

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Agenda

Tuesday, August 17, 2021

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatari, Daniel Sanchez
and John Nugent*

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2021-0612](#)

Attachments: [August 3, 2021 Meeting Minutes](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

[2020-0681](#) Metro East Townhomes - Development Petition for Special Use Permit for a Planned Development, Site Plan, Landscape Plan, Elevations, Plat of Subdivision

Attachments: [MetroEast_v1 PLAN Survey.pdf](#)
[MetroEast_v4 ELEV B&W.pdf](#)
[MetroEast_v4 EXH Lot Coverage.pdf](#)
[MetroEast_v4 EXH Material Board.pdf](#)
[MetroEast_v4 EXH Material Table.pdf](#)
[MetroEast_v4 EXH Phasing.pdf](#)
[MetroEast_v4 PLAN Engineering.pdf](#)
[MetroEast_v4 PLAN Illustrative.pdf](#)
[MetroEast_v4 PLAN Landscape.pdf](#)
[MetroEast_v4 PLAN Site.pdf](#)
[MetroEast_v4 PLAT.pdf](#)
[MetroEast_v4 STANDARDS SU.pdf](#)

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CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2021-0601](#)

Attachments: [08-17-2021 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: August 17, 2021

REQUEST FOR ACTION REPORT

File Number: **2021-0612**

Orig. Department:

File Name: **Minutes of August 3, 2021 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

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Meeting Minutes

Tuesday, August 3, 2021

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zatar, Daniel Sanchez
and John Nugent*

CALLED TO ORDER/ROLL CALL (AUDIO: 0:54)

- Present:** 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Zomparelli; Member Zaatar, Member Sanchez
- Absent:** 1 - Member Nugent

APPROVAL OF MINUTES

2021-0511 Minutes of June 29, 2021 Plan Commission Meeting

A motion was made by Vice Chairman Edward Schussler, seconded by Member Patrick Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

- Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez
- Nay:** 0
- Absent:** 1 - Member Nugent

PUBLIC HEARINGS

OPEN PUBLIC HEARING (AUDIO: 1:52)

A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:

- Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez
- Nay:** 0
- Absent:** 1 - Member Nugent

2021-0530 Woodland Avenue Lot Consolidation - Lots 33 through 36 - Development Petition for Plat of Consolidation

Presentation was given by Kyle Quinn in accordance with the written report dated August 3, 2021.

Kyle Quinn noted that all the public notification requirements had been met as well as all necessary responses to the standards were received.

The Commission, staff and members of the public attended the public hearing in person.

Chairman Parisi swore in Michelle DeMaso and Thomas Lyons, members of the public.

Ms. DeMaso indicated she lives in the residence adjacent to the subject property.

She continued and expressed concern regarding driveway access and the close proximity to the proposed property. Ms. DeMaso further indicated concern for the 100 year-old Oak trees, plant life and animal species that live in the trees on the ancient undeveloped land. Ms. DeMaso expressed many of the plant life and animal life is protected species. She continued the area on Woodland is like walking into a prehistoric world and commented on its beauty. Ms. DeMaso continued the land has been marked and she is worried because some of the markings appear to go directly through their driveway and is concerned about access to their home as well as what will happen to her 100 year-old house once the development begins.

Chairman Parisi acknowledged Ms. DeMaso is concerned about 100 year-old Oak trees disappearing, animal and plant life, blocking access to get to the property while this is going on and potential damage due to ground machines.

Ms. DeMaso pointed out there has already been an issue with pipes approximately a year ago that caused a giant sinkhole directly in front of the subject property.

Chairman Parisi commented the Village is very sensitive to the removal of trees and explained there is a tree mitigation requirement and asked staff what is being done to confirm the access and the driveway to Ms. DeMaso's residence will not be compromised while this project is going on. He continued he is unsure of the quality of the ground but hopes there would not be any earth movers or pylons that could potentially cause damage to an older home and asked staff to address these concerns.

Kyle Quinn addressed the access issue by indicating the plat of survey shows the driveway is entirely accessible, with the exception of a slight bump out on the South property.

Chairman Parisi clarified that Ms. DeMaso is not referring to encroachment but access to the driveway.

Ms. DeMaso explained that the driveway is on a very steep hill and you must have access to go up the hill and drive on an angle and the markers make it where parking would be very close to the house.

Commissioner Zomparelli further clarified Ms. DeMaso's property is further North and you can see the stakes and confirmed it does touch a little bit of Ms. DeMaso's driveway.

Mr. Quinn explained the building setbacks would be 10 feet from the South property line or the North side of the driveway. He further clarified it should not directly abut Ms. DeMaso's property.

Chairman Parisi asked regarding construction vehicle access blockage with regard to Ms. DeMaso's property.

Mr. Lelo explained the Developer is not permitted to block access and if it ever were to happen, a simple phone call to the Village would remedy the situation.

Commissioner Zaatar asked for clarification to which address Ms. DeMaso resides in and whether they were the sellers of the subject property.

Mr. Quinn explained that up until the sale of the property it was all under one ownership with one PIN number and had the same address.

Ms. DeMaso clarified Ian McDonald is the owner of the subject property.

Mr. Quinn further explained Ian McDonald is the developer of the single family home being built on the subject property. He explained the address for the North property will be adjusted with the building permit.

Commissioner Zaatar asked if Ms. DeMaso's property has been recently built.

Ms. DeMaso explained the house was built in the early 1900's, was redone in 1957 and was owned by a family and then purchased by Ian McDonald when the last resident had passed away.

Commissioner Zaatar asked if the overlay shown was from Cook County or the Village and asked regarding the property across the street where there are five pins listed but it is only one house.

Mr. Quinn explained the overlay is from Cook County and reflects a previous tax consolidation despite the parcel being comprised of 4 lots. In addition, policy previously may have allowed for the construction across property lines if the properties were all under one ownership. He continued that, theoretically, there could be a 25 x 100 ft piece of land which could be sold off, which has occurred before in the older sections of town as well as other municipalities with older platted areas. Typically, those situations result in code enforcement issues due to the land not being developed and mosquito abatement becomes an issue.

Commissioner Zaatar said it is not allowed to have one owner of multiple PINS to build but rather they have to go through this process before they can obtain a building permit.

Mr. Lelo confirmed and further explained the purpose is to make a conforming zoning lot. He also expressed it has been this way for a while and if you look at the aerial it is the result of a tax division which has to do with the way the property is assessed and how the tax bill is distributed but does not necessarily reflect what a municipality's subdivision requirements are.

Mr. Quinn explained the subject lots were platted two years after the incorporation of the Village and no longer meet minimum requirements.

Commissioner Zaatar asked if Ms. DeMaso's property is considered nonconforming to the setback requirement in the current code.

Mr. Quinn confirmed that is correct but with older platted lots they would be brought through the consolidation process to correct it.

Commissioner Zaatar asked if there could be a recommendation made to increase the setback obligation of the Developer because of the grandfathered in condition in the adjacent property.

Mr. Lelo explained they are confined to what zoning requires but that the Plan Commission could make a recommendation but they would be allowed to build according to what the code indicates today.

Commissioner Zaatar asked what the steps are for tree removal.

Mr. Lelo said every effort is taken to maintain existing trees onsite if it is feasible. He continued if it is not feasible then they have a choice of either mitigating in terms of planting additional trees elsewhere or paying a fee in lieu of the mitigation. Mr. Lelo explained the assessed fee is per caliber inch on certain trees.

Thomas Lyons asked if the plans indicate how many trees and which trees will be removed from the site.

Mr. Quinn indicated he did not have that answer currently but the actual buildable area of the lot which is centrally located appears to not be where the trees are located.

Chairman Parisi indicated the builder cannot arbitrarily place the house where they would like to and they would have to follow the setback requirements.

Mr. Lyons asked where the location of the driveway would be.

Mr. Quinn indicated that he currently does not have those plans and that would be received by the Building Division during the permitting process. He continued he assumed the driveway would be located to the North of the property.

Commissioner Zomparelli explained it would be unlikely for the driveway to be adjacent as there is a significant slope there and a very large Oak tree. He continued and said he would venture to say the driveway would be on the North side of the property far from Ms. DeMaso's home.

Commissioner Zaatar asked regarding sworn affidavit and if the letters of notification had been sent.

Mr. Quinn indicated there was also a sign posted with the notification of the meeting.

Commissioner Sanchez indicated he did not have too much to add but that he completely understands the neighbor's concern. He further continued the Village of Orland Park acts responsibly and would not allow anything that would cause damage to your home directly or to the earth.

Commissioner Paul asked if there was anything previously built on the site and if soil testing would be part of the process to ensure the property is able to be built on.

Mr. Quinn indicated there was not anything previously built on the lot and during the building permit process, engineering will be conducting a review and wouldn't approve anything that would be detrimental to the surrounding area as far as storm water is concerned.

Commissioner Paul indicated he has no issue with it and it is consistent with everything else you see there.

Commissioner Zomparelli indicated it is a beautiful piece. He asked if the elevation was known and if there have been any elevations submitted yet.

Mr. Lelo explained as part of the building permit submittal, a topographic survey is required to be submitted and that is done to ensure it matches the grade surrounding it.

Commissioner Zomparelli expressed whoever owned that land did a great job of keeping the trees to the perimeter of the land and commented O'Malley is a great builder. He asked if sidewalks were required in that subdivision.

Mr. Quinn responded sidewalks are not required at this time for one single family house, but if there was a formal new subdivision, they may be required.

Vice Chairman Schussler indicated he is familiar with the parcel as he used to live nearby. He said he believes the driveway would be on the South side of the property because there is a seven foot drop off on the far Northern edge of the property. Vice Chairman Schussler expressed the property is developable and there is no reason to tell him not to consolidate and develop it.

Ms. DeMaso asked regarding an archeological survey if they dig and start finding things of significance.

Mr. Lelo indicated if they were to come across something and the Village was notified, it would be taken up with the appropriate organization.

Chairman Parisi said the discussion was very thoughtful with good questions and he trusts that everything will work out for everyone involved. He further said the Village is very strict on setback requirements and soil boring.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2021-0530, also known as Woodland Avenue Lot Consolidation, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 3, 2021.

And

I move to recommend to the Village Board approval of the Preliminary Plat of Consolidation titled "Woodlands Plat of Consolidation", prepared by Martin M. Engineering, Inc., last revised July 20, 2021.

A motion was made by Vice Chairman Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Member Nugent

CLOSE PUBLIC HEARING (AUDIO: 40:23)

A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Member Nugent

NON-PUBLIC HEARINGS

OTHER BUSINESS

There was a discussion between Mr. Lelo and the Commissioners regarding large sets of plans for projects. Mr. Lelo indicated the large sets of plans included in the plan commission packets will be available for pickup at the Development Services Department starting the Friday afternoon, Monday and Tuesday before

the meeting.

Mr. Lelo explained that the availability of the Commissioners would be helpful to schedule a time to walk through the development process and how proposals are evaluated.

A brief discussion regarding Metro East located at 143rd Street and John Humphrey took place. Mr. Lelo explained it is a 42-unit town home development.

Vice Chairman Schussler explained the Board of Trustees took the recommendation of the Plan Commission on Boley Farm.

2021-0548 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 47:59)

Meeting adjourned at 7:50 p.m.

A motion was made by Chairman Nick Parisi, seconded by Member Patrick Zomparelli, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Member Nugent

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery
Recording Secretary

REQUEST FOR ACTION REPORT

File Number: **2020-0681**
Orig. Department: **Development Services Department**
File Name: **Metro East Townhomes - Development Petition for Special Use Permit for a Planned Development, Site Plan, Landscape Plan, Elevations, Plat of Subdivision**

BACKGROUND:

Project

Metro East Townhomes - 9300 W 143rd Street
2020-0681

Petitioner

Greg Collins
M/I Homes

Purpose

The petitioner seeks approval of a planned development for attached dwellings, totaling greater than 50,000 sf, to subdivide one (1) existing lot on a 5.02-acre site into a ten (10) lot subdivision. The proposed site plan consists of forty-two (42) attached townhome dwelling units within eight (8) buildings.

Requested Actions: Special Use Permit for a Planned Development and approval of Site Plan, Landscape Plan, Elevations, and Plat of Subdivision

Address: 9300 W 143rd Street

P.I.N.: 27-03-301-033-0000

Parcel Size: 5.02 acres

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Plan Land Use Designation: Downtown Mixed Use

Existing Zoning: Village Center District (VCD)

Proposed Zoning: Village Center District (VCD)

Existing Land Use: Vacant, agricultural

Proposed Land Use: Planned Development for Residential Attached Dwellings, with a total building area greater than 50,000 sf

Surrounding Zoning:

North: R-3 Residential District (142nd Street)

South: Unincorporated Cook County and Open Lands (Humphrey Drive Wetlands)

East: R-3 Residential District (Christine Court) and R-1 Residential District (143rd Street)

West: Village Center District (VCD)

Surrounding Land Uses:

North: Single Family Detached Dwellings

South: Single Family Detached Dwellings and wetlands conservation area (Humphrey Drive Wetlands)

East: Single Family Detached Dwellings

West: Vacant, agricultural and Mixed Use Planned Development (across John Humphrey Drive)

BACKGROUND

On June 6, 2016 the Village Board of Trustees approved a development petition for a 38,000 sf senior living facility on the site. That project did not move forward.

The property is an undeveloped greenfield at the eastern edge of the Village Center Zoning District and Downtown Planning District, currently used for agriculture.

CONTEXT AND PROJECT DESCRIPTION

The property, located at 9300 W 143rd Street, is west of John Humphrey Drive at the eastern edge of the Village Center Zoning District. Across 143rd to the south are the Humphrey Drive Wetlands and several detached houses in unincorporated Cook County, fronting 143rd Street. To the north and east of the property is the Heritage 4 Subdivision (142nd Street) and Grosskopf's Subdivision (Christine Court) respectively, which in combination present as one neighborhood of single family homes, zoned R-3 Residential. Directly to the east of the property, fronting 143rd Street, are several residential parcels zoned a mix of R-1 and R-2. The adjacent parcel to the west is also zoned Village Center District and currently has no redevelopment plans. The two properties are loosely separated by a drainage easement determined by the Army Corps of Engineers to be a jurisdictional Water of the United States. The site has a gentle slope from a high point at the east towards the drainage easement along the western side of the site.

The Comprehensive Plan identifies the site as a part of the Downtown Planning District, and calls out both the petitioned 5-acre site and the 5-acre site to the west as a 'Development Opportunity' for downtown mixed use, which could include a wide range of land uses. However, it includes the caveat that development of this area requires an appropriate buffer to the abutting neighborhood.

The proposed development provides a transition from the more intensive commercial activity at the downtown triangle and Orland Crossing to the existing residential neighborhoods. The petition proposes 42 townhomes in 8 attached-dwelling buildings. A stormwater detention basin and pedestrian promenade provide a focal point and amenity for the development.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area.

SITE PLAN

Overall

The site is divided into two blocks- each with 4 buildings- and one outlet for stormwater detention and the drainage easement. All of the units are rear-loaded, accessed from alleys, and providing 2 parking spaces in tuck-under garages. Additional on-street parking is provided for visitors. The ground-level front door to each unit is reached by way of a 3-foot wide service walk. The units are proposed as a mix of 2-bedroom and 3-bedroom units. For the entitlements, the petitioner has assumed a 50/50 mix of 2- and 3-bed units, although the anticipate an actual build-out more heavily weighted towards the 2-bedroom.

Lot Coverage and Land Use Intensity

About 30% of the site area is dedicated to stormwater detention and conveyance between the proposed pond, required setbacks, and the existing stream channel drainage easement. Overall, 50% of the site is retained as green space, complying with the Land Development Code for Village Center District that no more than 75% of the site be covered with building, pavement, and storm water storage.

Where other residential zoning districts rely on a dwelling unit per acre count to govern land use intensity, in VCD Floor Area Ratio (FAR) is the controlling factor. An FAR of 1.0 is the maximum allowed. The proposed development is 0.37.

Circulation

Only one street, Harlowe Court, is proposed for the development. Two alleys provide vehicular access to each townhome unit. All easements for ingress/egress will remain under private ownership, to be

maintained by the homeowner's association.

Building Height

The proposed townhomes are 2-1/2 stories tall, with the maximum overall height proposed at 35'-0" and the maximum mean height proposed at 30'-0." The Village Center District allows for buildings up to three stories and 40 feet tall. Buildings heights are further limited to a maximum of two stories taller than adjacent existing buildings. At 2-1/2 stories tall, the proposed townhomes meet all the requirements.

Open Space/ Amenities

A requirement of the Village Center District is an open space amenity as a focal point of the development. The petition proposes enhancements around the stormwater detention basin and a pedestrian promenade to provide this amenity to the future residents.

The pedestrian promenade is a unique feature of the development. The primary function of this linear plaza space will be to serve as a shared extension of the front stoop, or a "home zone" where activities can spill over from the living room to the outdoors. This will provide a place for neighbors to gather and children to play. As needed, the promenade will provide access for emergency vehicles and can be used in special circumstances like maneuvering moving trucks. Removable bollards and signage at either end will prohibit every day traffic and reinforce the intended use as an outdoor recreation and living space. The surface of the promenade will be a permeable unit paver, adding to the sense of place and unique aspect of the design. Along the west side of the promenade will be several backless benches, providing a place to sit and look out either towards the promenade and the buildings, or towards the naturalized detention basin. Decorative plantings will edge the promenade, blending the naturalized stormwater area and the urban edge. Staff recommends that the developer provide several pedestrian-scaled lamp posts to provide adequate lighting along the promenade while mitigating intrusive glare in the homes.

As the pedestrian promenade wraps around and connects to the alley, a winding walkway provides a connection to the townhomes facing east. At 6'-wide, the sidewalk provides residents with an opportunity to walk in a loop around the development, and creates a private, heavily landscaped front yard in contrast to the other hardscaped frontages.

While the pedestrian promenade provides a very nice amenity space and focal point of the development, it does not meet the park land dedication requirements for the development. The dual function of the promenade as emergency vehicle access, an outlet to the alley, and sidewalk connection to the west-facing townhomes precludes it from constituting park. Additionally, this amenity space is intended to be for the use of the Metro East Townhomes residents only. Therefore, the petitioner is required to pay a cash fee in lieu of land donation. The amount will be finalized in the Development Agreement.

Buffers and Setbacks

Unique from other zoning districts in the Village, the Village Center District allows for more flexibility in the setback from the building to the street, to encourage intimate, pedestrian-scaled development. The buildings fronting Harlowe Court are set back from the street a minimum of 15' with a 5' sidewalk and a 5.5' parkway adjacent to the parallel parking spaces.

The buildings fronting 143rd Street are proposed with a setback exceeding the Code requirements specific to streets carrying moderate to high traffic. In addition to the sidewalk in the public right-of-way, the development will provide a 36" tall decorative fence and an internal service walk to the front doors. Two gates in this fence will provide direct connections to the main public sidewalk, creating an ease of access for residents on foot.

At the north and east property lines where the subject property abuts existing neighbors, a building setback exceeding the Code requirements is provided to soften the transition and provide additional landscaping. The setback from the eastern property line is a minimum of 50' and the setback from the north property line is 53 feet.

Along the eastern property line, the proposed topography (about a 3'- 4' drop from the property edge

near the end of Christine Court to the eastern-most townhomes) and landscaping will provide a buffer and privacy between the new and existing homes. The eastern side of Harlowe Court is proposed without a sidewalk along the property line to accommodate the grade changes without off-site grading and retaining wall, and they provide greater privacy for and distance from the existing neighbor at 9260 W 143rd Street.

VCD Development Principles and Comprehensive Plan Recommendations

The Village Center Zoning District (VCD) is unique in the Land Development Code in that it has defined a Purpose and Vision (Section 6-212.A) and Development Principles (Section 6-212.B). Within the Purpose and Vision statement, the Code describes the Village Center District as offering “great potential to create mixed use walkable neighborhoods;” “a diverse mix of uses along intimate pedestrian-scaled streets and buildings within compact, walkable blocks;” and connected by a fine grid of streets.

The Land Development Code further defines the vision for VCD through the following Development Principles:

- Create attractive street facades with street level uses scaled and oriented toward pedestrians;
- Create smaller walkable blocks that allow safe and attractive pedestrian connections through the district;
- Create open space amenities as focal points of developments.
- Encourage continuous building frontage along the streets to reduce the visual impacts of parking lots;
- Place parking lots at the rear of buildings away from pedestrian oriented streets;
- Encourage alternative parking options, including on-street parking and parking below buildings;
- Promote sustainable and environmentally responsible design

The 2013 Comprehensive Plan includes several recommendations for the Downtown Planning District (p. 74) that are applicable to this proposed development.

- All development, redevelopment and infill should be well designed, pedestrian accessible and of the highest quality. Consideration should be given to a consistent and compatible architectural style.
- Continue proactive management and development of Downtown to provide a dynamic and walkable mixed-use area.
- Stormwater management in this area should include best management practices and green infrastructure alternatives rather than traditional ponds.
- All development, redevelopment and infill development should be designed in an urban form, but at a pedestrian scale.
- Complete gaps and increase crosswalks to improve pedestrian and bicycle safety.

Development Services staff have worked with the petitioner to ensure that the proposed development meets the envisioned description of the Village Center District and Downtown Planning District. In response to the vision in the Land Development Code and recommendations in the Comprehensive Plan, outlined above, the petitioner provided the following description of the proposed development:

“The proposed Metro East community is located at the easternmost limit of the Village Center District and will serve as 143rd Street’s eastern gateway into the heart of the Village. This development incorporates pedestrian scaled streets and buildings within a compact walkable block. The community utilizes connections to existing walks and trails that connect directly to the Main Street Triangle and the 143rd Street train station. This development strengthens the intimate character of the Village Center District and defines its eastern perimeter on 143rd Street. This helps establish the Village Center District as the Downtown for the Village following the development principles outlined below.

- The Metro East establishes an attractive street facade which transitions well between existing residential and downtown themes with street level uses scaled and oriented toward pedestrian with the following development principles’ architectural identity facing 143rd Street.
 - Creates open space amenities as focal points of developments.
-

-
- Embraces Village Center District character and identity with strong architectural building frontage along 143rd Street.
 - Places parking at the rear of buildings away from pedestrian oriented streets.
 - Utilizes alternative parking options, including on-street parking and parking below buildings.
 - Provides multifamily housing with dual entrances, allowing residents to enter both from the sidewalk along the 143rd Street, the internal alley, court, and parking areas.
 - Promotes sustainable and environmentally responsible design with naturalized stormwater management and permeable pavement design.”

Mobility

Vehicle

The proposed development will be served by a small network of private streets and alleys. Harlowe Court, the primary private street wraps the southern block in a u-shape loop, with two intersections with 143rd Street; on the east end the intersection will be full turning movements while the west end will be restricted to right-in/right-out. An east-west alley parallel to 143rd Street will provide access to the rear-loading townhomes in the southern block. The northern block of the development will be served a central alley to the rear-loading townhomes and a pedestrian promenade with controlled access to vehicles for emergency vehicles.

Walking and Biking

The proposed development will be well-connected internally with sidewalks connecting to and along 143rd Street. The properties to the north and east directly abutting the subject property are all privately owned with no easements or other connections from the proposed development into the adjacent subdivision. Per the Comprehensive Plan’s Recommended Bikeway System map, John Humphrey Drive and Charleston Drive provide on-street connections to the off-street path connecting to the Downtown Triangle and Forest Preserves. Off-street facilities are identified for 143rd Street, though there are no existing off-street facilities in place. Along 143rd Street, the proposed development will include an 8-foot parkway and 6-to-8-foot wide sidewalk located to align with the future implementation of a road widening. The internal sidewalk network is maximized to encourage multi-modal mobility and facilitate easy walking to downtown. Two gates will be provided in the fence separating the property from 143rd Street to prevent obstacles that might lengthen trips on foot.

Public Transit

The property is 0.8 mile, or a 15-minute walk from the 143rd Street Metra Station which connects to downtown Chicago and Joliet. It is 0.5 mile, or a 10-minute walk, from LaGrange Road and the 379 Pace bus line that runs to Midway airport and the CTA Orange Line to the north, and 94th Ave and Wheeler Drive to the south.

LANDSCAPE PLAN

The preliminary landscape plan meets the requirements of the Land Development Code for preliminary approval.

In lieu of canopy trees in the parkway along 143rd Street, the petitioner is proposing smaller ornamental trees, due to the overhead utility lines. This is permitted by the Code.

Due to the existing stream channel and the adjacent location of the stormwater detention pond, the western bufferyard plantings are located around the south and east of the detention basin. This includes the same quantity and diversity of plant material required, but locates them further into the site and the features of the channel and basin will provide a very large setback from any future development on the adjacent property.

Staff recommend that the existing low-quality trees, such as buckthorn and mulberry, are removed from the far northwest corner of the site (across the detention basin) and replanted with native species.

ELEVATIONS

The development proposes eight buildings of townhomes. Of these eight buildings, six are 5-unit

buildings and the remaining two are 6-unit buildings. The petitioner is proposing four different material palettes to avoid monotony of design. See the attached proposed material palettes. At this time, the petitioner has not provided a plan to indicate how the material “collections” will be applied across the site. Staff recommends that the petitioner provide a diagram assigning building materials for review and records. Staff have advised the petitioner that adjacent building elevations should be complimentary and not identical replicas.

Articulation

The proposed townhome elevations use a rhythm of gable end bays and covered porches to create a human-scaled façade. Different styles of projecting oriel windows differentiate the units. The ground floor is elevated from the adjacent grade, providing separation between the public and private spaces. The back of the townhomes provides a variety of roof lines to break down the overall mass of the building. Staff recommend further vertical articulation to define the units from the alley-facing side through material application. A balcony is shown for each unit, projecting a maximum of 5’ into the alley. This does not interfere with the required clear width of the alley.

Materials

At a minimum, the Code requires that all dwelling units contain face brick or stone on not less than 50% of each exterior face and not less than 90% face brick or stone on the ground level. After several rounds of review by Development Services staff, the petitioner made a last minute overhaul of the style and articulation of the elevations. Due to the late change, the complete documentation, including take-offs for the masonry coverage for each face, has not been provided at the time of publication of this report. Staff anticipates having that information at the time of the public hearing for discussion and recommendation by the Plan Commission. In previous iterations of the elevations the petitioner was meeting the bare minimum requirements for masonry, demonstrating a maximum 51% of masonry per façade.

The function of a planned development land use is to encourage flexible application of zoning regulations in order to promote creative or imaginative design. The requested Special Use for a Planned Development has allowed the petitioner to propose attached dwellings, a site plan with total building area greater than 50,000 sf, and various code provisions that are permitted only within a planned development. In tandem with these benefits to the petitioner, staff are recommending an application of masonry on the building that exceeds the minimum requirements.

Staff continues to recommend that the end elevations, which will be highly visible throughout the development, have a full brick façade to elevate the quality of design to the expectations of the Land Development Code Design Principles for VCD and the Comprehensive Plan recommendations for the Downtown Planning District.

Further coordination by the petitioner is needed: the site plan shows a building footprint that is a maximum of approximately 39’ deep whereas the elevations are as deep as approximately 43 feet. Staff recommends that the petitioner continue to coordinate the elevations to match the proposed building footprint. In the instance of conflict, the more restrictive of the two shall apply.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Stormwater Management

A detention pond will be located in the northwest quadrant of the proposed development. This meets the requirements of the Land Development Code for stormwater detention, including setback buffer, naturalized plantings, slope, and maintenance access. A recommendation of the Comprehensive Plan articulates that “stormwater management in [the Downtown Planning District] should include best management practices and green infrastructure alternatives rather than traditional ponds.” While full underground detention is cost prohibitive to the type of development proposed for and appropriately scaled to this location, green infrastructure has been integrated into the site plan in addition to the traditional pond. The pedestrian promenade is proposed as entirely permeable pavers (7,400 sf) to

capture stormwater and allow provide volume control (infiltration and retention to alleviate the volume of discharge in a storm sewer during rain events). The detention pond will be a wetland bottom with emergent plantings. The detention pond is separated from the existing stream channel/ drainage easement by a berm. MWRD and WMO regulations do not allow for detention to be on-line with the stream. A control structure will be provided for the basin before it outlets into the existing storm sewer system. The preliminary engineering is demonstrating that the proposed detention facilities will result in an improvement on the downstream conditions, resulting in a positive impact on the neighbors to the north.

Utilities

There are existing utilities on power poles traversing the site adjacent to 143rd Street. To facilitate the development, the petitioner is proposing to relocate one or two poles, and to raise the height of the existing equipment lines. The petitioner provided staff with estimated costs for burying the utilities for the length of the project, but reinforced that the cost of doing so would put a challenging burden on the developer.

Off-site Grading

The preliminary engineering plans approved by staff do not indicate any off-site grading. Should this change with final engineering, the developer will be required to pay for any damages or needed restoration.

Circulation

The developer has proposed to use declarations and covenants to mitigate for anticipated negative impacts on vehicular circulation through the site. This will include signage to prevent delivery trucks from driving down the north-south alley; knock-down bollards and signage on the pedestrian promenade indicating its function as primarily pedestrian, with emergency vehicle access; and covenants restricting residents from parking parallel to their garages or otherwise blocking the alley.

143rd Street Road Widening - Phasing

The Village has future plans to improve the intersection at 143rd and John Humphrey Drive to include an additional left turn lane. The improvements at the intersection will impact the 143rd Street right-of-way fronting this property. The petitioner is dedicating approximately 10 feet along 143rd Street to the Village for the roadway improvements. The exact dimension will be coordinated by staff during final engineering. In anticipation of the road improvement project, the petitioner will locate the parkway, sidewalk, and utility poles along the subject property to be in place for the long-term condition. The intent is to minimize the need to remove any construction completed for the Metro East Townhomes with the later implementation of the road widening. Since the sidewalk for the anticipated future condition will be set further back from the existing edge of curb, the petitioner will provide connections from the sidewalk their new sidewalk to the existing sidewalk at either edge of the property.

Planning

Special Use Permit

The petition requests a Special Use Permit for a Planned Development. Incorporated into the Special Use Permit for a Planned Development are a Special Use for a Site Plan with Gross Floor Area Greater than 50,000 sf and Special Use for Attached Dwelling Units. Due to the flexibility of design allowed within the Village Center District, the special use permit does not include any modifications from the Land Development Code.

Parking

With the proposed 50/50 mix of 2- and 3-bedroom units, the petitioner is required by Code to provide 95 parking spaces. Of these, each unit has two tuck-under garage spaces, accounting for 84 of the required parking spaces. The remaining 17 parking spaces are accommodated on-street, as parallel parking along the east-west leg of Harlowe Court, and with six head-in spaces on the western side of Harlowe Drive. In total this provides 101 parking spaces for the development. In addition to the spaces required to meet the unit mix parking prescriptions, additional spaces provide for guest/visitor parking and allow for a greater than 50% of units to be 3-bedroom, as determined by the future residents. The proposed parking

configuration conforms to the Design Principles of the Land Development Code Section 6-212 and the recommendations of the Comprehensive Plan for the Downtown Planning District.

Signage

A monument sign is proposed for the site, to be integrated with the decorative fencing along 143rd Street. The petitioner has provided conceptual elevations of the monument sign. Full review of the sign permit will be conducted under separate application, to review compliance with Section 6-307 of the Land Development Code.

Exactions

All exaction fees, including but not limited to transportation, parks, and schools are to be paid to the Village per Code requirements, and will be established at the time of the Development Agreement and Building Permits.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number 2020-0681, also known as **Metro East Townhomes**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 13, 2020.

And

I move to recommend to the Village Board approval of a **Special Use Permit** for a Planned Development for the Metro East Townhomes in the Village Center District.

And

I move to recommend to the Village Board approval of the **Preliminary Site Plan** titled "Preliminary Site Plan", prepared by Gary R Weber Associates, Inc., dated September 24, 2020 and last revised August 5, 2021, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. The detention pond and associated stormwater facilities shall be privately owned and maintained by an established homeowners association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
5. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
6. Remove existing sidewalk along 143rd Street and stripe a left turn lane into Harlowe Court.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.

And

I move to recommend to the Village Board approval of the **Preliminary Landscape Plan**, titled "Preliminary Landscape Plan", prepared by Gary R Weber Associates, Inc., dated September 25, 2020 and last revised August 10, 2021, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Meet all tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code.
3. Remove low-quality tree species such as buckthorn and mulberry in the far northwest corner of the plan and provide naturalized landscaping.
4. Provide pedestrian-scaled lamp posts to provide adequate lighting along the promenade and eastern landscaped walkway.
5. Provide a cash in lieu of land donation and park cash as finalized at the time of the Development Agreement.

And

I move to recommend to the Village Board approval of the **Elevations** titled "5-Unit Building Mix Preliminary Character Elevations", prepared by BSB Design, dated August 11, 2021, and "6-Unit Building Mix Preliminary Character Elevations", prepared by BSB Design, dated August 11, 2021, and "Exterior Material Exhibit: Collections 1-4" subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.
2. Coordinate the proposed elevations with the building footprints on the site plan.
3. Provide alternate building end elevations to ensure that windows are not aligned across from each other and to provide visual interest at the end of blocks.

And

I move to recommend to the Village Board approval of the **Plat of Subdivision** titled "Preliminary Plat of Subdivision for Metro East", prepared by CEMCON, Ltd., dated September 17, 2020 and last revised August 5, 2021, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.
-



Front Elevation

scale: 1/4" = 1'-0"



M/I HOMES

Welcome to Better

M/I Homes of Chicago, LLC
Naperville, IL

**5 - Unit Building Mix
Preliminary Character Elevations**



August 11, 2021



Unit F
 Unit B
 Unit C
 Unit B
 Unit C

Rear Elevation
 scale: 3/16" = 1'-0"



Unit C

Left Elevation
 scale: 3/16" = 1'-0"



Unit F

Right Elevation
 scale: 3/16" = 1'-0"



Front Elevation

scale: 1/4" = 1'-0"



M/I Homes of Chicago, LLC
Naperville, IL

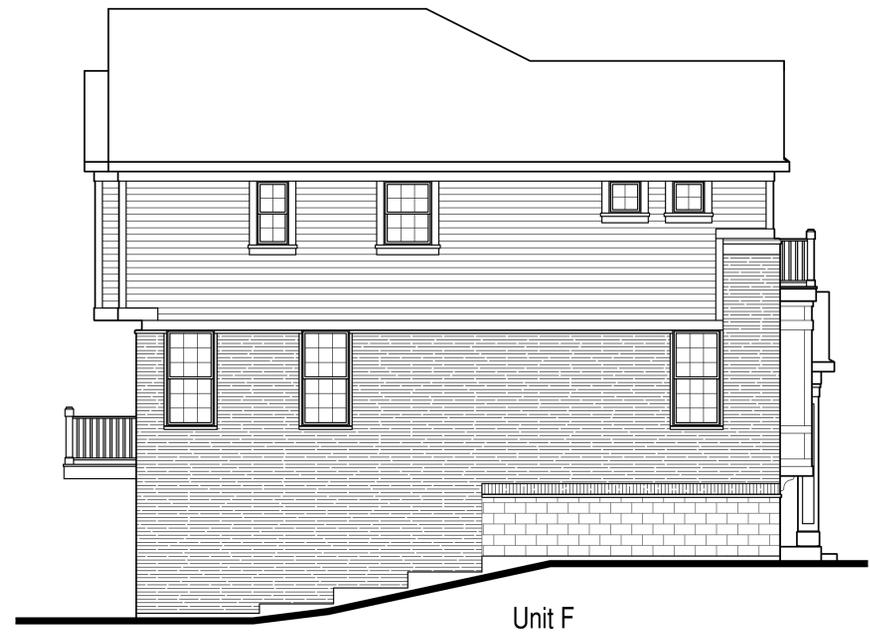
**6 - Unit Building Mix
Preliminary Character Elevations**





Unit C Unit C Unit B Unit B Unit C Unit F

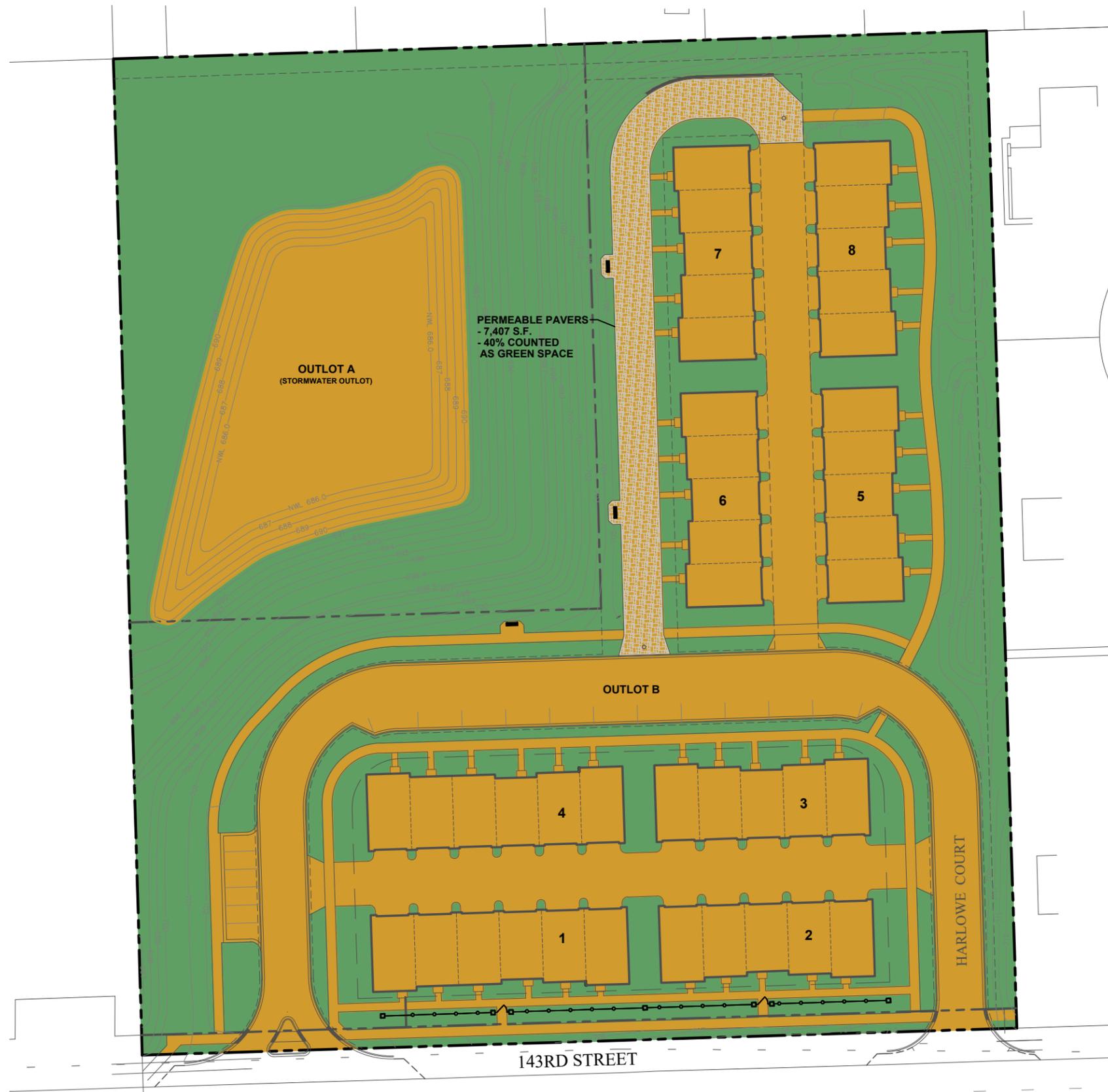
Rear Elevation
 scale: 3/16" = 1'-0"



Left Elevation
 scale: 3/16" = 1'-0"

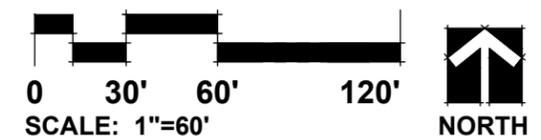


Right Elevation
 scale: 3/16" = 1'-0"



LEGEND

	<u>PERCENTAGE</u>	<u>ACRES</u>	
	50.30%	2.53	GREEN SPACE
	49.70%	2.49	IMPERVIOUS AREA



LOT COVERAGE EXHIBIT

METRO EAST
ORLAND PARK, ILLINOIS

8/05/2021



GARY R. WEBER
ASSOCIATES, INC.

LAND PLANNING
BIOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-660-7197

Exterior Material Exhibit: Collection 1

M/I Homes, Metro East in Orland Park, IL



ROOFING:

Owens Corning
Oakridge Asphalt
Shingles – *Driftwood*



EXTERIOR TRIM:

LP Smart Trim – *Sherwin
Williams Extra White
SW7006*



LAP SIDING 1:

Hardie Siding – *Rich
Espresso*



LAP SIDING 2:

Hardie Siding –
Cobblestone



BRICK:

General Shale -
*Manor House
Tudor*



STONE:

Renaissance Cast Stone
- *White*

Exterior Material Exhibit: Collection 2

M/I Homes, Metro East in Orland Park, IL



ROOFING:

Owens Corning
Oakridge Asphalt
Shingles – *Driftwood*



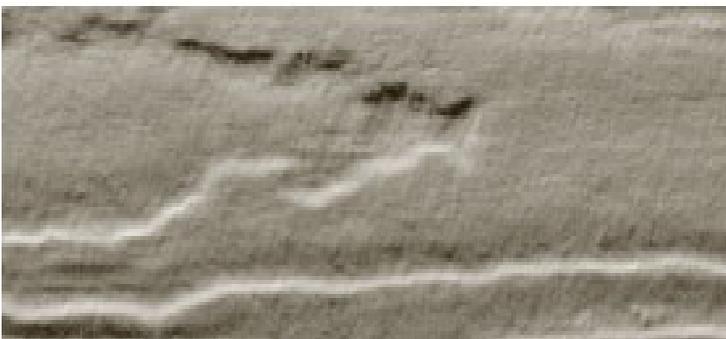
EXTERIOR TRIM:

LP Smart Trim – *Sherwin
Williams Extra White
SW7006*



LAP SIDING 1:

Hardie Siding – *Timber
Bark*



LAP SIDING 2:

Hardie Siding –
Monterey Taupe



BRICK:

General Shale -
Barnsley Tudor



STONE:

Renaissance Cast Stone
- *White*

Exterior Material Exhibit: Collection 3

M/I Homes, Metro East in Orland Park, IL



ROOFING:

Owens Corning
Oakridge Asphalt
Shingles – *Driftwood*



EXTERIOR TRIM:

LP Smart Trim – *Sherwin
Williams Extra White
SW7006*



LAP SIDING 1:

Hardie Siding – *Aged
Pewter*



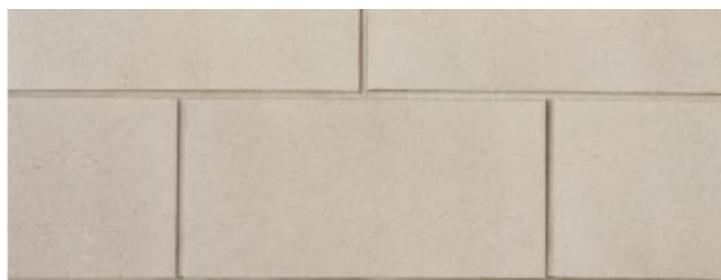
LAP SIDING 2:

Hardie Siding –
Pearl Gray



BRICK:

General Shale -
*Shadow Gray
Tudor*



STONE:

Renaissance Cast Stone
- *White*

Exterior Material Exhibit: Collection 4

M/I Homes, Metro East in Orland Park, IL



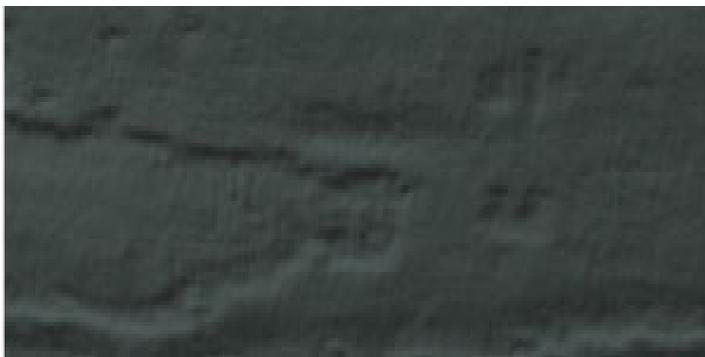
ROOFING:

Owens Corning
Oakridge Asphalt
Shingles – *Driftwood*



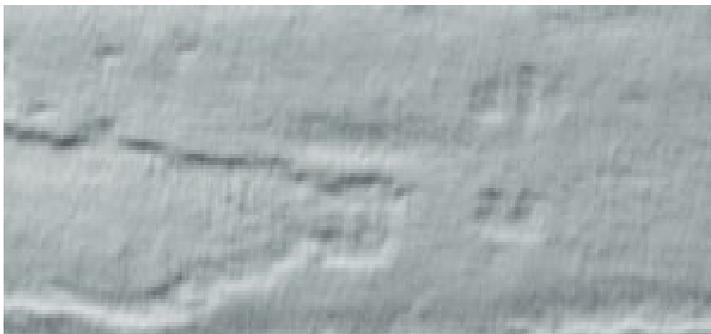
EXTERIOR TRIM:

LP Smart Trim – *Sherwin
Williams Extra White
SW7006*



LAP SIDING 1:

Hardie Siding – *Iron
Gray*



LAP SIDING 2:

Hardie Siding –
Pearl Gray



BRICK:

General Shale -
Coopers Mill



STONE:

Renaissance Cast Stone
- *White*

Metro East

Exterior Color Collections (Uptown Series - Hardie)

Collection # 4

Material:	Color/Style:	Manufacturer:
Lap Siding - 1	Iron Gray	Hardie Plank®
Lap Siding - 2	Pearl Gray	Hardie Plank®
Shutter	Black	Mid American
Front Door	Black	Sherwin Williams
Roof	Driftwood	Owens Corning
Brick	Bryce Canyon	General Shale
Stone	Renaissance - White	Artiscraft

Exterior Trim Option #1 (Default)

Material:	Color/Style:	Manufacturer:
Exterior Trim	SW 7006 Extra White	Sherwin Williams®
Soffit Fascia	White	Mastic®
Gutters	White	ACM®
Garage Door	White	Wayne Dalton®
Windows (Typical)	White	MI Windows

Metro East

Exterior Color Collections (Uptown Series - Hardie)

Collection # 3

Material:	Color/Style:	Manufacturer:
Lap Siding - 1	Aged Pewter	Hardie Plank®
Lap Siding - 2	Pearl Gray	Hardie Plank®
Shutter	Black	Mid American
Front Door	Black	Sherwin Williams
Roof	Driftwood	Owens Corning
Brick	Shadow Grey Tudor	General Shale
Stone	Renaissance - White	Arriscraft

Exterior Trim Option #1 (Default)

Material:	Color/Style:	Manufacturer:
Exterior Trim	SW 7006 Extra White	Sherwin Williams®
Soffit Fascia	White	Mastic®
Gutters	White	ACM®
Garage Door	White	Wayne Dalton®
Windows (Typical)	White	MI Windows

Metro East

Exterior Color Collections (Uptown Series - Hardie)

Collection # 2

Material:	Color/Style:	Manufacturer:
Lap Siding - 1	Timber Bark	Hardie Plank®
Lap Siding - 2	Monterey Taupe	Hardie Plank®
Shutter	Black	Mid American
Front Door	Black	Sherwin Williams
Roof	Driftwood	Owens Corning
Brick	Barnsley Tudor	General Shale
Stone	Renaissance - White	Arriscraft

Exterior Trim Option #1 (Default)

Material:	Color/Style:	Manufacturer:
Exterior Trim	SW 7006 Extra White	Sherwin Williams®
Soffit Fascia	White	Mastic®
Gutters	White	ACM®
Garage Door	White	Wayne Dalton®
Windows (Typical)	White	MI Windows

Metro East

Exterior Color Collections (Uptown Series - Hardie)

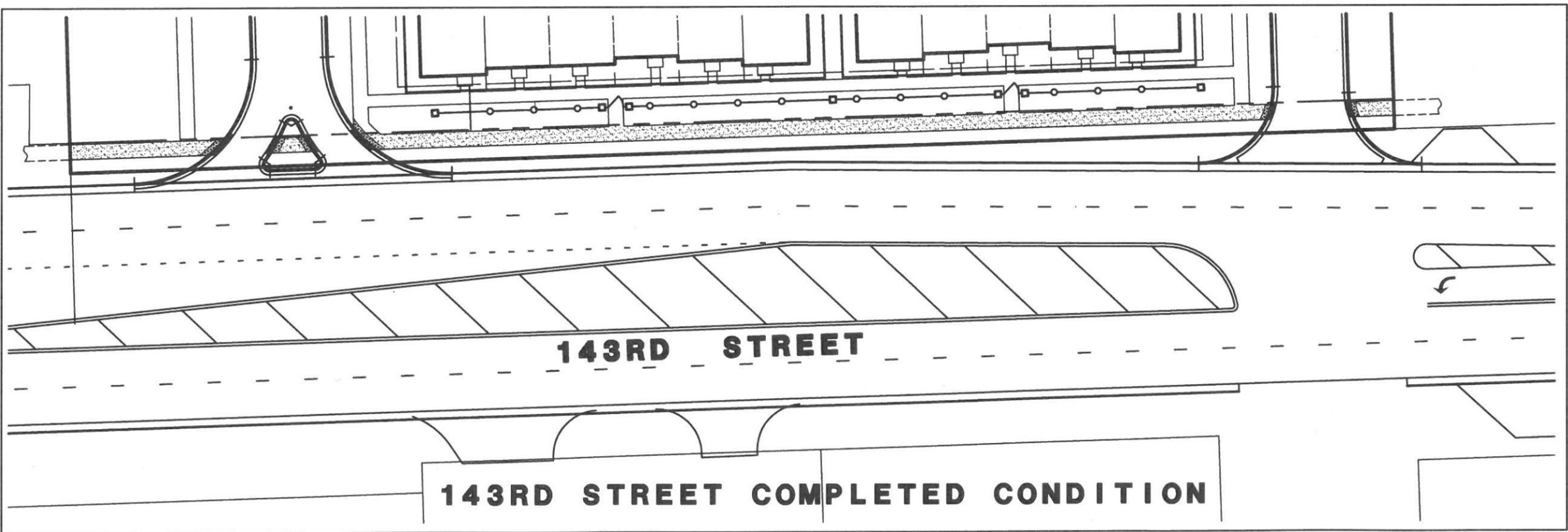
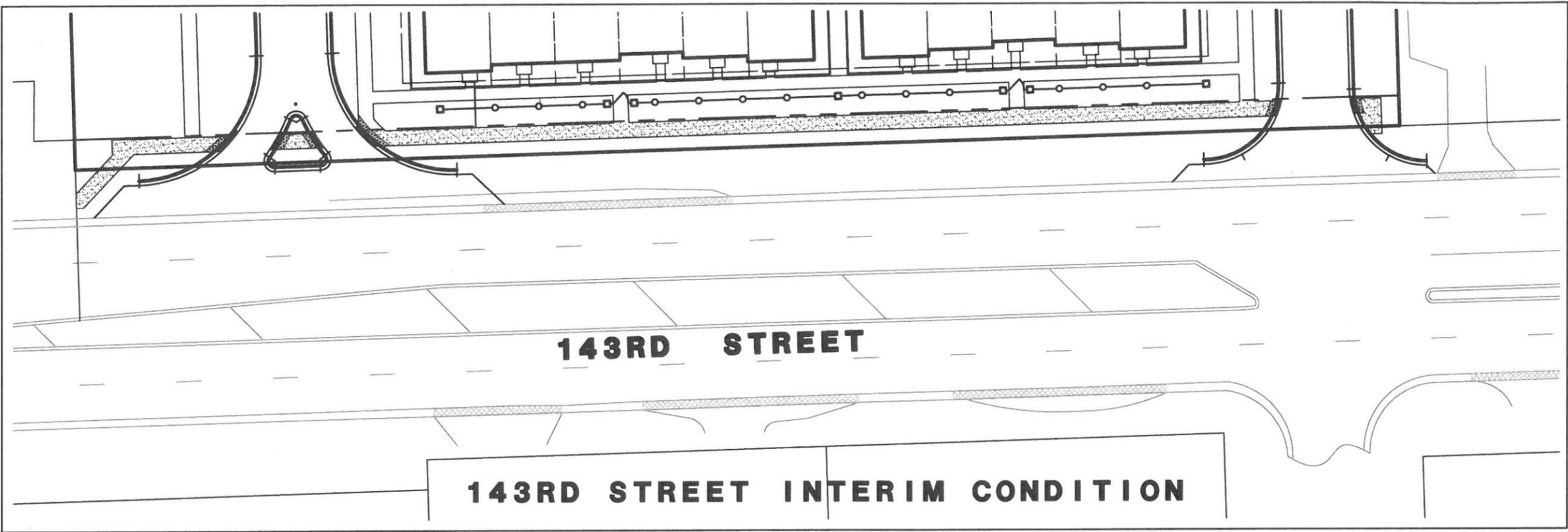
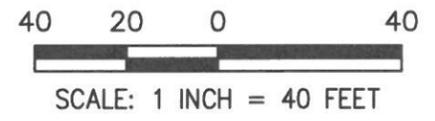
Collection # 1

Material:	Color/Style:	Manufacturer:
Lap Siding - 1	Rich Espresso	Hardie Plank®
Lap Siding - 2	Cobblestone	Hardie Plank®
Shutter	Black	Mid American
Front Door	Black	Sherwin Williams
Roof	Driftwood	Owens Corning
Brick	Manor House	General Shale
Stone	Renaissance - White	Artiscraft

Exterior Trim Option #1 (Default)

Material:	Color/Style:	Manufacturer:
Exterior Trim	SW 7006 Extra White	Sherwin Williams®
Soffit Fascia	White	Mastic®
Gutters	White	ACM®
Garage Door	White	Wayne Dalton®
Windows (Typical)	White	MI Windows

ROADWAY EXHIBIT
FOR
METRO EAST



PRELIMINARY ENGINEERING PLAN

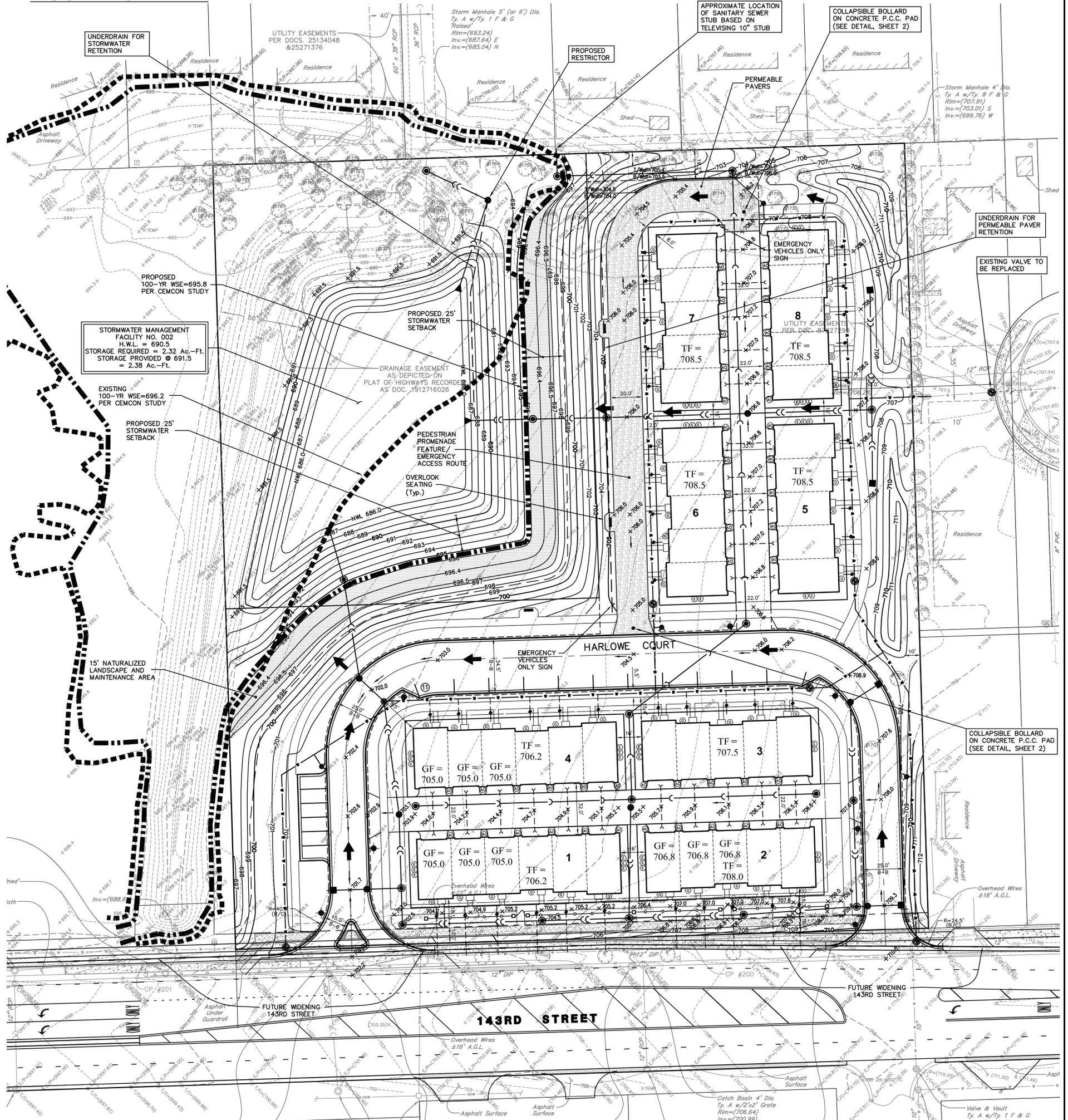
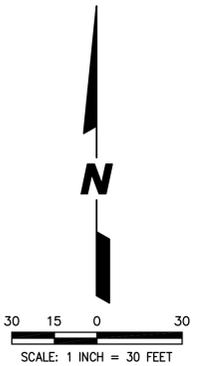
FOR

METRO EAST ORLAND PARK, ILLINOIS

SHEET 1 OF 2



LOCATION MAP



SERVICES
EACH UNIT SHALL BE PROVIDED WITH AN INDIVIDUAL 6" P.V.C. SANITARY SERVICE ON THE GARAGE SIDE AND A 1.5" COPPER WATER SERVICE ON THE FRONT SIDE. THE EXISTING 12" D.I.W.M. ALONG 143RD STREET SHALL BE USED TO SERVICE BUILDINGS 1 AND 2.

Storm Manhole 16" Dia. "Offset"
Ty. A w/Ty. 1 F & G
Rim=(702.03)
Inv.=(691.93) S-E
Inv.=(685.63) E-W
Storm Manhole 4" Dia.
Ty. A w/2"x2" Gate
Rim=(701.68)
Inv.=(692.28)

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		MANHOLE			ELEVATIONS
		CATCH BASIN			STREET LIGHT
		INLET			WATERMAIN PROTECTION
		CLEANOUT			SILT FENCE INLET PROTECTOR
		SLOPE INLET BOX			TEMPORARY STRAW BALE DITCH CHECK
		HEADWALL			SILT FENCE DITCH CHECK
		END SECTION			RIP-RAP
		STORM SEWER			OVERFLOW ROUTE
		SANITARY SEWER			15' NATURALIZED LANDSCAPE AND MAINTENANCE AREA
		WATERMAIN			
		VALVE & BOX			
		WATER VALVE IN VAULT			
		FIRE HYDRANT			

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

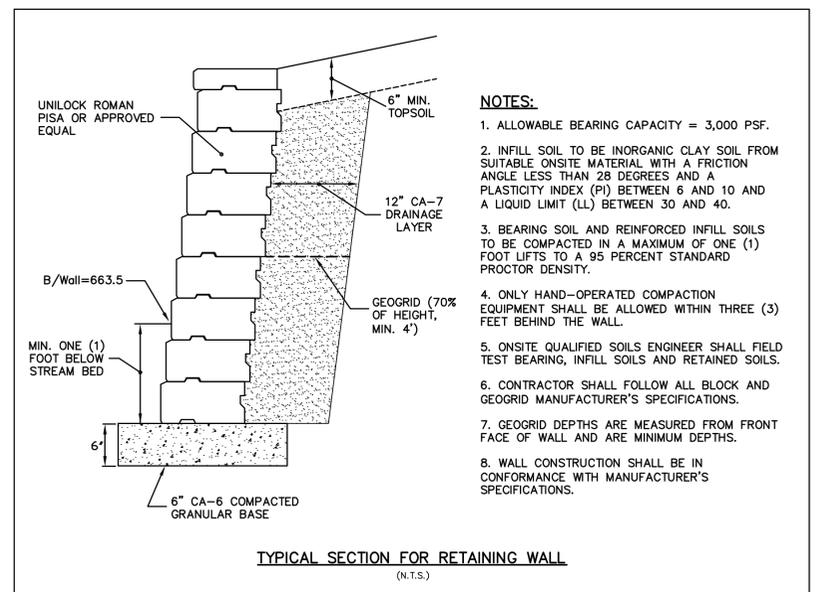
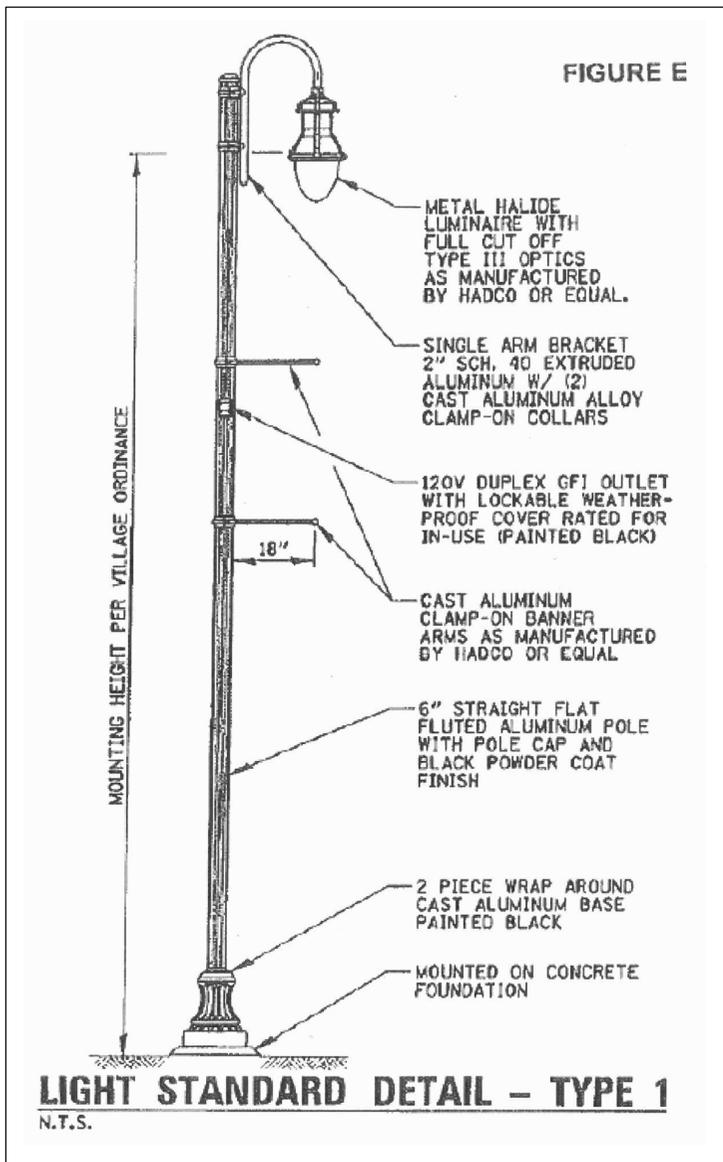
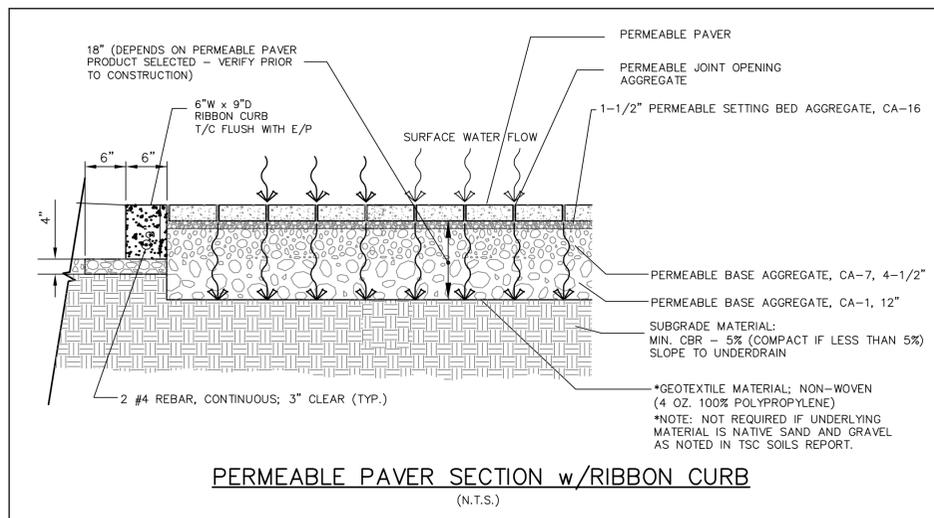
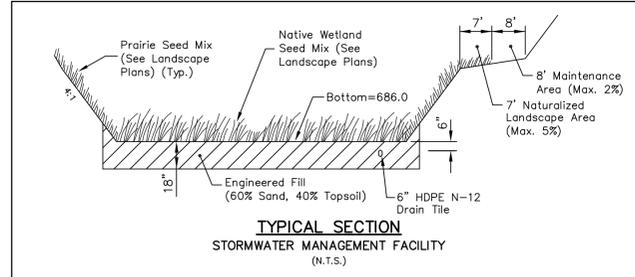
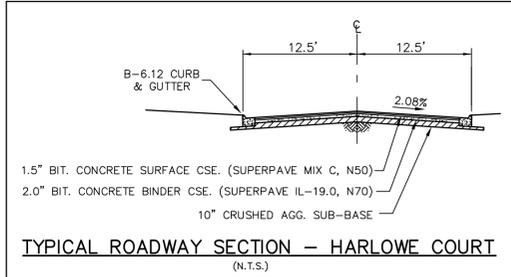
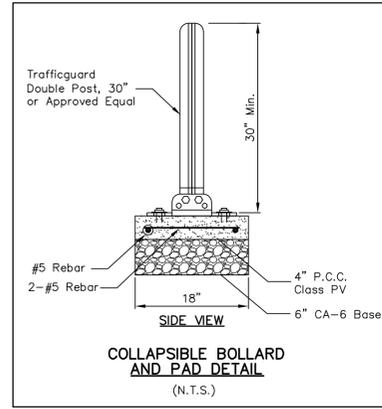
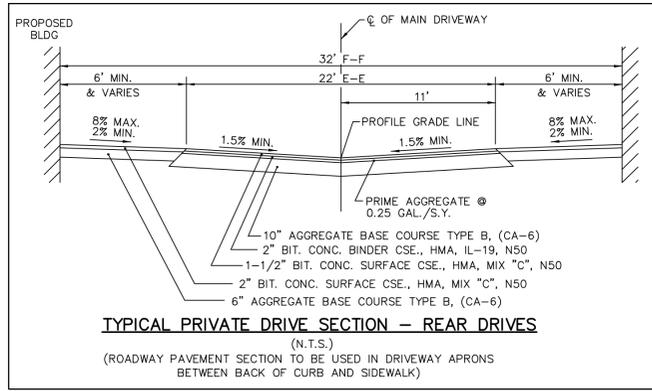
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DRAWN BY: MAM/JGC FLD. BK. / PG. NO.: -----
COMPLETION DATE: 03-01-21 JOB NO.: 743.022
XREF: TOPO PROJECT MANAGER: MAM

PREPARED FOR:
M/I HOMES OF CHICAGO, LLC
400 EAST DIEHL ROAD
SUITE 230
NAPERVILLE, ILLINOIS 60563

REV. 03-05-21/JGC
REV. 03-11-21/JGC
REV. 05-13-21/JGC
REV. 06-04-21/JGC
REV. 06-14-21/JGC
REV. 08-02-21/JGC

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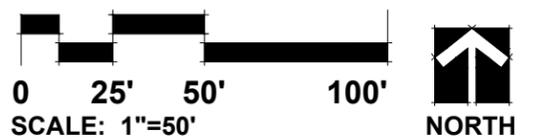


PREPARED FOR:
 M/I HOMES OF CHICAGO, LLC
 400 EAST DIEHL ROAD
 SUITE 230
 NAPERVILLE, ILLINOIS 60563

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 743022 FILE NAME: PREOVER
 DRAWN BY: MAM/JCC FLD. BK. / PG. NO.: -----
 COMPLETION DATE: 03-01-21 JOB NO.: 743.022
 XREF: TOPO PROJECT MANAGER: MAM
 REV. 08-02-21/JCC



ILLUSTRATIVE PLAN

ORLAND PARK, ILLINOIS

8/10/2021



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\M119168\Acad\M119168_101_01IL.dwg

Preliminary Landscape Plan

METRO EAST

Orland Park, Illinois

August 10, 2021

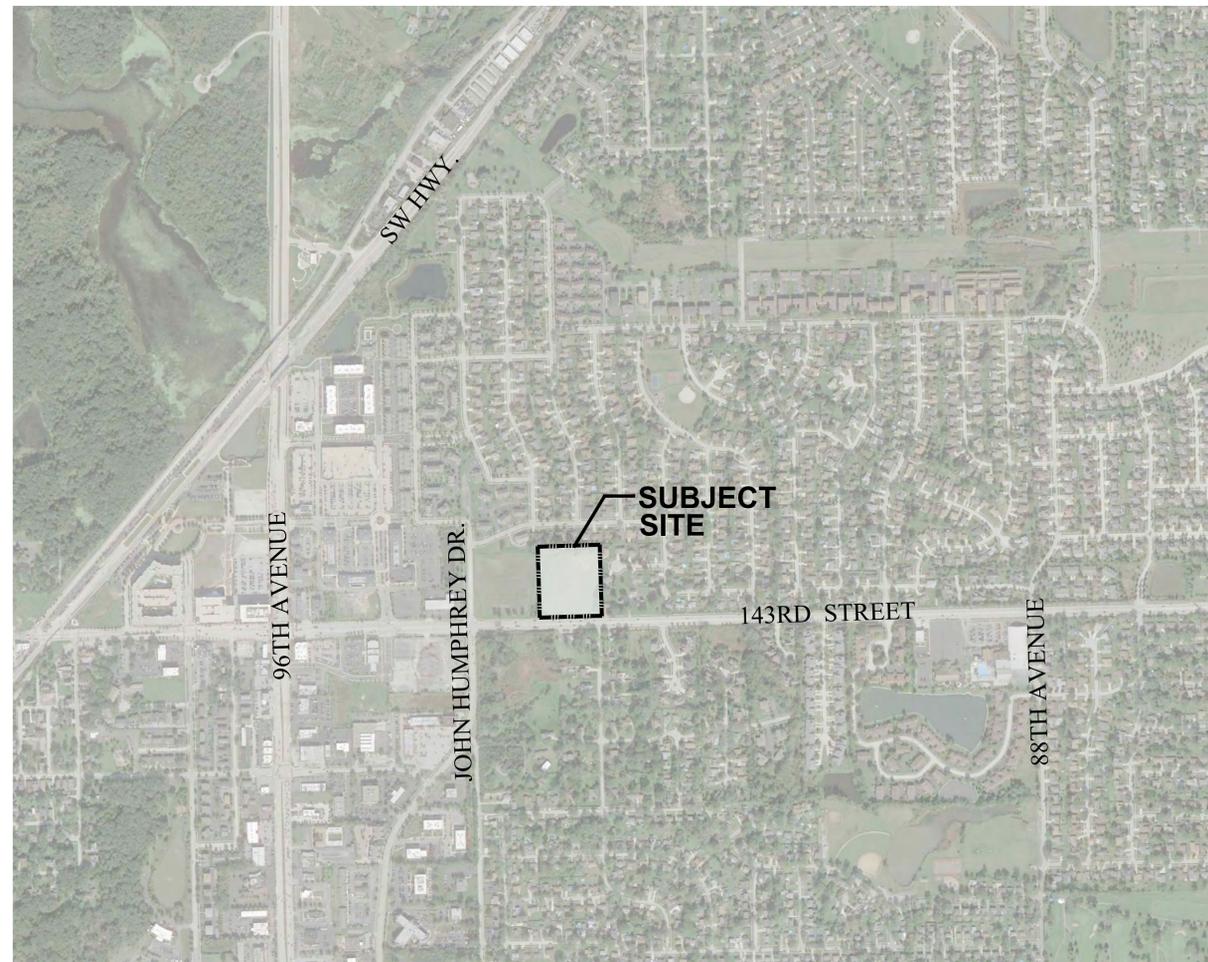
CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
CEMCON, Ltd.
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502-9675



LOCATION MAP

SCALE: 1"=600'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	LANDSCAPE PLAN
2	TYPICAL FOUNDATION LANDSCAPE PLANS
3	LANDSCAPE DETAILS
4	MONUMENT DETAILS
5	TREE REMOVAL PLAN
6	LANDSCAPE SPECIFICATIONS



M/I HOMES



GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

CLIENT

M/I HOMES
 400 E. DIEHL ROAD, SUITE 230
 WAPERVILLE, IL 60563
 ENGINEER
C&M CON, LTD.
 2280 WHITE OAK CIRCLE, SUITE 100
 AURORA, ILLINOIS 60502-9675

METRO EAST
 ORLAND PARK, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

DATE 9.25.2020
 PROJECT NO. M19168
 DRAWN TRC
 CHECKED MGM
 SHEET NO.

1 OF 6

REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	CANOPY TREES		
	Acer x freemanii AUTUMN BLAZE MAPLE	4" Cal.	
	Acer rubrum 'Armstrong' ARMSTRONG MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	4" Cal.	
	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Liliodendron tulipifera TULIP TREE	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Quercus macrocarpa BURR OAK	2 1/2" Cal.	
	Quercus robur 'Fastigiata' ENGLISH OAK	2 1/2" Cal.	Columnar
	Syringa reticulata 'Ivory Silk' JAPANESE TREE LILAC	2" Cal.	
	Tilia americana 'NickSentry' SENTRY AMERICAN LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'Regal' REGAL SMOOTHLEAF ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier laevis ALLEGHENY SERVICEBERRY	6' Tall	Multi-stem
	Betula nigra RIVER BIRCH	6' Tall	Multi-stem
	Cercis canadensis EASTERN REDBUD	6' Tall	Multi-stem
	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Tall	Multi-stem
	EVERGREEN TREES		
	Abies concolor WHITE FIR	10' Tall	
	Juniperus chinensis 'Fairview' FAIRVIEW JUNIPER	6' Tall	
	Picea glauca 'Densata' BLACK HILLS SPRUCE	10' Tall	
	Picea amarica SERBIAN SPRUCE	10' Tall	
	Pinus flexilis LIMBER PINE	10' Tall	
	Thuja occidentalis 'Emerald Green' EMERALD GREEN ARBORVITAE	6' Tall	
	Thuja occidentalis 'Brabant' BRABRANT ARBORVITAE	6' Tall	
	DECIDUOUS SHRUBS		
	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY BLACK CHOKEBERRY	24" Tall	3' O.C.
	Cornus sericea 'Bailey' BAILEY'S REDTAWIG DOGWOOD	36" Tall	5' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Hypericum perforatum ST. JOHN'S WORT	24" Tall	3' O.C.
	Hydrangea macrophylla 'Balmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
	Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	24" Tall	3' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x JUDDI JUDD VIBURNUM	36" Tall	5' O.C.
	EVERGREEN SHRUBS		
	Juniperus chinensis v. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
	Juniperus chinensis 'Seagreen' SEA GREEN JUNIPER	24" Wide	4' O.C.
	Juniperus chinensis 'Kallay Compact' KALLAY COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Coreopsis verticillata 'Zagreb' ZAGREB COREOPSIS	#1	18" O.C.
	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER GRASS	#1	24" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Fennisetum alapeucoides 'Homein' DWARF FOUNTAIN GRASS	#1	24" O.C.
	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	24" O.C.
	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	#1	18" O.C.
	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	24" O.C.
	Sesleria autumnalis AUTUMN MOOR GRASS	#1	24" O.C.

NATIVE AREA LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	TRANSITIONAL BUFFER SEED MIX
	NATIVE AREA SIGN

H. MITIGATION TREES

LANDSCAPING REQUIRED:
 10 4" CALIPER CANOPY TREES
 11 2.5" CALIPER CANOPY TREES

LANDSCAPING PROVIDED:
 10 10' EVERGREEN TREES
 16 6' EVERGREEN TREES

EVERGREEN TREES PROVIDED IN LIEU OF CANOPY TREES DUE TO SPACE CONSTRAINTS AND TO PROVIDE ADDITIONAL SCREENING FOR EXISTING RESIDENTS

**D. EASTERN BUFFER TYPE 1
 PERIMETER LENGTH: ±499 L.F.
 (10' WIDTH, 3 CANOPY TREES, 1 EVERGREEN TREE,
 16 SHRUBS OR GRASSES PER 100' L.F.)**

LANDSCAPING REQUIRED:
 15 CANOPY TREES
 5 EVERGREEN TREES
 80 SHRUBS OR GRASSES

LANDSCAPING PROVIDED:
 15 CANOPY TREES
 5 EVERGREEN TREES
 70 SHRUBS
 60 GRASSES

**FOUNDATION LANDSCAPE: ±330 L.F.
 (1 ORNAMENTAL TREES, 16 SHRUBS/GRASSES
 PER 100' OF BUILDING FACADE)**

LANDSCAPING REQUIRED:
 3 UNDERSTORY TREES
 53 SHRUBS/GRASSES

LANDSCAPING PROVIDED:
 3 ORNAMENTAL TREES
 42 DECIDUOUS SHRUBS
 16 EVERGREEN SHRUBS
 120 GRASSES/PERENNIALS

**C. LANDSCAPE PARKWAY: ±1193 L.F.
 (TYPE C: TREES 40' O.C.)**

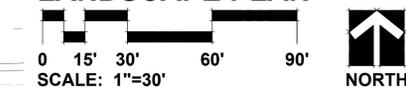
LANDSCAPING REQUIRED:
 30 CANOPY TREES

LANDSCAPING PROVIDED:
 30 CANOPY TREES

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

LANDSCAPE PLAN



**E. NORTHERN BUFFER TYPE 1
 PERIMETER LENGTH: ±438 L.F.
 (1 CANOPY TREE, 1 EVERGREEN TREE,
 16 SHRUBS OR GRASSES PER 100' L.F.)**

LANDSCAPING REQUIRED:
 13 CANOPY TREE
 5 EVERGREEN TREE
 70 SHRUBS OR GRASSES

LANDSCAPING PROVIDED:
 3 EXISTING CANOPY TREES (#1764, #1766, #1776)
 10 CANOPY TREES
 5 EVERGREEN TREES
 57 SHRUBS
 15 GRASSES

**G. WESTERN BUFFER TYPE 2
 PERIMETER LENGTH: ±498 L.F.
 (15' WIDTH, 4 CANOPY TREE, 1 UNDERSTORY TREE,
 18 SHRUBS OR GRASSES PER 100' L.F.)**

LANDSCAPING REQUIRED:
 20 CANOPY TREE
 5 UNDERSTORY TREE
 90 SHRUBS OR GRASSES

LANDSCAPING PROVIDED:
 20 CANOPY TREES
 5 UNDERSTORY TREE
 22 SHRUBS
 70 GRASSES

**F. DETENTION BASIN
 HWL LENGTH: ±758 L.F.
 (1 CANOPY TREE, 1 UNDERSTORY TREE PER 100' L.F.,
 3 SHRUBS PER 50 L.F. OF HIGH WATER LINE)**

LANDSCAPING REQUIRED:
 8 CANOPY TREE
 8 UNDERSTORY TREE
 46 SHRUBS

LANDSCAPING PROVIDED:
 8 CANOPY TREES
 8 UNDERSTORY TREES
 46 DECIDUOUS SHRUBS

**A. LANDSCAPE CORRIDOR: 438 L.F.
 CORRIDOR TYPE: ARTERIAL
 (2 CANOPY TREES,
 2 UNDERSTORY TREES PER 100')**

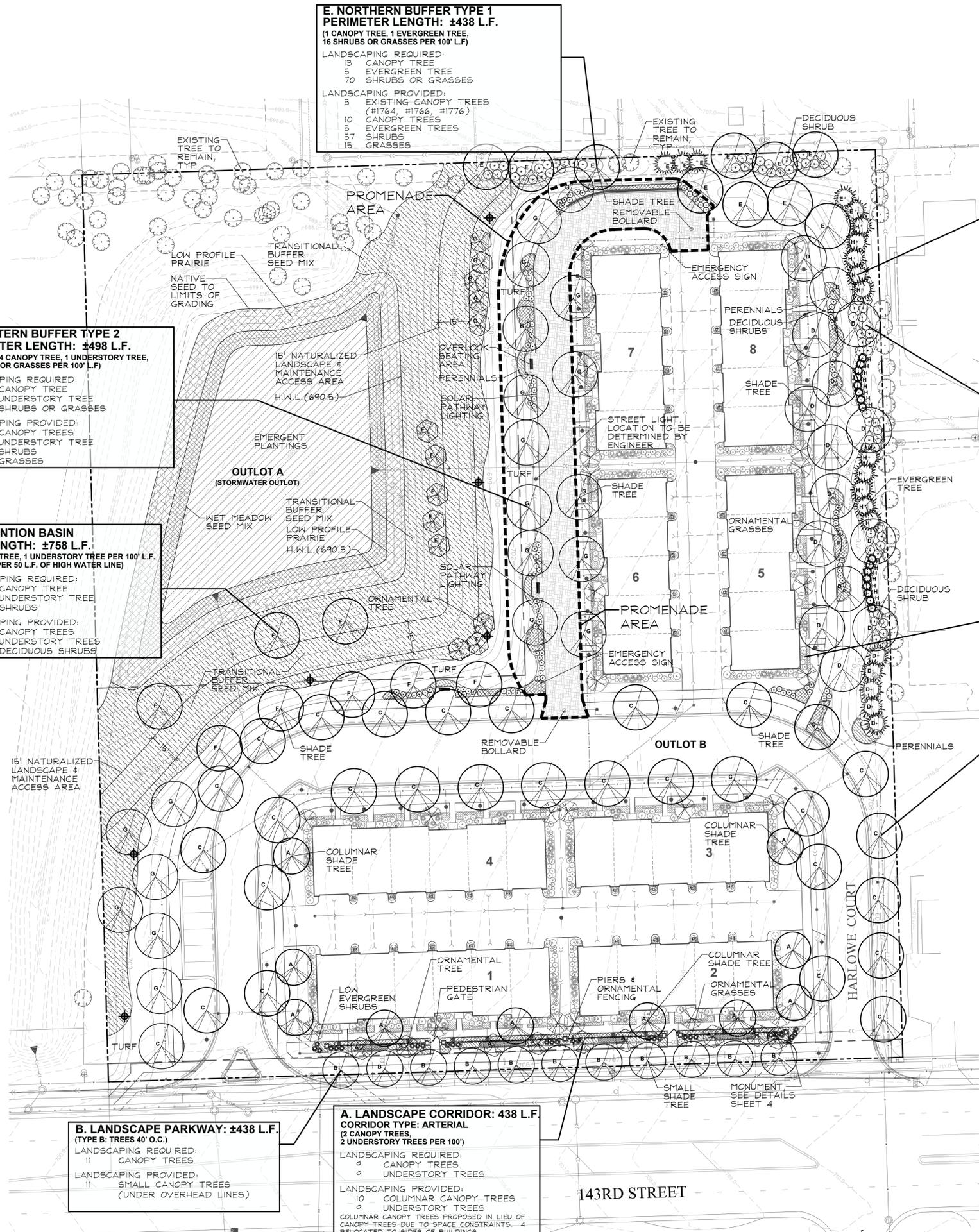
LANDSCAPING REQUIRED:
 9 CANOPY TREES
 9 UNDERSTORY TREES

LANDSCAPING PROVIDED:
 10 COLUMNAR CANOPY TREES
 9 UNDERSTORY TREES
 COLUMNAR CANOPY TREES PROVIDED IN LIEU OF CANOPY TREES DUE TO SPACE CONSTRAINTS. 4 RELOCATED TO SIDES OF BUILDINGS

**B. LANDSCAPE PARKWAY: ±438 L.F.
 (TYPE B: TREES 40' O.C.)**

LANDSCAPING REQUIRED:
 11 CANOPY TREES

LANDSCAPING PROVIDED:
 11 SMALL CANOPY TREES (UNDER OVERHEAD LINES)



DATE PLOTTED: 9/25/2020



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT



M/I HOMES
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563
ENGINEER
CEMCON, LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60502-9675

METRO EAST
ORLAND PARK, ILLINOIS
TYPICAL FOUNDATION PLANS

NO.	DATE	REVISIONS
5	8.10.2021	
4	8.05.2021	
3	6.25.2021	
2	5.27.2021	
1	3.17.2021	

DATE	9.25.2020
PROJECT NO.	MI19168
DRAWN	TRC
CHECKED	MGM
SHEET NO.	2 OF 6



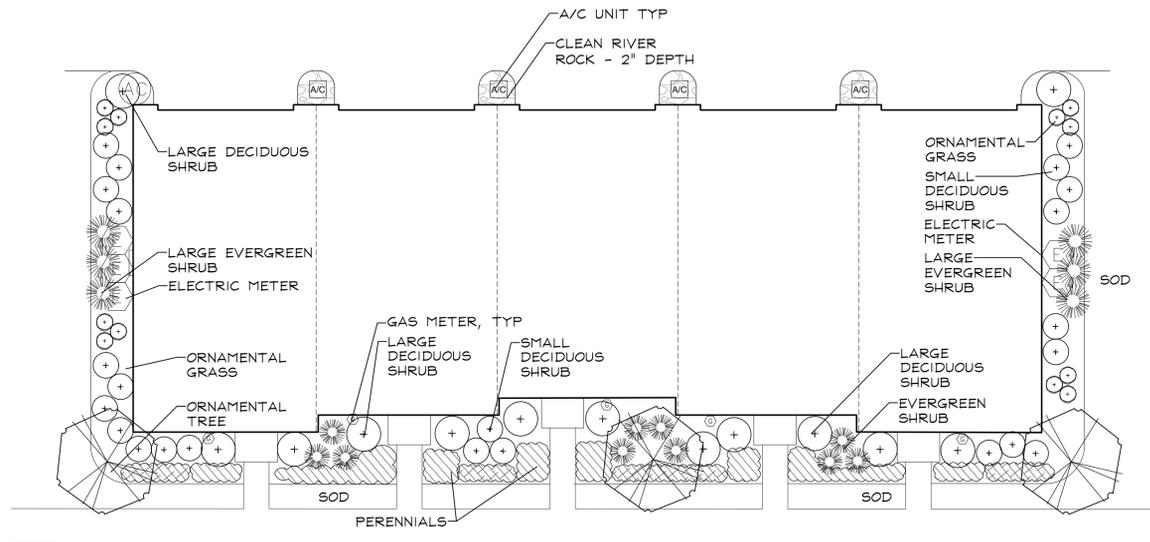
Know what's below.
Call before you dig.

TYPICAL TOWNHOME FOUNDATION 5 UNIT PLANT LIST

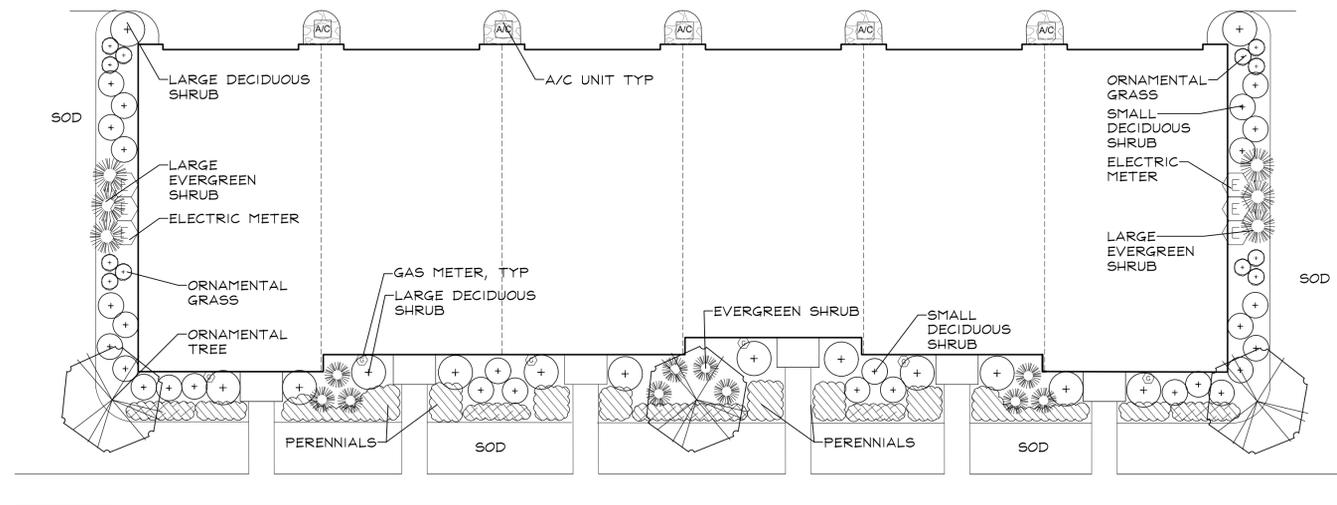
Key	Botanical/Common Name	Size	Remarks
🌳	ORNAMENTAL TREES		
	Malus x 'Red Jewel' RED JEWEL CRABAPPLE	6' Tall	Clump form
	Cornus mas 'Golden Glory' GOLDEN GLORY CORNELIANCHERRY DOGWOOD	6' Tall	Clump form
	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Clump form
	DECIDUOUS SHRUBS		
🌿	Rhus aromatica 'Gro-Low' GRO-LOW SUMAC	24" Wide	3' O.C.
	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24" Tall	3' O.C.
	Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	24" Wide	4' O.C.
	Spiraea nipponica 'Snowmound' SNOWMOUND SPIREA	30" Wide	4' O.C.
	Viburnum trilobum 'Redwing' Highbush Cranberry Viburnum	36" Tall	4' O.C.
🌲	EVERGREEN TREES / SHRUBS		
	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	3' O.C.
	Juniperus chinensis 'Kallay's Compact' KALLAY'S COMPACT JUNIPER	24" Wide	4' O.C.
🌿	ORNAMENTAL GRASSES & PERENNIALS		
	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	4' Tall	4' O.C.
	Hemerocallis 'Chicago Fire' CHICAGO FIRE DAYLILY	#1	18" O.C.
	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
	Deschampsia caespitosa TUFTED HAIR GRASS	#1	24" O.C.
	MISC. MATERIALS		
	SHREDDED HARDWOOD MULCH	C.Y.	
	RIVER ROCK	C.Y.	

TYPICAL TOWNHOME FOUNDATION 6 UNIT PLANT LIST

Key	Botanical/Common Name	Size	Remarks
🌳	ORNAMENTAL TREES		
	Malus 'Adirondack' ADIRONDACK CRABAPPLE	6' Tall	Clump form
	Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Clump form
	Cercis canadensis EASTERN REDBUD	6' Tall	Clump form
	DECIDUOUS SHRUBS		
🌿	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3' O.C.
	Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	24" Tall	3' O.C.
	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Wide	4' O.C.
	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
🌲	EVERGREEN TREES / SHRUBS		
	Taxus x media 'Densiflora' DENSE YEW	24" Wide	3' O.C.
	Juniperus chinensis var. sargentii 'Glaucal' BLUE SARGENT JUNIPER	24" Wide 6" Tall	4' O.C.
🌿	ORNAMENTAL GRASSES & PERENNIALS		
	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	4' Tall	4' O.C.
	Hemerocallis 'Pardon Me' PARDON ME DAYLILY	#1	18" O.C.
	Heuchera 'Tiramisu' TIRAMISU CORAL BELLS	#1	18" O.C.
	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
	MISC. MATERIALS		
	SHREDDED HARDWOOD MULCH	C.Y.	
	RIVER ROCK	C.Y.	

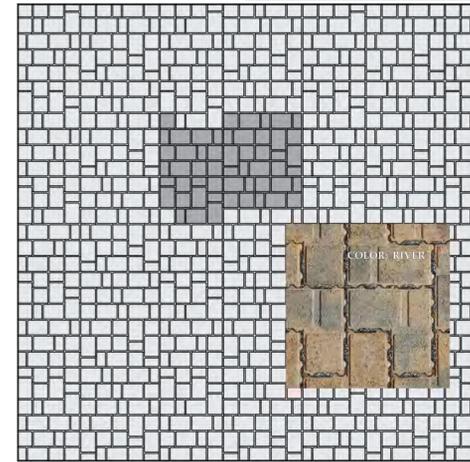


TYPICAL 5 UNIT TOWNHOME FOUNDATION
LANDSCAPE PLAN
SCALE: 1"=10'

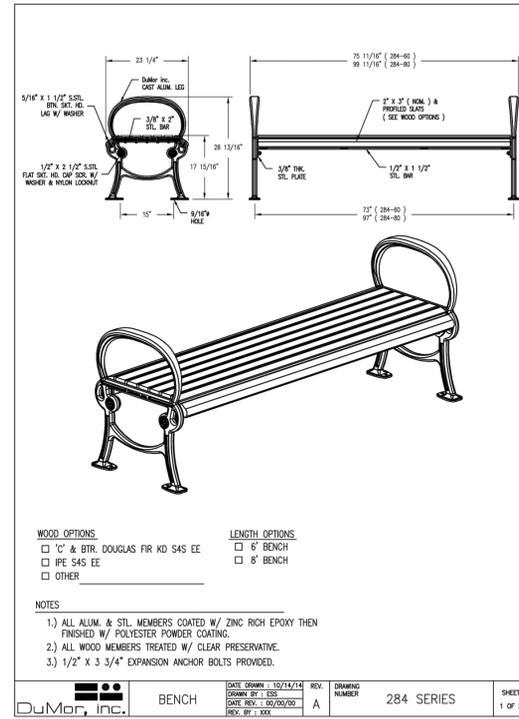


TYPICAL 6 UNIT TOWNHOME FOUNDATION
LANDSCAPE PLAN
SCALE: 1"=10'

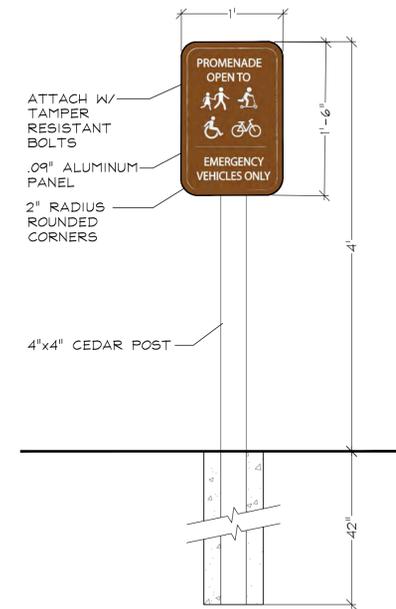
Notes:
AutoCAD® hatch pattern files can be downloaded from www.unilock.com for use in architectural drawings.
Some patterns may not necessarily reflect the percentages of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.



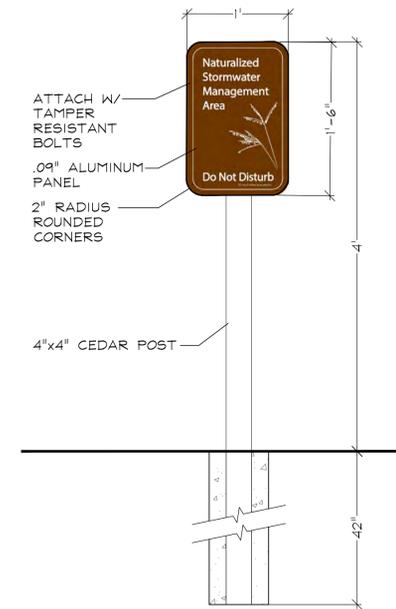
PAVER DETAIL
NOT TO SCALE



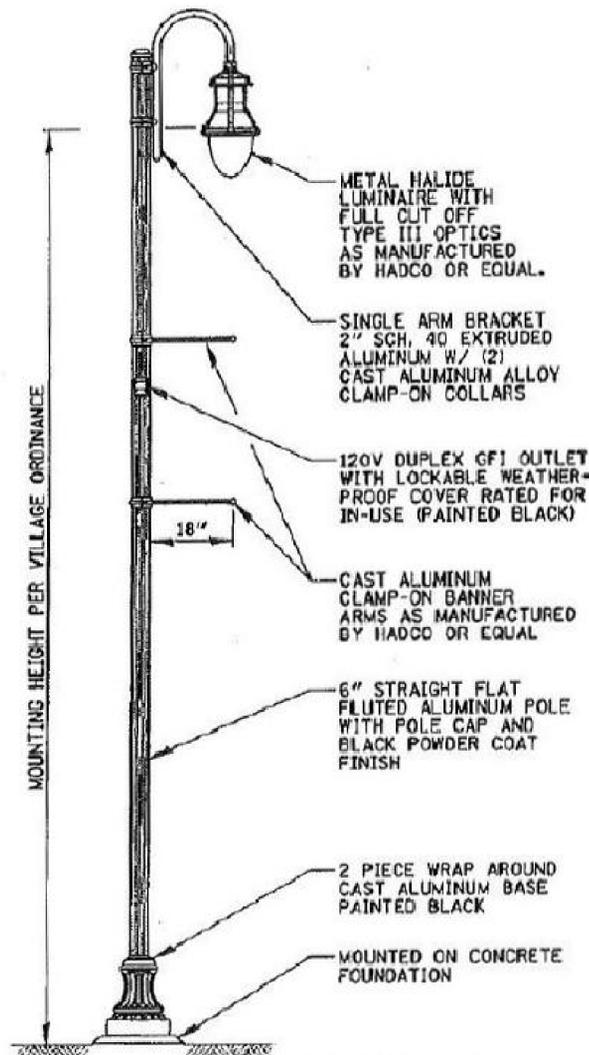
BENCH DETAIL
NOT TO SCALE



EMERGENCY ACCESS SIGN DETAIL
NOT TO SCALE

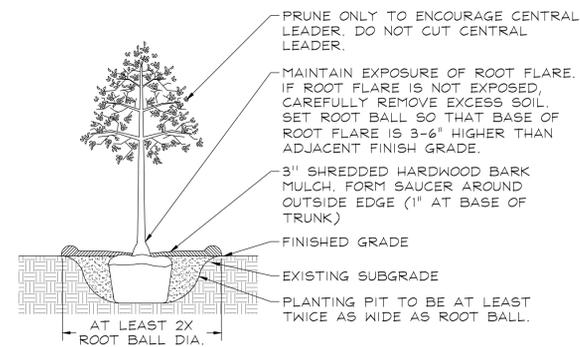


NATIVE AREA SIGN DETAIL
NOT TO SCALE

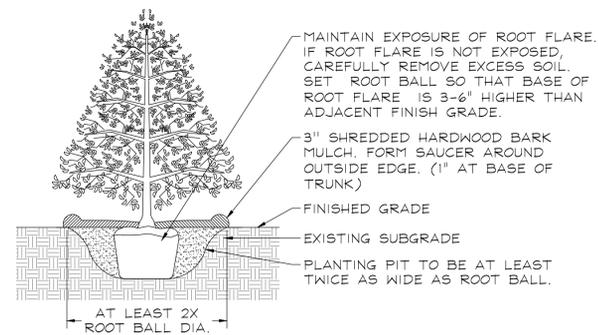


LIGHT STANDARD DETAIL - TYPE 1
NOT TO SCALE

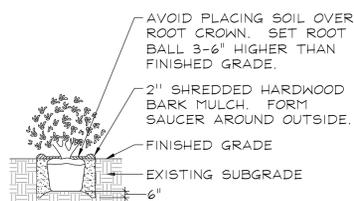
PLANTING DETAILS



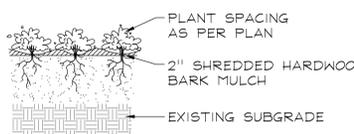
DECIDUOUS TREES
NOT TO SCALE



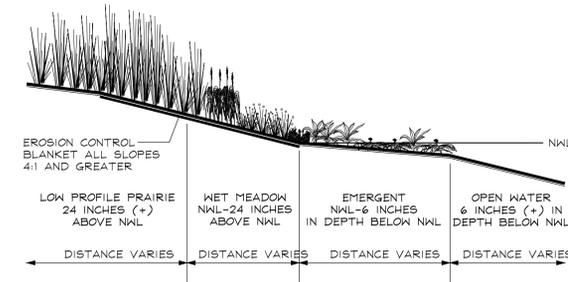
EVERGREEN TREES
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



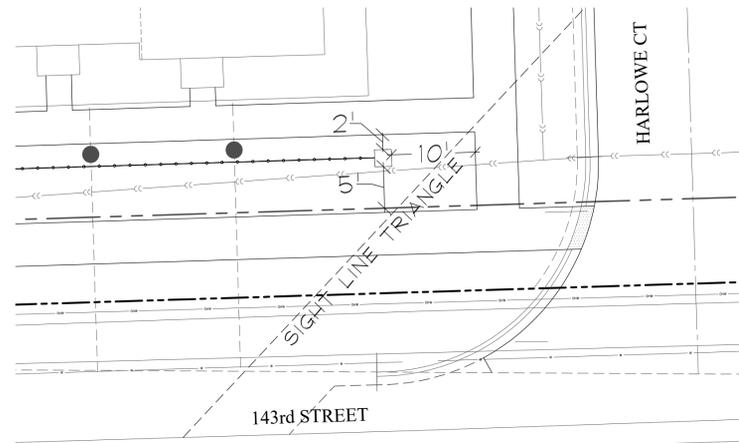
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



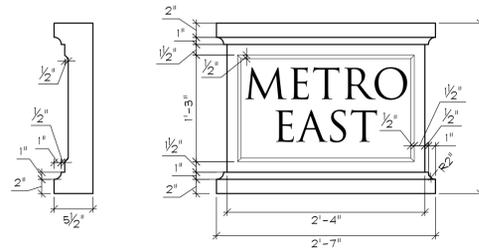
PLANT COMMUNITY SECTION
NOT TO SCALE

NO.	DATE
5	8.10.2021
4	8.05.2021
3	6.25.2021
2	5.27.2021
1	3.17.2021

DATE	9.25.2020
PROJECT NO.	MI19168
DRAWN	TRC
CHECKED	MGM
SHEET NO.	

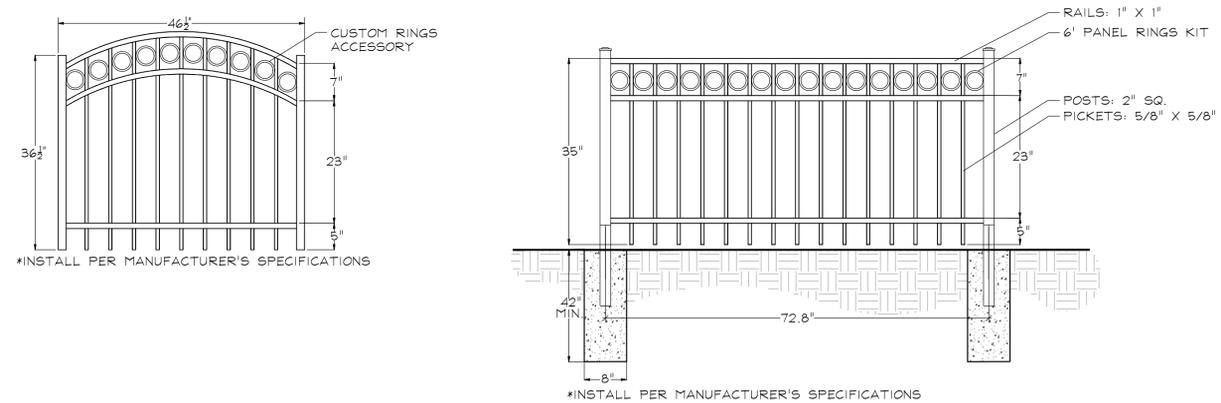
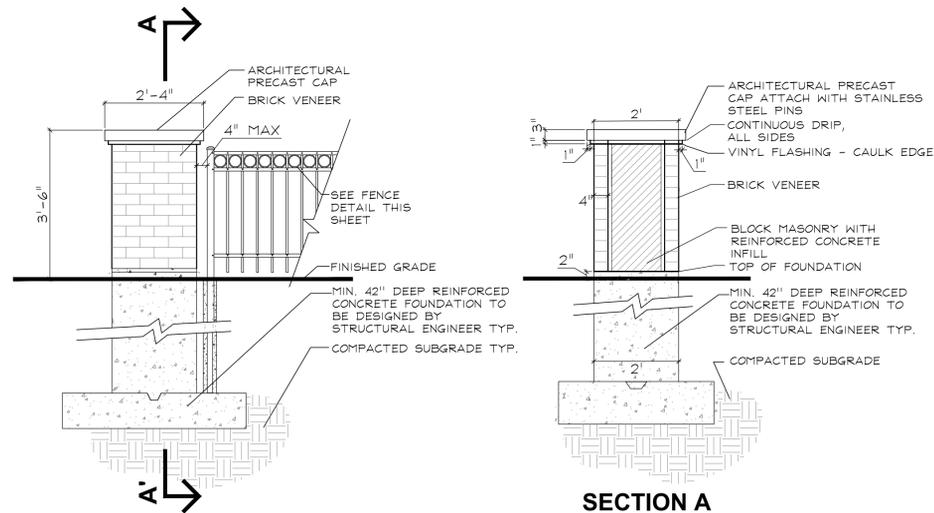
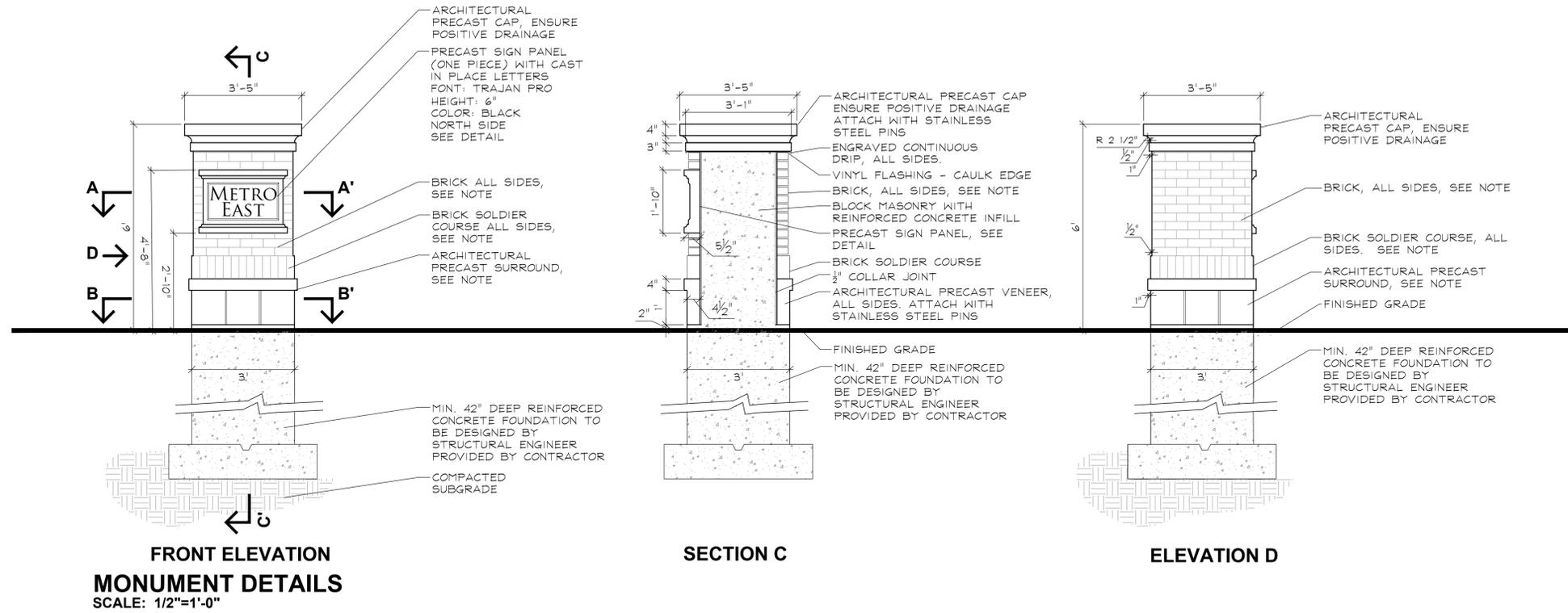


MONUMENT LAYOUT DETAIL
SCALE: 1"=10'



SIGN PANEL DETAIL
SCALE: 1"=1'-0"

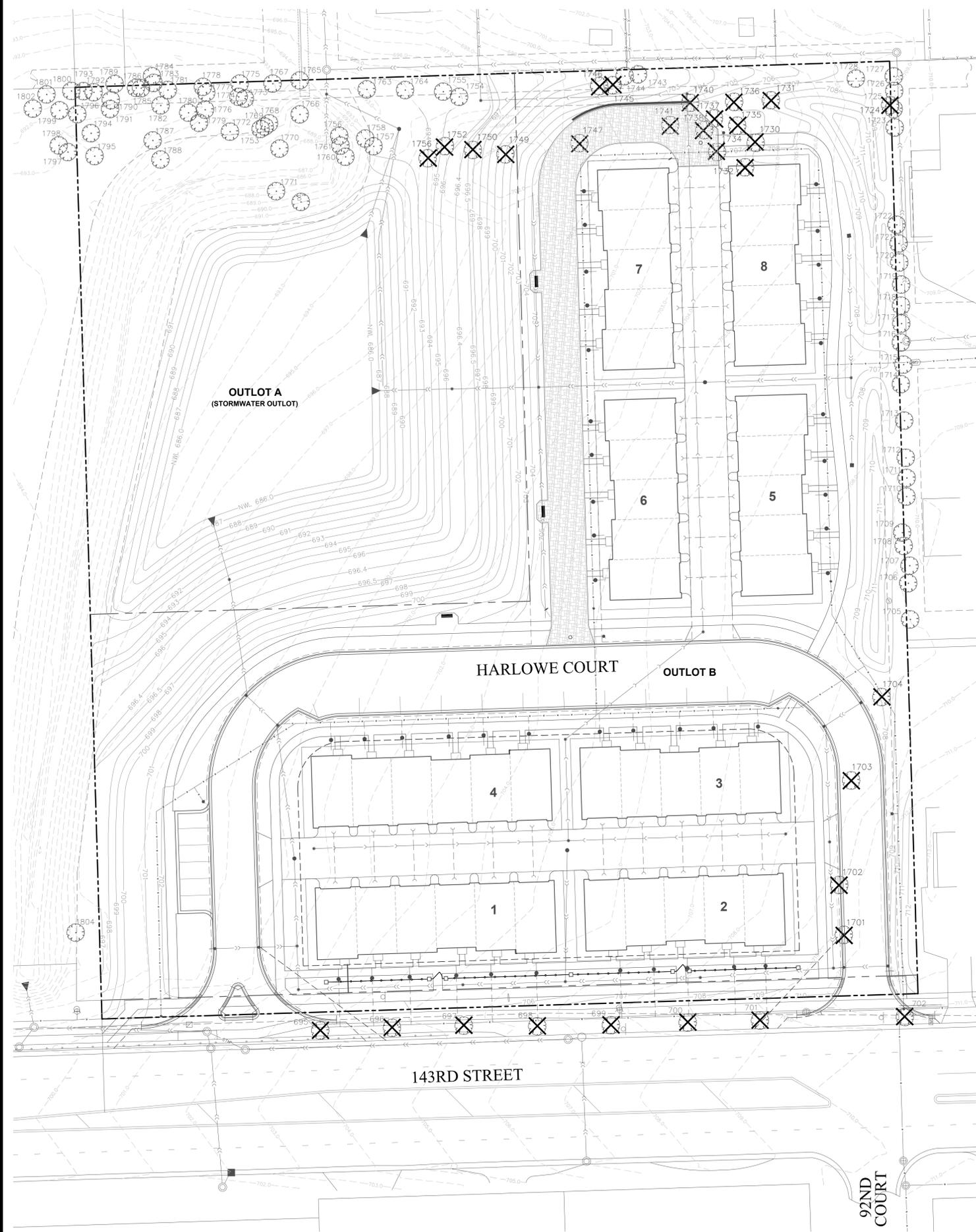
- NOTES:
1. BRICK & MORTAR TO MATCH BUILDING ARCHITECTURE
2. PRECAST CONCRETE ARCHITECTURAL PRECAST COLOR: LIMESTONE



NO.	DATE	REVISIONS
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TREE INVENTORY

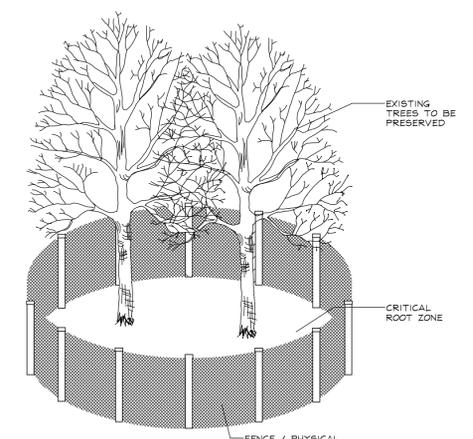
TAG NO.	BOTANICAL NAME	COMMON NAME	DBH	HEALTH STRUCTURE	REMOVAL/RESERVE	REPLACEMENT VALUE (10' Ht Evergreen)	REPLACEMENT VALUE (4" Caliper)	REPLACEMENT VALUE (2 1/2" Caliper)
1701	Acer saccharinum	Silver Maple	30"	Fair/Dead crown	Remove			
1702	Acer saccharinum	Silver Maple	16"	Fair/Dead crown	Remove			
1703	Acer saccharinum	Silver Maple	34"	Fair/Dead crown	Remove			
1704	Quercus macrocarpa	White Oak	18"	Fair/Imbalanced	Remove			
1705	Picea canadensis	White Pine	8"	Fair/Leaning	OK Site			
1706	Picea canadensis	White Pine	12"	Fair/Leaning	OK Site			
1707	Picea canadensis	White Pine	10"	Fair/Leaning	OK Site			
1708	Picea canadensis	White Pine	8"	Fair/Overhead	Preserve			
1709	Picea canadensis	White Pine	6"	Fair/Overhead	Preserve			
1710	Picea canadensis	White Pine	14"	Fair/Leaning	OK Site			
1711	Picea canadensis	White Pine	8"	Fair/Overhead	OK Site			
1712	Picea canadensis	White Pine	6"	Fair/Leaning	OK Site			
1713	Pinus nigra	Austrian Pine	11"	Fair/Leaning	OK Site			
1714	Pinus nigra	Austrian Pine	10"	Fair/Dead crown	OK Site			
1715	Pinus nigra	Austrian Pine	9"	Fair/Leaning	OK Site			
1716	Picea canadensis	White Pine	6"	Fair/Leaning	OK Site			
1717	Picea canadensis	White Pine	9"	Fair/Overhead	OK Site			
1718	Picea canadensis	White Pine	8"	Fair/Overhead	OK Site			
1719	Picea canadensis	White Pine	8"	Fair/Overhead	OK Site			
1720	Picea canadensis	White Pine	9"	Fair/Overhead	OK Site			
1721	Picea canadensis	White Pine	10"	Fair/Leaning	OK Site			
1722	Picea canadensis	White Pine	9"	Fair/Overhead	OK Site			
1723	Picea canadensis	White Pine	8"	Fair/Leaning	OK Site			
1724	Picea canadensis	White Pine	5"	Dead	Remove	0		
1725	Thuja occidentalis	Red Cedar	8"	Fair/Overhead	OK Site			
1726	Picea canadensis	White Pine	6"	Fair/Overhead	OK Site			
1727	Picea canadensis	White Pine	8"	Fair/Overhead	OK Site			
1728	Thuja occidentalis	Red Cedar	20"	Fair/Leaning	Preserve			
1729	Thuja occidentalis	Red Cedar	12"	Fair/Imbalanced	Remove			
1730	Thuja occidentalis	Red Cedar	10"	Fair/Leaning	Remove			
1731	Thuja occidentalis	Red Cedar	10"	Fair/Leaning	Remove			
1732	Rhamnus cathartica	Buckthorn	8"	Fair/Overhead	Remove			Exempt
1733	Juglans nigra	Black Walnut	6"	Fair/Fair risk	Remove			1
1734	Juglans nigra	Black Walnut	8"	Fair/Leaning	Remove			1
1735	Juglans nigra	Black Walnut	10"	Fair/Leaning	Remove			1
1736	Juglans nigra	Black Walnut	10"	Fair/Leaning	Remove			3
1737	Juglans nigra	Black Walnut	5"	Fair/Fair risk	Remove			1
1738	Thuja occidentalis	Red Cedar	8"	Fair/Overhead	Remove			1
1739	Thuja occidentalis	Red Cedar	8"	Fair/Leaning, not sunken	Remove			Exempt
1740	Thuja occidentalis	Red Cedar	11"	Fair/Leaning	Remove			Exempt
1741	Thuja occidentalis	Red Cedar	10"	Fair/Leaning	Remove			
1742	Thuja occidentalis	Red Cedar	13"	Fair/Leaning, not sunken	Remove			25
1743	Thuja occidentalis	Red Cedar	10"	Fair/Leaning	Preserve			
1744	Thuja occidentalis	Red Cedar	14"	Fair/Imbalanced	Preserve			
1745	Thuja occidentalis	Red Cedar	N/A	Removed or Dead	Remove			0
1746	Thuja occidentalis	Red Cedar	6" 8" 4"	Fair/Spk risk	Remove			Exempt
1747	Thuja occidentalis	Red Cedar	8" 8" 2"	Fair/Spk risk	Remove			Exempt
1748	Thuja occidentalis	Red Cedar	8" 8" 2"	Fair/Spk risk, not sunken	Remove			Exempt
1749	Thuja occidentalis	Red Cedar	10" 9" 3"	Fair/Spk risk	Remove			Exempt
1750	Thuja occidentalis	Red Cedar	9" 6"	Fair/Spk risk	Remove			25
1751	Thuja occidentalis	Red Cedar	22"	Fair/Spk risk	Remove			
1752	Acer rubra	Red Maple	7"	Fair/Overhead	Preserve			Exempt
1753	Thuja occidentalis	Red Cedar	6"	Fair/Spk risk	Preserve			
1754	Thuja occidentalis	Red Cedar	6"	Fair/Spk risk	Preserve			
1755	Thuja occidentalis	Red Cedar	6"	Fair/Spk risk	Preserve			
1756	Thuja occidentalis	Red Cedar	N/A	Removed or Dead	Remove			
1757	Thuja occidentalis	Red Cedar	10" 10"	Fair/Spk risk	Preserve			
1758	Thuja occidentalis	Red Cedar	5"	Fair/Leaning	Preserve			
1759	Thuja occidentalis	Red Cedar	34" 24"	Fair/Spk risk	Preserve			
1760	Thuja occidentalis	Red Cedar	10"	Fair/Overhead	Preserve			
1761	Thuja occidentalis	Red Cedar	5"	Fair/Overhead	Preserve			
1762	Thuja occidentalis	Red Cedar	5"	Fair/Overhead	Preserve			
1763	Thuja occidentalis	Red Cedar	16" 14"	Fair/Spk risk	Preserve			
1764	Thuja occidentalis	Red Cedar	10"	Fair/Leaning	Preserve			
1765	Thuja occidentalis	Red Cedar	10"	Fair/Leaning	Preserve			
1766	Thuja occidentalis	Red Cedar	8"	Fair/Leaning	Preserve			
1767	Thuja occidentalis	Red Cedar	14"	Fair/Leaning	Preserve			
1768	Thuja occidentalis	Red Cedar	20"	Dead	Remove			
1769	Thuja occidentalis	Red Cedar	N/A	Removed or Dead	Remove			
1770	Thuja occidentalis	Red Cedar	6" 4"	Fair/Leaning	Preserve			
1771	Thuja occidentalis	Red Cedar	N/A	Removed or Dead	Remove			
1772	Thuja occidentalis	Red Cedar	12" 8"	Fair/Leaning	Preserve			
1773	Thuja occidentalis	Red Cedar	14"	Fair/Leaning	Preserve			
1774	Thuja occidentalis	Red Cedar	18"	Fair/Leaning	Preserve			
1775	Thuja occidentalis	Red Cedar	14"	Fair/Spk risk	Preserve			
1776	Thuja occidentalis	Red Cedar	8"	Fair/Leaning	Preserve			
1777	Thuja occidentalis	Red Cedar	12"	Fair/Leaning	Preserve			
1778	Thuja occidentalis	Red Cedar	18"	Fair/Leaning	Preserve			
1779	Thuja occidentalis	Red Cedar	14"	Fair/Leaning	Preserve			
1780	Thuja occidentalis	Red Cedar	22"	Fair/Leaning	Preserve			
1781	Thuja occidentalis	Red Cedar	6" 8" 10"	Fair/Spk risk	Preserve			
1782	Thuja occidentalis	Red Cedar	12"	Fair/Leaning	Preserve			
1783	Thuja occidentalis	Red Cedar	12"	Fair/Leaning	Preserve			
1784	Thuja occidentalis	Red Cedar	24"	Fair/Leaning	Preserve			
1785	Thuja occidentalis	Red Cedar	14"	Spd	Preserve			
1786	Thuja occidentalis	Red Cedar	10"	Fair/Leaning	Preserve			
1787	Thuja occidentalis	Red Cedar	5" 12"	Fair/Spk risk	Preserve			
1788	Thuja occidentalis	Red Cedar	N/A	Dead	Remove			
1789	Thuja occidentalis	Red Cedar	14"	Fair/Leaning	Preserve			
1790	Thuja occidentalis	Red Cedar	14"	Fair/Leaning	Preserve			
1791	Thuja occidentalis	Red Cedar	14"	Fair/Leaning	Preserve			
1792	Thuja occidentalis	Red Cedar	14" 14"	Fair/Spk risk	Preserve			
1793	Thuja occidentalis	Red Cedar	20"	Fair/Leaning	Preserve			
1794	Thuja occidentalis	Red Cedar	8"	Fair/Overhead	Preserve			
1795	Thuja occidentalis	Red Cedar	12"	Fair/Leaning	Preserve			
1796	Thuja occidentalis	Red Cedar	14" 10"	Fair/Dead leader	Preserve			
1797	Thuja occidentalis	Red Cedar	12"	Fair/Leaning	Preserve			
1798	Thuja occidentalis	Red Cedar	24"	Fair/Leaning	Preserve			
1799	Thuja occidentalis	Red Cedar	14"	Fair/Dead leader	Preserve			
1800	Thuja occidentalis	Red Cedar	12"	Fair/Leaning	Preserve			
1801	Thuja occidentalis	Red Cedar	12"	Fair/Leaning	Preserve			
1802	Thuja occidentalis	Red Cedar	14" 20"	Fair/Leaning	Preserve			
885	Thuja occidentalis	Red Cedar	6"	Fair/Imbalanced	Remove			1
886	Thuja occidentalis	Red Cedar	7"	Fair/Leaning	Remove			1
887	Thuja occidentalis	Red Cedar	7"	Fair/Leaning	Remove			1
888	Thuja occidentalis	Red Cedar	6"	Fair/Leaning	Remove			1
889	Thuja occidentalis	Red Cedar	7"	Fair/Imbalanced	Remove			1
890	Thuja occidentalis	Red Cedar	8"	Fair/Imbalanced	Remove			1
891	Thuja occidentalis	Red Cedar	6"	Dead	Remove			0
892	Thuja occidentalis	Red Cedar	8"	Dead	Remove			0

LEGEND

TREE TO BE PRESERVED
 TREE TO BE REMOVED

Required Tree Replacements
 0 Evergreens at 10' Ht
 10 Shade Trees at 4" Caliper
 11 Shade Trees at 2 1/2" Caliper

Location of required replacement trees to be shown on final landscape plan



TREE PRESERVATION DETAIL
 (NOT TO SCALE)
 SEE NOTES

TREE PRESERVATION NOTES

- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



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 2280 WHITE OAK CIRCLE, SUITE 100
 AURORA, ILLINOIS 60502-9675

METRO EAST

ORLAND PARK, ILLINOIS

TREE PRESERVATION/REMOVAL PLAN

REVISIONS	DATE
5	8.10.2021
4	8.05.2021
3	6.25.2021
2	5.27.2021
1	3.17.2021

DATE	9.25.2020
PROJECT NO.	MI19168
DRAWN	TRC
CHECKED	MGM
SHEET NO.	

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

- The establishment of trees, shrubs, perennial, annual, native, and lawn areas as shown on landscape plan;
- The provision of post-planting management as specified herein;
- Any remedial operations necessary in conformance with the plans as specified in this document;
- Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

- Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
- Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
- Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species no more than 25% relative acreage of the planted area. Non-native/ Invasive species for this project shall include but are not limited to the following: *Ambrosia artemisiifolia* & *trifida* (Common & Giant Ragweed), *Cirsium ovense* (Canada Thistle), *Dipsacus laciniatus* (Cul-leaved Teasel), *Dipycnis sylvatica* (Common Teasel), *Lycium salicaria* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phalaris arundinacea* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Polygonum cuspidatum* (Fallopia japonica) (Japanese Knotweed), *Rhynchos cathartica* & *frangula* (Common & Glossy Buckthorn), *Typha* sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

At least 90% of all woody vegetation planted within the boundaries of naturalized basins shall be alive and in healthy condition at the end of each growing season.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
50% Kentucky Bluegrass 98/85
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennium Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
40% Kentucky Bluegrass 98/85
40% Perennial Ryegrass
20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs./AC
<i>Avena sativa</i>	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs./AC
<i>Triticum aestivum</i>	Regreen	10.0 lbs.

B. Emergent Plantings - Stormwater Basin Bottoms in areas with 6" water depth

Botanical Name	Common Name	lbs./AC	Plugs/AC
<i>Acorus calamus</i>	Sweet Flag	0,500	494
<i>Alisma subcordatum</i>	Water Plantain	1,250	
<i>Eleocharis obtusa</i>	Blunt Spike Rush	0,375	
<i>Eleocharis palustris</i>	Marsh Spike Rush	0,375	
<i>Glyceria grandis</i>	Reed Flama Grass	0,375	
<i>Hibiscus laevis</i>	Rose Mallow	0,250	
<i>Iris virginica shrevei</i>	Blue Flag	0,500	494
<i>Juncus effusus</i>	Common Rush	0,500	
<i>Leersia oryzoides</i>	Rice Cut Grass	1,250	494
<i>Pontederica cordata</i>	Pickersweed	0,250	494
<i>Sagittaria latifolia</i>	Common Arrowhead	1,250	494
<i>Scirpus acutus</i>	Hardstem Bulrush	0,250	988
<i>Scirpus purpureus</i>	Charmers Rush	0,250	988
<i>Scirpus validus</i>	Great Bulrush	0,250	988
<i>Spartanum eurycarpum</i>	Bur Reed	1,000	988
	Total:	8,625	5,434

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

C. Wet Meadow Seed Mixture - Lower slopes of basin

Botanical Name	Common Name	lbs./AC
Grosses and Sedges		
<i>Carex bebbii</i>	Bebbs Oval Sedge	0,250
<i>Carex bicknellii</i>	Bicknells Sedge	0,250
<i>Carex brevior</i>	Plains Oval Sedge	0,250
<i>Carex ostenia</i>	Crested Oval Sedge	0,150
<i>Carex molesta</i>	Field Oval Sedge	0,250
<i>Carex normalis</i>	Spreading Oval Sedge	0,250
<i>Carex scoparia</i>	Pickerweed	0,250
<i>Carex stipata</i>	Common Fox Sedge	0,250
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0,250
<i>Elymus virginicus</i>	Virginia Wild Rye	0,300
<i>Glyceria striata</i>	Sour meadow grass	0,150
<i>Juncus dudleyi</i>	Dudleys Rush	0,003
<i>Juncus torreyi</i>	Torreys Rush	0,003
<i>Panicum virgatum</i>	Suitch Grass	1,000
<i>Scirpus atrovirens</i>	Dark Green Rush	0,060
<i>Scirpus cyperinus</i>	Koal Grass	0,015
	Total Grosses and Sedges:	6,303
Wildflowers/Broadleaves		
<i>Asclepias incarnata</i>	Swamp Milkweed	0,500
<i>Bidens cernua</i>	Nodding Bur Marigold	0,190
<i>Boltonia asteroides</i>	False Aster	0,031
<i>Chaenactis fasciculata</i>	Partridge pea	1,000
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod	0,025
<i>Eupatorium perfoliatum</i>	Common Boneset	0,063
<i>Helianthus autumnale</i>	Common Sunflower	0,063
<i>Iris virginica shrevei</i>	Blue Flag	1,500
<i>Loebelia siphilitica</i>	Great Blue Lobelia	0,031
<i>Mimulus ringens</i>	Monkey Flower	1,003
<i>Symphoricarpon novae-angliae</i>	New England Aster	0,250
<i>Pyronanthemum virginianum</i>	Common Mountain Mint	0,063
<i>Rubusia fulgida var. sulviantii</i>	Shouby Black-Eyed Susan	0,063
<i>Zizia aurea</i>	Golden Alexanders	0,500
	Total Wildflowers/Broadleaves:	4,421
	Total Wet Meadow Seed Mixture:	10,724

D. Low Profile Prairie With Flowers Seed Mixture - Upper Basin Slopes

Botanical Name	Common Name	lbs./AC
Grosses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8,000
<i>Panicum virgatum</i>	Prairie Suitch Grass	0,125
<i>Elymus canadensis</i>	Prairie Wild Rye	1,000
<i>Schizachyrium scoparium</i>	Little Blue Stem	6,000
	Total Grosses:	15,125
Wildflowers/Broadleaves		
<i>Allium cernuum</i>	Nodding Wild Onion	0,190
<i>Lead Plant</i>		0,125
<i>Asclepias tuberosa</i>	Butterflyweed	0,500
<i>Asclepias canadensis</i>	Whorled Milkweed	0,063
<i>Astragalus canadensis</i>	Canada Milk Vetch	0,063
<i>Ceanothus palmata</i>	Pale Purple Coneflower	1,000
<i>Echinacea pallida</i>	Purple Coneflower	0,500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0,125
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0,125
<i>Liatris aspera</i>	Rough Blazing Star	0,250
<i>Liatris pycnostachya</i>	Smooth Blazing Star	0,188
<i>Monarda fistulosa</i>	Prairie Bergamot	0,063
<i>Parthenium integrifolium</i>	Wild Quinine	0,016
<i>Penstemon digitalis</i>	Foxglove Beardtongue	0,125
<i>Petalostemum candidum</i>	White Prairie Clover	0,125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0,156
<i>Panicum arguta</i>	Prairie Cinquefoil	0,031
<i>Pyronanthemum tenuifolium</i>	White Mint	0,031
<i>Ratibida pinnata</i>	Yellow Coneflower	0,125
<i>Rubusia fulgida var. sulviantii</i>	Shouby Black-Eyed Susan	0,500
<i>Rudbeckia hirta</i>	Black-Eyed Susan	0,500
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0,063
<i>Symphoricarpon laeve</i>	Smooth Blue Aster	0,063
<i>Tradescantia ahensis</i>	Spiderwort	0,063
<i>Verbena stricta</i>	Hoary Verbain	0,125
<i>Zizia aurea</i>	Golden Alexanders	0,500
	Total Wildflowers/Broadleaves:	5,640
	Total Low Pro Prairie Seed Mixture:	20,765

E. Transitional Buffer Seed Mix

Botanical Name	Common Name	lbs./AC
<i>Avena sativa</i>	Seed Oats	30,000
<i>Bouteloua curtipendula</i>	Side Oats Grama	60,000
<i>Elymus canadensis</i>	Canada Wild Rye	16,000
	Total:	106,000

F. Groundcovers, Perennials and Annuals

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

G. TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (BBB) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (BBB) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (BBB) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

H. PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.
- C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations.
- D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
- Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
 - Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 - Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
 - Lay sod within 24 hours from time of stripping.
 - Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
 - Water sod thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
- Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
 - Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 - Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
 - Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
 - Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
 - Sow not less than specified rates.
 - Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

- The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.
- The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
- If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the National consultant, involve ripping from 12 to 18 inches of the soil horizon prior to diskings.
- Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
- Granular mycorrhizal inoculant shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
- Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
- Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rates. Other methods of seed installation may be used with prior approval from the Landscape Architect.
- Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rates. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
- Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
- Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
- After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
- Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
- Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

- E. Groundcover and Perennial Beds
- Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Areas per spacing indicated on plan.
- F. Trees and Shrubs
- Set balled and burlapped (BBB) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
 - Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
 - Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
 - Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
 - Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Native Planting areas are to be mowed only once per spring during the initial three-year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

- A. Monitoring
- The Owner's Environmental Specialist shall inspect the plantings and provide a copy of the planting locations, species, and quantities for verification.
- The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the establishment to determine compliance with the minimum annual performance criteria (See I.B.C. Guarantees). A monitoring report will be provided to the Army Corps of Engineers (ACE) by January 31st following each inspection.
- B. Maintenance:
- First Season
- With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual non-native and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and non-native herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
- Second Season
- Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
- Third Season
- Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability, dominance of graminoid species and favorable weather conditions), fire may be introduced to the planted areas as the primary management tool.
- State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.
- The initial burn shall be dependant on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependant on the species composition within the management area. Generally, burn restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.
- C. Long Term Wetland and Prairie Management/Maintenance
- A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any Landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County or Municipality upon inspection of the site to verify compliance.
- The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

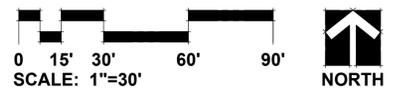
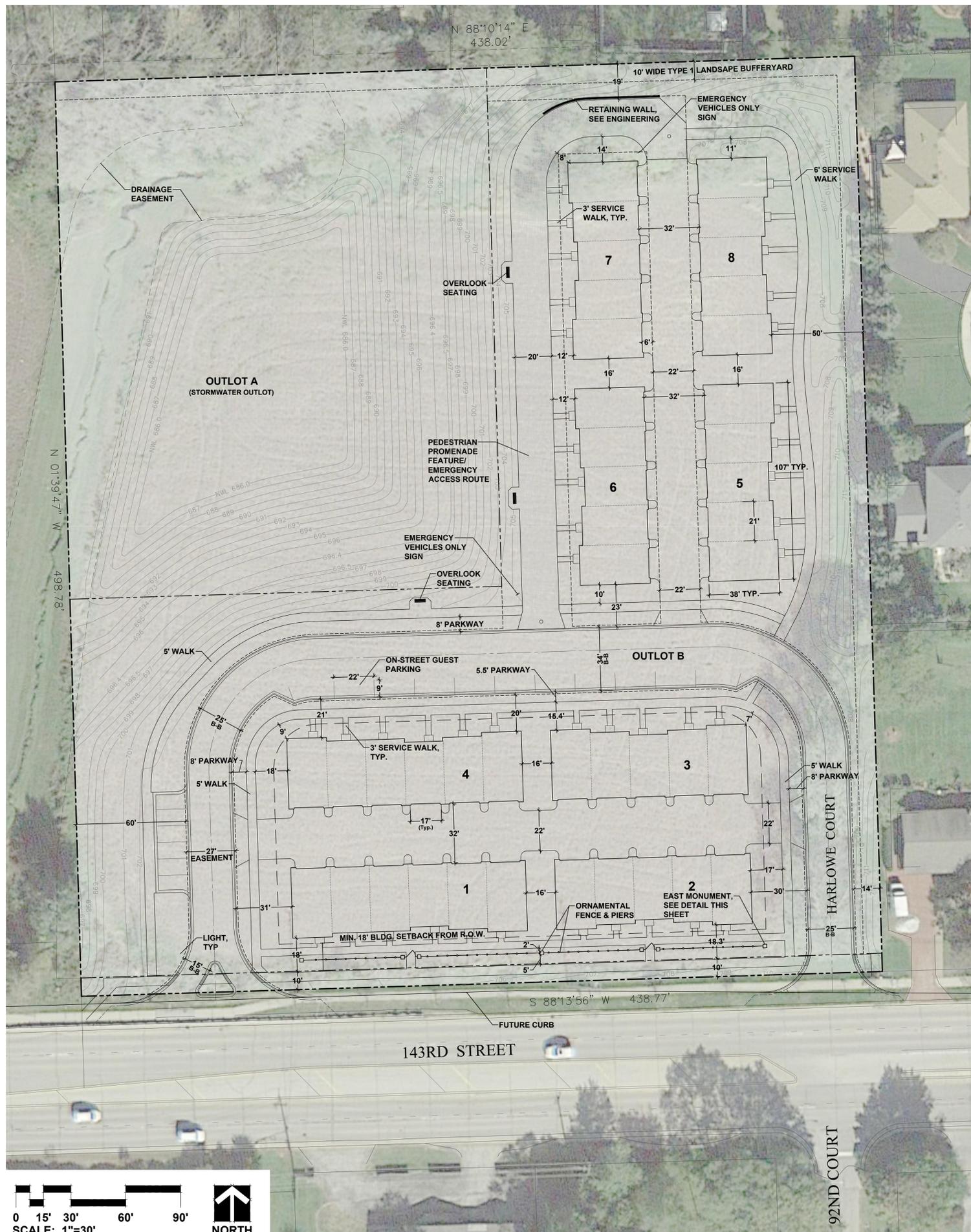
- A. During landscape work, store materials and equipment where directed. Keep pavement clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

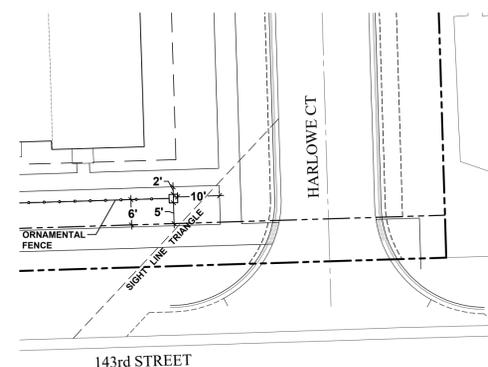
- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

4.1 INVASIVE WOODY VEGETATION REMOVAL

- This section includes the selective cutting and disposal of woody brush primarily targeting non-native shrubs.
- Work shall be supervised by a certified arborist who is competent at the identification of plant materials to be removed and native species to be preserved.
 - Herbicide to be used for basal applications of cut stumps shall be triclopyr: 3,5,6-trichloro-2-pyridinyloxyacetic acid, butoxyethyl ester, trade name Garlon 4 or equivalent.
 - Contractor will cut all woody species to be removed with hand tools including but not limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.
 - All stumps shall be cut flat with no sharp points, and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.
 - A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.
 - The contractor shall maintain copies at the project



LOCATION MAP
SCALE: 1"=1000'



EAST MONUMENT DETAIL
SCALE: 1"=20'
NORTH

SITE DATA

SITE ZONING : VILLAGE CENTER DISTRICT

NET BUILDABLE AREA CALCULATION	ACRES	SQUARE FEET
GROSS SITE AREA	5.02	218,764.8
143RD STREET R.O.W.	0.10	4,384
DETENTION/DRAINAGE EASEMENT (OUTLOT A)	1.53	66,768
NET BUILDABLE AREA	3.39	147,612.8

PROMENADE FEATURE	7,407	S.F.	
LANDSCAPE AREA (see note 1)	107,079	S.F.	48.95%
FLOOR AREA RATIO	REQUIRED 1.0	PROPOSED 0.37	79,998 S.F.
LOT COVERAGE	75% MAX	49.70%	108,722 S.F.
GREEN SPACE	25% MIN	50.30%	110,042 S.F.
IMPERVIOUS AREA	80% MAX	49.70%	108,722 S.F.
PARKING (see note 2)	95	101	

BEDROOM MIX		
3 BEDROOM	50%	21 TOTAL
2 BEDROOM	50%	21 TOTAL

NOTES:

- LANDSCAPE AREA EXCLUDES AREA IN PAVEMENT, AREAS FOR VEHICULAR PARKING AND CIRCULATION AND PARK/AMENITY
- REQUIRED PARKING = (2 per dwelling (84) + .5 per 3 bedroom unit (11))
PROPOSED PARKING = (84 provided in garages+17 guest spaces)

MINIMUM DESIGN STANDARDS

- BLDG. SETBACKS:**
- 143rd STREET SETBACK = 18 FT. MIN.
 - BUILDING FRONT TO BACK OF CURB = 20 FT. MIN.
 - BUILDING SIDE TO BACK OF CURB = 20 FT. MIN.
- BUILDING TO BUILDING:**
- SIDE TO SIDE = 16 FT. MIN.
 - REAR TO REAR = 32 FT. MIN.

LOT AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (Ac.)
1	6,713	0.15
2	5,679	0.13
3	5,679	0.13
4	6,713	0.13
5	5,679	0.13
6	5,679	0.13
7	5,679	0.13
8	5,679	0.13
OUTLOT A	66,768	1.53
OUTLOT B	100,113	2.30

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
M/I HOMES
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563
ENGINEER
C&M CON. LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60502-9675

METRO EAST
ORLAND PARK, ILLINOIS
PRELIMINARY SITE PLAN

NO.	DATE
3	8.05.2021
2	6.24.2021
1	3.17.2021

DATE 9.24.2020
PROJECT NO. MI19168
DRAWN TRC
CHECKED MGM
SHEET NO.

PRELIMINARY PLAT OF SUBDIVISION FOR **METRO EAST** ORLAND PARK, ILLINOIS

SHEET 1 OF 2



LOCATION MAP

PARCEL DESCRIPTION

PIN: 27-03-301-033

NOTES

IRON PIPES ARE AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.

DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 9 AS BEING S 89°27'28" E (ASSUMED).

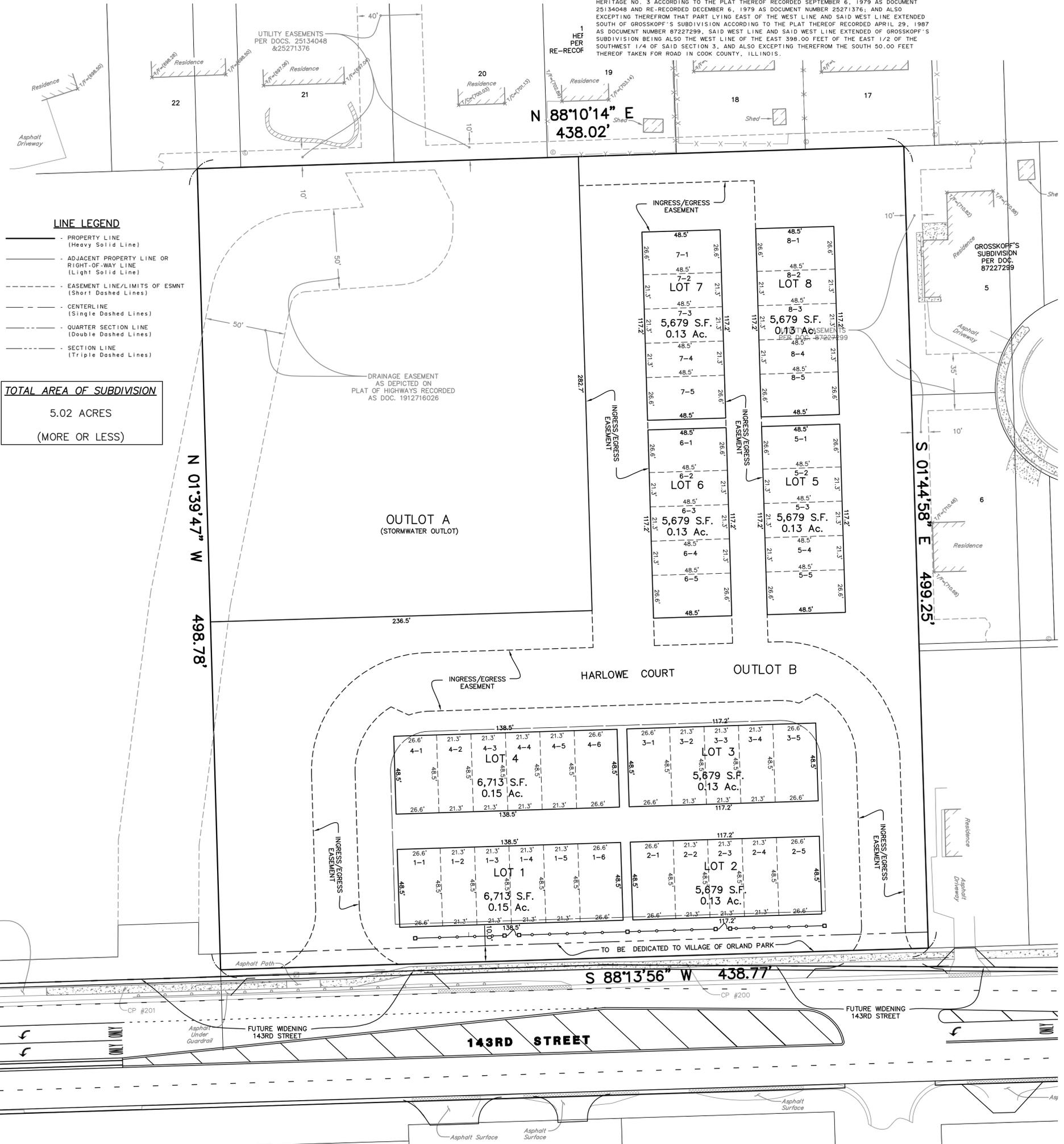
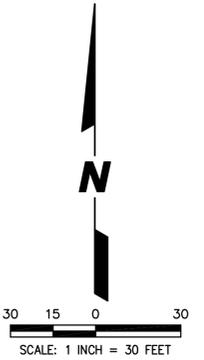
ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.

ALL UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.

THE EAST 30 ACRES OF THE WEST 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART FALLING IN 1ST ADDITION TO HERITAGE NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1979 AS DOCUMENT 25134048 AND RE-RECORDED DECEMBER 6, 1979 AS DOCUMENT NUMBER 25271376; AND ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF THE WEST LINE AND SAID WEST LINE EXTENDED SOUTH OF GROSSKOPF'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1987 AS DOCUMENT NUMBER 87227299, SAID WEST LINE AND SAID WEST LINE EXTENDED OF GROSSKOPF'S SUBDIVISION BEING ALSO THE WEST LINE OF THE EAST 398.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, AND ALSO EXCEPTING THEREFROM THE SOUTH 50.00 FEET THEREOF TAKEN FOR ROAD) IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS

THE EAST 30 ACRES OF THE WEST 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (AS CALCULATED BETWEEN THE NORTH LINE OF SAID QUARTER SECTION AND THE NORTH LINE OF THE SOUTH 50 FEET OF THE SAME QUARTER SECTION), EXCEPTING THEREFROM THAT PART FALLING IN 1ST ADDITION TO HERITAGE NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1979 AS DOCUMENT 25134048 AND RE-RECORDED DECEMBER 6, 1979 AS DOCUMENT NUMBER 25271376; AND ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF THE WEST LINE AND SAID WEST LINE EXTENDED SOUTH OF GROSSKOPF'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1987 AS DOCUMENT NUMBER 87227299, SAID WEST LINE AND SAID WEST LINE EXTENDED OF GROSSKOPF'S SUBDIVISION BEING ALSO THE WEST LINE OF THE EAST 398.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, AND ALSO EXCEPTING THEREFROM THE SOUTH 50.00 FEET THEREOF TAKEN FOR ROAD IN COOK COUNTY, ILLINOIS.



LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- - - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- - - EASEMENT LINE/LIMITS OF ESMNT (Short Dashed Lines)
- - - CENTERLINE (Single Dashed Lines)
- - - QUARTER SECTION LINE (Double Dashed Lines)
- - - SECTION LINE (Triple Dashed Lines)

TOTAL AREA OF SUBDIVISION

5.02 ACRES
(MORE OR LESS)

AREA TABLE					
Lot No.	Area (S.F.)	Area (Ac.)	Lot No.	Area (S.F.)	Area (Ac.)
1-1	1,288.00	0.03	5-1	1,289.00	0.03
1-2	1,034.00	0.02	5-2	1,034.00	0.02
1-3	1,034.00	0.02	5-3	1,034.00	0.02
1-4	1,034.00	0.02	5-4	1,034.00	0.02
1-5	1,034.00	0.02	5-5	1,288.00	0.03
1-6	1,289.00	0.03			
2-1	1,288.00	0.03	6-1	1,289.00	0.03
2-2	1,034.00	0.02	6-2	1,034.00	0.02
2-3	1,034.00	0.02	6-3	1,034.00	0.02
2-4	1,034.00	0.02	6-4	1,034.00	0.02
2-5	1,289.00	0.03	6-5	1,288.00	0.03
3-1	1,288.00	0.03	7-1	1,289.00	0.03
3-2	1,034.00	0.02	7-2	1,034.00	0.02
3-3	1,034.00	0.02	7-3	1,034.00	0.02
3-4	1,034.00	0.02	7-4	1,034.00	0.02
3-5	1,034.00	0.02	7-5	1,288.00	0.03
4-1	1,288.00	0.03	8-1	1,289.00	0.03
4-2	1,034.00	0.02	8-2	1,034.00	0.02
4-3	1,034.00	0.02	8-3	1,034.00	0.02
4-4	1,034.00	0.02	8-4	1,034.00	0.02
4-5	1,034.00	0.02	8-5	1,288.00	0.03
4-6	1,289.00	0.03			
			OUTLOT A	66,768.00	1.53
			OUTLOT B	100,113.00	2.30
			DEDICATION	4,384.00	0.10

BENCHMARKS/CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MONUMENT Q 137 (PID ME1850); BENCH MARK DISK LOCATED APPROXIMATELY 250 FEET WEST OF THE ENTRANCE TO THE PALOS HEIGHTS TRAP AND GUN CLUB, SET IN THE TOP OF THE EAST END OF THE SOUTH CONCRETE HEAD WALL OF A 20-FOOT DOUBLE CONCRETE BOX CULVERT, 34 FEET SOUTH OF THE CENTER LINE OF THE HIGHWAY, 6 FEET WEST OF THE EAST END OF THE HEAD WALL AND ABOUT 0.5 FOOT BELOW THE HIGHWAY.

ELEVATION: 604.42 NAVD 88

CONTROL POINTS:

CP #200; SET '+' IN CONCRETE WALK ON NORTH SIDE OF 143RD STREET WEST APPROXIMATELY 10 FEET EAST OF A FIRE HYDRANT NEAR THE CENTER OF THE SOUTH LINE OF THE SUBJECT SITE.

NORTHING: 1808417.01
EASTING: 1117453.89
ELEVATION: 708.05 NAVD 88

CP #201; SET '+' IN CONCRETE WALK ON NORTH SIDE OF 143RD STREET WEST APPROXIMATELY 60 FEET WEST OF SOUTHWEST CORNER OF SUBJECT SITE.

NORTHING: 1808402.16
EASTING: 1117107.03
ELEVATION: 698.88 NAVD 88

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON MAY 21, 2020.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR:

M/I HOMES OF CHICAGO, LLC
400 EAST DIEHL ROAD
SUITE 230
NAPERVILLE, ILLINOIS 60563

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 743022 FILE NAME: PREOVER
DRAWN BY: JMH/JGC FLD. BK. / PG. NO.: -----
COMPLETION DATE: 09-17-20 JOB NO.: 743.022
XREF: TOPO PROJECT MANAGER: MAM
REV. 03-18-21/JGC REV. 06-14-21/JGC
REV. 05-13-21/JGC REV. 08-05-21/JGC
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DRAWING PATH: F:\43022\0\ENG\DWG\PRELIMINARY\PRELIMINARY.DWG

**METRO EAST
M/I HOMES
SPECIAL USE STANDARDS**

When considering an application for a special use permit, the decision making body shall consider the extent to which the following special use standards are met:

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; *(List factors that demonstrate how your proposal meets this standard.)*
This property is in the Downtown Planning District, specifically, the Orland Crossing area which in the past was primarily developed with a mix of commercial uses and more recently higher density residential townhome and development communities. Given the Property's limitations (orientation to 143rd, limited access, size and surrounding uses), it was always the goal that a high density residential use be considered, as this site is an infill location that can lend to the daily population needed for present uses in the Main Street sub-area and retail uses in Orland Crossing shopping center.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(List factors that demonstrate how your proposal meets this standard.)*
The immediate character of the adjacent property is single family homes. Our townhome proposal provides an appropriate land use transition to the single family homes. Retail, office and condominiums above commercial (among other uses) are permitted uses, but we would argue are less consistent with the character of the area in this instance.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties.
In the design, we have established appropriate setbacks and landscape buffers from the perimeter property line to further alleviate and enhance the visual separation between adjacent properties.
4. The proposed use will not have an adverse effect on the value of the adjacent property.
The Property has been annexed and zoned VCD for quite some time and yet the surrounding single family homes have been transacting within a healthy retail market for several years without the need for government assistance, subsidies or other interventions to assist with making a market for these homes. Therefore the market, anticipating a residential use for this vacant site, has accepted the future use as a value consideration for the homes being sold adjacent to this Property.
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.
The necessary water supply and sanitary sewer connections are located at several perimeter locations along the property's property line and they are sized appropriately for our proposed development. We intend to connect to these utility stubs. Logical access, building spacing and appropriate pavement design has been considered and will not hinder emergency access and service. Applying best engineering practices, we have designed our storm water management system per the Village's code requirements to ensure adequate storage and flood control are accommodated and have verified the design will satisfy the MWRD requirements as well.

The Village's long term planning for this site and zoning would allow for a more intense residential use predicated by the allowable FAR. Our proposal is well under the allowable FAR which adequately addresses the required service needs of the community.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

The Applicant will post the required performance guarantee, as required by the Village, for all public/private improvements proposed for this subdivision. The open space will be owned and maintained by a Homeowners Association set-up, funded and managed by the applicant before turnover.

7. The development will not adversely affect a known archaeological, historical or cultural resource;
There are no known archaeological, historical or cultural resource on this site. The site has been used for agricultural purposes since 1938.
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.
Except for the variances being requested as part of this Application, we intend to comply with the Village's requirements and ordinances.

DATE: August 17, 2021

REQUEST FOR ACTION REPORT

File Number: **2021-0601**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Ed Lelo, Director of Development Services
Date: August 17, 2021
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance Reviews and Certificates of Appropriateness are reviewed and approved administratively. The below list does not include cell tower or solar panel projects. Please contact me with any questions regarding the below projects.

Appearance Review Petitions

Hurley Property – Parking Lot Reconfiguration – 14700 LaGrange Road

Development Petitions

LaGrange Square – BJ's Restaurant and Brewhouse – 15081 LaGrange Road

Certificate of Appropriateness Petition

Board Approved Petitions