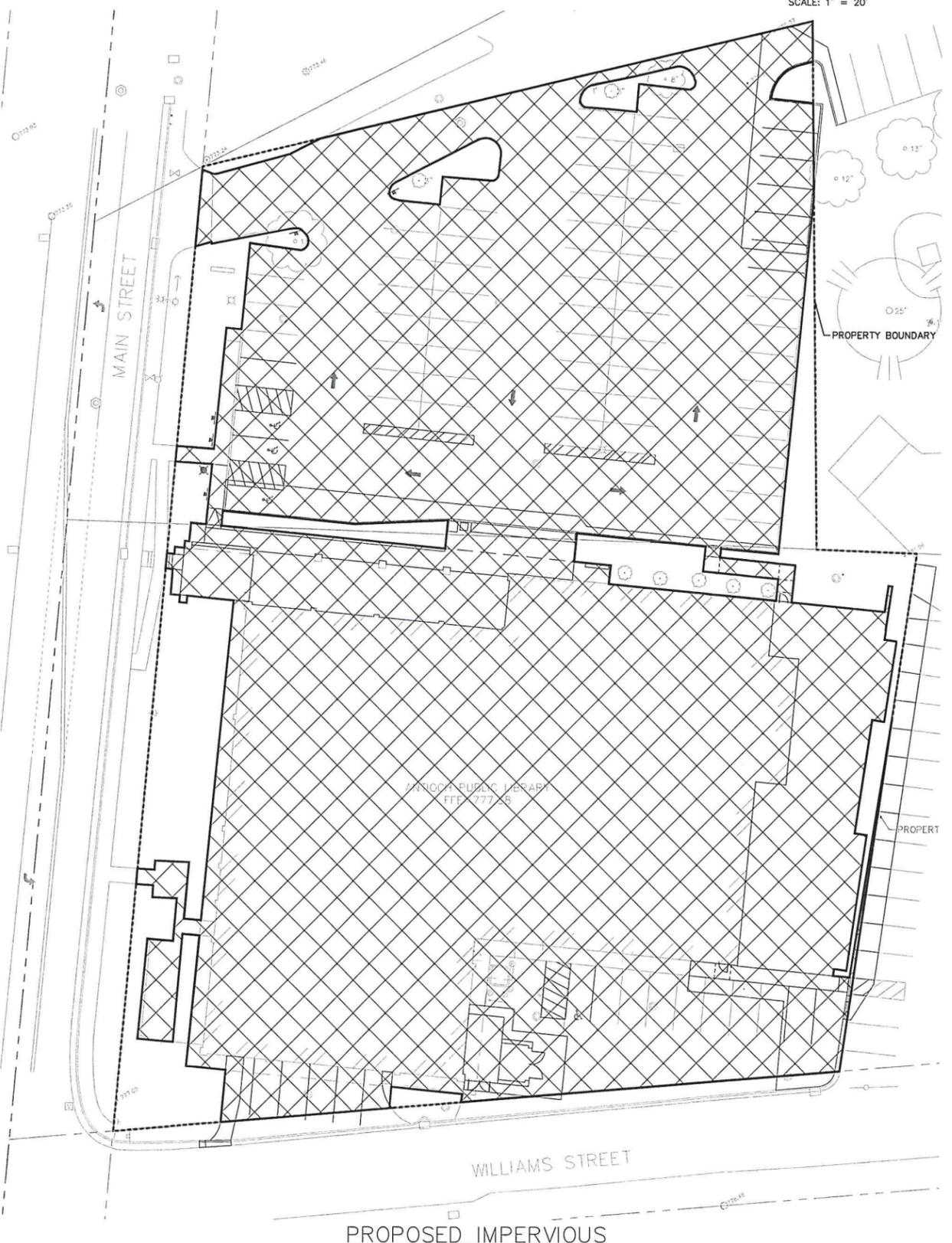
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EXISTING IMPERVIOUS: 58829 SQ. FT. = 1.35 ACRES
 PROPOSED IMPERVIOUS: 62915 SQ. FT. = 1.44 ACRES
 NET INCREASE: 4,086 SQ. FT = 0.09 ACRES



EXISTING IMPERVIOUS



PROPOSED IMPERVIOUS

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4 22 21

1

exterior rendering

Village of Antioch

Antioch Public Library District

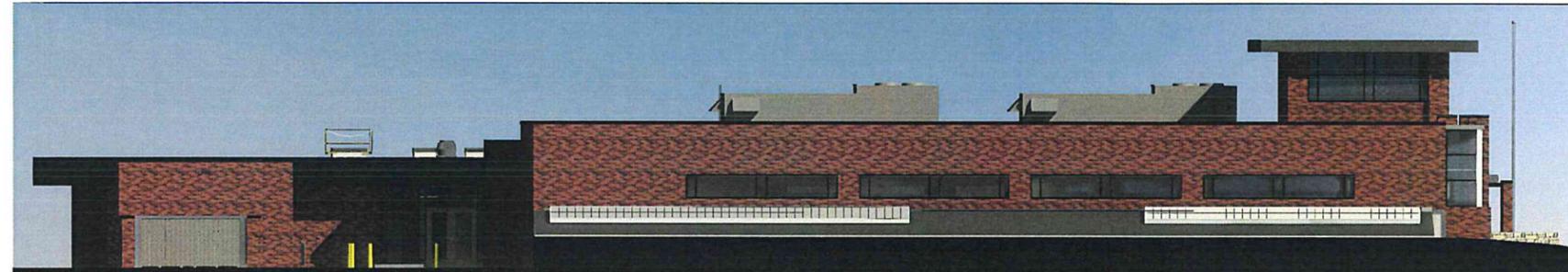
757 N. Main St., Antioch, IL 60002







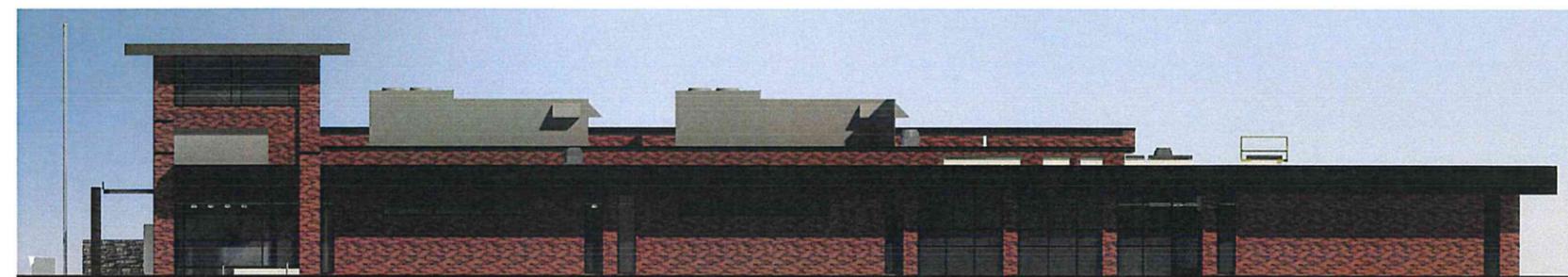
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1" = 20'-0"



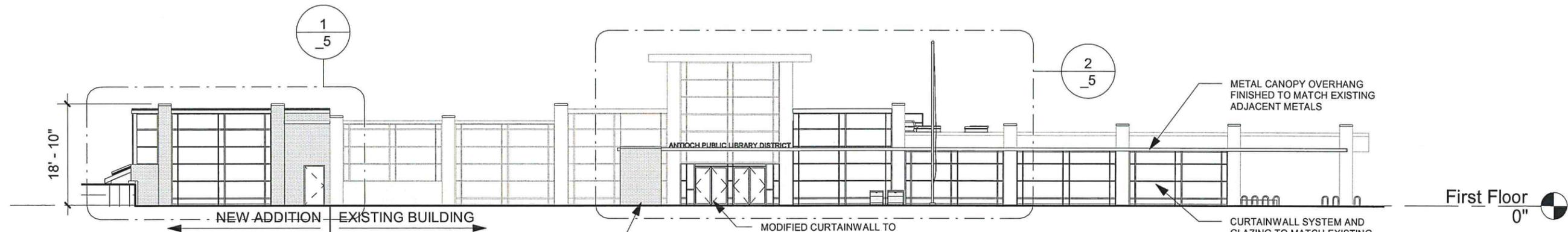
② OVERALL EAST ELEVATION
1" = 20'-0"



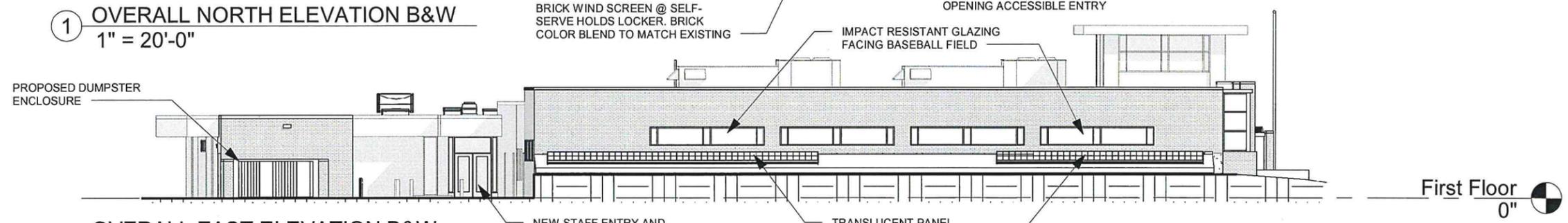
③ OVERALL SOUTH ELEVATION
1" = 20'-0"



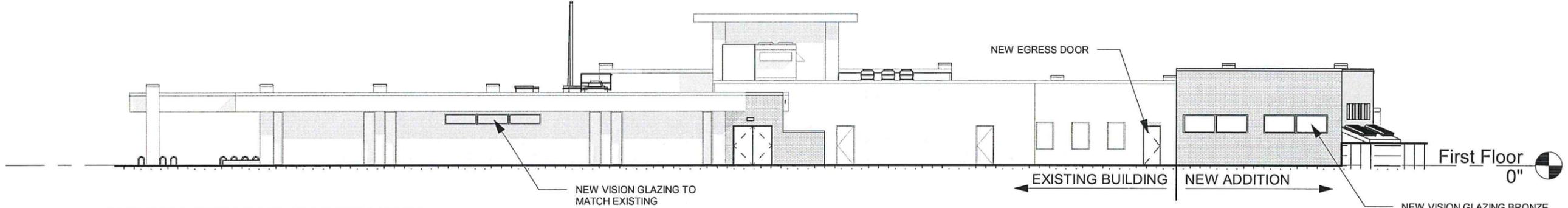
④ OVERALL WEST ELEVATION
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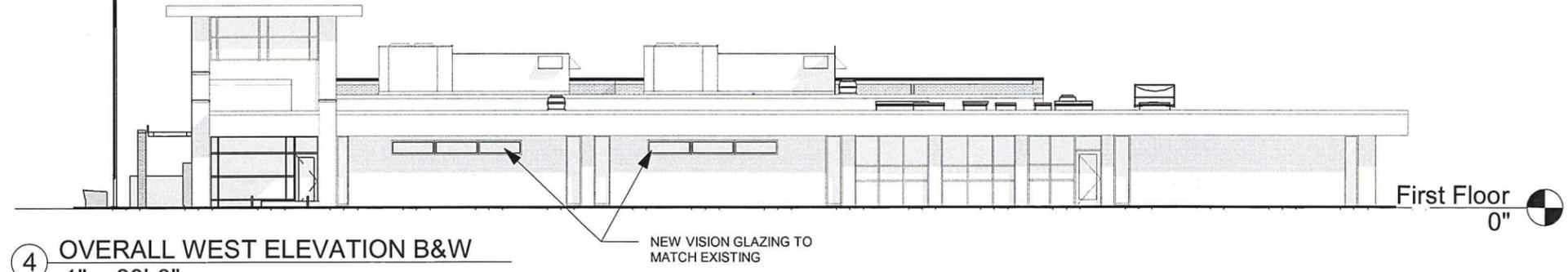
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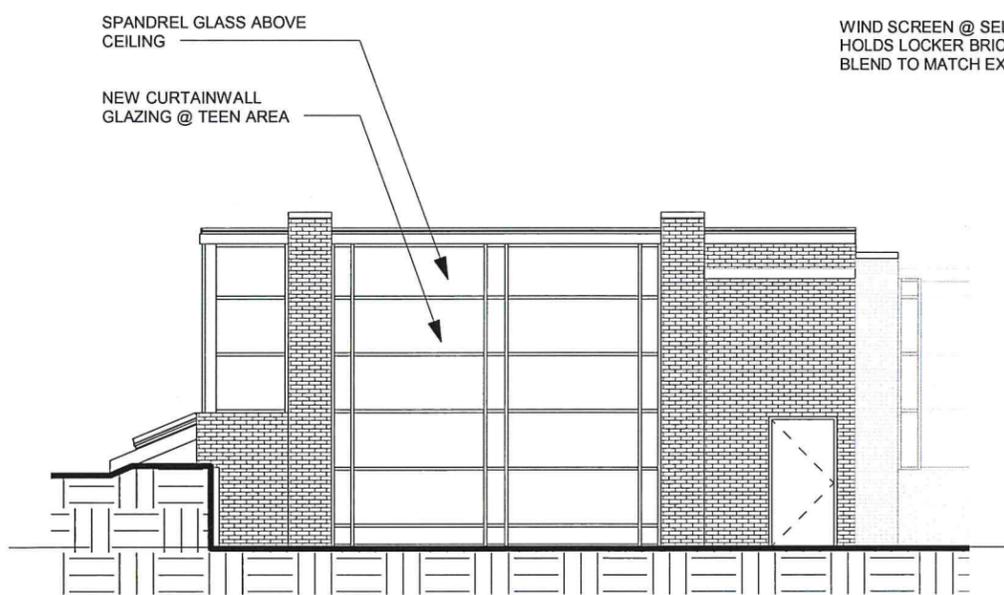
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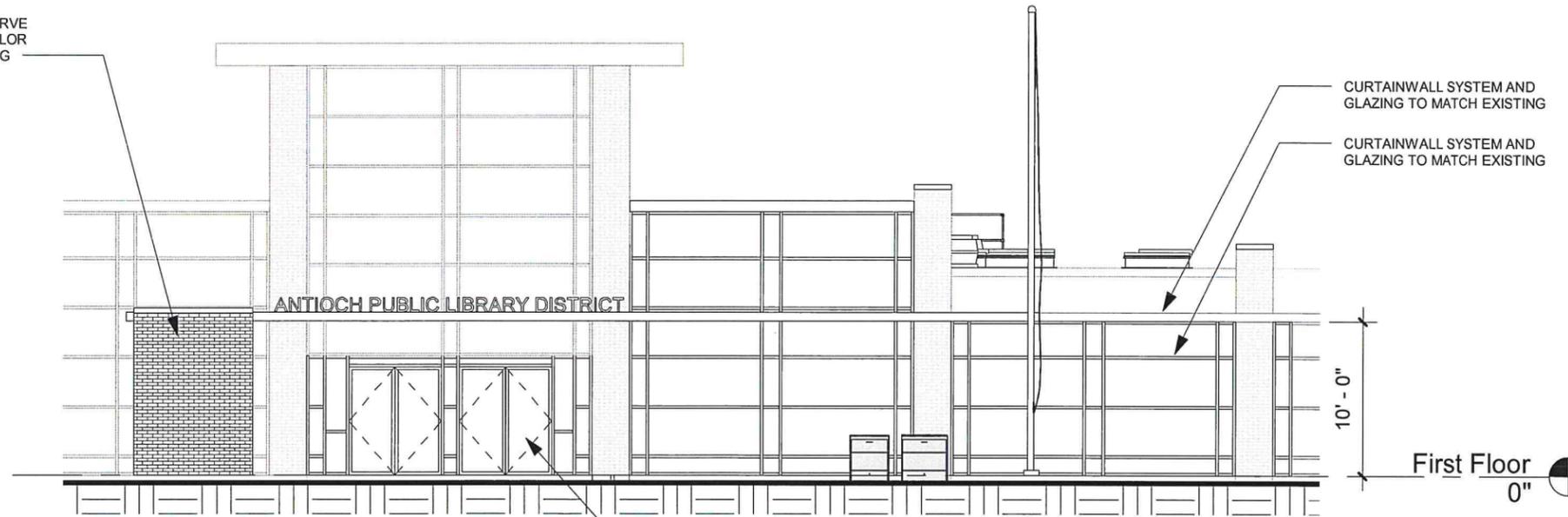
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1" = 20'-0"



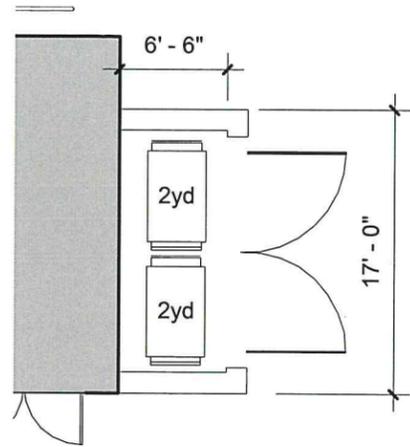
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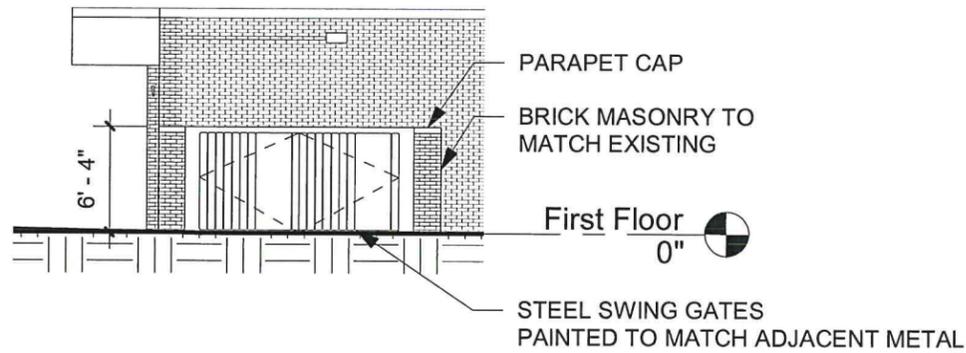
① EXTERIOR TEEN SPACE ADDITION
1" = 10'-0"



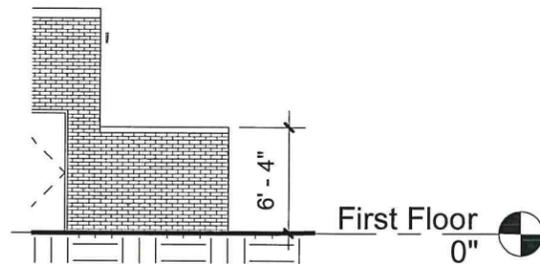
② ENLARGED FRONT ENTRY
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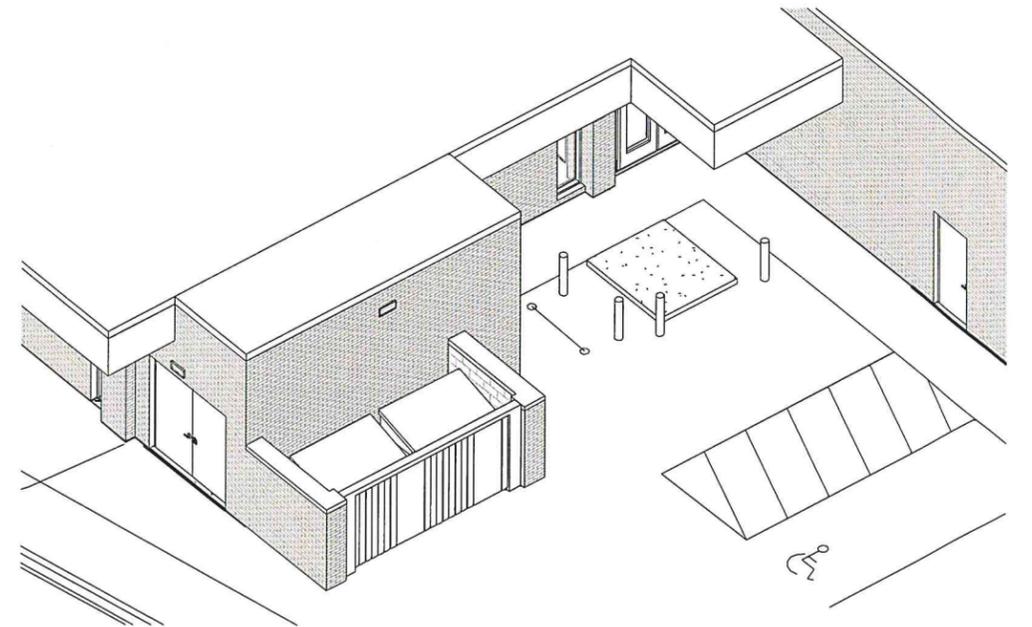
1 TRASH ENCLOSURE - FLOOR PLAN
3/32" = 1'-0"



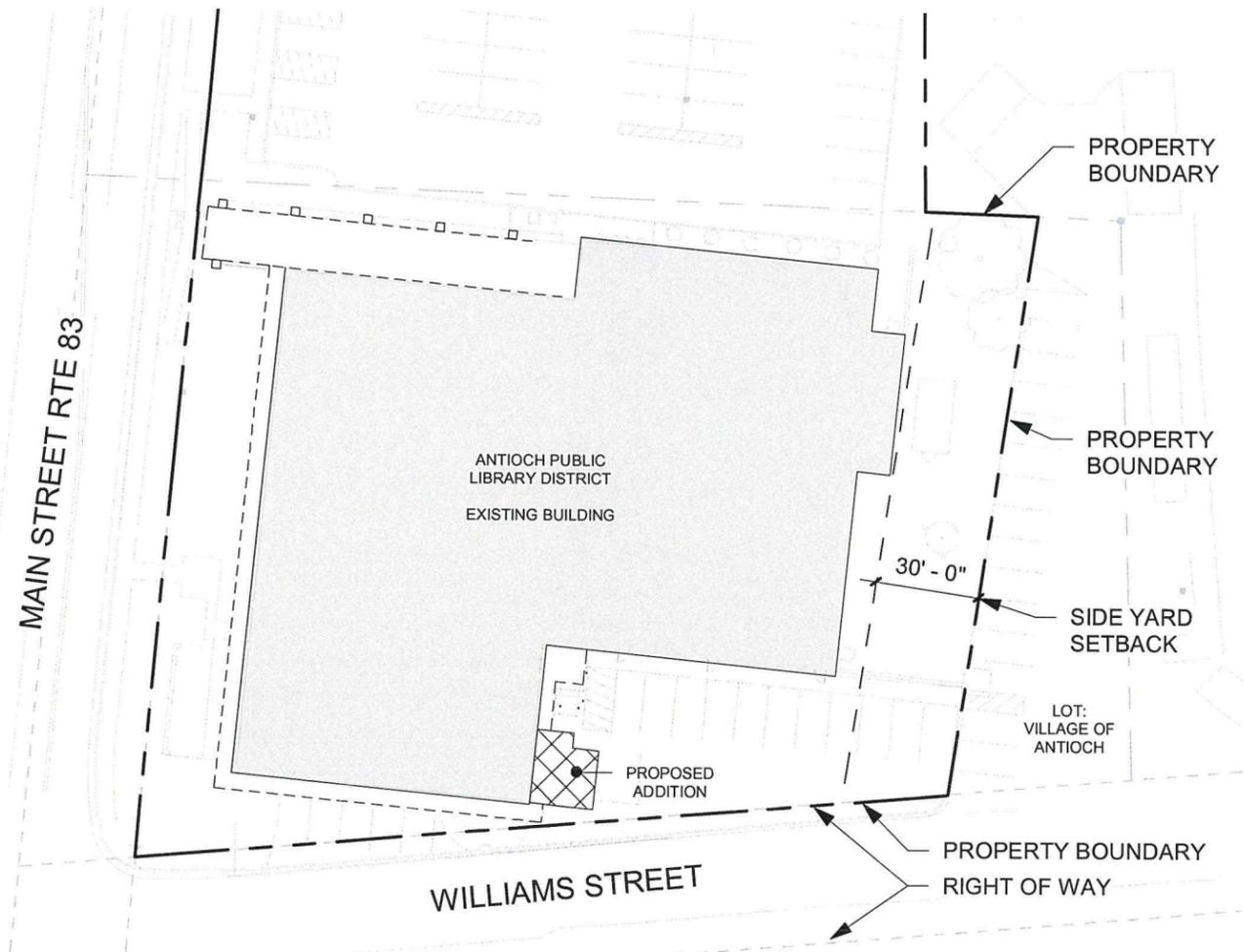
2 TRASH ENCLOSURE - EAST ELEVATION
3/32" = 1'-0"



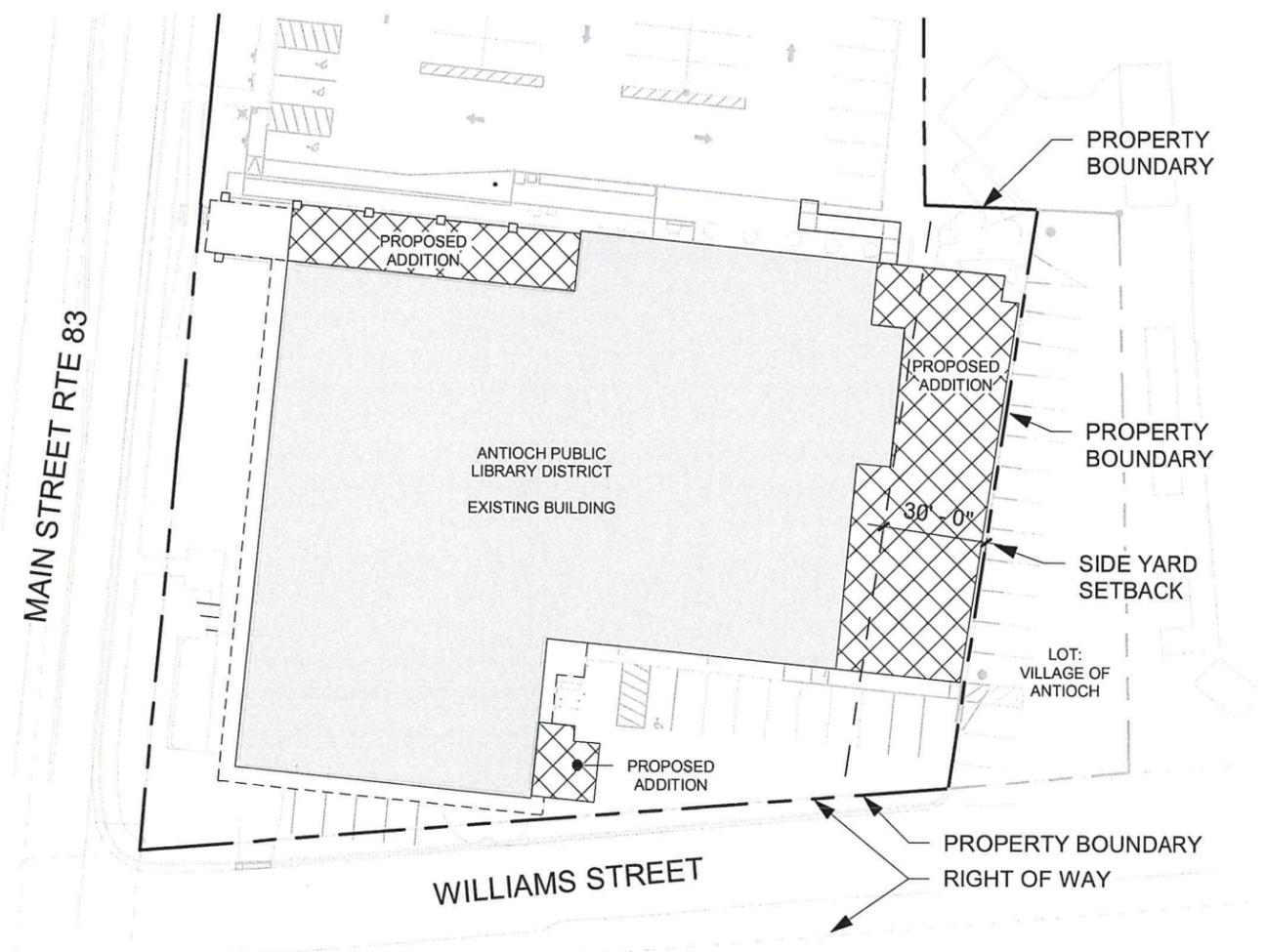
3 TRASH ENCLOSURE - SOUTH ELEVATION
3/32" = 1'-0"



4 TRASH ENCLOSURE - AXON VIEW



EXISTING BUILDING FOOTPRINT

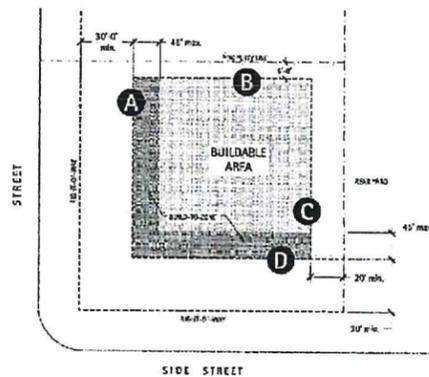


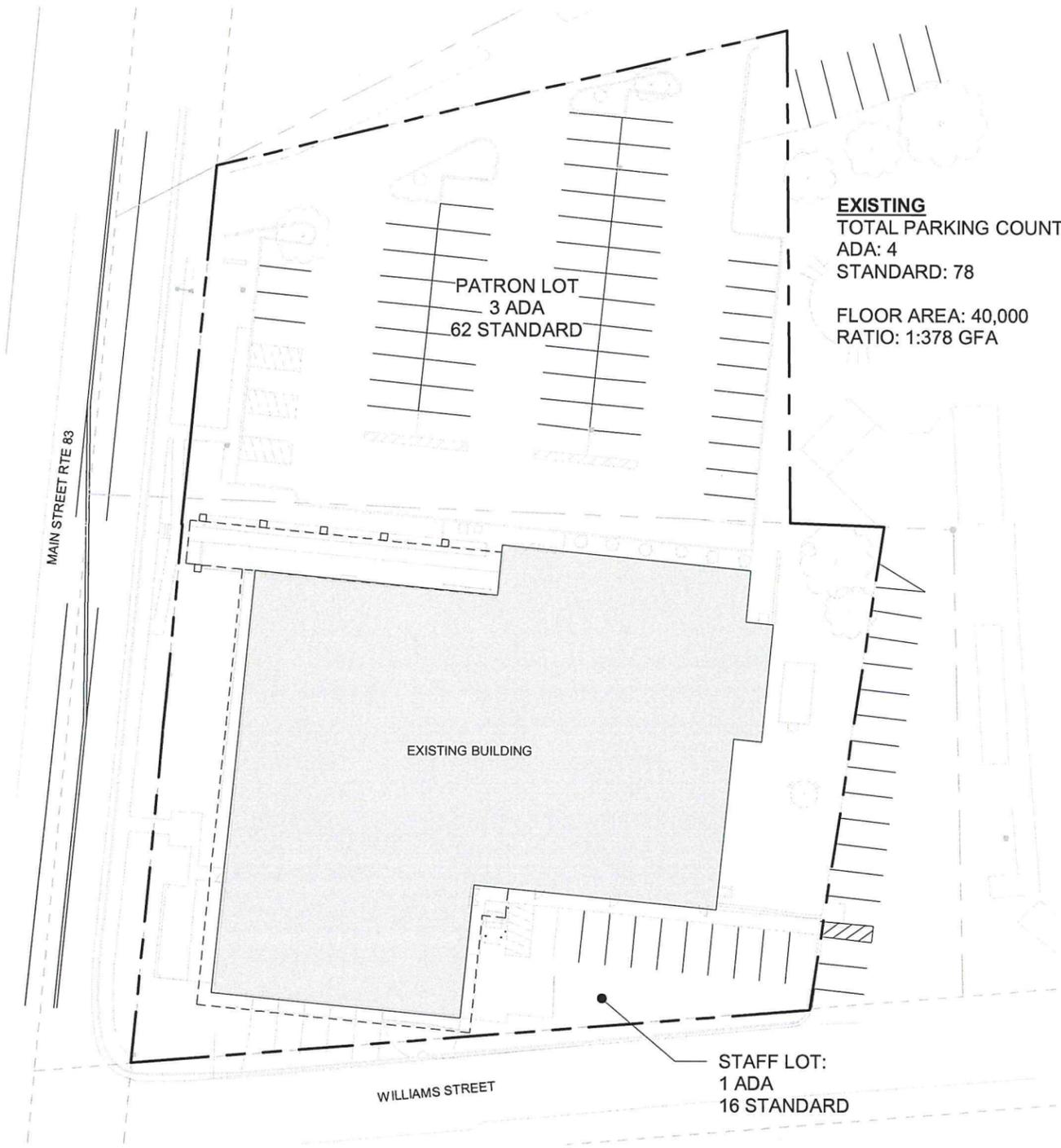
PROPOSED BUILDING FOOTPRINT

10-10-7: MAIN STREET TRANSITIONAL DISTRICT - MT:

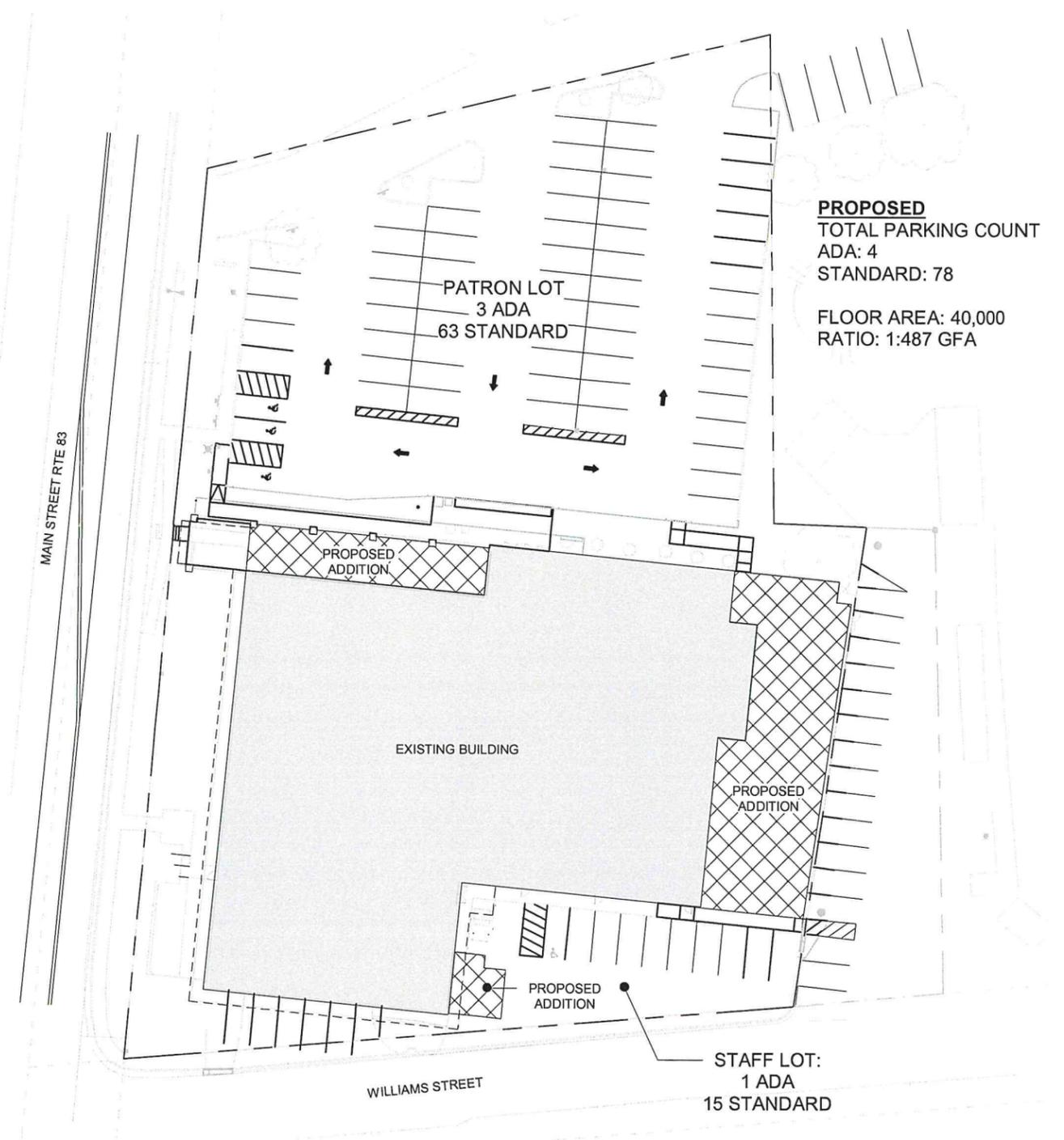
1. Building Setback:

- a. Building setback abutting apparent street right of way: Thirty feet (30') minimum/forty five feet (45') maximum. (A)
- b. Building setback abutting interior side property lines: Five feet (5') minimum. (B)
- c. Rear yard: Twenty feet (20'). (C)
- d. Side yard, corner lot on side street: Thirty feet (30') minimum/forty five feet (45') maximum from the building line on corner sideyards. (D)

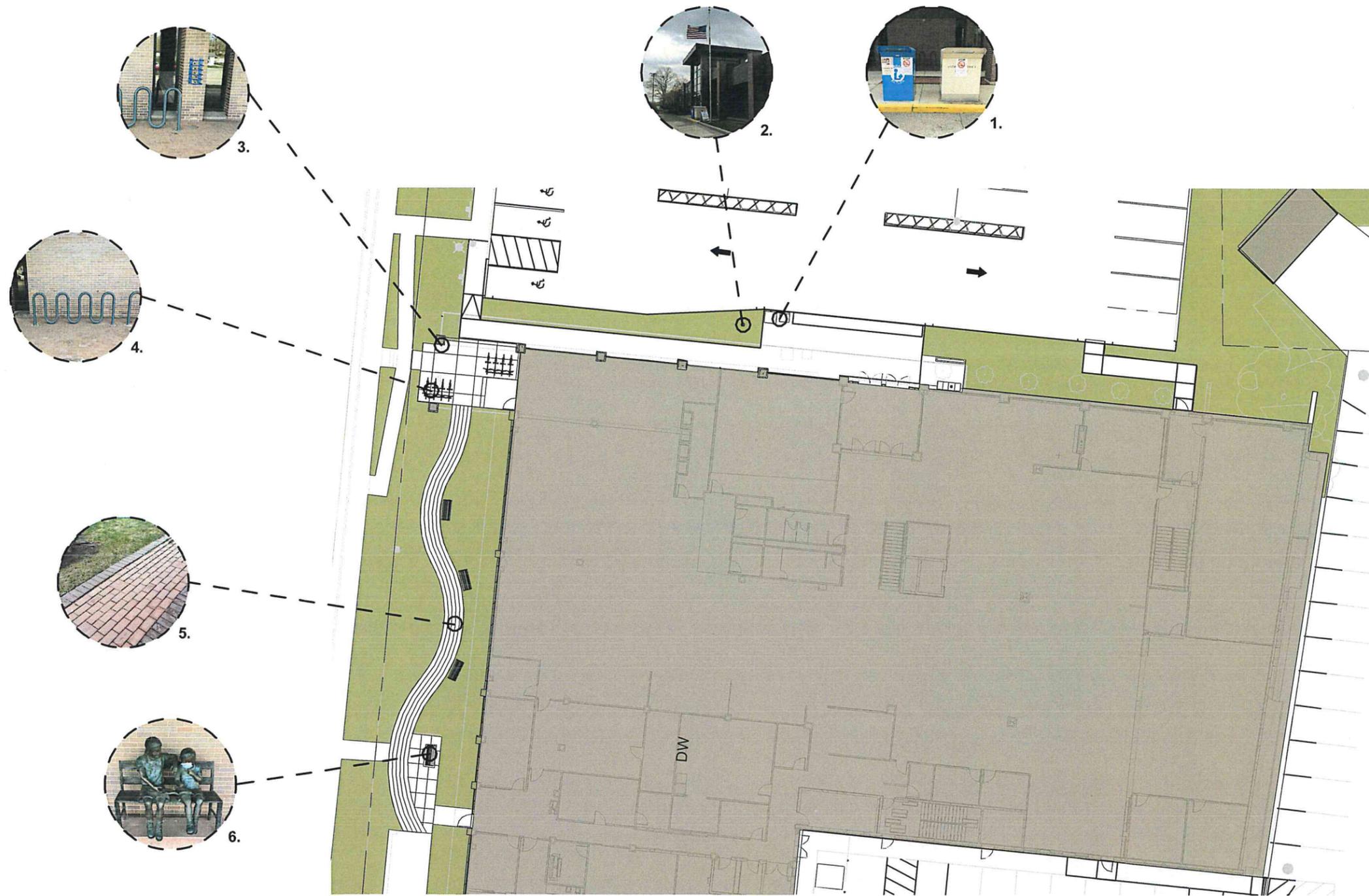




EXISTING PARKING COUNT



PROPOSED PARKING COUNT



relocated site amenities

- 1. BOOK RETURNS
- 2. FLAGPOLE
- 3. SKATEBOARD RACK
- 4. BICYCLE RACKS
- 5. DONOR PAVERS
- 6. BRONZE STATUE

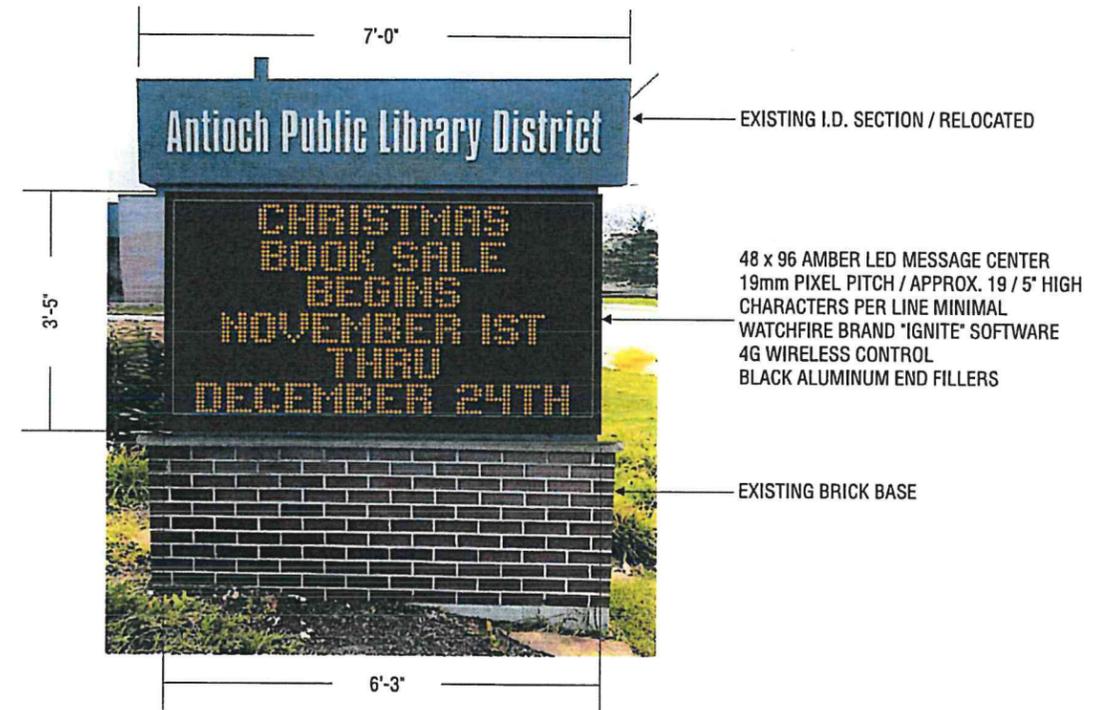
① SITE AMENITY LOCATIONS
1" = 30'-0"

4 22 21 **relocated site amenities**
 Village of Antioch
 Antioch Public Library District
 757 N. Main St., Antioch, IL 60002





① EMB SIGN EXISTING
N.T.S.



② EMB SIGN NEW
N.T.S.

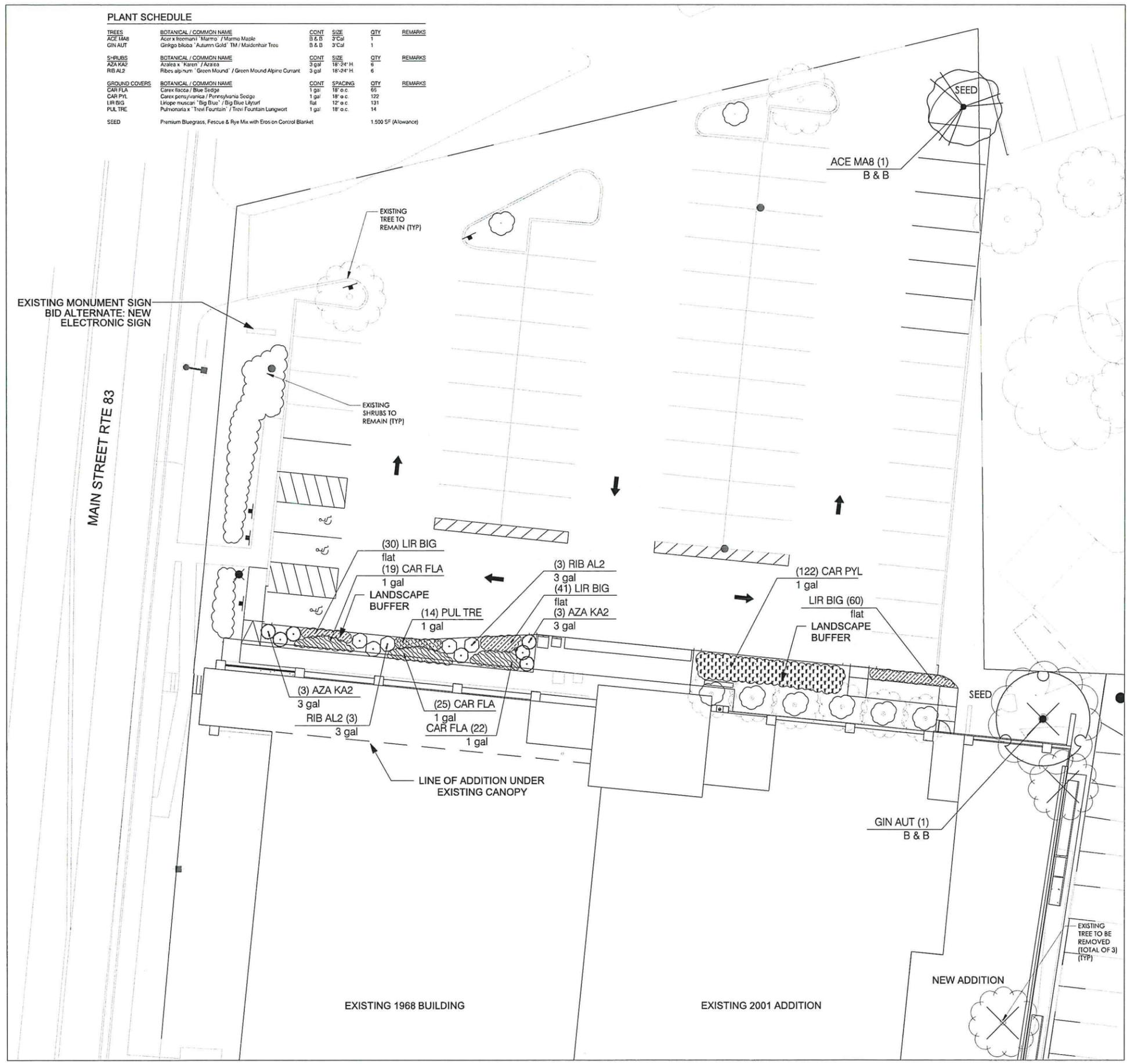
4 22 21 **electronic message board sign**
 Village of Antioch
 Antioch Public Library District
 757 N. Main St., Antioch, IL 60002

10



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
ACE MA8	Acer x freemanii 'Marmo' / Marmo Maple	B & B	3' Cal	1	
GIN AUT	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	3' Cal	1	
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
AZA KA2	Azalea x 'Karen' / Azalea	3 gal	18'-24" H	6	
RIB AL2	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal	18'-24" H	6	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
CAR FLA	Carex flacca / Blue Sedge	1 gal	18" o.c.	62	
CAR PYL	Carex pensylvanica / Pennsylvania Sedge	1 gal	18" o.c.	122	
LIR BIG	Liriodendron 'Big Blue' / Big Blue Liriodendron	flat	12" o.c.	131	
PUL TRE	Pulsatilla x 'Tren Fountain' / Tren Fountain Lungwort	1 gal	18" o.c.	14	
SEED	Premium Bluegrass, Fescue & Rye Mix with Eros on Control Blanket			1,500 SF (Allowance)	



Antioch Public Library District

Antioch Township
757 N. Main St., Antioch, IL 60002



NO • ISSUE • DATE
• NOT FOR • 2021.04.27
• CONSTRUCTION •

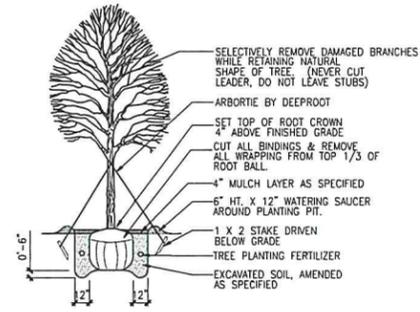
LANDSCAPE PLAN



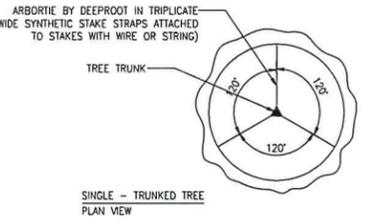
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Chicago, Illinois 60603
ph: 312.253.3400 fax: 312.253.3401

Design Perspectives, Inc.
Grounded in Creativity

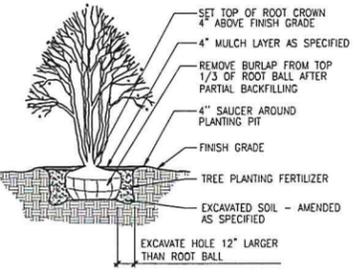
1157 Hobson Mill Drive
Naperville, Illinois 60563
Telephone: (630) 633-0776
www.designperspectives.com



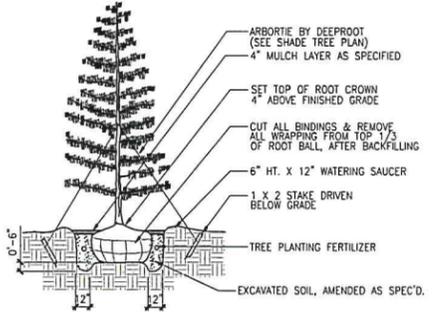
SHADE TREE PLANTING
SCALE: 1/4"=1'-0"
DT-Tree-1-shade-gn



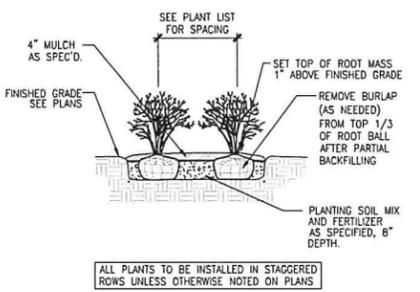
TREE GUYING DETAIL - SHADE TREE
SCALE: 1/4"=1'-0"
DT-Tree-2-shade-gn-plan



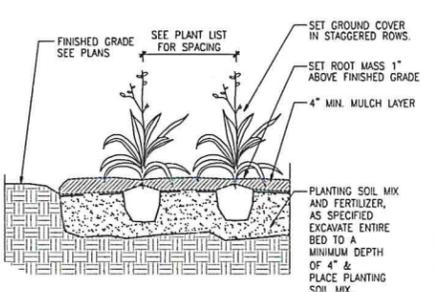
ORNAMENTAL TREE PLANTING
SCALE: 1/4"=1'-0"
DT-Tree-3-ornamental-gn



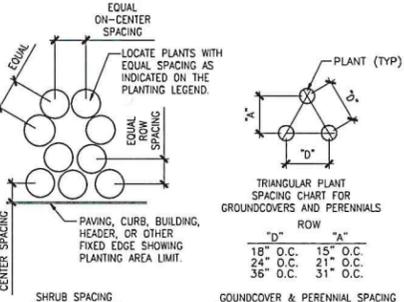
EVERGREEN TREE PLANTING
SCALE: 1/4"=1'-0"
DT-Tree-4-evergreen-gn



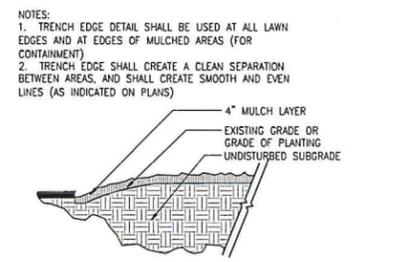
SHRUB PLANTING DETAIL
SCALE: 1/2"=1'-0"
DT-Plant-1-shrub-gn



GROUNDCOVER PLANTING
SCALE: 1"=1'-0"
DT-Plant-2-groundcover-gn



PLANT SPACING DETAIL
SCALE: 1/2"=1'-0"
DT-Plant-3-spacing-gn



TRENCH EDGE DETAIL
SCALE: 1"=1'-0"
DT-Is-1-trench-gn

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.
2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/- 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.
5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

PLANTING NOTES
SCALE: NTS
DT-Plant-4-notes-gn

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:
SHRUBS - LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.
TREES - STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.
12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.
13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.
14. ALL MULCH TO BE SHREDDED HARDWOOD MULCH MINIMUM 4" THICK.
15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER.
16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
1. SPRING PLANTING: 5/1 - 6/15
2. FALL PLANTING: 9/15 - 12/1

- NOTES:
1. TRENCH EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES AND AT EDGES OF MULCHED AREAS (FOR CONTAINMENT)
 2. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS, AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON PLANS)

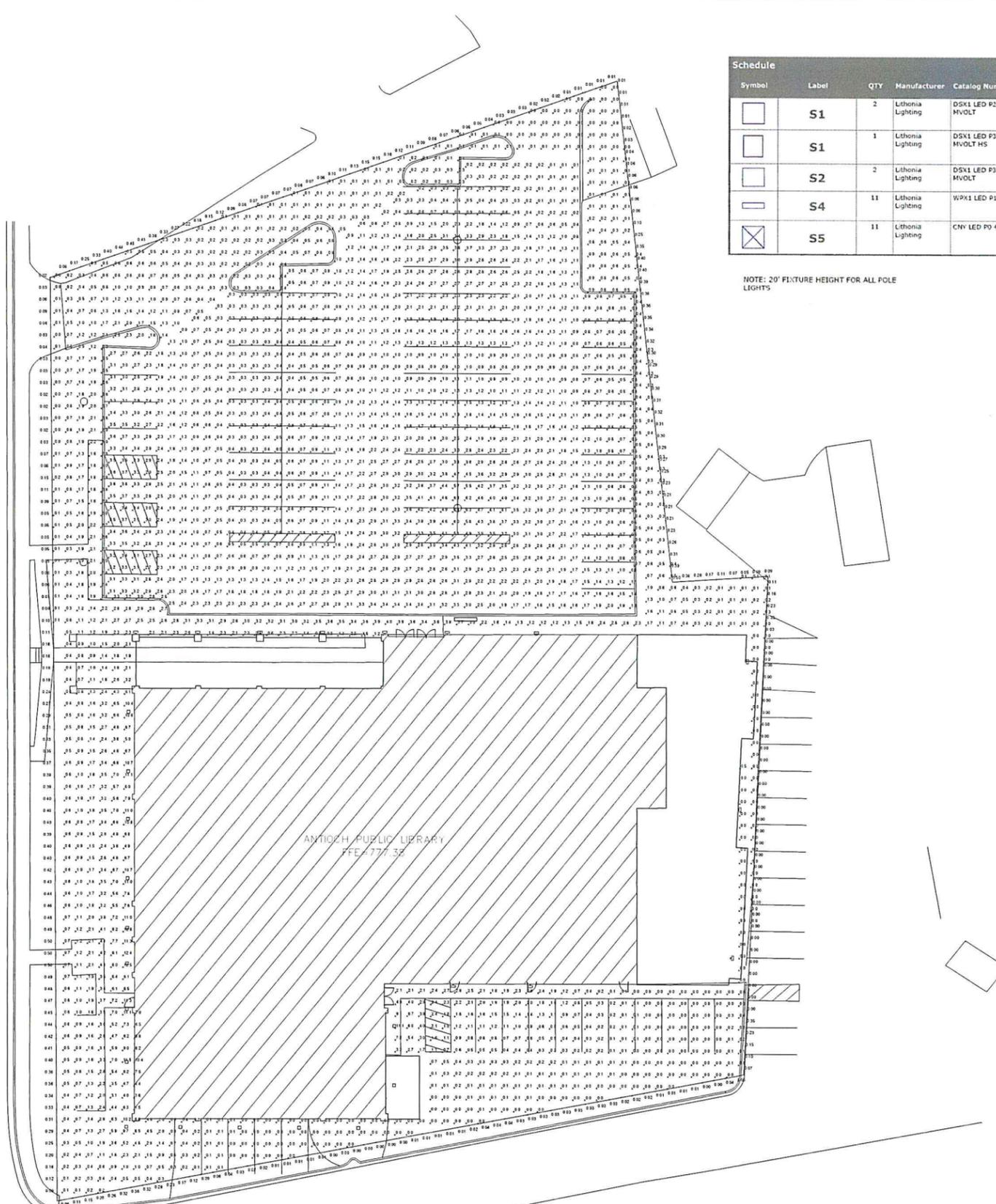
Antioch Public Library District

Antioch Township
757 N. Main St., Antioch, IL 60002



NO	ISSUE	DATE
	NOT FOR CONSTRUCTION	2021.04.27

LANDSCAPE DETAILS



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Distribution
[Symbol]	S1	2	Lithonia Lighting	DSX1 LED P2 40K BLC MVOLT	DSX1 LED P2 40K BLC MVOLT	LED	1	7293	0.85	70	TYPE III, SHORT, BUG RATING: B1 - U0 - G2
[Symbol]	S1	1	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT HS	DSX1 LED P3 40K T3M MVOLT with house side shield	LED	1	9980	0.85	102	TYPE III, SHORT, BUG RATING: B1 - U0 - G2
[Symbol]	S2	2	Lithonia Lighting	DSX1 LED P3 40K TTFM MVOLT	DSX1 LED P3 40K TTFM MVOLT	LED	1	12574	0.85	102	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3
[Symbol]	S4	11	Lithonia Lighting	WPX1 LED P1 40K MVolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts		1	1568	0.85	11.47	TYPE III, SHORT, BUG RATING: B1 - U0 - G1
[Symbol]	S5	11	Lithonia Lighting	CNY LED P0 40K MVOLT	CNY LED Canopy P0=3,500lm		100	3669	0.85	26.35	TYPE V5, CUTOFF, BUG RATING: B1 - U3 - G1

NOTE: 20' FIXTURE HEIGHT FOR ALL POLE LIGHTS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.6 fc	6.4 fc	0.1 fc	64.0:1	16.0:1
Property Line	+	0.15 fc	0.50 fc	0.00 fc	N/A	N/A
Site	X	1.3 fc	12.8 fc	0.0 fc	N/A	N/A



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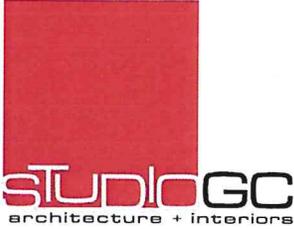
Antioch Public Library District

Antioch Township
757 N. Main St., Antioch, IL 60002

NO 1 • ISSUE ZONING • DATE 04.22.2021

SITE PHOTOMETRIC PLAN

ES1.00



223 W. Jackson Blvd., Suite 1200
Chicago, IL 60606
Phone: 312.253.3400
Fax: 312.253.3401

April 22, 2021

Village of Antioch Community Development Department
874 Main Street
Antioch, IL 60002

RE: Nature of the proposed Special Use

Dear Village of Antioch Community Development Department:

Antioch Public Library District is seeking a Special Use Permit/PUD for the review of the proposed site plan and to seek relief on specific requirements in the Zoning Ordinance of Main Street Transitional District.

Project Description:

The proposed project includes remodeling the existing 31,000 square foot library and the construction of a single-story grade level expansion to the north, a lower level and first floor addition to the east and small maintenance storage addition on the south. Building additions will provide additional area totaling 9000 SF. The project also includes the replacement of the existing roof and mechanical systems near the end of their service lives, and parking lot and accessible entry path will be reworked.

10-10-7: Main Street Transitional District – Building Setback

We are seeking relief on the required setback on the east side of the building which affronts the village-owned parking lot. This side of the property boundary is defined a side yard, requiring a minimum setback of 30’.

Rationale:

The area east of the existing building in the build-to zone allows an expansion of just an 800 SF footprint. The potential for the proposed additional area grows to 4000 SF. This additional area will allow the library to provide a new area for teen library users.

10-12-6: Schedule of Off-Street Parking Guidelines

Guideline for Library: 1 Off-Street Parking Space per 400 GFA

Current off-street parking guidelines prescribe 1 off-street parking space per 400 SF of gross floor area. We are seeking that this requirement be eased to allow for the new library addition and expansion with a net-zero change to the current parking count.



Rationale:

Given the restrictions of the building footprint and site boundary the proposed design accomplishes an expansion to the Children's department while maintaining the total parking spaces within the property boundary. Meeting off-street parking guidelines would necessitate the purchase of an adjacent lot or to construct a new library in a different location.

10-13-10: Photometrics

Requirement: Light levels at the lot lines, with the exception of ingress and egress points, shall be a maximum of 0.5 foot-candle.

We are seeking relief on the lighting restrictions at the property line where it abuts the Village owned parking lot to the east.

Rationale:

The proposed building expansion brings the east building face up to the property boundary. With this restriction exterior lighting of any kind would not be permitted. Providing lights on this face will increase the safety and security of those using the Village parking lot.

10-14-14: Electronic Message Boards

We are requesting a special use to upgrade and replace the current roadside sign with an EMB (Electronic Message Board) sign.

Rationale:

An electronic message board will allow the library to promote events, services, and closures to the community, and allow for continuous access to the sign in winter conditions. The changing display will greatly increase the number of events and services the library can promote, especially as the range of service the library brings to the community expands.

Please feel free to contact us at any time if you have any questions or comments.

Sincerely

A handwritten signature in black ink that reads "Rick McCarthy". The signature is written in a cursive, slightly stylized font.

Rick McCarthy AIA
Library Team Leader
StudioGC Inc