

MAYOR
Keith Pekau

VILLAGE CLERK
John C. Mehalek

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
OrlandPark.org



TRUSTEES

Kathleen M. Fenton
James V. Dodge
Daniel T. Calandriello
William R. Healy
Cynthia Nelson Katsenes
Michael R. Milani

Plan Commission Public Hearing Procedures During COVID-19

As part of Illinois' continuing response to the COVID-19 crisis, the Governor has issued Executive Order No. 2020-07, which temporarily suspends several provisions of the Open Meetings Act. The Executive Order allows members of the public and public bodies to access and participate in public meetings remotely by phone, audio, or video.

All Plan Commission meetings are scheduled to proceed during their regularly scheduled dates and times. Plan Commission meetings are typically held at 7:00pm on the second and fourth Tuesday of every month. The upcoming Plan Commission meetings are scheduled for Tuesday, April 7th and Tuesday, April 21.

All meetings will still be held in a manner that is open and convenient to the public. In order to ensure that all members of the public have an opportunity to observe, attend, and comment at the Plan Commission meetings, the Village of Orland Park is providing several ways to participate.

Ways to Attend and Participate at the Plan Commission Meeting:

1. Provide Comments to the Development Services Department Prior to the Meeting. The public may send comments and questions to the Development Services Department by mail, email, or phone before the Plan Commission meeting. Please send all comments to Bethany Salmon, Planning Division Manager, at bsalmon@orlandpark.org or [708-403-6236](tel:708-403-6236).

All comments received prior to the Plan Commission meeting will be read out loud at the public hearing. Please be aware that the Development Services Department must receive all comments by 5:00pm on the Tuesday of the Plan Commission meeting in order to read them out loud at the public hearing.

2. Attend Electronically via Zoom Meetings. Members of the public may also participate and attend the Plan Commission meetings remotely by using the Zoom Meetings teleconference platform. Zoom Meetings may be accessed by a mobile device, computer, or phone.

Comments and questions will be allowed during the public hearing comment period through audio. Upon joining the meeting, all attendees will be muted. During the public comment period for a project, meeting attendees can use the "Raise Hand" feature to indicate that they would like to provide comments or ask questions. The meeting host will then unmute an attendee to allow for comments. Once unmuted, the Chair of the Plan Commission will swear in the member of the public and request that they state their name and address for the public record.

If a meeting attendee is calling by telephone without using the Zoom Meeting app, the "Raise Hand" option was be controlled by entering *9 on your phone's dial pad.

3. Attend in Person at Village Hall. Members of the public have the option attend the Plan Commission meeting at Village Hall. However, meeting attendance will be limited to 10 people and will be allowed in on a first come, first serve basis. Attending the meeting in-person should be utilized by those who do not have access to the alternative participation methods listed above. The meeting room is set up to meet social distancing requirements, such as spacing chairs more than 6 feet apart. One person will be allowed to approach the microphone at a time, so that no line is created.

If you have any questions about how to attend or participate in the upcoming Plan Commission meetings, please contact the Development Services Department.

Development Services Department

14700 Ravinia Avenue

Orland Park, Illinois 60462

(708) 403-5300

Fax: (708) 403-6215

developmentservices@orlandpark.org

www.orlandpark.org

ZOOM MEETING INSTRUCTIONS

Village of Orland Park
Plan Commission
Tuesday, April 7, 2020
7:00 PM

Join the meeting via Zoom Meeting:

Please click the following link to join the Zoom Meeting: <https://zoom.us/j/534486610>

Zoom Meetings may be accessed by computer (PC/Mac/Linux) or a mobile device (iOS or Android). If you are using Zoom Meetings for the first time on a computer, an installer prompt will appear to download Zoom. If using Zoom Meeting from a mobile device, download the Zoom Cloud Meetings app from the app store.

If you are joining the meeting via a computer or mobile device application, please use your full name as your screen name. If you are prompted to enter a Meeting ID, use the following:
Meeting ID: 534 486 610

Upon joining the meeting, all attendees will be automatically muted. During the public comment period for a project, attendees must use the "Raise Hand" feature to indicate that they would like to provide comments or ask questions. The meeting host will then unmute an attendee to allow for comments. Once unmuted, the Chair of the Plan Commission will swear in the member of the public and request that they state their name and address for the public record.

Join the meeting via Telephone:

Dial in by Telephone: Call using one of the following phone numbers:

+1 312 626 6799
+1 646 558 8656
+1 346 248 7799
+1 669 900 9128
+1 253 215 8782
+1 301 715 8592

You will then be prompted to enter the Meeting ID number, followed by #.
Meeting ID: 534 486 610

International numbers are available at <https://zoom.us/j/534486610>

iPhone One-Tap Option:

+13126266799,,534486610#
+16465588656,,534486610#

Phone Controls for Participants

The following commands can be entered using your phone's dial pad while in a Zoom meeting:

*9 - Raise hand

*6 - Toggle mute/unmute

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, April 7, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2020-0254](#) Minutes of March 17, 2020 Plan Commission Meeting

Attachments: [03-17-2020 PC Meeting Minutes](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

[2019-0756](#) LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision

Attachments: [Preliminary Plat of Subdivision](#)
[Site Plan](#)
[Tree Mitigation Plan](#)
[Landscape Plan](#)
[Building Elevations - Lot 3 - BJ's Restaurant and Brewhouse Sample Ph](#)
[Building Elevations - Lot 1 - Raising Cane's Sample Photos](#)
[Building Elevations - Lot 1 - Raising Cane's](#)
[Building Elevations - Lot 2 - Panera & Chipotle](#)
[Building Elevations - Lot 3 - BJ's Restaurant and Brewhouse](#)
[Easement Exhibit & Summary](#)
[Existing Conditions and Demolition Plan](#)
[LaGrange Square Development Sign Conceptual Elevations](#)
[Plat of Survey](#)
[Special Use Standards](#)
[LaGrange Square - Plan Commission Staff Report 4.7.2020](#)

JH

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

[2019-0282](#) Megan Nicole Ridge - Development Petition for Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)

Attachments: [Rezoning Factors - Responses](#)
[Variance Standards - Responses](#)
[Megan Nicole Ridge Full Staff Report - Plan Commission 4.7.2020](#)
[ALTA Survey](#)
[Previously Proposed Plans - Plan Commission 11.5.2019](#)
[Property PINs Map - CookViewer](#)
[Geometric Plan - Plan Commission 4.7.2020](#)
[Landscape Plan - Plan Commission 4.7.2020](#)
[Plat of Annexation - Plan Commission 4.7.2020](#)
[Plat of Subdivision - Plan Commission 4.7.2020](#)
[Preliminary Site Plan - Plan Commission 4.7.2020](#)

BS

CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2020-0256](#) Memo: New Petitions

Attachments: [04-07-2020 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: April 7, 2020

REQUEST FOR ACTION REPORT

File Number: **2020-0254**

Orig. Department:

File Name: **Minutes of March 17, 2020 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, March 17, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

CALLED TO ORDER/ROLL CALL

Present: 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Zomparelli; Member Zaatar, Member Sanchez

Absent: 1 - Member Murphy

APPROVAL OF MINUTES**2020-0220 Minutes of March 3, 2020 Plan Commission Meeting**

A motion was made by Member Patrick Zomparelli, seconded by Vice Chairman Edward Schussler, 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 Murphy

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 4:47)**

A motion was made by Chairman Nick Parisi, seconded by Vice Chairman Edward Schussler, 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 Murphy

2019-0849 Yasini Jewelers - Development Petition for a Special Use Permit Amendment, Site Plan, Elevations, and Landscape Plan

Staff presentation was given by James Harris in accordance with written report dated March 17, 2020. Bethany Salmon was also present.

The Petitioner's Architect, Nick Scarlatis was sworn in. Also in attendance was the Petitioner, Saif Jaber.

Mr. Scarlatis indicated that Yasini Jewelers is currently located in the adjacent building to the southwest and the owner would like to expand into the new building that will provide more traffic exposure/visibility near the mall. He continued that Yasini Jewelers wants to remain in a stand-alone building and have their own identity so they purchased this building that has been closed for a number of years. The Petitioner is proposing to remove all of the existing walls except for the west and south walls and modernize the appearance. Mr. Scarlatis described the

current building as being in need of extensive repairs.

Chairman Parisi polled the Commissioners for comments. Commissioner Zaatar inquired about the screening around the garbage enclosure as well as the mechanical equipment (transformer). Commissioner Zaatar stated these areas should be screened so they are not an eyesore from the street. Mr. Scarlatis explained that there is a landscape architect that would be designing landscaping for the site and confirmed that the transformer would not be seen from the street. Furthermore, Mr. Scarlatis explained that the design will comply with the requirements of the Village. Bethany Salmon explained that the code requires that all utilities be screened from view, and that additional shrubs can be added if necessary during the final landscape review process.

Commissioner Zaatar also asked regarding the occupancy limits inside of the building. Mr. Scarlatis explained that the existing business has three people working inside at one time and he has never seen more than three or four clients inside the store at one time. There would not be more than 10 people in the building at any given time. Bethany Salmon also confirmed that the occupancy will be correctly calculated during the building permit review process.

Commissioner Schussler asked regarding the addition of sidewalks. Mr. Scarlatis explained that there are currently no sidewalks on the site and that they are adding brand new sidewalks to connect into the existing system.

Overall, the Commissioners expressed support for the project and indicated that the proposed appearance will be an improvement for that location.

Regarding Case Number 2019-0849, also known as Yasini Jewelers, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 17, 2020.

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Site Improvement Plans Yasini Jewelers", prepared by Woolpert, Sheet C-200, dated January 24, 2020, 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. 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.
4. Include the location of bicycle parking on revised final site plan.

And

I move to recommend to the Village Board approval of the Elevations titled “Yasini Jewelers”, prepared by Nicholas Scarlatis, dated September 21, 2019, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.
3. 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.
4. Meet all final engineering and building code requirements.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled “Jewelry Store”, prepared by Ronald Daye, dated January 22, 2020, 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. Prior to final approval, comply with Section 6-305.6.b, regulations for plant diversity, and revise the landscape plan accordingly.
3. Prior to final approval, comply with Section 6-305.F.3.h and submit a Tree Survey and Tree Mitigation Plan.
4. Prior to final approval, provide a revised landscape cost estimate.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment to the Orland Square Mall Planned Development (Ordinance No. 468) for Yasini Jewelers to allow for a jewelry store (commercial retail establishment) in the COR Mixed Use District subject to the same conditions as outlined in the Preliminary Site Plan motion.

A motion was made by Vice Chairman Edward Schussler, seconded by Chairman Nick Parisi, 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 Murphy

CLOSE PUBLIC HEARING

A motion was made by Chairman Nick Parisi, 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 Murphy

OPEN PUBLIC HEARING (AUDIO: 27:51)

2019-0756 LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision

The petitioner notified staff that the required public hearing notice sign was not properly posted on the subject property. In accordance with Section 5-101.G of the Land Development Code, the petitioner is responsible for posting a sign within the public hearing notice period, at least fifteen (15) days, but no more than thirty (30) days in advance of the published public hearing.

I move to postpone the public hearing for LaGrange Square, Case Number 2019-0756, to the April 7, 2020 Plan Commission Meeting in order to give the petitioner additional time to meet public hearing notice requirements per Section 5-101.G of the Land Development Code.

A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be CONTINUED to the Plan Commission and should be returned by 4/7/2020. 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 Murphy

CLOSE PUBLIC HEARING (AUDIO: 28:47)

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 Murphy

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0218 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 30:06)

Meeting adjourned at 7:27 p.m.

A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, 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 Murphy

Respectfully submitted,

Gerianne Flannery
Recording Secretary

REQUEST FOR ACTION REPORT

File Number: **2019-0756**
Orig. Department: **Development Services Department**
File Name: **LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision**

BACKGROUND:

QUICKFACTS

Project

LaGrange Square - 45 Orland Square Drive
2019-0756

Petitioner

Steve Panko - Key Development Partners, LLC

Purpose

The petitioner seeks approval to construct three (3) buildings on a 4.9 acre site located at 45 Orland Square Drive. The proposed project includes one restaurant building with a drive-through, one stand-alone restaurant building, and one multi-tenant building that will include three restaurant tenant spaces, one of which will have a drive-through.

Requested Actions: Site Plan, Elevations, Landscape Plan, Subdivision, and Special Use Permit Amendment with Modifications

Address: 45 Orland Square Drive

P.I.N.: 27-10-300-030-0000

Parcel Size: 4.99 acres

Comprehensive Plan: Regional Core Planning District with Regional Mixed Use Designation

Existing Zoning: COR Mixed Use District

Existing Land Use: Vacant (Former Toys "R" Us - Commercial Retail)

Proposed Land Use: Five (5) restaurants

Surrounding Land Uses & Zoning:

North: COR Mixed Use District - (across Ring Road) Multi-tenant shopping center building, Restaurant with a drive-through (Panda Express)

South: COR Mixed Use District - (across 151st Street) Multi-tenant shopping center, Restaurant (Casa Margarita's)

East: COR Mixed Use District - (across private access drive) Restaurant / Indoor Recreation (Dave & Buster's)

West: COR Mixed Use District - (across LaGrange Road) Multi-tenant shopping center (Orland Greens Shopping Center)

BACKGROUND

The subject property is located on one of the outlots within the Orland Square Mall Planned

Development. The Special Use Permit for Orland Square was approved by the Board of Trustees on November 8, 1971 by Ordinance No. 468. The site was formerly occupied by Toys R Us and has been vacant since 2018 after the store closed.

PROJECT DESCRIPTION

The petitioner proposes to demolish the existing 44,200 square foot building formerly occupied by Toys R Us and redevelop the site with three (3) new buildings on a 4.9 acre site located at 45 Orland Square Drive. The existing lot will be subdivided into three (3) lots to accommodate each building.

The proposed project requires approval of a Site Plan, Landscape Plan, Elevations, Subdivision, Special Use Permit Amendment to the Orland Square Planned Development (Ordinance No. 468) and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District. The petitioner requests approval of the following modifications:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)

With the exception of the requested modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SEE STAFF REPORT ATTACHMENT

Due to the length of the project staff report, the Plan Commission report cannot be run from Legistar. Please see the attachments for the full version of the staff report to the Plan Commission.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number **2019-0756**, also known as **LaGrange Square**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 7, 2020.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Site Plan** titled "Site Plan" (Sheet C200) and "Site Data Plan" (Sheet C201), prepared by Woolpert, Inc., dated October 10, 2019, and last revised February 25, 2020, 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. 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.
 4. The photometric plan shall comply with all lighting requirements per Section 6-315.
 5. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the
-

streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.

6. All drive-through accessories must meet the requirements listed in Section 6-302.K and Section 6-210.F.4. Menu boxes shall be designed with masonry architectural details matching the materials and design of the principal buildings, screened with landscaping so they are not visible from the street, and kept out of the setback areas between the building and the street.

7. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.

8. Submit a letter of authorization from the property owner of 49 Orland Square Drive allowing off-site work and landscape improvements to be completed on Parcel D.

And

I move to recommend to the Village Board of Trustees approval of the **Elevations** for Raising Cane's (Lot 1), titled "C519 Orland Park P4 V Elevations - Option A", prepared by Raising Cane's, dated January 16, 2020; and, the **Elevations** for the multi-tenant building (Lot 2), titled "LaGrange Square", prepared by OKW Architects, Sheets A-1 to A-5, dated February 14, 2020; and, the **Elevations** for BJ's Restaurant and Brewhouse, titled "BJ's Restaurant and Brewhouse", prepared by WD Partners, dated March 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
4. 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.
5. Submit dumpster enclosure elevations meeting the requirements of Section 6-302.D.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan**, titled "Landscape Plan" (Sheet C500) and "Landscape Details" (Sheet C501), prepared by Woolpert, Inc., dated October 2, 2019 and last revised February 25, 2020, with 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. Submit a revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F and addressing all previous and future landscape plan review letter comments.
 3. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
 4. Provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of all buildings on all lots, or provide an alternative landscaping option such as planter boxes.
 5. Provide additional shrubs within the north bufferyard to meet Type 1 Landscape Bufferyard requirements in accordance with Section 6-305.D.4.
-

-
6. Provide a shade tree in the parking lot island located to the north of the multi-tenant building on Lot 2 and relocate the proposed light pole to the landscape area directly to the south to meet the requirements of Section 6-305.D.6.
 7. Provide additional documentation on landscaping restrictions within all easements and work with staff to determine if code requirements can be met. Provide cash-in-lieu of trees if any required mitigation trees or other code required trees cannot be provided on site due easement restrictions, in accordance with Section 6-305.F.3.
 8. If parking lot trees cannot be provided within the parking lot islands along 151st Street, then the petitioner must work with staff to determine suitable plant material and plant diversity that will provide year-round visual interest equally effective for the purposes of screening in the winter and the summer seasons.

And

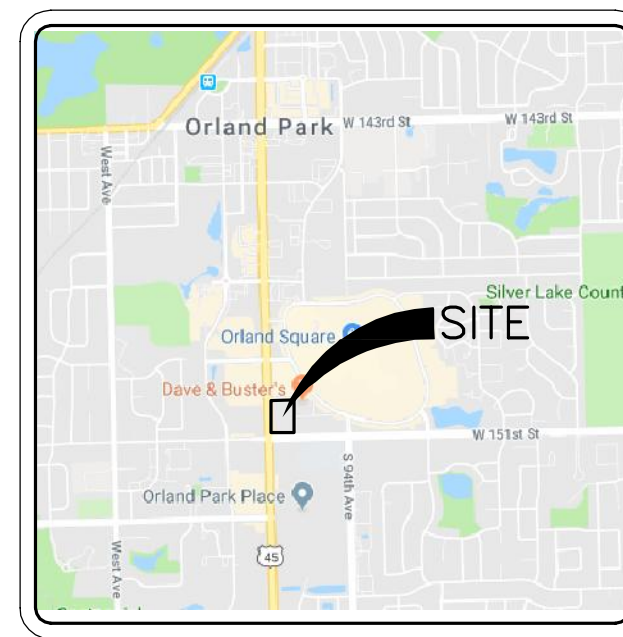
I move to recommend to the Village Board of Trustees to approve the **Plat of Subdivision**, titled "Final Plat of KDP Orland Park Resubdivision", prepared by Woolpert, Inc., dated May 31, 2019, and last revised February 11, 2020, subject to the following condition:

1. Change the title of the plat to "Plat of Subdivision - LaGrange Square."
2. Include the granting of any new easements or the vacation of existing easements on the Plat of Subdivision to reflect any changes to the utilities on site.
3. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
4. Submit a Record Plat of Subdivision to the Village for approval, execution and recording.

And

I move to recommend to the Village Board approval of a **Special Use Permit Amendment** to the Orland Square Planned Development (Ordinance No. 468) for LaGrange Square located at 45 Orland Square Drive and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion. **Modifications** to the Special Use Permit include:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)
-



SITE MAP

NOT TO SCALE

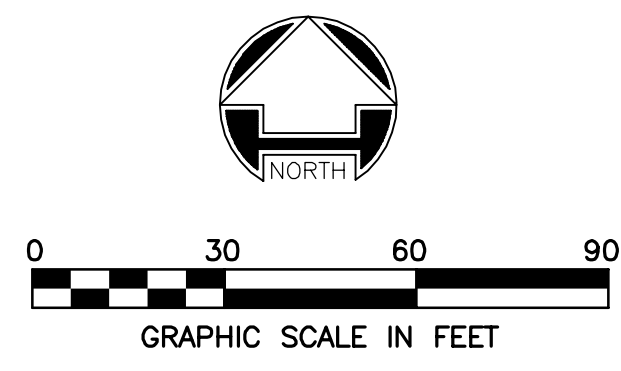
LEGEND:

- SURVEYED BOUNDARY
 - LOT/PARCEL LINE
 - PROPOSED PARCEL LINE
 - RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - SECTION LINES
- SET 1/2" DIAMETER BY 24" LONG IRON REBARS IN ASPHALT
 - IRON PIN W/CAP IN SOIL
 - CUT CROSS IN CONCRETE
 - MAG NAIL SET
 - REBAR FOUND
 - IRON PIPE FOUND
 - PK NAIL FOUND
 - MAG NAIL FOUND
 - SPIKE FOUND
 - CHISELED CROSS FOUND
 - GPS MONUMENT FOUND
 - STONE FOUND
 - MONUMENT FOUND
 - R/W MONUMENT FOUND
 - BRASS PLUG FOUND

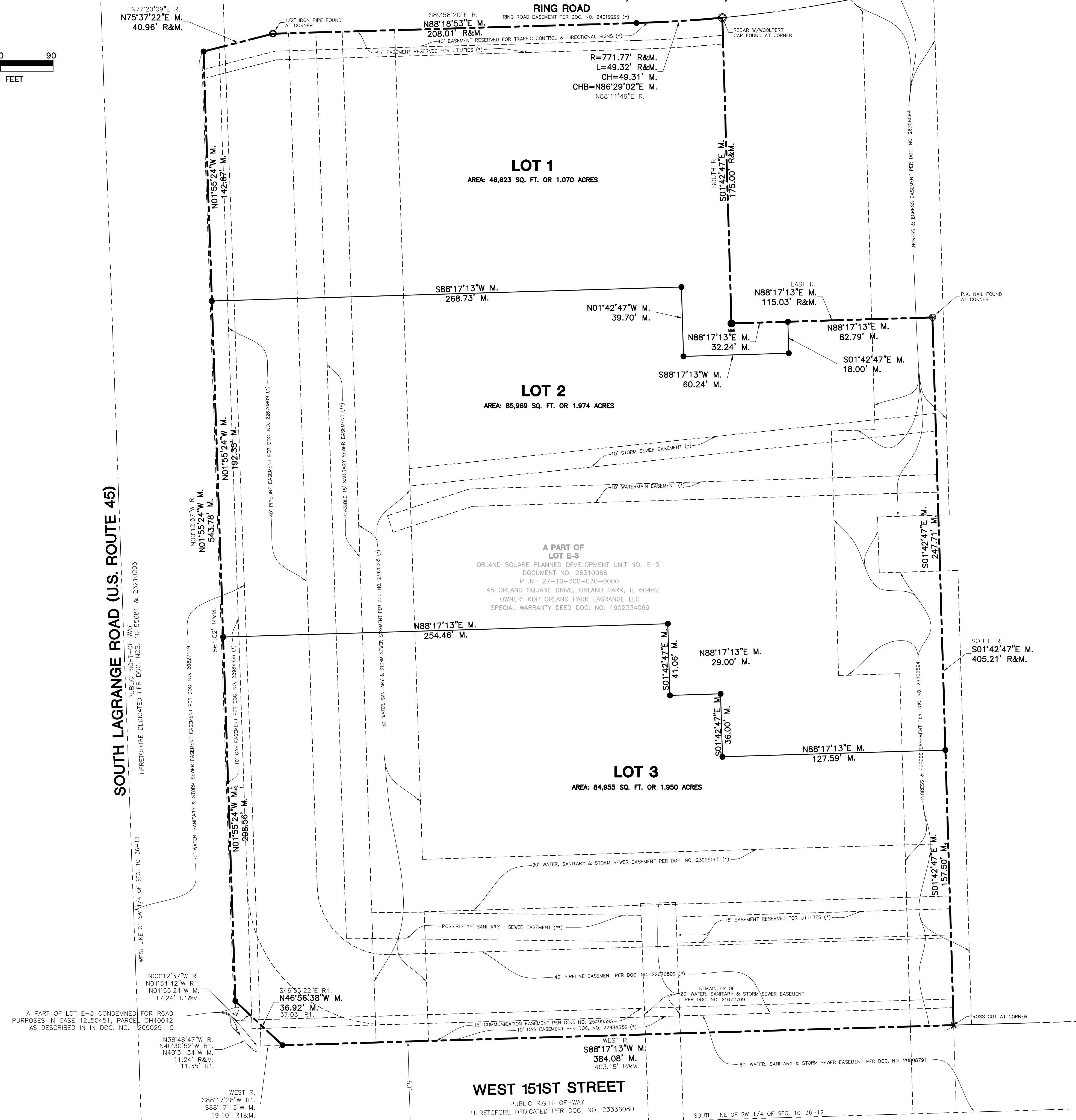
(*) - EASEMENT AS DEPICTED IN DOC. NO. 26310068
 (***) - EASEMENT AS DEPICTED IN DOC. NO. 26310068 INCORRECTLY SHOWN THEREIN AS PER DOC. NO. 21072709

SURVEYOR'S NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING PER DOC. 26310068, "R1." DESIGNATES RECORD DIMENSION/BEARING PER DOC. 1209029115.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83), SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
- EASEMENTS AS DEPICTED HEREIN ARE PER THE RECORDED DOCUMENTS REFERENCED IN THE CHICAGO TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO. CCH1800617LD, WITH A COMMITMENT DATE OF JUNE 06, 2018. SEVERAL OF THE DOCUMENTS REFERENCED THEREIN AND PROVIDED TO SURVEYOR WERE INCOMPLETE (MISSING EXHIBITS) THEREFORE THE LOCATIONS OF THE EASEMENTS PER SAID DOCUMENTS ARE UNKNOWN.
- SOME OF THE EASEMENTS DEPICTED ON THE PLAT DOCUMENT NO. 26310068 ARE SHOWN HEREON APPROXIMATELY PER GRAPHIC PLOTTING METHODS. SURVEYOR IS NOT AWARE OF ANY POSSIBLE ABROGATIONS OR MODIFICATIONS OF ANY OF THESE EASEMENTS.



**FINAL PLAT OF
 KDP ORLAND PARK RESUBDIVISION**
 A PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH,
 RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS



PROJECT NO.:	REVISION
79572	
DATE 05/31/19	
SCALE AS SHOWN	
DES. SRK	3. 02/11/20 LOTS REVISED
DR. ACZ	2. 01/27/20 LOTS REVISED
CKD. SRK	1. 01/15/20 PER COMMENTS

WOOLPERT, INC.
 1815 South Meyers Road
 Suite 950
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731

WOOLPERT
 DESIGN (ORIGINAL INFRASTRUCTURE)

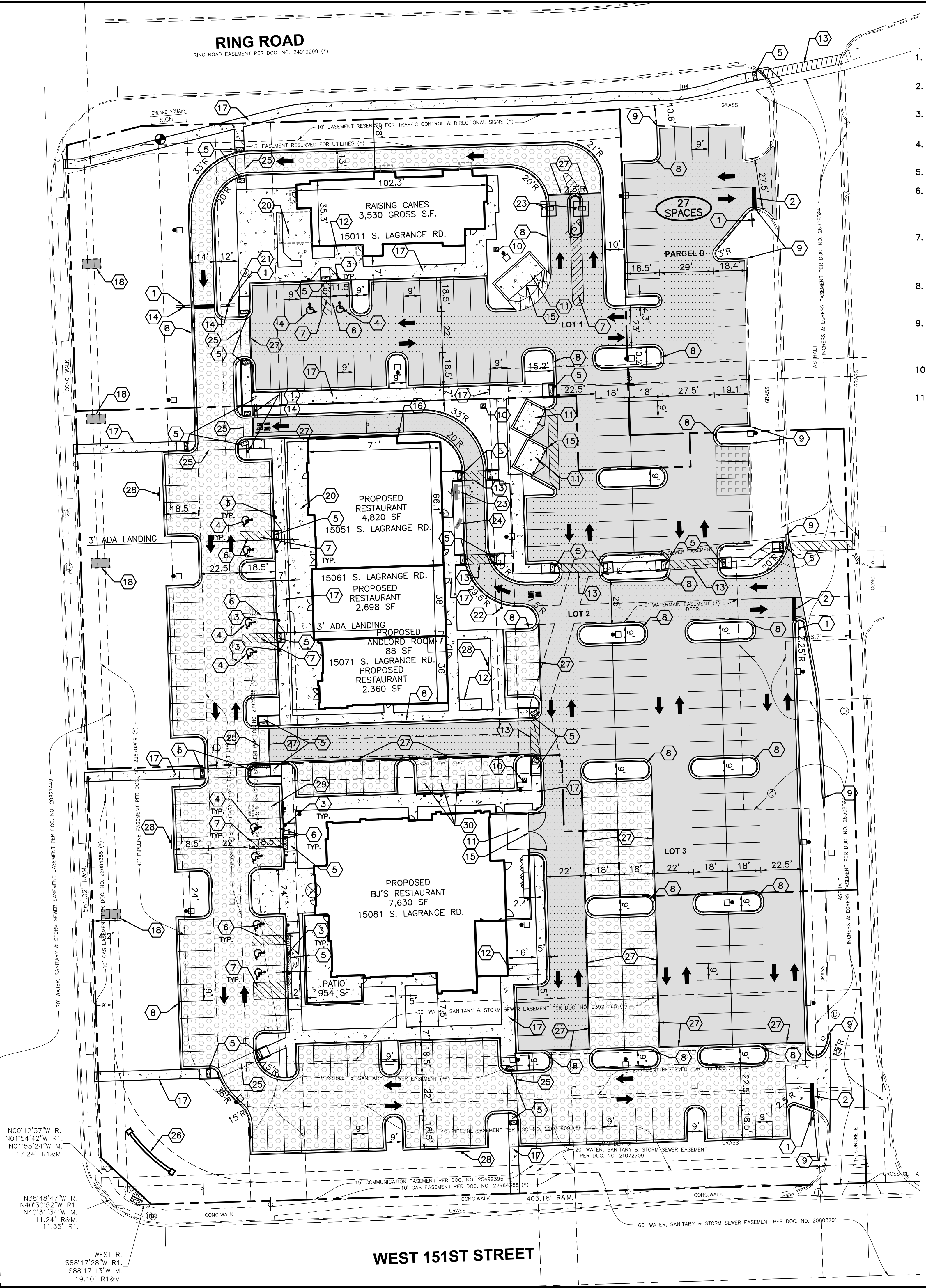
KDP ORLAND PARK RESUBDIVISION
 A PART OF THE SOUTHWEST 1/4 OF SECTION 10,
 TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 3RD
 PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

RESUBDIVISION PLAT

G:\CS\Projects\Various\79572 - Orland Park\Drawings\79572 - Plat-RS.dwg, Plotted By: Kaczmarzyk, Plotted: Feb 12, 2020 - 9:07am

Layout Tab Name: C200 SITE PLAN, Images: north.jpg, south.jpg, grzywa seal.jpg, Xrefs: 079572 - P.dwg; 079572 - TBLK.dwg; 079572 - X-DIGI.dwg
 Last Saved By: ccooke, 2/21/2020 4:32:07 PM
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SOUTH LAGRANGE ROAD (U.S. ROUTE 45)



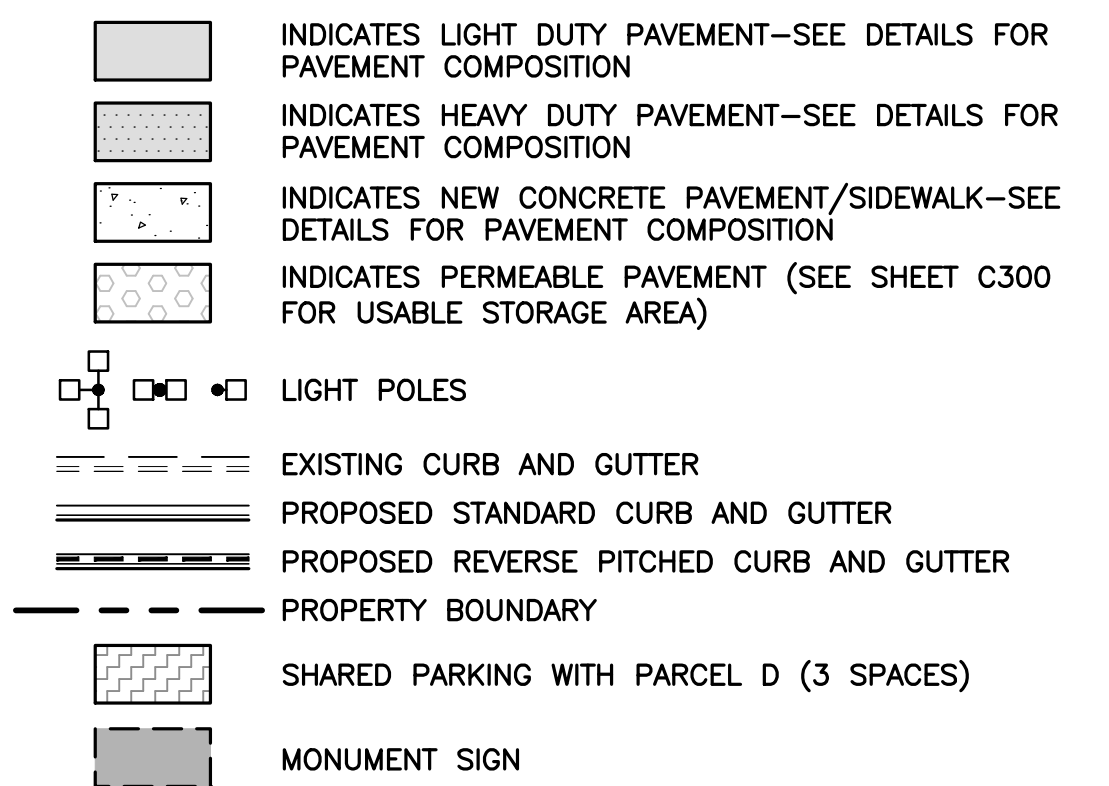
SITE NOTES

- ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
- ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
- ALL CURB & GUTTER SHALL BE STANDARD PITCH B6.12, UNLESS NOTED OTHERWISE (SEE DETAILS).
- ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
- CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
- AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.
- DEDICATED LOADING AREAS HAVE NOT BEEN IDENTIFIED ON THE SITE. THE LOADING FOR EACH OF THE TENANTS WILL OCCUR IN THE ADJACENT DRIVE LANE TO THEIR SERVICE DOORS. THE TIMING OF DELIVERIES WILL BE SCHEDULED TO MINIMIZE ANY CONFLICTS WITH CUSTOMER TRAFFIC.
- THE LOCATION OF PROPOSED MONUMENT SIGNS IS SUBJECT OF THE APPROVAL OF A SIGN PERMIT.
- ALL ADA ACCESSIBLE RAMPS TO HAVE DEPRESSED CURBS REFER TO GRADING DETAILS FOR ADDITIONAL INFORMATION.

SITE KEY NOTES

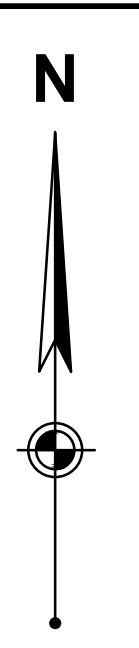
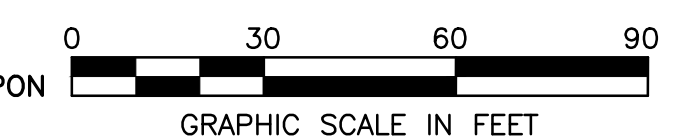
- | NO. | DESCRIPTION |
|-----|---|
| 1 | "STOP" SIGN, R1-1 |
| 2 | 24" WIDE STOP BAR, TRAFFIC WHITE PAINT |
| 3 | ACCESSIBLE PARKING SIGN |
| 4 | ACCESSIBLE PARKING SYMBOL |
| 5 | ACCESSIBLE RAMP WITH DETECTABLE WARNING |
| 6 | ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS |
| 7 | PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT |
| 8 | CURB AND GUTTER |
| 9 | BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT. |
| 10 | CONCRETE TRANSFORMER PAD |
| 11 | DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS) |
| 12 | BICYCLE RACK |
| 13 | CROSSWALK, PAINT 12~4" WIDE STRIPES AT 2' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT |
| 14 | "DO NOT ENTER" SIGN |
| 15 | "NO PARKING" SIGN |
| 16 | CONCRETE BOLLARDS |
| 17 | CONCRETE WALK |
| 18 | MONUMENT SIGNS (SEE ARCHITECTURAL PLANS) |
| 19 | CROSSWALK PAVERS |
| 20 | OUTDOOR SEATING AREA |
| 21 | LEFT TURN ONLY SIGN |
| 22 | CLEARANCE BAR |
| 23 | ORDER BOARD |
| 24 | MENU BOARD |
| 25 | DECORATIVE CROSSWALK PAVERS |
| 26 | PROPOSED ENTRY FEATURE (SEE ARCHITECTURAL PLANS) |
| 27 | 6-INCH WIDE CONCRETE RIBBON SEPARATING THE PERMEABLE PAVERS FROM THE ASPHALT PAVEMENT |
| 28 | PERMEABLE PAVER SIGN (SEE DETAILS SHEET C604) |
| 29 | WOUNDED WARRIOR PARKING SPOT (MARK WITH SIGN) |
| 30 | TAKE OUT PARKING SPOT (MARK WITH SIGN) |

SITE LEGEND



BENCHMARK (⊙):

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORN) NETWORK. IRON PIPE IN CONCRETE FOUND - SEE DRAWING FOR LOCATION.
 ELEVATION = 706.60'
 THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY WOOLPERT AND DATED 05/31/19.



REVISION		PROJECT No: 079572	
No.	DATE	DATE	10/02/19
4	02/25/20	DES.	JC
3	02/14/20	DR.	MG
2	01/29/20	CKD.	JG
1	12/03/19		

1815 South Meyers Road Suite 50 Oa brook Terrace IL 60181 WOOLPERT ARCHITECTURAL ENGINEERING (CORPORATE)FA.: 630.4.5.3731

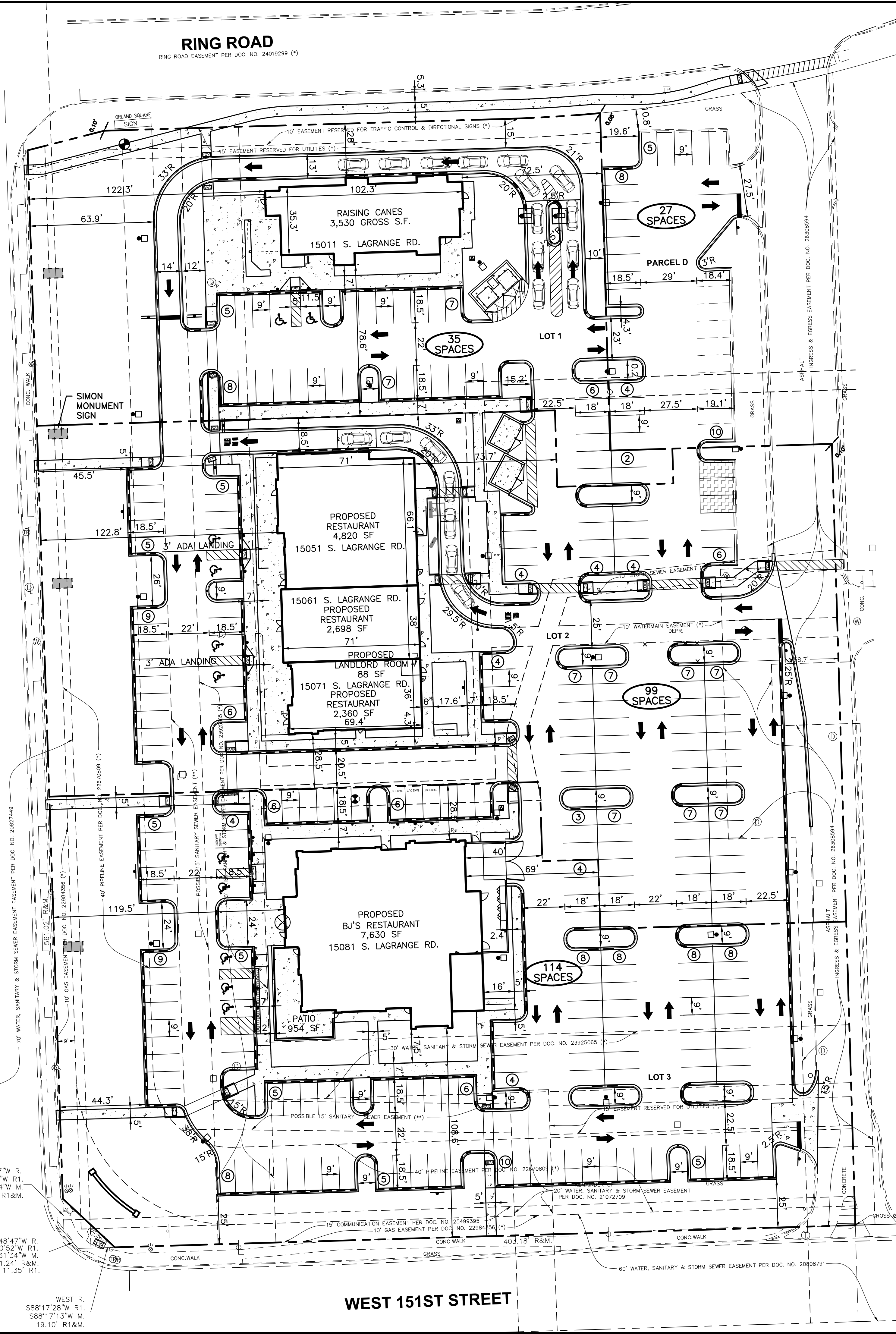
SITE IMPROVEMENT PLANS LAGRANGE SQUARE 45 ORLAND S. LAGRANGE DRIVE ORLAND PARK, COOK COUNTY, IL 60462
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SITE PLAN

SHEET NO.	C200
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Layout Tab Name: C201 SITE DATA PLAN, Images: north.jpg, south.jpg, gzywo seel.jpg, Xrefs: 079572 - P.dwg, 079572 - X.dwg, 079572 - X-DIGI.dwg, 079572-TBLK.dwg
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SOUTH LAGRANGE ROAD (U.S. ROUTE 45)

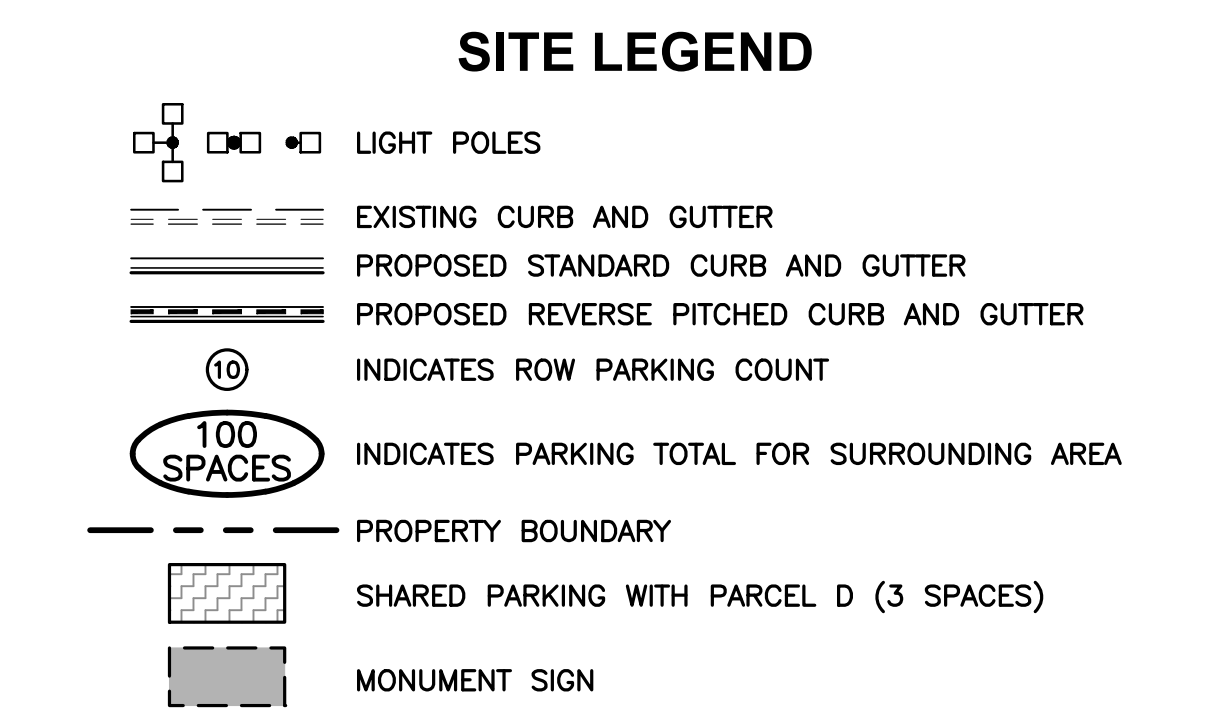


COMBINED SITE DATA		
SITE DATA:		
ZONING	COR	
LOT AREA	4.99	ACRES
	217,548	SQ. FT.
TOTAL LANDSCAPE AREA	64,563	SQ. FT.
GREEN SPACE LOT COVERAGE	29.7%	
IMPERVIOUS LOT COVERAGE	65.5%	
BUILDING DATA:		
TOTAL BUILDING AREA	21,126	SQ. FT.
F.A.R.	0.10	
PARKING DATA:		
	REQUIRED	PROPOSED
LOT 1	35	35
LOT 2	99	99
LOT 3	76	114
TOTAL	210	248

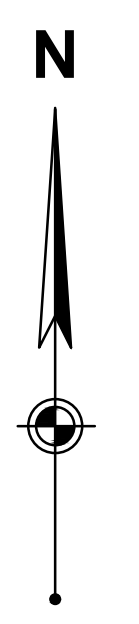
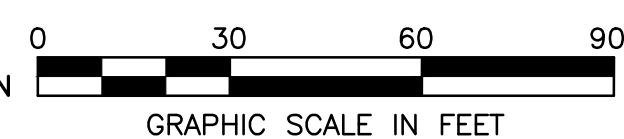
LOT 1 SITE DATA	
SITE DATA: 15011 SOUTH LAGRANGE ROAD	
ZONING	COR
LOT AREA	1.07 ACRES
	46,623 SQ. FT.
LANDSCAPE AREA	18,109 SQ. FT.
GREEN SPACE LOT COVERAGE	38.8%
PERMEABLE PAVEMENT STORAGE AREA	0 SQ. FT.
IMPERVIOUS LOT COVERAGE	61.2%
BUILDING DATA:	
RESTAURANT BUILDING AREA	3,530 SQ. FT.
F.A.R.	0.076
PARKING DATA:	
PARKING SPACES REQUIRED	3,530 SF (10/1000 SF) = 35
PARKING SPACES PROVIDED	35
BICYCLE SPACES REQUIRED	4
BICYCLE SPACES PROVIDED	5
STACKING REQUIRED	7
STACKING PROVIDED	13
BUILDING SETBACK DATA:	
LAGRANGE ROAD REQUIRED	25'
LAGRANGE ROAD PROVIDED	122.3'
RING ROAD (PRIVATE) REQUIRED	10'
RING ROAD (PRIVATE) PROVIDED	28'
SIDE REQUIRED	15'
SIDE PROVIDED	78.6'
REAR REQUIRED	30'
REAR PROVIDED	72.5'

LOT 2 SITE DATA	
SITE DATA: 15051, 15061, & 15071 SOUTH LAGRANGE ROAD	
ZONING	COR
LOT AREA	1.97 ACRES
	85,969 SQ. FT.
LANDSCAPE AREA	19,111 SQ. FT.
GREEN SPACE LOT COVERAGE	22.2%
PERMEABLE PAVEMENT STORAGE AREA	2,121 SQ. FT.
IMPERVIOUS LOT COVERAGE	24.7%
BUILDING DATA:	
RESTAURANT BUILDING AREA	9,878 SQ. FT.
LANDLORD ROOM AREA	88 SQ. FT.
TOTAL BUILDING AREA	9,966 SQ. FT.
F.A.R.	0.116
PARKING DATA:	
PARKING SPACES REQUIRED	9,966 SF (10/1000 SF) = 99
PARKING SPACES PROVIDED	99
BICYCLE SPACES REQUIRED	10
BICYCLE SPACES PROVIDED	10
STACKING REQUIRED	7
STACKING PROVIDED	7
BUILDING SETBACK DATA:	
LAGRANGE ROAD REQUIRED	25'
LAGRANGE ROAD PROVIDED	122.8'
SIDE REQUIRED	15'
SIDE PROVIDED (NORTH)	18.5'
SIDE PROVIDED (SOUTH)	28.5'
REAR REQUIRED	30'
REAR PROVIDED	73.7'

LOT 3 SITE DATA	
SITE DATA: 15081 SOUTH LAGRANGE ROAD	
ZONING	COR
LOT AREA	1.95 ACRES
	84,955 SQ. FT.
LANDSCAPE AREA	27,343 SQ. FT.
GREEN SPACE LOT COVERAGE	32.2%
PERMEABLE PAVEMENT STORAGE AREA	8,420 SQ. FT.
IMPERVIOUS LOT COVERAGE	42.1%
BUILDING DATA:	
RESTAURANT BUILDING AREA	7,630 SQ. FT.
F.A.R.	0.090
PARKING DATA:	
PARKING SPACES REQUIRED	7,630 SF (10/1000 SF) = 76
PARKING SPACES PROVIDED	114
BICYCLE SPACES REQUIRED	11
BICYCLE SPACES PROVIDED	11
BUILDING SETBACK DATA:	
LAGRANGE ROAD REQUIRED	25'
LAGRANGE ROAD PROVIDED	119.5'
151st STREET REQUIRED	25'
151st STREET PROVIDED	108.6'
SIDE REQUIRED	15'
SIDE PROVIDED	28.5'
REAR REQUIRED	30'
REAR PROVIDED	40'



BENCHMARK (⊙):
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REVISION

No.	DATE	REVISION
4	02/25/20	REVISED PER VILLAGE AND MWRD COMMENTS
3	02/14/20	REVISED SITE PLAN PER CLIENT
2	01/29/20	REVISED PER VILLAGE REVIEW

PROJECT No.: 079572
DATE: 10/02/19
DES.: JC
DR.: JC
CKD.: JG

1815 South Meyers Road
 Suite 50
 Oa brook Terrace IL 60181
 630.424.080
 FA.: 630.4.5.3731

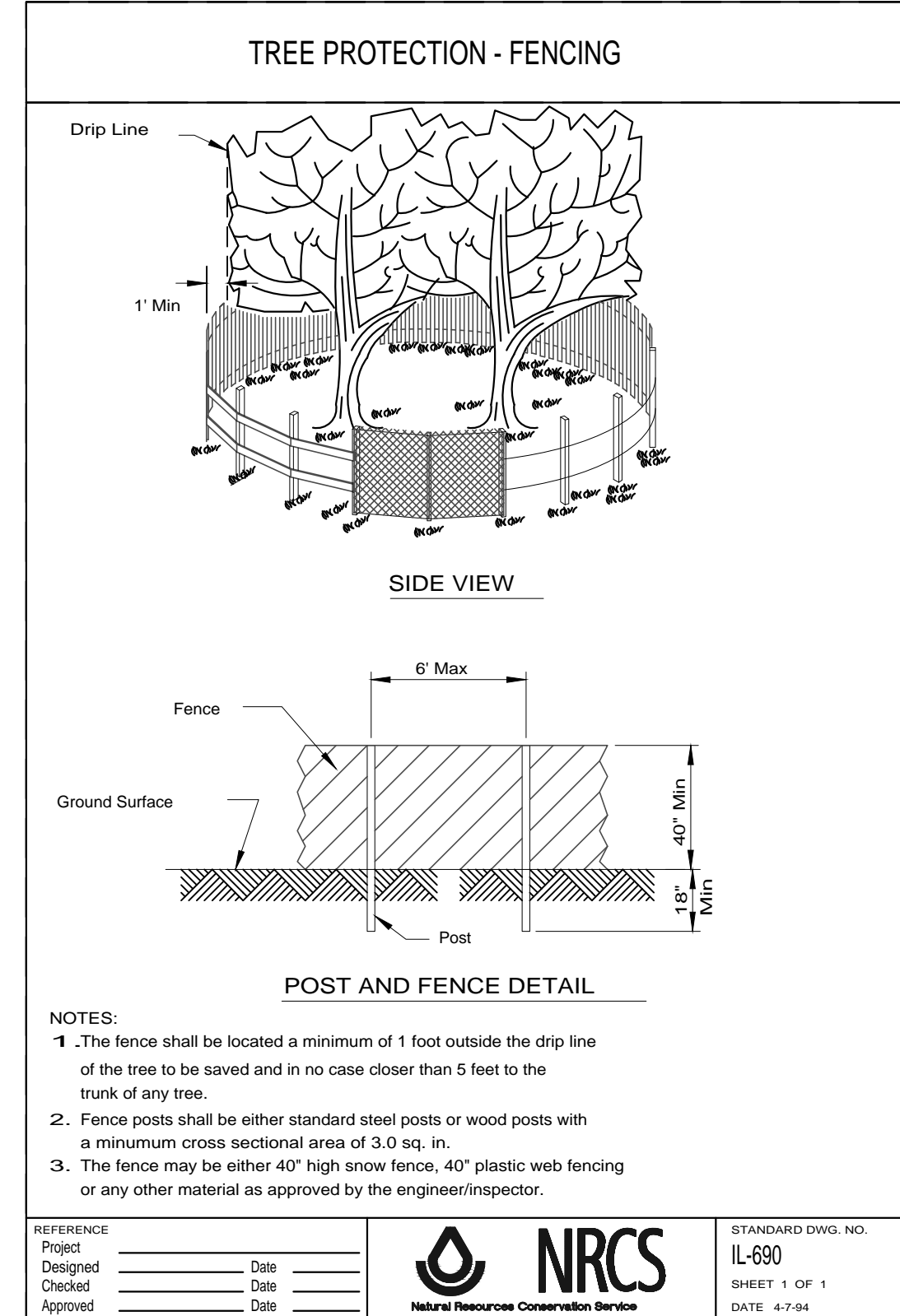
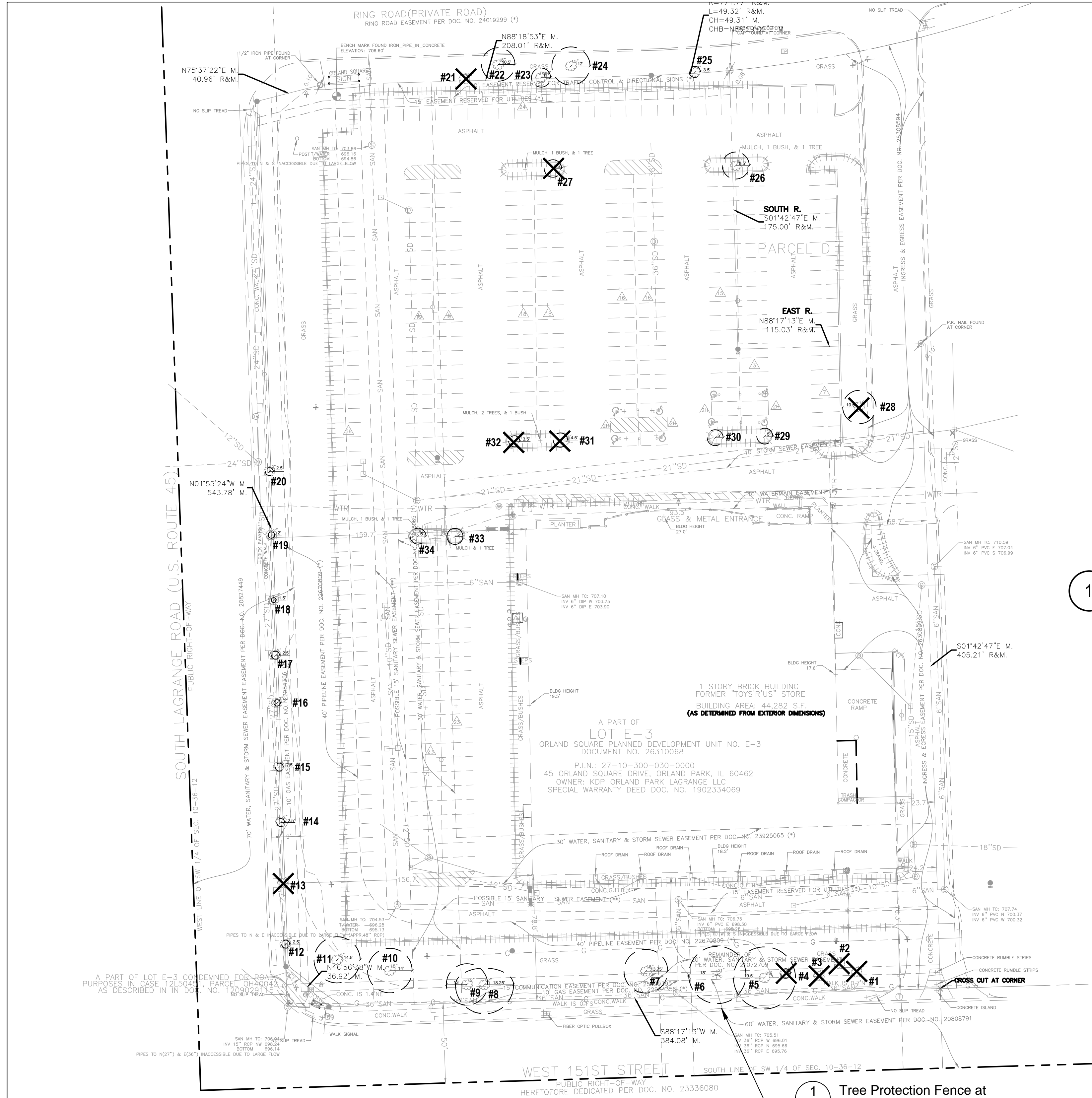
WOOLPERT
 ARCHITECTURAL ENGINEERING CONSULTANTS

SITE IMPROVEMENT PLANS
LAGRANGE SQUARE
 45 ORLAND SQUARE DRIVE
 ORLAND PARK, COOK COUNTY, IL 60462

SITE DATA PLAN

SHEET NO. **C201**



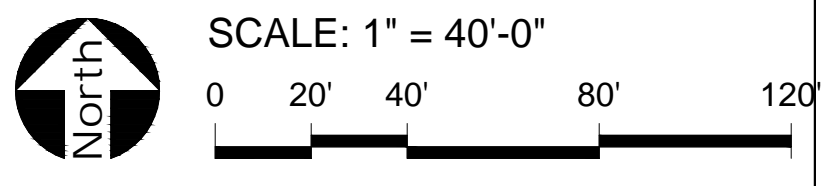


1 Tree Protection Fence
SCALE: NTS d-NRCS-IL690-tree protection_fence_12

#	Botanic name	Common Name	DBH Dia.	Canopy Dia.	Rating	Preserve/Replace/Relocate / Destroy
1	Malus Species	Crabapple	8.1" / 9" / 9.3"	n/a	Dead	Destroy
2	Malus Species	Crabapple	6.5" / 7.7"	n/a	Dead	Destroy
3	Malus Species	Crabapple	4.5" / 4.6" / 6.7" / 7.5"	n/a	Dead	Destroy
4	Acer platanoides	Norway Maple	3.2"	6'	Poor	Destroy
5	Acer platanoides	Norway Maple	20.6"	39'	Good	Preserve
6	Pinus nigra	Austrian Pine	21"	36'	Fair	Preserve
7	Malus sylvestris	European Crabapple	7.6" / 10.7"	27'-6"	Fair	Preserve
8	Tilia americana	Linden	11.1"	36' ~ 5'	Good	Preserve
9	Acer platanoides	Norway Maple	11.4"	26'	Good	Preserve
10	Tilia americana	Linden	15.7"	28'	Good	Preserve
11	Tilia americana	Linden	15.3"	29'	Good	Preserve
12	Platanus x acerifolia	London planetree	2.3"	5'	Good	Preserve
13	Platanus x acerifolia	London planetree	2"	n/a	Dead	Destroy
14	Platanus x acerifolia	London planetree	2.9"	5'	Poor	Replace
15	Platanus x acerifolia	London planetree	2.6"	5'	Poor	Replace
16	Platanus x acerifolia	London planetree	2.6"	4'	Poor	Replace
17	Platanus x acerifolia	London planetree	2.7"	5'	Good	Preserve
18	Acer platanoides	Norway Maple	2.1"	3'	Good	Preserve
19	Acer platanoides	Norway Maple	2"	4'	Good	Preserve

#	Botanic name	Common Name	DBH Dia.	Canopy Dia.	Rating	Preserve/Replace/Relocate / Destroy
20	Acer platanoides	Norway Maple	1.8"	5'	Good	Preserve
21	Malus Species	Crabapple	5.8" / 7"		Dead	Destroy
22	Crataegus phaenopyrum	Washington Hawthorn	3" / 4.4" / 6.9" / 8.2"	21'	Poor	Preserve
23	Malus Species	Crabapple	4.2" / 4.6"	12'	Poor	Preserve
24	Celtis occidentalis	Hackberry	12.7"	24'	Good	Preserve
25	Tilia americana	Linden	3.5"	7'	Poor	Preserve
26	Gleditsia triacanthos	Honeylocust	4.3"	17'	Good	Preserve
27	Gleditsia triacanthos	Honeylocust	3"	11'	Poor	Destroy
28	Malus Species	Crabapple	2.6" / 4" / 4" / 4.1" / 4.2" / 5.6"	21'	Poor	Destroy
29	Gleditsia triacanthos	Honeylocust	2.8"	10'	Good	Preserve
30	Gleditsia triacanthos	Honeylocust	2.2"	10'	Good	Preserve
31	Gleditsia triacanthos	Honeylocust	2.8"	9'	Poor	Destroy
32	Gleditsia triacanthos	Honeylocust	2"	7'	Poor	Destroy
33	Gleditsia triacanthos	Honeylocust	2.5"	10'	Good	Preserve
34	Gleditsia triacanthos	Honeylocust	2.5"	10'	Good	Preserve

NOTE: Trees marked as "preserve" are to be surrounded at the dripline with 4' tall tree protection fencing (where dripline extends over pavement, place fence at edge of paving).



Date of Tree Survey Field Work: 11/22/2019

Tree Survey and Rating Assignment Limitations/Definitions:

- Unless otherwise stated all trees are surveyed from ground level using non-invasive visual observation. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or covered in ivy or in areas of ground vegetation, or deep snow cannot therefore be expected. The absence of foliage due to fall/winter weather or storm damage may limit the available information.
- Where trees are located wholly or partially on neighboring private land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated.
- Where poison ivy is attached to the tree trunk, stem diameters will be estimated.
- Diameter measurements are made at 4.5 feet above the ground (DBH) unless local ordinance requirements dictate different procedures.

Appendix 1460-D: Tree Health Rating	
Rating	General Criteria
Good	The tree is typical of the species and may have 1 or 2 minor problems that are not imminently lethal to the tree, and no significant decay or structural problems. The tree may need care in order to minimize the impact of future stress and to ensure continued health. Invasive species will not be graded Good, regardless of their current health or structure
Medium	The tree is not typical of the species and/or is an invasive species and/or has significant problems such as ≥ 20 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
Poor	The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival.
Dead	The tree is 90 percent or more dead. A scratch test of under bark areas might be performed where branches can be reached. Stumps with live sprouts up to 3" diameter are graded Dead or not included on the mapping.

NOTE:
A) The terms "Preserve, Replace, Relocated, Destroy" are from the Village of Orland Park Ordinance. Definitions are self explanatory.

B) None of the trees marked for removal (destroy) require mitigation per village Code Section 6-305: Landscape and Tree Preservation.

LEGEND

- Existing Shade Trees
- Existing Evergreen Trees
- Dripline Location as Field Measured
- Property Line
- TPF Tree Protection Fence
- Remove Existing Tree

PROJECT
LaGrange Square Redevelopment- Tree Survey & Tree Mitigation
45 Orland Square Drive, Orland Park, Illinois 60462

PROJECT TEAM

uplandDesign Ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

Heath A. Wright, PLA
ISA Arborist IL - 9435A

SHEET TITLE
Tree Mitigation Plan

SHEET NUMBER **L1**

DRAW / REVISION	Tree Survey	26NOV2019



1905



RESTAURANT BREWHOUSE



4905



RESTAURANT BREWHOUSE





RESTAURANT BREWHOUSE

RESTAURANT

BREWHOUSE



RESTAURANT BREWHOUSE

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RESTAURANT



BREWHOUSE

650



RESTAURANT



BREWHOUSE

RESTAURANT



BREWHOUSE



Raising Cane's Enhanced Restaurant Design Exterior



Raising Cane's Enhanced Restaurant Design Interior



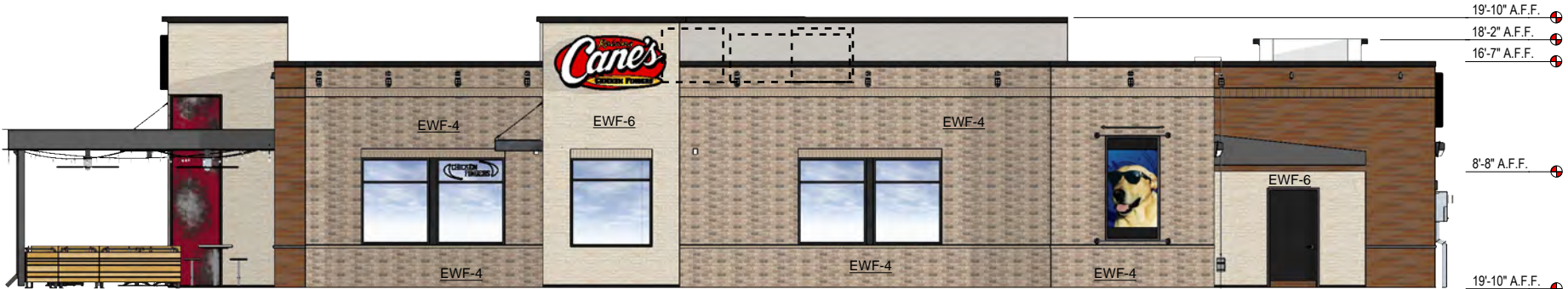
C519 ORLAND PARK P4 V ELEVATIONS - OPTION A



WEST ELEVATION
SCALE: 1" = 12'-0"



NORTH ELEVATION
SCALE: 1" = 12'-0"



SOUTH ELEVATION
SCALE: 1" = 12'-0"

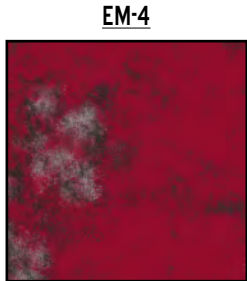


EAST ELEVATION
SCALE: 1" = 12'-0"

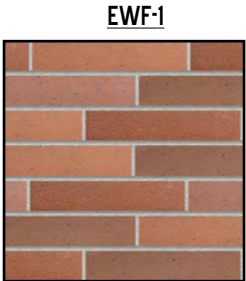
MATERIAL FINISHES



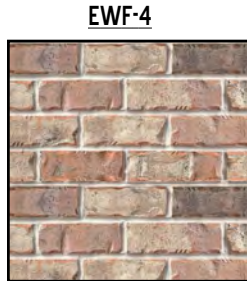
EM-3
CARBON GRADE FINISH: HOT ROLLED STEEL W/ CARBON GRADE FINISH - W/ CLEAR, MATTE POWDER COAT FINISH



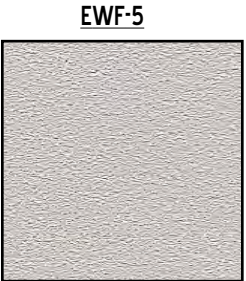
EM-4
RECLAIMED METAL PANEL: VINTAGE CAR HOOD OCCURS AT FACE OF THE "I" ELEMENT ONLY



EWF-1
BELDEN NORMAN BRICK MASONRY MEDIUM RANGE, SMOOTH. IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS IO H. WEATHERED HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH



EWF-4
BORL: "ALAMO" MODULAR BRICK. MORTER TO MATCH SOLOMON PRODUCTS IO H. LIGHT BUFF SACK RUB FINISH.



EWF-5
"132 MOUNTAIN FOG" PORTLAND CEMENT EIFS

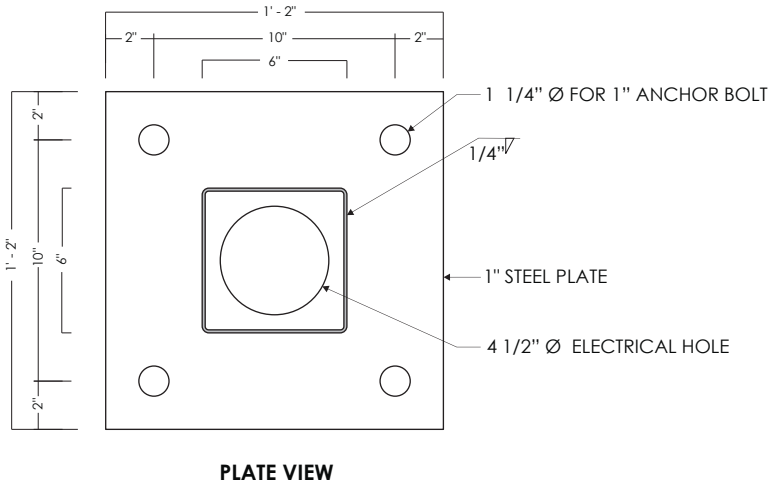
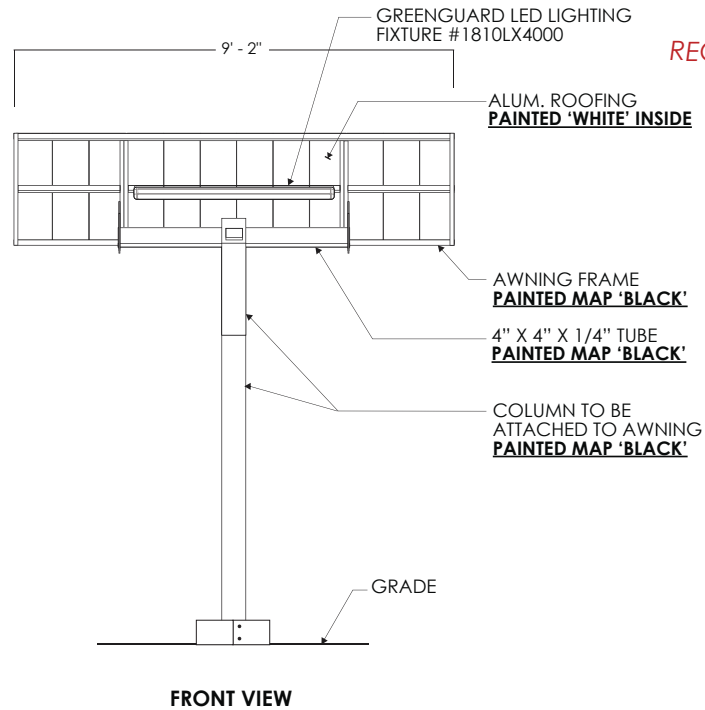
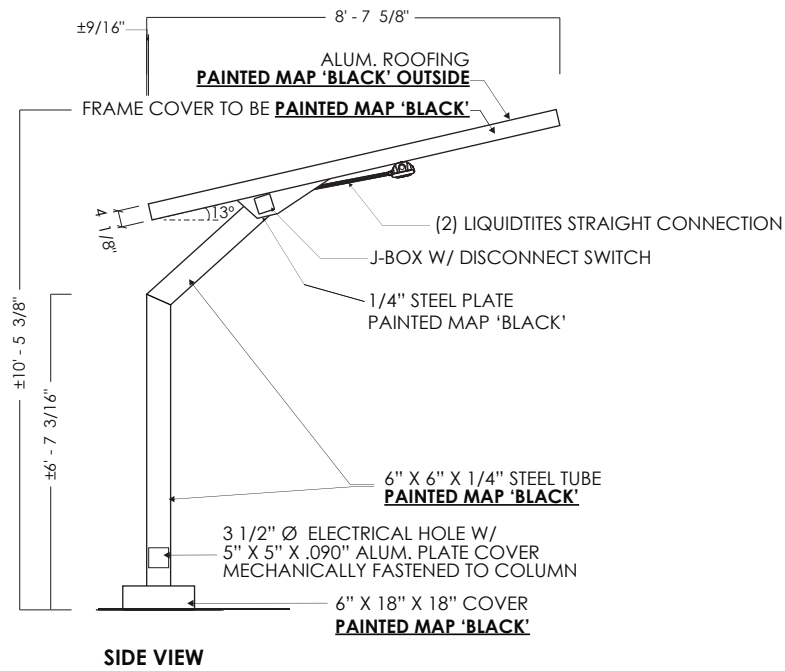


EWF-6
ACME: "ALPINE" BRICK. MORTAR TO MATCH ARGOS: IVORY BUFF, CONCAVE KEY FINISH



EWS-2
ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK

CUTSHEET
Drive Thru Awning
NTE 1 PER LANE
REGULATED BY BUILDING CODE



SEE ATTACHED ENGINEERING

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.5



Location: Orland Park, IL

Site ID: RC0519

Date: 11/11/2019

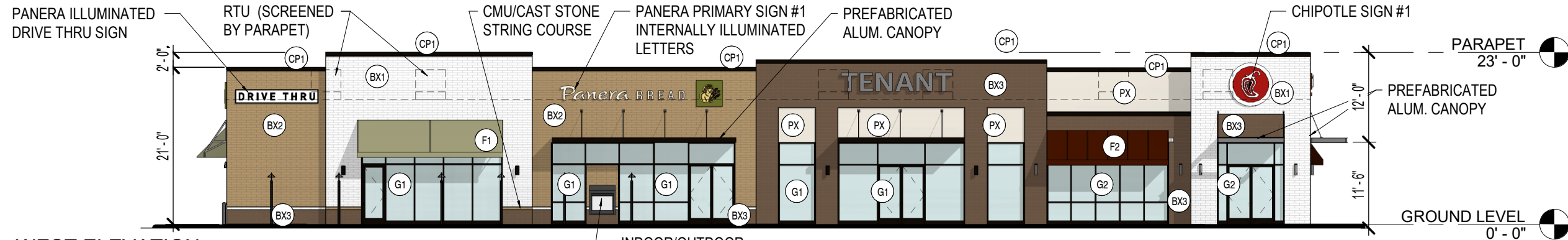
AGI Rep: G.W.

AGI PM: Anthony Molina

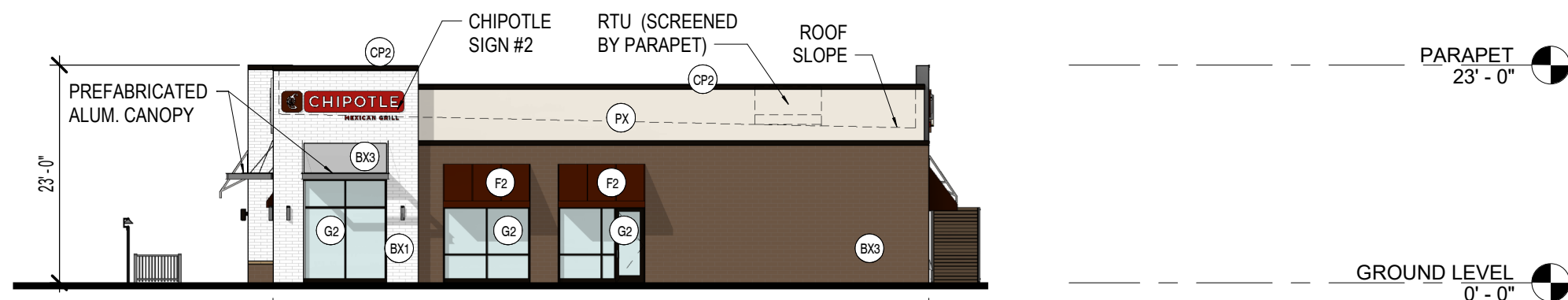
Drawn by: M. Folden

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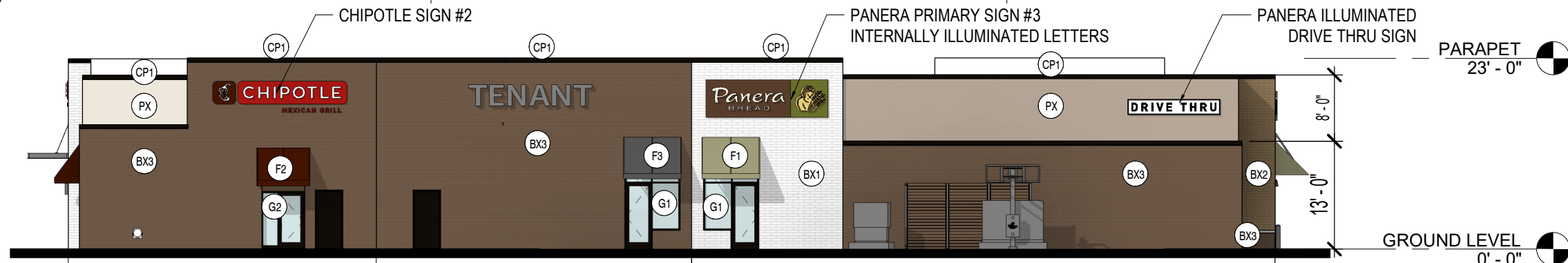




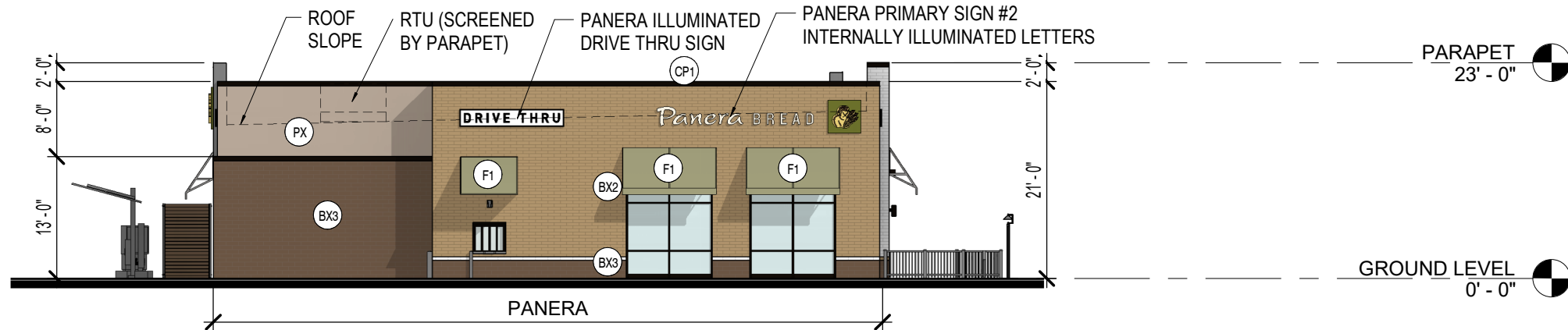
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



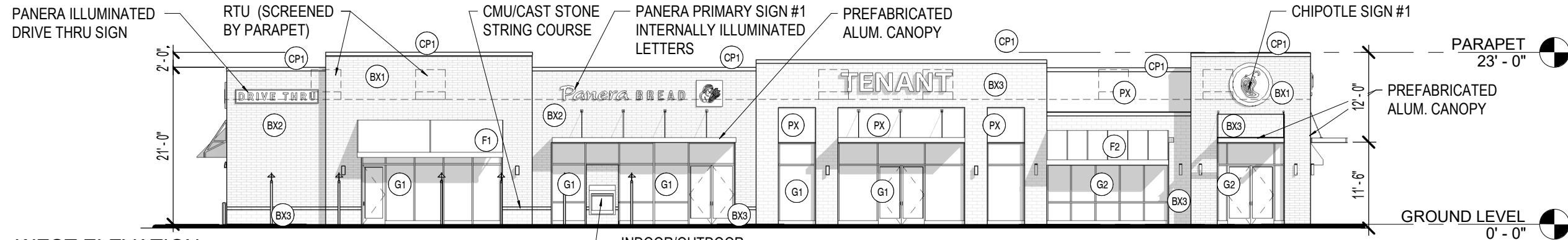
3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



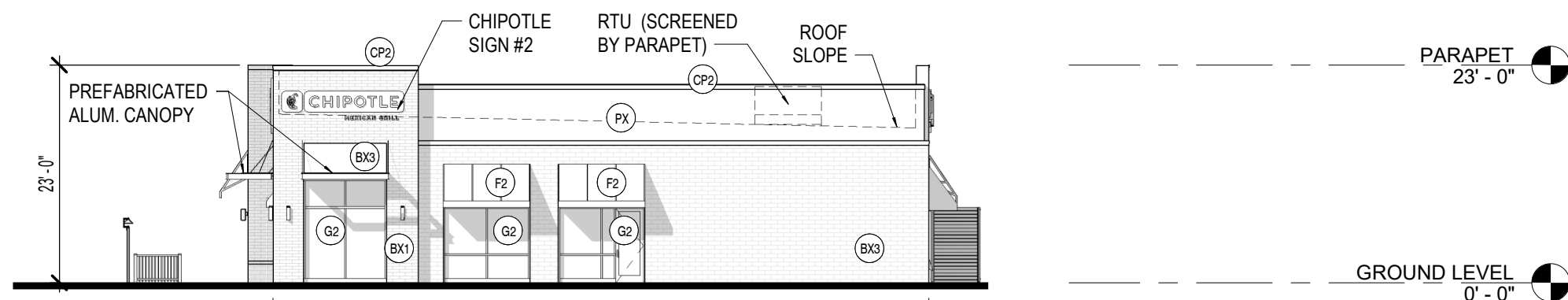
4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS:

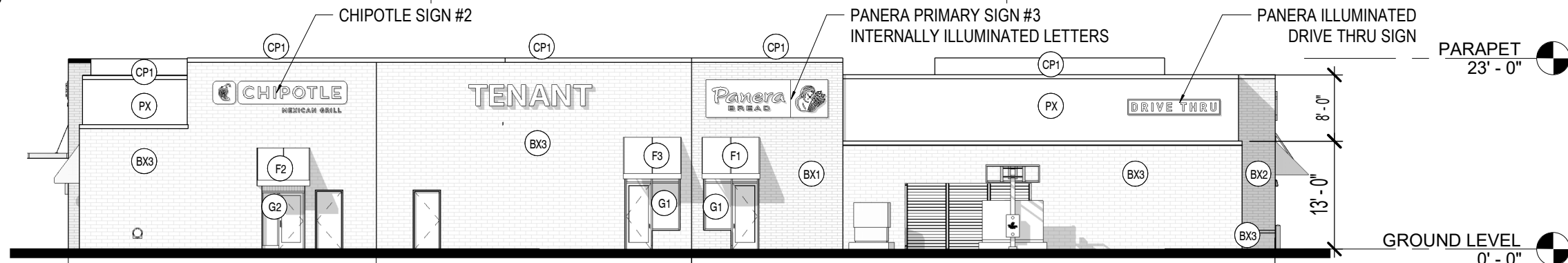
- (BX1)** HARVARD BRIK
COLOR: MONUMENTAL WHITE SMOOTH
- (BX2)** HARVARD BRIK
COLOR: PROVIDENCE
- (BX3)** HARVARD BRIK
COLOR: MESABA CALM
- (PX)** EIFS, FINE SAND FINISH.
COLOR: DRYVIT CHINA WHITE
- (G1)** ALUM. STOREFRONT, COLOR:
DARK BRONZE ANODIZED
- (G2)** ALUM. STOREFRONT, COLOR:
CHARCOAL GRAY
- (F1)** FABRIC AWNING,
COLOR: 'UNITY LEAF' FABRIC
- (F2)** FABRIC AWNING,
COLOR: TBD
- (F3)** FABRIC AWNING,
COLOR: TBD
- (CP1)** COPING: PRE-FINISHED,
COLOR: DARK BRONZE



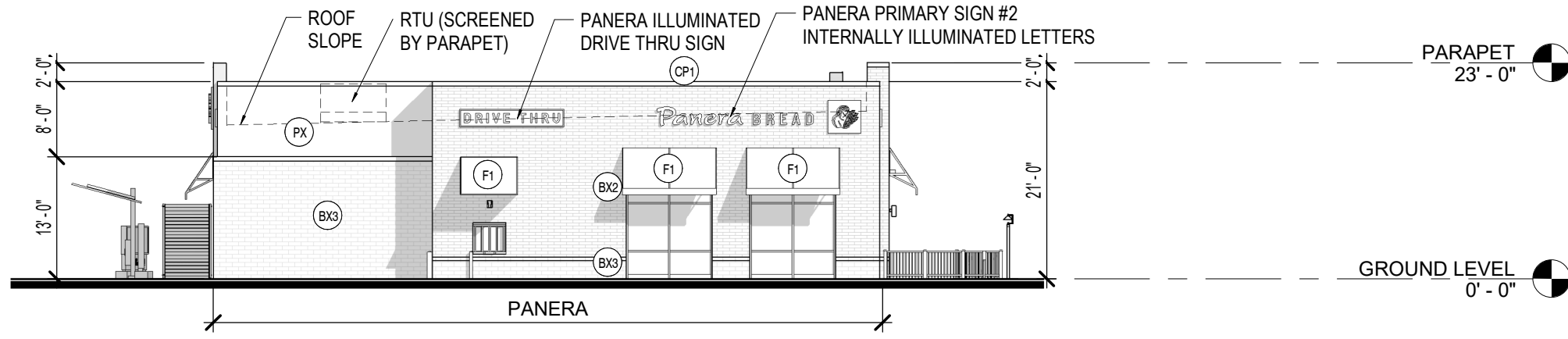
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



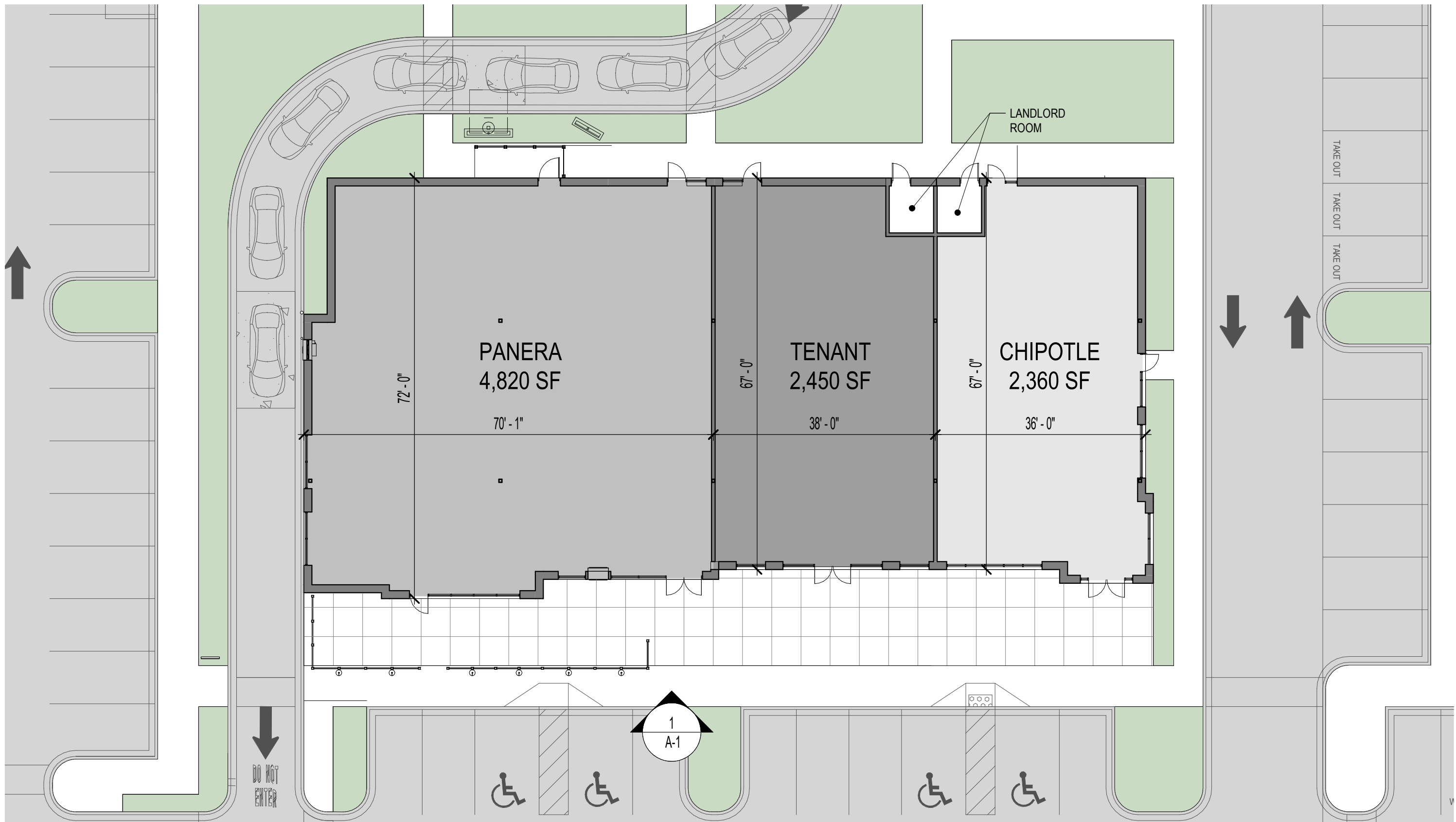
3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS:

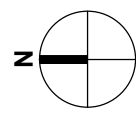
- (BX1)** HARVARD BRIK
COLOR: MONUMENTAL WHITE SMOOTH
- (BX2)** HARVARD BRIK
COLOR: PROVIDENCE
- (BX3)** HARVARD BRIK
COLOR: MESABA CALM
- (PX)** EIFS, FINE SAND FINISH.
COLOR: DRYVIT CHINA WHITE
- (G1)** ALUM. STOREFRONT, COLOR:
DARK BRONZE ANODIZED
- (G2)** ALUM. STOREFRONT, COLOR:
CHARCOAL GRAY
- (F1)** FABRIC AWNING,
COLOR: 'UNITY LEAF' FABRIC
- (F2)** FABRIC AWNING,
COLOR: TBD
- (F3)** FABRIC AWNING,
COLOR: TBD
- (CP1)** COPING: PRE-FINISHED,
COLOR: DARK BRONZE



1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



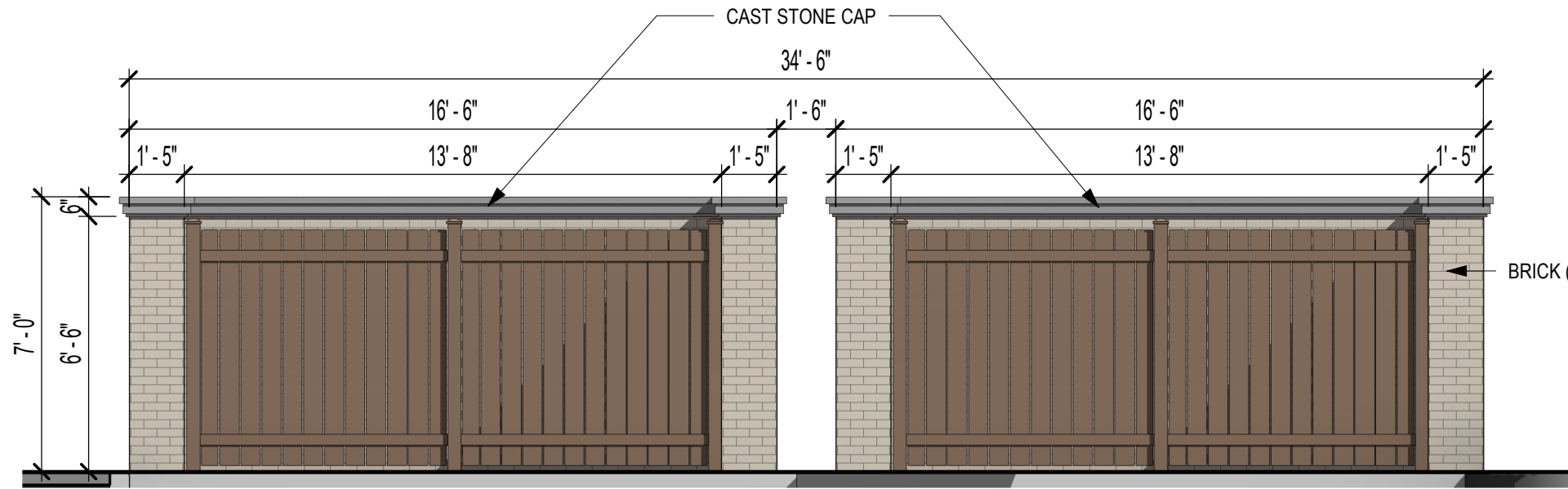
PROJECT

SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

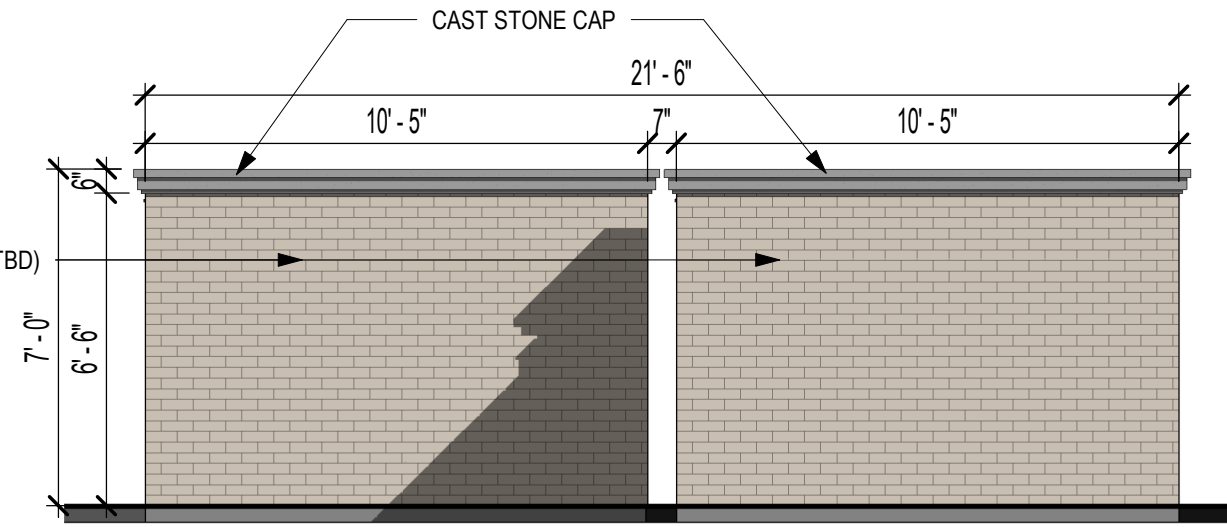


KEY DEVELOPMENT PARTNERS, LLC

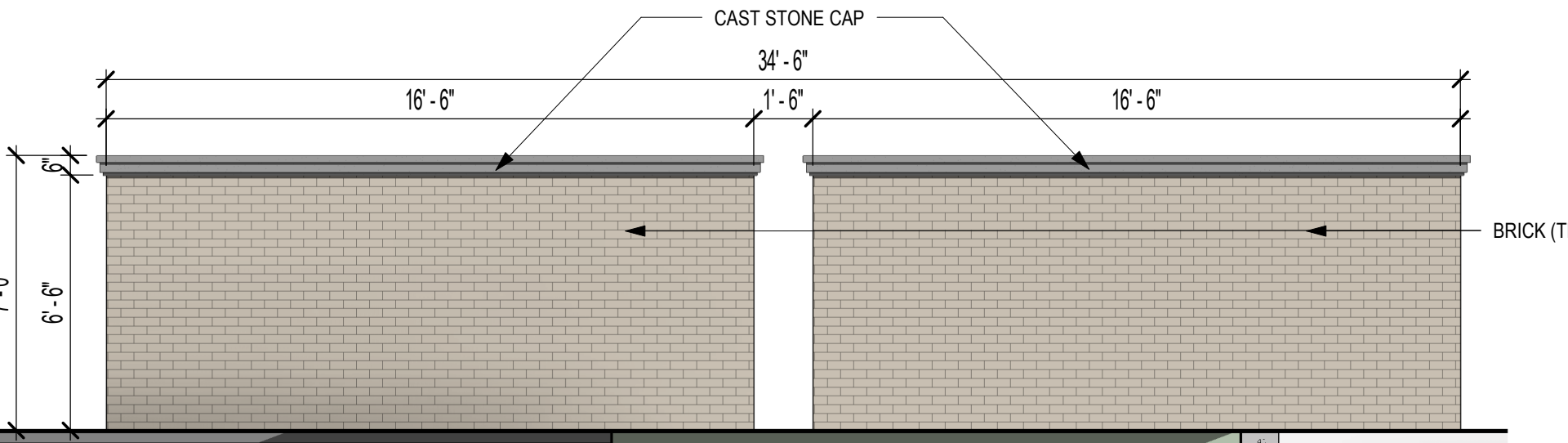
LAGRANGE SQUARE
45 ORLAND SQUARE DRIVE ORLAND PARK, IL
02/14/2020 Project #: 19083



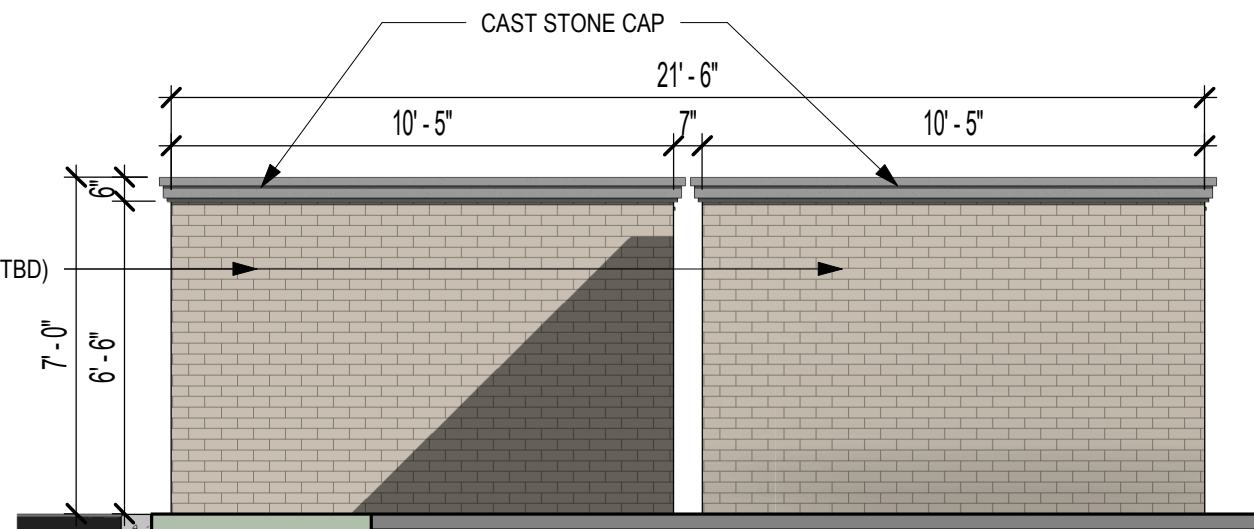
1 TRASH ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



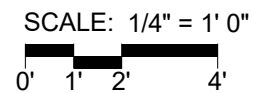
2 TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

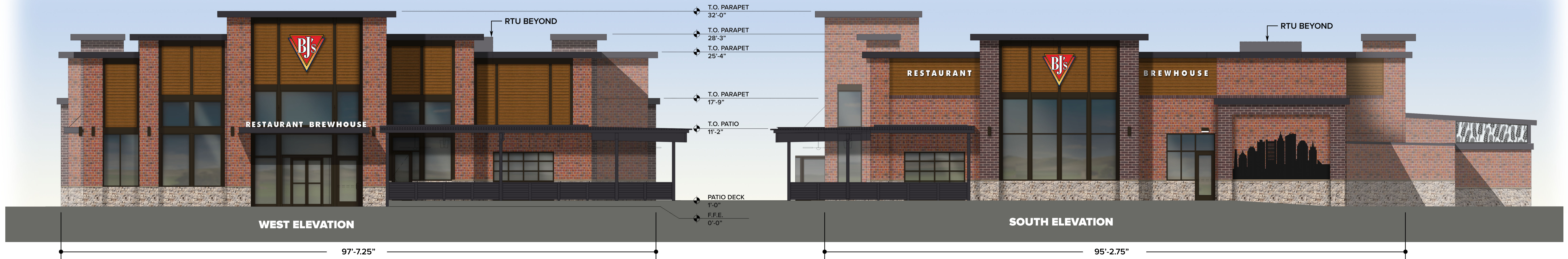


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

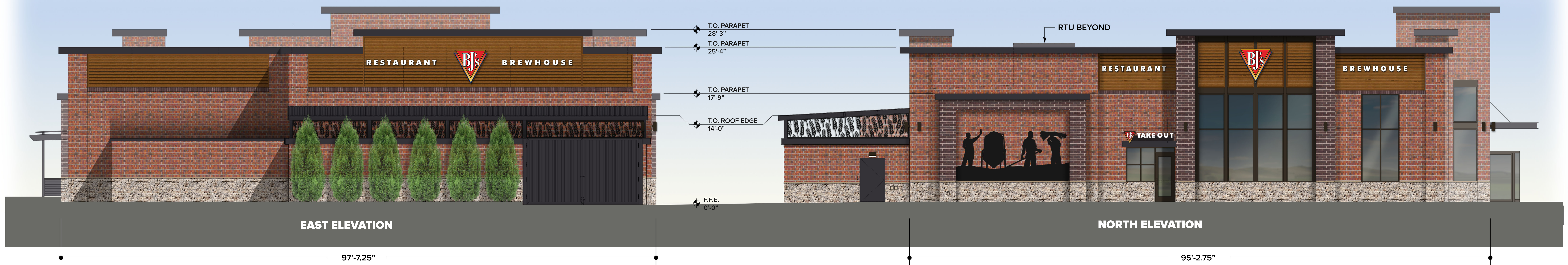


KEY DEVELOPMENT
PARTNERS, LLC

LAGRANGE SQUARE
45 ORLAND SQUARE DRIVE ORLAND PARK, IL
12/06/2019 Project #: 19083



NOTE: BUILDING MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND DO NOT REFLECT ENVIRONMENTAL VARIABLES.



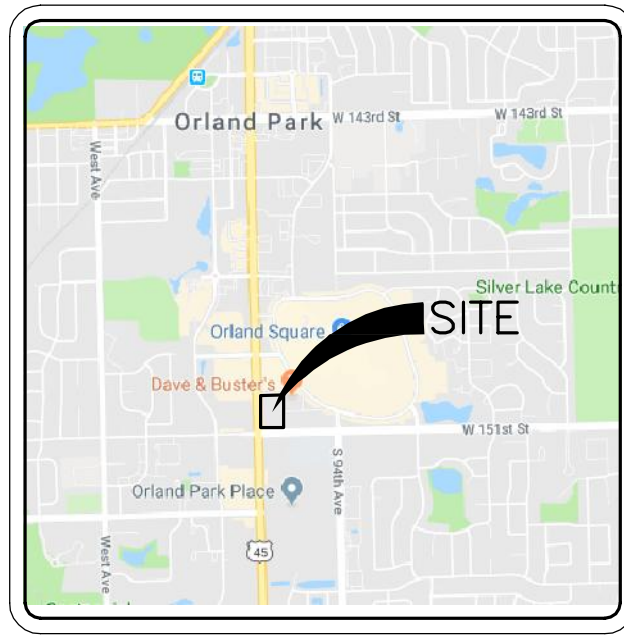
- COMPOSITE SIDING
 COLORGUARD WOODTONE
 COLOR: "RUSTIC SERIES MAPLE"
- DOOR, MECHANICAL - PAINT
 SHERWIN WILLIAMS
 SW6106 "KILIM BEIGE"
- STORE FRONT METAL
 KAWNEER
 DARK BRONZE FINISH
- BRICK VENEER
 MCNEAR BRICK
 COLOR: "RAWHIDE" (BRK-1)
- BRICK VENEER
 MCNEAR BRICK
 COLOR: "SEPIA" (BRK-2)
- PARAPET CORNICE
 SHERWIN WILLIAMS
 SW6989 "DOMINO"
- STONE WAINSCOT
 CORONADO AMALFI LEDGESTONE
 COLOR: "SALERNO"



BJ's Restaurant & Brewhouse

45 Orland Square Drive
 Orland Park, Illinois 60462





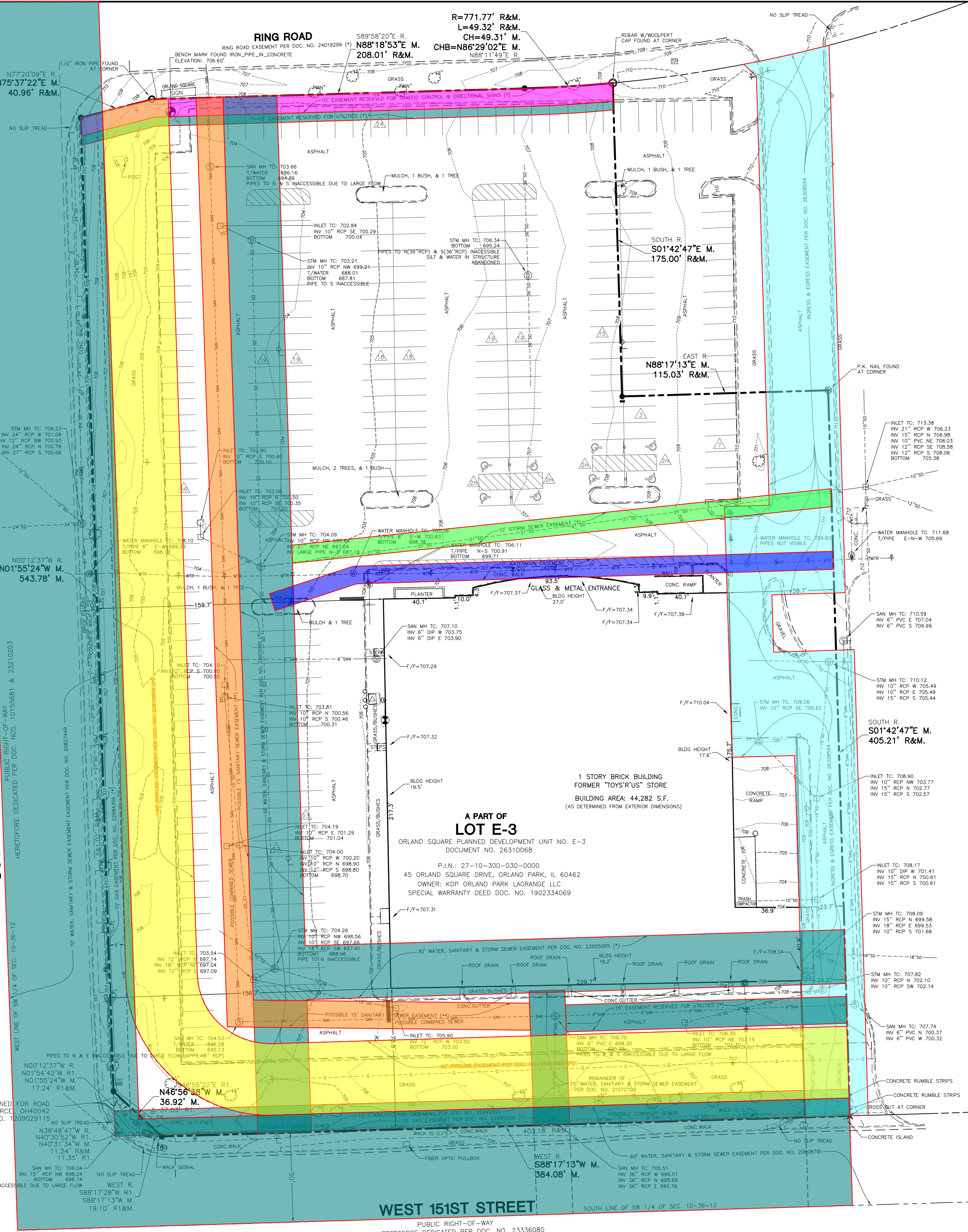
SITE MAP
NOT TO SCALE

LEGEND:

- Surveyed Boundary, Lot/Parcel Line, Right of Way Line, Setback Line, Existing Easement Line, Section Lines, Guardrail, Wood Fence, Iron Fence, Chain Link Fence, Overhead Electric, Overhead Telephone, Overhead Cable, Underground Electric, Underground Telephone, Underground Cable, Underground Fiber Optic, Underground Gas, Water Line, Fire Protection Line, Sanitary Line, Storm Line, Railroad, Tree Line, Edge of Pond, Creek, etc.

(*) - EASEMENT AS DEPICTED IN DOC. NO. 26310068
(**) - EASEMENT AS DEPICTED IN DOC. NO. 26310068 INCORRECTLY SHOWN THEREIN AS PER DOC. NO. 21072709

SOUTH LAGRANGE ROAD (U.S. ROUTE 45)



A PART OF LOT E-3
ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-3
DOCUMENT NO. 26310068

P.I.N.: 27-10-300-030-0000
45 ORLAND SQUARE DRIVE, ORLAND PARK, IL 60462
OWNER: KDP ORLAND PARK LAGRANGE LLC
SPECIAL WARRANTY DEED DOC. NO. 1902334069

WEST 151ST STREET

SURVEYOR'S NOTES:

- 1. THE LOCATIONS OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATIONS OF PHYSICAL STRUCTURES OR PER PLANS PROVIDED BY UTILITY COMPANIES AND CONFORMS TO ASCE STANDARD C/ASCE 38-02, SUE QUALITY LEVEL C AND D UNLESS OTHERWISE NOTED HEREON. NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH J.U.L.I.E. AT THE TIME OF EXCAVATION.
- 2. CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN ON THE FACE OF THIS PLAT. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH THINGS AS BUMPSTERS, TRAILERS, ETC.
- 4. "M," DESIGNATES MEASURED DIMENSION/BEARING, "R," DESIGNATES RECORD DIMENSION/BEARING PER DOC. 26310068, "R1," DESIGNATES RECORD DIMENSION/BEARING PER DOC. 1209029115.
- 5. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 6. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 7. THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
- 8. SURVEY AS SHOWN WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- 9. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ILLINOIS.
- 10. FIELD WORK COMPLETED 05/10/19.
- 11. EASEMENTS AS DEPICTED HEREIN ARE PER THE RECORDED DOCUMENTS REFERENCED IN THE CHICAGO TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO. CCH18006717LD, WITH A COMMITMENT DATE OF JUNE 06, 2018. SEVERAL OF THE DOCUMENTS REFERENCED THEREIN AND PROVIDED TO SURVEYOR WERE INCOMPLETE (MISSING EXHIBITS) THEREFORE THE LOCATIONS OF THE EASEMENTS PER SAID DOCUMENTS ARE UNKNOWN.
- 12. SOME OF THE EASEMENTS DEPICTED ON THE PLAT DOCUMENT NO. 26310068 ARE SHOWN HEREON APPROXIMATELY PER GRAPHIC PLOTTING METHODS. SURVEYOR IS NOT AWARE OF ANY POSSIBLE ABRIGATIONS OR MODIFICATIONS OF ANY OF THESE EASEMENTS.

- 10' WATER EASEMENT
- 10' STORM SEWER EASEMENT
- 10' GAS EASEMENT
- 15' SANITARY SEWER EASEMENT
- 15' TRAFFIC CONTROL AND DIRECTIONAL SIGN EASEMENT
- 40' PIPELINE EASEMENT
- VARIABLE WIDTH MULTIPLE UTILITIES EASEMENT
- VARIABLE WIDTH INGRESS & EGRESS EASEMENT

PROPERTY DESCRIPTION:

LOT E-3 IN ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-3 RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068 BEING A SUBDIVISION OF A TRACT OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PORTION CONDEMNED FOR ROAD PURPOSES IN CASE 12LS0451) IN COOK COUNTY, ILLINOIS.

AREA SCHEDULE:

217,547 S.F. OR 4.994 ACRES (MORE OR LESS)

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. IRON PIPE IN CONCRETE FOUND - SEE DRAWING FOR LOCATION. ELEVATION = 706.60'

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE WOOLPERT, INC. AN ILLINOIS PROFESSIONAL LAND SURVEYING CORPORATION, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD AND THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

DATE: _____
SIGNED: STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES NOVEMBER 30, 2020
WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001393



Woolpert, Inc. 1815 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9080 630.424.9537 FAX: 630.495.3731
KDP ORLAND PARK, IL
A PART OF THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 3RD
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS
BOUNDARY & TOPOGRAPHIC SURVEY
SHEET NO. 1 of 1

Summary of Easements on the Subject Property

Document No. 20808791



Variable Width Multiple Utilities Easement

“Grantor may continue to make use of the aforesaid real estate, provided said use is not inconsistent or detrimental to the rights herein granted. The grantor will grant free access to the premises aforesaid for the purposes aforesaid and will not obstruct or interfere with the exercise of the rights herein granted.”

- No specific restrictions about what may or may not be located within the easement.

Document No. 20827449



Variable Width Multiple Utilities Easement

“Grantor may continue to make use of the aforesaid real estate, provided said use is not inconsistent or detrimental to the rights herein granted. The grantor will grant free access to the premises aforesaid for the purposes aforesaid and will not obstruct or interfere with the exercise of the rights herein granted.”

- No specific restrictions about what may or may not be located within the easement.

Document No. 21072709



Variable Width Multiple Utilities Easement

(partially vacated per Document No. 24124212); “Grantor may continue to make use of the aforesaid real estate, provided said use is not inconsistent or detrimental to the rights herein granted. The grantor will grant free access to the premises aforesaid for the purposes aforesaid and will not obstruct or interfere with the exercise of the rights herein granted.”

- No specific restrictions about what may or may not be located within the easement.

Document No. 22984356



10' Gas Easement

(The document supplied was missing Exhibit II. Shown on the Resubdivision Plat as depicted on Document No. 26310068); Trustee reserves the right to use the easement and right of way area in any manner not inconsistent with the rights granted herein, provided however that the Trustee shall not build, construct, erect, or place or permit others to build, construct, erect or place, any buildings over the easement and right of way area without the prior written consent of Northern.

Document No. 22670809



40' Gas Pipeline Easement

(The document supplied was missing Exhibit II. Shown on the Resubdivision Plat as depicted on Document No. 26310068); Grantor is to use fully and enjoy the said lands except for the purposes granted to the said Grantee and provided the said Grantor shall not from the date hereof construct nor permit to be constructed any house, structures or obstructions on or over, or that will interfere with the construction, maintenance or operation of, any pipe line or appurtenances constructed hereunder, and the grade over such pipe line will not be increased by more than three feet nor reduced by more than one and one-half feet from the finished grade as shown on the "Site Grading" drawing.

Document No. 25499395



15' Communication Easement

- No specific rights reserved to Grantor.
- No specific restrictions about what may or may not be located within the easement.

Document No. 23925065



Variable Width Multiple Utilities Easement

(The document supplied was missing Exhibit II. Shown on the Resubdivision Plat as depicted on Document No. 26310068); Grantor shall have the right to use such property in any manner not inconsistent with the rights dedicated, assigned, transferred, conveyed and quit claimed herein, including subsurface use, provided, however, that the Grantors shall not build, construct, erect or place or permit others to build, construct, erect or place any building or other structure above, in, over, upon, across or under the easements without the prior written consent of the Village. Nothing contained herein shall, however, be deemed to prevent the construction and maintenance over, upon and within the easements of pedestrian walkways, vehicular roadways, parking areas, landscaping, planter boxes for shrubs and flowers and utility line cross-overs.

Document No. 26308594



10' Water Main Easement*



10' Storm Sewer Easement*



10' Traffic Control and Directional Sign Easement*



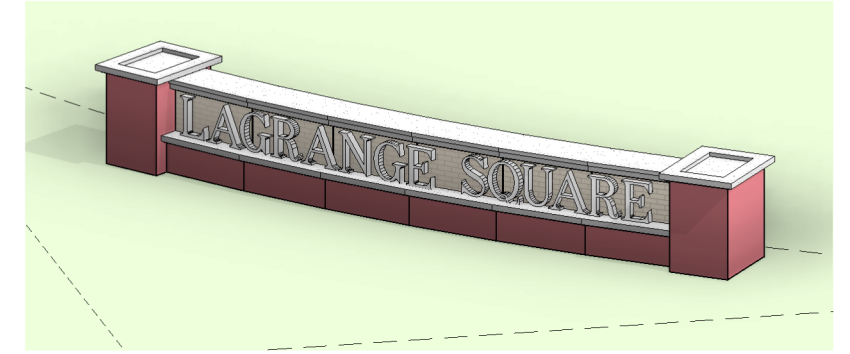
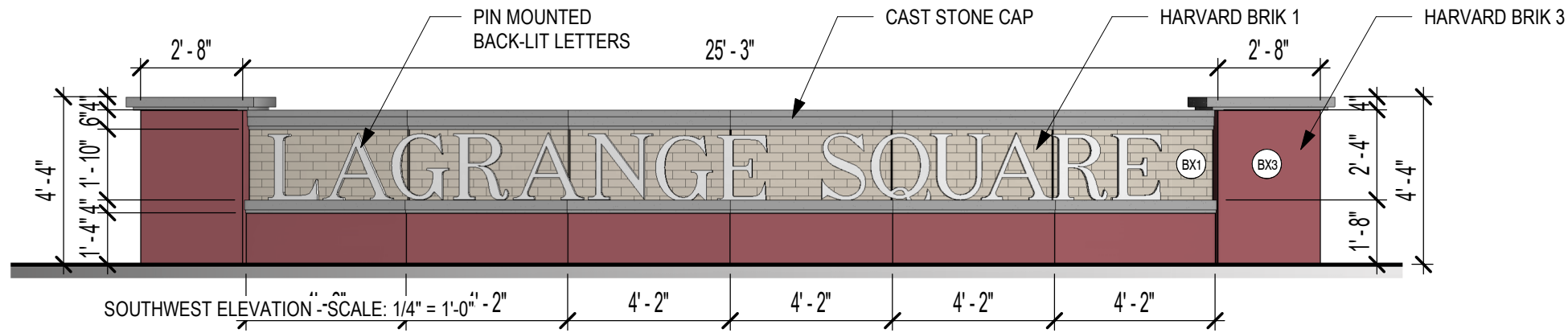
Variable Width Ingress & Egress Easement

All easements labeled (*) are depicted on the Resubdivision Plat per Document No. 26310068 (the prior Plat). Said document did not include any easement provisions.

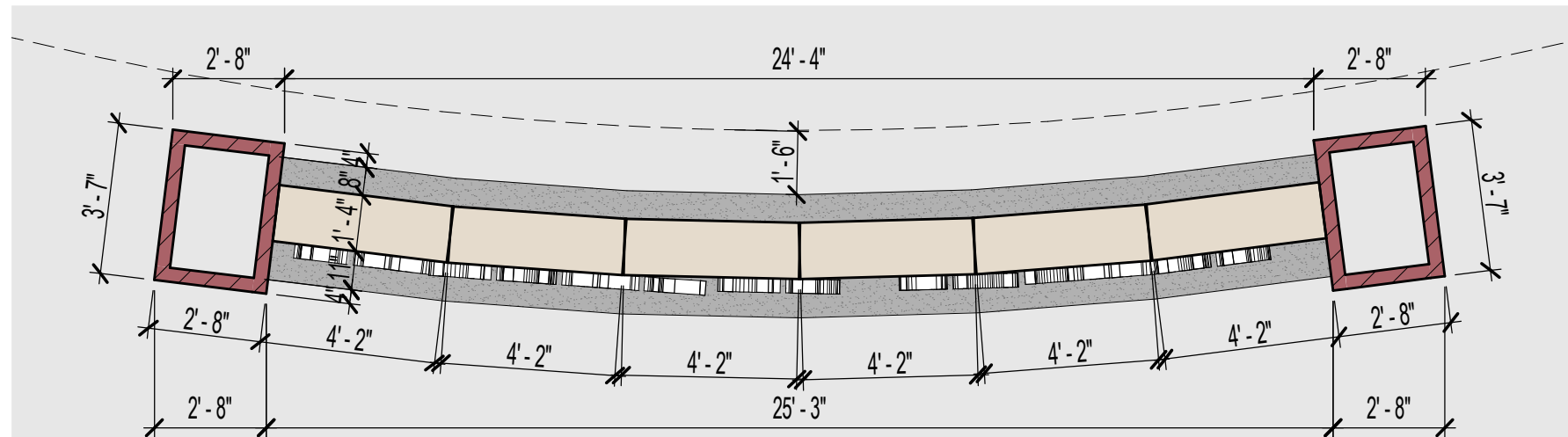


15' Sanitary Sewer Easement **

The easement labeled (**) is depicted on the Resubdivision Plat per Document No. 26310068 (the prior Plat) and was incorrectly shown therein as granted per Document No. 21072709. Said prior Plat document did not include any easement provisions.



1 LANDSCAPE FEATURE ELEVATION
SCALE: 1/4" = 1'-0"

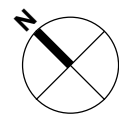


2 LANDSCAPE FEATURE
SCALE: 1/4" = 1'-0"

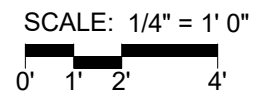
GROUND FLOOR PLAN - SCALE: 1/8" = 1'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

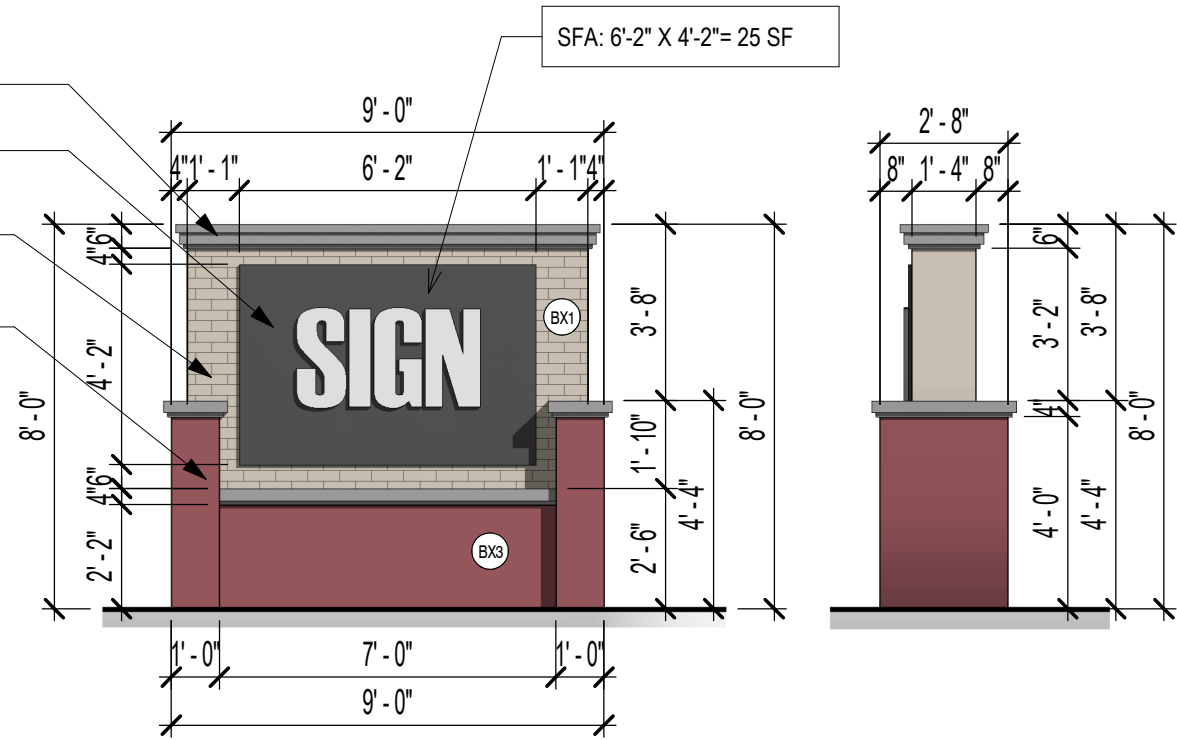
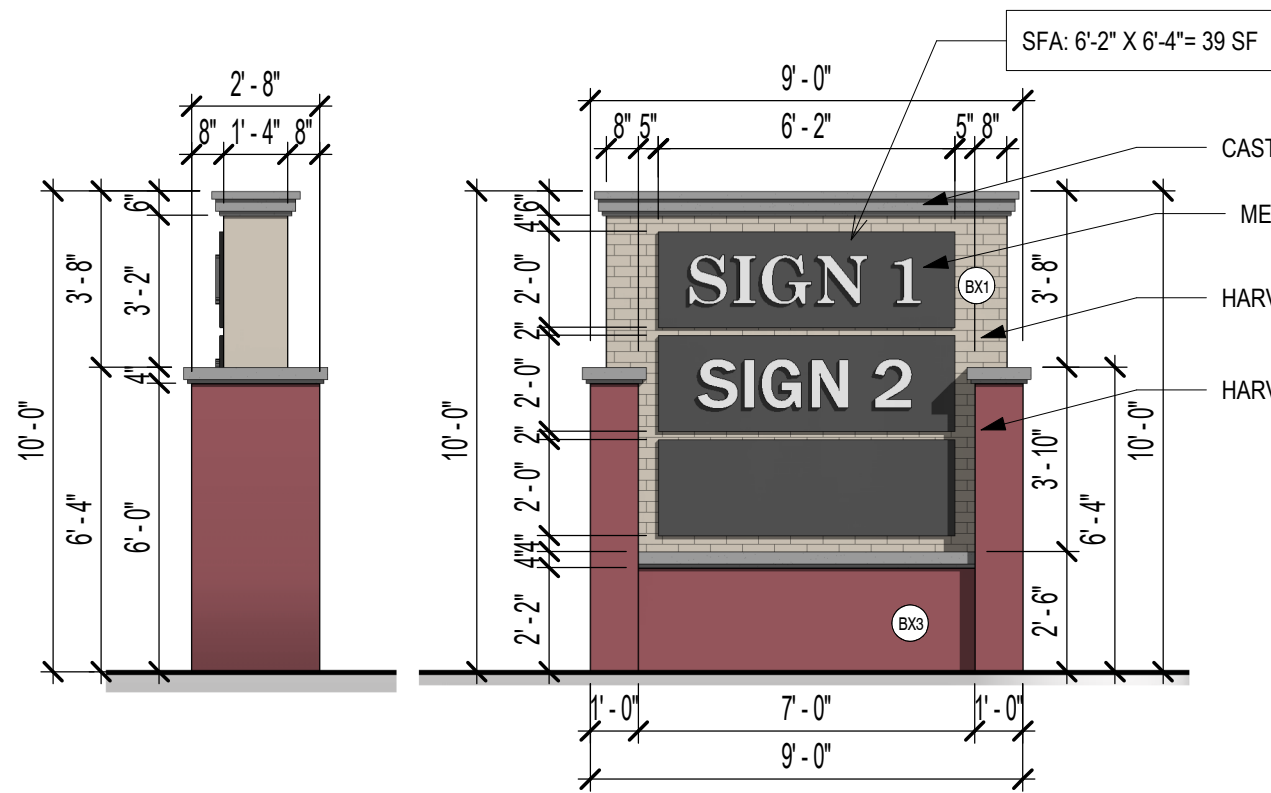


PROJECT



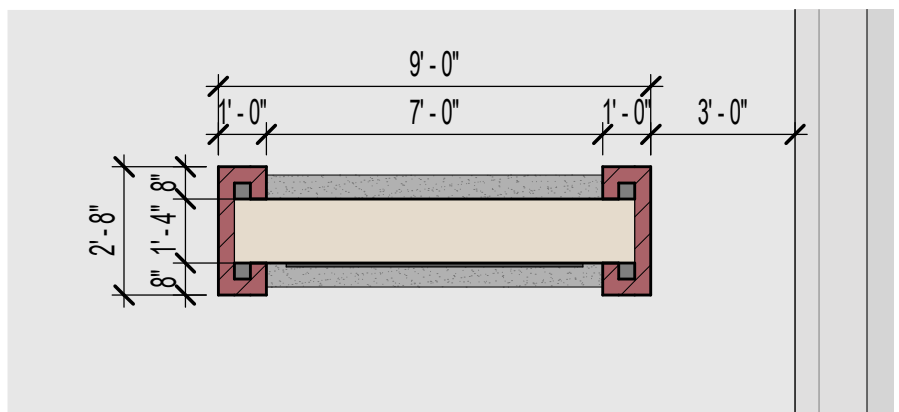
KEY DEVELOPMENT
PARTNERS, LLC

LAGRANGE SQUARE
45 ORLAND SQUARE DRIVE ORLAND PARK, IL
12/06/2019 Project #: 19083

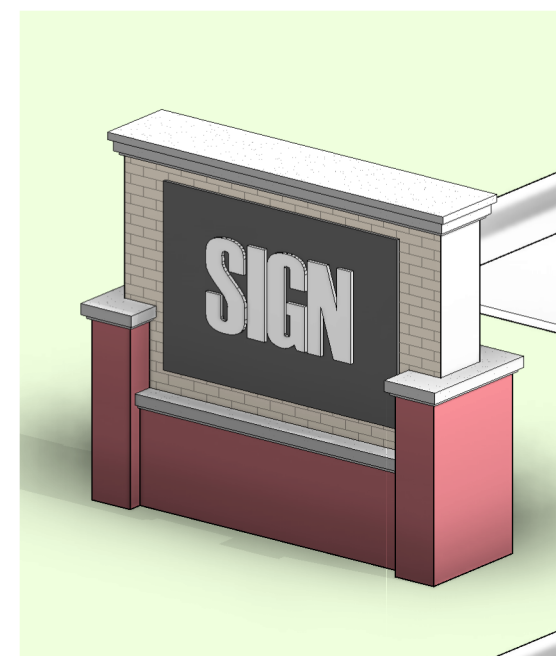
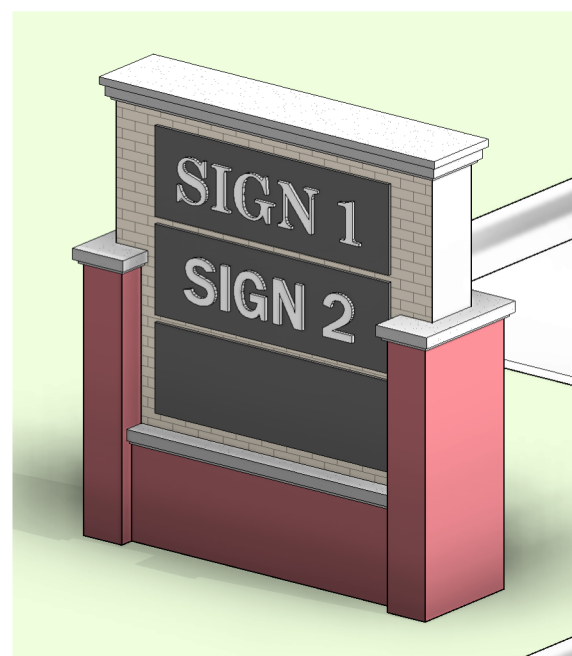


1 MONUMENT SIGN ELEVATION (MULTI-TENANT) - LOT 2
SCALE: 1/4" = 1'-0"

2 MONUMENT SIGN (SINGLE TENANT) - LOT 3
SCALE: 1/4" = 1'-0"



3 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 3 columns: Symbol, Description, and Abbreviation. Includes items like Power Pole, Light Pole, Transformer, Utility Pedestal, Gas Valve, Water Valve, Manhole, Catch Basin, Fire Hydrant, Electric Meter, Gas Meter, Ground Light, Air Condition, Traffic Signal, Sign, Flag Pole, Storm Sewer, Stockade Fence, Chain Link Fence, Guard Rail, Auto Sprinkler, Flored End Section, Found Iron Rod, Found Iron Pipe, Monitoring Well, Parking Stop, Bollard, Soil Boring Location, Concrete, Buried Utilities, Telephone, Gas, Electric, OHW Overhead Wires, Sanitary Sewer, N. North, S. South, E. East, W. West, Degrees, Feet or Minutes, Inches or Seconds, Sq. Square, Ft. Feet, Vol. Volume, Pg. Page, Calc. Calculated, Rec. Record, Meas. Measured, ROW Right of Way, CL Centerline, P.U.E Public Utility Easement, (S) Survey Bearing.

UTILITY NOTE

(UN1) The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

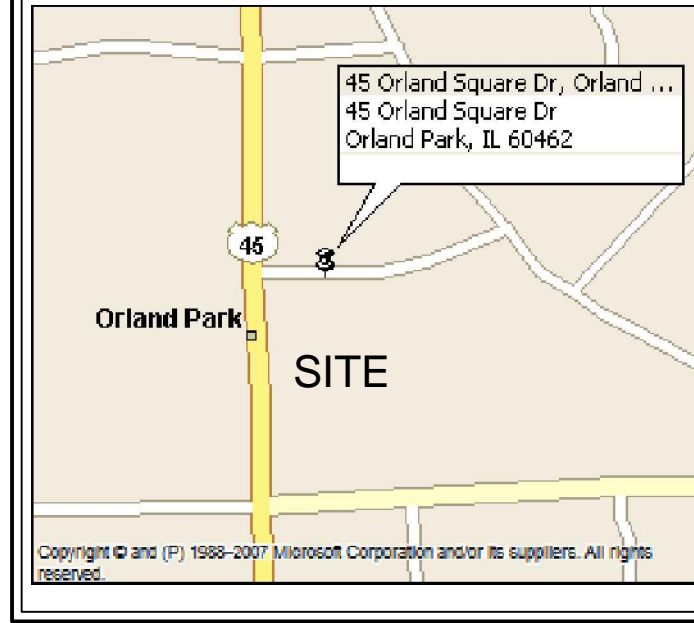
SIGNIFICANT OBSERVATIONS

- (A) BUILDING IS 1.40' INTO THE WATERMAIN EASEMENT.
(B) BUILDING IS OVER AND INTO THE STORM SEWER EASEMENT.

ITEMS CORRESPONDING TO SCHEDULE B-II

- (20) GRANT DATED MARCH 18, 1969 AND RECORDED APRIL 14, 1969 AS DOCUMENT 20808791 AND AS SHOWN ON PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED DECEMBER 28, 1978 AS DOCUMENT 24781113...
(21) GRANT DATED APRIL 22, 1969 AND RECORDED MAY 1, 1969 AS DOCUMENT 20827449 AND AS SHOWN ON PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068...
(22) GRANT DATED JANUARY 26, 1970 AND RECORDED FEBRUARY 3, 1970 AS DOCUMENT 21072709 AND AS SHOWN ON ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068...
(23) GRANT DATED DECEMBER 3, 1974 AND RECORDED FEBRUARY 3, 1975 AS DOCUMENT 22984356 AND AS SHOWN ON THE PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068...
(24) GRANT DATED MARCH 8, 1974 AND RECORDED APRIL 1, 1974 AS DOCUMENT 22670809 AND AS SHOWN ON THE PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068...
(25) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE EASEMENT AND OPERATING AGREEMENT FOR ORLAND SQUARE, RECORDED AUGUST 10, 1976 AS DOCUMENT 23591873...
(26) TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR ACCESS ROAD RECORDED DECEMBER 28, 1978 AS DOCUMENT 24781113 AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 24240428 MADE BY AND BETWEEN LA SALLE NATIONAL BANK OF CHICAGO...

VICINITY MAP - NOT TO SCALE



RECORD DESCRIPTION

PARCEL A: LOT E-3 IN ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-3 RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068 BEING A SUBDIVISION OF A TRACT OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN...
PARCEL B: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A, AS ESTABLISHED BY AND CONTAINED IN THE EASEMENT AND OPERATING AGREEMENT DATED MARCH 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT 23591873 FOR ACCESS, INGRESS AND EGRESS AS SET FORTH THEREIN AS FURTHER AMENDED BY AMENDMENT TO EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 15, 1977 RECORDED DECEMBER 16, 1977 AS DOCUMENT NUMBER 24240428.
PARCEL C: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A ABOVE, FOR THE PURPOSE OF AN INGRESS ROAD RECORDED DECEMBER 28, 1978 AS DOCUMENT 24781113 AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 3, 1982 AS DOCUMENT 26342391.
PARCEL D: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A ABOVE, FOR THE PURPOSE OF PROVIDING INGRESS AS SET FORTH IN THE DECLARATION OF EASEMENT FOR PARKING RECORDED DECEMBER 28, 1978 AS DOCUMENT 24781114.
PARCEL E: NON-EXCLUSIVE RECIPROCAL EASEMENT IN FAVOR OF PARCEL A FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS OF MOTOR VEHICLES (INCLUDING TRUCKS) AS CREATED BY EASEMENT AGREEMENT RECORDED AUGUST 3, 1982 AS DOCUMENT 26308594.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 008982050 D1, DATED JULY 27, 2016.

ZONING INFORMATION

The Surveyor was provided with the following zoning information by the insurer pursuant to Table A item 6B, Bock & Clark Zoning Report 7201600751.014 dated July, 15, 2016.

Existing Zoning - (COR) Mixed Use District.

(FAR) Floor Area Ratio - 1.0

Setbacks - Front - 25 Feet, Side - 15 Feet, Rear - 30 Feet.

Required Parking - Commercial retail building footprint 5,001 to 50,000 sq. ft. in floor are: 1 space/250 sq. ft. + 4 stacking spaces per drive through lane.

Maximum Building Height - 75' or 6 stories.

Minimum Lot Area - 10,000 sq.ft.

Minimum Lot Width - 80'.

Minimum Lot Depth - No requirement noted.

Maximum Lot Coverage - 75%.

Table with 2 columns: TYPE OF SPACE, TOTAL EXISTING. Rows: REGULAR (290), HANDICAP (8), TOTAL (298).

AREA: 217,545.12 SF± OR 4.99 ACRES±

MISCELLANEOUS NOTES

- (MN1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
(MN2) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
(MN3) ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF S. LA GRANGE ROAD TO BE NORTH 00 DEGREES 12 MINUTES 37 SECONDS WEST.
(MN4) AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
(MN5) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 45 ORLAND SQUARE DRIVE.
(MN6) THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO AND FROM W. 151st STREET AND S. LAGRANGE ROAD (VIA ORLAND SQUARE DRIVE, A PRIVATE DRIVE), WHICH ARE GOVERNED BY THE VILLAGE OF ORLAND PARK.
(MN7) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
(MN8) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
(MN9) IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1703100010, WHICH BEARS AN EFFECTIVE DATE OF 8/15/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 7/13/2016.

ALTA/NSPS LAND TITLE SURVEY

Toys R Us

B/C Project No. 201602266 030

Orland Par

6023

45 Orland Square Drive Orland Par IL

based upon Title Commitment No. 1401 008 82050 D1

of Chicago Title Insurance Company

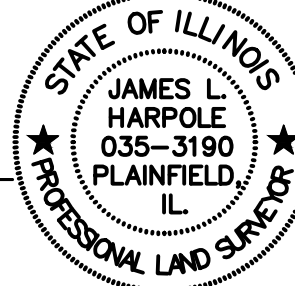
bearing an effective date of July 27 2016

Surveyor's Certification

To: Toys "R" Us Property Company II, LLC, a Delaware limited liability company ("Borrower"), Goldman Sachs Mortgage Company and Bank of America, N.A., together with each of their successors and/or assigns, and any lender or lenders holding an interest in the Property or the direct or indirect equity interests in Borrower, and all of their respective successors, assigns and participants, Chicago Title Insurance Company, and each of their respective successors and/or assigns, and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on July 1, 2016.

James L. Harpole
Illinois Professional Land Surveyor No. 31 0
In the State of Illinois Expires 11-30-2016



SURVEY PERFORMED BY: JLH LAND SURVEYING INC. 7222 COURTWRIGHT DRIVE PLAINFIELD, IL 60586 PHONE: 815-729-4000 WWW.JLHSURVEY.COM

PROJECT REVISION RECORD

Table with 4 columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Includes revisions for first draft, network comments, client comments, and field work.

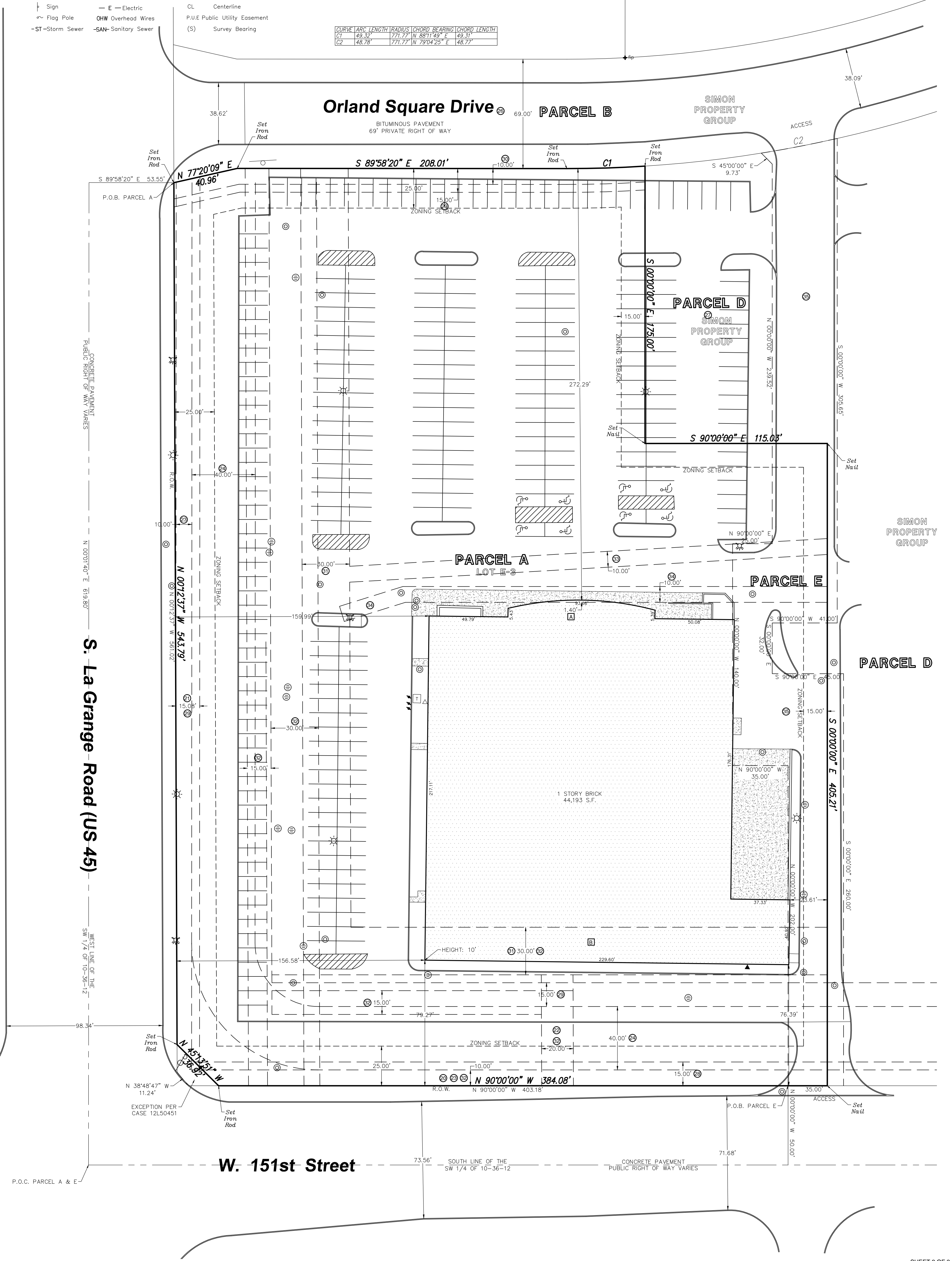
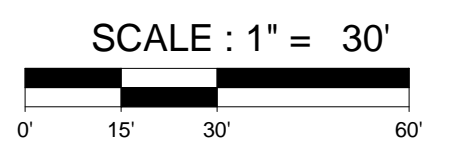
Bock & Clark National Coordinators 1-(800)-SURVEYS (787-837) Bock & Clark Corporation 3550 W. Market Street, Suite 200, Akron, Ohio 44333 maywehelpyou@bockandclark.com www.bockandclark.com

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LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|--------------------|------------------------|-------------------------------|
| ⊕ Power Pole | —□— Stockade Fence | N. North |
| ⊕ Light Pole | —x— Chain Link Fence | S. South |
| ⊕ Transformer | —▲— Guard Rail | E. East |
| ⊕ Utility Pedestal | ⊙ Auto Sprinkler | W. West |
| ⊕ Gas Valve | △ Flared End Section | ° Degrees |
| ⊕ Water Valve | ● Found Iron Rod | ' Feet or Minutes |
| ⊕ B-Box | ○ Found Iron Pipe | " Inches or Seconds |
| ⊕ Manhole | ⊕ Monitoring Well | Sq. Square |
| ⊕ Catch Basin | ⊕ Parking Stop | Ft. Feet |
| ⊕ Fire Hydrant | ⊕ Bollard | Vol. Volume |
| ⊕ Electric Meter | ⊕ Soil Boring Location | Pg. Page |
| ⊕ Gas Meter | ⊕ Concrete | Calc. Calculated |
| ⊕ Ground Light | ⊕ Buried Utilities | Rec. Record |
| ⊕ Air Condition | — T — Telephone | Meas. Measured |
| ⊕ Traffic Signal | — G — Gas | ROW Right of Way |
| ⊕ Sign | — E — Electric | CL Centerline |
| ⊕ Flag Pole | ⊕ OHW Overhead Wires | P.U.E Public Utility Easement |
| —ST— Storm Sewer | —SAN— Sanitary Sewer | (S) Survey Bearing |

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	49.32'	771.77'	N 88°11'49" E	49.31'
C2	48.78'	771.77'	N 79°04'25" E	48.77'



Bock & Clark ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
Toys R Us
 DATE OF FIELD SURVEY: July 1, 2016
 NETWORK PROJECT NUMBER: 201602266-30
1-(800)-SURVEYS (787-837)
 mayhelpyou@boc-andclark.com www.boc-andclark.com



LaGrange Square Development – 45 Orland Square Drive – Orland Park, IL

Special Use Standard Responses:

March 16, 2020

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;*

Response: The proposed LaGrange Square development will maintain the LaGrange Road corridor as a regional destination with a variety of dining opportunities. The property will be managed, utilized and maintained in a way that will increase the attractiveness to the surrounding area. The existing property is a vacant commercial retail store.

2. *The special use will be consistent with the community character of the immediate vicinity of the parcel for development;*

Response: the community character will be consistent with the adjacent developments by this development providing visually appealing features like monument signs, landscaping, and permeable pavement design along the 151st Street and LaGrange Road corridors.

3. *The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties;*

Response: The proposed development will have minimized adverse effect on adjacent properties as the setbacks of new development have been increased from current existing conditions. Proposed conditions will be an improvement of the existing conditions.

4. *The proposed use will not have an adverse effect on the value of the adjacent property;*

Response: The proposed development will have minimized adverse effect on adjacent properties as proposed conditions will be an improvement of the existing conditions. Existing adjacent properties along LaGrange Road are commercial developments similar to the proposed development.

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;*

Response: Public utilities and utility services to serve the 5 different tenant spaces are proposed. The existing drainage storm sewer is being used and additional stormwater improvements in the form of volume control are proposed to reduce the onsite runoff from the existing condition.

March 16, 2020

Page 2

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;*

Response: The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvement associated with the proposed development. There is no proposed open space on this property. Existing detention pond facility is off-site.

7. *The development will not adversely affect a known archaeological, historical or cultural resource;*

Response: Based upon our response from the IDNR, their records indicate no historic, architectural, or archaeological site existing within the project area.

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.*

Response: The proposed project will comply with all additional standards imposed by the Village.

..Title/Name/Summary

LaGrange Square – Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision

..History

QUICKFACTS

Project

LaGrange Square - 45 Orland Square Drive
2019-0756

Petitioner

Steve Panko - Key Development Partners, LLC

Purpose

The petitioner seeks approval to construct three (3) buildings on a 4.9 acre site located at 45 Orland Square Drive. The proposed project includes one restaurant building with a drive-through, one stand-alone restaurant building, and one multi-tenant building that will include three restaurant tenant spaces, one of which will have a drive-through.

Requested Actions: Site Plan, Elevations, Landscape Plan, Subdivision, and Special Use Permit Amendment with Modifications

Address: 45 Orland Square Drive

P.I.N.: 27-10-300-030-0000

Parcel Size: 4.99 acres

Comprehensive Plan: Regional Core Planning District with Regional Mixed Use Designation

Existing Zoning: COR Mixed Use District

Existing Land Use: Vacant (Former Toys “R” Us – Commercial Retail)

Proposed Land Use: Five (5) restaurants

Surrounding Land Uses & Zoning:

North: COR Mixed Use District – (across Ring Road) Multi-tenant shopping center building, Restaurant with a drive-through (Panda Express)

South: COR Mixed Use District – (across 151st Street) Multi-tenant shopping center, Restaurant (Casa Margarita’s)

East: COR Mixed Use District – (across private access drive) Restaurant / Indoor Recreation (Dave & Buster’s)

West: COR Mixed Use District – (across LaGrange Road) Multi-tenant shopping center (Orland Greens Shopping Center)

BACKGROUND

The subject property is located on one of the outlots within the Orland Square Mall Planned Development. The Special Use Permit for Orland Square was approved by the

Board of Trustees on November 8, 1971 by Ordinance No. 468. The site was formerly occupied by Toys R Us and has been vacant since 2018 after the store closed.

PROJECT DESCRIPTION

The petitioner proposes to demolish the existing 44,200 square foot building formerly occupied by Toys R Us and redevelop the site with three (3) new buildings on a 4.9 acre site located at 45 Orland Square Drive. The existing lot will be subdivided into three (3) lots to accommodate each building.

The proposed project requires approval of a Site Plan, Landscape Plan, Elevations, Subdivision, Special Use Permit Amendment to the Orland Square Planned Development (Ordinance No. 468) and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District. The petitioner requests approval of the following modifications:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)

With the exception of the requested modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

The proposed site plan consists of a total of five (5) restaurants within three (3) buildings, a total of two-hundred and ten (210) parking spaces, three (3) outdoor seating areas for the proposed restaurants, and new landscape areas. Two (2) of the proposed restaurants will include accessory drive-through facilities. Although each individual lot will contain its own parking, the overall development utilizes a shared parking design with multiple cross-access connections.

The project will consist of one restaurant building with a drive-through (Raising Cane's), one stand-alone restaurant building (BJ's Restaurant & Brewhouse), and one multi-tenant building with three restaurant tenant spaces. Two of the proposed tenant spaces in the multi-tenant building have identified restaurant users (Panera Bread and Chipotle). The proposed tenant space to be occupied by Panera will include a drive-through lane. The future tenant located in the middle of the building has not been identified at this time.

Approval of a modification is required to allow for a drive-through facility and parking lots to be located within the setback area between the building façades and the streets. A number of utilities and easements transverse the site and create a legitimate hardship for moving the buildings closer to LaGrange Road and 151st Street. As shown on the attached exhibit, a 40 foot wide pipeline easement, 15 foot sanitary sewer easement, and 30 foot easement occupied by a large storm sewer hinder the ability for the project to meet these code requirements. A similar variance/modification to allow for parking between the building façade and the street was previously granted for the property at 31 Orland Square Drive directly to the north of the site, which is also impacted by the pipeline easement. The proposed utility easements also create challenges for providing

landscaping on site.

At the northeast corner of the site, the proposed Lot 1 and Lot 2 will be directly adjacent to Parcel D, which is under separate ownership (Simon Properties) and is part of the property currently occupied by Dave and Buster's at 49 Orland Square Drive. The portion of Parcel D adjacent to the LaGrange Square Development currently includes approximately thirty (30) parking spaces. The petitioner is proposing off-site improvements / minor changes to Parcel D, including new landscaping and a reconfigured design, which will result in a total of twenty-seven (27) spaces after construction. Because this property is under separate ownership, a parking and cross access easement shall be established to ensure the access will be provided to Lot 1 and Lot 2 in the future. The petitioner will be required to provide a letter of authorization from the adjacent property owner allowing the off-site work and landscape changes on Parcel D.

Lot 1 (Restaurant with an Accessory Drive-Through)

Lot 1 is located on the north portion of the subject property, at the southwest corner of LaGrange Road and the Ring Road. The proposed 1.07 acre lot will include a 3,530 square foot restaurant building with an accessory drive-through. The building will be occupied by Raising Canes, a fast-food establishment.

The proposed drive-through lane will extend around the east, north, and west sides of the building. The entrance to the drive-through lane on the east side of the building will include a double lane that then transitions into a single lane on the north and west sides. To meet the code requirements per Section 6-210.F.4, the drive-through lane areas located between the building façade and the street will be constructed of permeable pavement. Parking for Lot 1 is located directly south of the building. The outdoor patio area will be located on the west side of the building facing LaGrange Road and will be covered by a metal canopy attached to the building. The proposed dumpster enclosure will be located to the rear of the building.

Lot 2 (Multi-Tenant Building with an Accessory Drive-Through)

Lot 2 is located in the center of the overall development and measures 1.97 acres. The proposed 9,878 square foot multi-tenant building will consist of three (3) tenant spaces for restaurant users.

The 4,820 square foot northernmost tenant space will be occupied by Panera Bread and will be served by an accessory drive-through located on the rear and north side of the building. An outdoor seating area is proposed on the west side of the building facing LaGrange Road.

The center tenant space measures 2,698 square feet in size and does not currently have an identified user. However, it is anticipated that a restaurant will occupy this space in the future. The southernmost tenant space measures 2,360 square feet in size and will be occupied by Chipotle. Outdoor seating areas are currently not indicated on the site plan for the restaurants users in the center and southern tenant spaces. Any

future outdoor seating areas will require approval via an Appearance Review and must meet all Village code requirements.

Parking will be located on the east and west sides of the building. The parking area located between the building and LaGrange Road will be constructed of permeable pavement. Four additional parking spaces located at the rear of the south tenant space will also be constructed of permeable pavement. Two dumpster enclosures are proposed at the rear of the building to the east of the drive-through lane.

Lot 3 (Restaurant)

Lot 3 is located on the south portion of the overall site, at the northeast corner of LaGrange Road and 151st Street. The 1.95 acre lot will include a 7,630 square foot restaurant building for BJ's Restaurant and Brewhouse. A 954 square foot covered outdoor seating area is proposed around the southwest corner of the building. The parking lot areas located on the north, east, and south sides of the lot will be constructed of permeable pavement. The parking bays containing a total of fifty-four (54) parking spaces located directly to the east and rear of the building will also be constructed of permeable pavement.

MOBILITY

Vehicular/Traffic

The subject property is located on the east side of LaGrange Road, a major arterial street under IDOT jurisdiction, but will not have direct access to this street.

Access will be provided from the existing shared private access drive located on the east side of the property, which has been established via a recorded ingress and egress easement. The shared access drive serves the subject property as well as the Dave and Buster's property to the east. The shared access drive connects to 151st Street, a minor arterial under Village jurisdiction, on the south side of the property at an existing right-in/right-out intersection. To the north, the shared drive connects to Orland Square Drive (commonly referred to as the "Ring Road"), a private road that serves the entire Orland Square Mall development.

The site plan has been designed with cross-access connections between all three lots and a shared parking scenario. Lot 2 and Lot 3 will have separate access drive onto the private access located on east side of the subject property. Lot 1 will be accessed via Parcel D owned by Simon Property Group. Lot 1 will require a recorded cross access easement, as this site is not accessible from a public or private road.

Cross-Access

Lot 1 will not have direct access onto a right-of-way or private road and therefore an easement must be established to ensure adequate ingress and egress is maintained to the site. A cross-access and shared parking agreement between the petitioner and Simon Property Group pertaining to Parcel D will be required to ensure the adequate provision of parking, ingress and egress. The petitioner will be required to submit a final plat during final engineering establishing a new cross-access easement.

Drive-Through Lanes

Two accessory drive-through facilities will be located on Lots 1 and 2 of the development. The drive-through on Lot 1 will include a single lane on the north and west sides of the building, with a dual stacking lane located on the east (rear) side of the building. The drive-through facility on Lot 2 includes a single lane to the north and east (rear) of the building.

Per Section 6-210.F.4, drive-through facilities are not allowed within the setback area between the building facade and the street unless approved via a modification to a Special Use Permit. In order to qualify for a Special Use Modification, the drive through facility must meet all of the conditions stated in Section 6-210.F.4.

A modification is requested to allow for the drive-through lane on Lot 1 to be located between the building façade and the adjacent streets (LaGrange Road and the Ring Road). As proposed, the drive-through lane meets most of the conditions of Section 6-210.F.4 in terms of the design, maximum width and minimum turning radius, 10 foot setback from all property lines, and use of decorative pavement or permeable pavers. However, the screening and landscaping requirements are not met. The drive-through lane must be screened with a combination of masonry walls and/or decorative landscaping in order to provide a solid buffer at a minimum height of 36 inches. A condition of approval has been added that the landscape plan be revised so that the drive-through lane is fully screened from view. Additionally, all future menu boxes and drive-through accessories must be designed with masonry architectural details matching the materials and design of the building, screened from vehicular and pedestrian view, and kept out of the setback between the building and the street.

Parking

Required - Lot 1: 35 spaces; Lot 2: 99 spaces; Lot 3: 76 spaces; Total: 210 spaces

Provided - Lot 1: 35 spaces; Lot 2: 99 spaces; Lot 3: 114 spaces; Total: 248 spaces

Per Section 6-306.B, restaurants are required to provide one (1) parking space per one-hundred (100) square feet of floor area and seven (7) stacking spaces per drive-through lane. In this case, a total of two-hundred and ten (210) parking spaces are required for the total 21,038 square feet of floor area. A total of two-hundred and forty-eight (248) parking spaces are proposed. Thirteen (13) stacking spaces are provided in the drive-through lane in Lot 1 and seven (7) stacking spaces are provided in the drive-through lane on Lot 2. The petitioner is proposing an excess of thirty-eight (38) parking spaces, which equates to an increase of 18.1% above code requirements. Because the overall number of spaces does not exceed 20%, a modification is not required per Section 6-306.B.3 of the Land Development Code.

Bicycle parking is proposed on all three lots. A total of twenty-six (26) bicycles parking stalls will be installed, which meets the requirements of Section 6-306.H.

Pedestrian Access

Sidewalks are currently provided on the south side of the site along 151st Street and on the west side along LaGrange Road. A new perimeter sidewalk is proposed on the north side of the site along the Ring Road to connect LaGrange Road to the Dave and Buster's property to the east, which currently includes a sidewalk. A new internal sidewalk system will be installed within the interior of the development to connect the perimeter sidewalks to the proposed restaurant buildings. A total of seven (7) sidewalk connection points will be provided to adjacent sidewalks along the Ring Road (north), 151st Street (south), and LaGrange Road, (west), and the Dave and Buster's lot (east). Decorative crosswalk pavers will be used where the sidewalks cut through the parking lot/access drive to create a defined pedestrian route.

ELEVATIONS

Raising Cane's

In general, the building's façade primarily incorporates three variants of light to medium tan colored brick. The building is accented with the use of red reclaimed metal panels and EIFs resembling stucco. The northern elevation functions as a drive-through service area and has two service windows. The elevation incorporated three vertical accents using the EIFs where service windows are located. The southern elevation is punctuated by three large windows and the façade mostly incorporates natural colored brick. The eastern elevation functions as service area for the building. The western elevation has a marron reclaimed metal accent, garage door windows and an outdoor patio area. This elevation also serves as the main entrance to the site.

Multi-Tenant Building

The building is distinguished by its use of contrasting whites and browns. The building colors are dictated by the branding schemes of the individual tenants. The tenant spaces intended for occupation by Panera and Chipotle will be painted to match the company's respective branding. The building's northern elevation functions as a drive-through service area and has one service window for Panera. The southern elevation has a color scheme which incorporates three colors and includes three large windows. The eastern elevation functions mostly as a service area and includes rear access doors for each tenant. The drive-through accessories are also located on the east. The western elevation serves as the main entrance and has a high degree of transparency which includes several windows and entrance doors.

BJ's Brewhouse

In general, the building is primarily finished with a rawhide brick veneer. The building is accented with composite wood toned siding, sepia brick veneer, and stone wainscot around its base. The cornices and accent art is finished in a dark, almost black, paint. The north elevation incorporates large windows and a take-out entrance. Composite wood toned siding is used near the building's black cornices. A large black metal cut-out public art display is outlined in sepia brick and the service area proposed for the rear of the site has cattail cutouts around the perimeter. The south elevation replicates the lot of the north elevation with the exception of an outdoor seating area which comprises about a quarter of the width of the building. The west elevation functions as the site's main entrance. Outdoor seating accounts for more than half the width of the building on

this elevation. The back of house operations on the east elevations will be screened with a masonry wall. The petitioner has incorporated several design elements to increase the aesthetic appeal of this side of the building. This includes the incorporation of the cattail cut-out bordering the top of the enclosure and the planting of tall evergreen trees meant to break up the appearance of blank walls.

LANDSCAPING/TREE MITIGATION

The preliminary landscape plan has been reviewed by the Village's landscape consultant, Hey & Associates. The petitioner must submit a final landscape plan for separate review and approval in conjunction with final engineering. All conditions included in the most recent and future comment letters must be addressed during final landscape plan review. It is imperative that the landscape design professional and project engineer coordinate their work to provide grading required for landscape compliance.

The landscaping requirements for Landscape Corridors and Signage Landscape have been met and will be confirmed during final landscape plan review. However, there are several areas of the landscape plan that are deficient and do not meet the requirements of Section 6-305. Landscape requirements must be revised to meet the requirements of Section 6-305.D. Conditions of approval have been added to provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of the building located on Lot 2, or provide an alternative landscaping option such as planter boxes. Provide additional shrubs within the north bufferyard to meet Type 1 Landscape Bufferyard requirements in accordance with Section 6-305.D.4. A shade tree shall be installed in the parking lot island to the north of the building on Lot 2 and the proposed light pole shall be relocated to the landscape area directly to the south to meet the requirements of Section 6-305.D.6.

There are several areas shown on the land where it is unclear if a handful of existing trees on site are to be removed or preserved. A revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F and addressing all previous landscape plan review letter comments must be submitted with the final landscape plan.

Additionally, because the property is bisected by a number of utilities and easements, landscaping is either limited or restricted within several areas on site. Of note, the 40 foot wide pipeline easement that runs along LaGrange Road and 151st Street has specific restrictions on allowable landscaping and development. Landscape Parkway and Parking Lot Area Landscape requirements appear to not be met due to the pipeline easement restrictions. As a result, a condition of approval has been added that the petitioner work with staff to identify exactly what may or may not be allowed in the pipeline easement to determine if required landscaping can be met or if cash in lieu is appropriate. If required mitigation trees, or any other tree required by Code, cannot be provided on the site, the petitioner shall pay cash in lieu of trees.

The petitioner must provide additional documentation on easement restrictions and landscaping. If no recorded restriction preventing trees exists, the petitioner should

revise the plans to meet tree requirements. If the code cannot be met, the petitioner shall pay fee in lieu for the trees that are unable to be provided on site. If the required five (5) parking lot trees cannot be provided within the parking lot islands along 151st street, then the petitioner provide additional plant diversity and work with staff to determine suitable plant material that will provide year-round visual interest.

It should be noted that the Land Development Code allows for alternative landscape plans grants relief from strict conformance to the landscape provision of the Land Development Code. The petitioner has submitted an alternative landscape plan which represents a significant improvement over existing conditions. The petitioner will mitigate certain code deficiencies in the landscape plan by paying cash in lieu of planting trees and substituting plant species.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering approval has been granted for this project by the Village's engineering consultant, Christopher B. Burke Engineering Ltd. (CBBEL). Final engineering submittal must address all previous review letter comments as well as any future engineering comments.

Detention/Retention – An existing shared detention pond located on 151st Street accommodates stormwater and detention for the entire Orland Square Mall and outlots. Permeable pavement will be used to provide required volume control on site.

Utilities – Nearby tie-ins are existing and available. Utilities have been coordinated with overall Planned Development. The plat of subdivision will need to be revised to show any newly established easements or the vacation of any easements as a result of changes to the utilities on site.

Traffic Study – The petitioner has submitted a traffic study for this project, which is required for all proposed developments with drive-through facilities under Section 6-405. The study concludes that the existing access system serving Orland Square Mall and associated outlot parcels will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided for the existing and proposed land uses.

Lighting – A photometric plan will be reviewed during final engineering and shall meet the requirements of Section 6-315.

Off-Site Improvements - The petitioner will need to provide a letter from the adjacent landowner allowing the off-site work and landscape changes on Parcel D. An approval letter shall be submitted prior to the issuance of any permits.

Comprehensive Plan

According to the Village's Comprehensive Plan, the subject property is located in the Regional Core planning district and has a land use designation of Regional Mixed Use

which provides “some of the largest regionally oriented, commercial uses that serve residents and draw visitors”. This designation includes a wide variety of uses, such as restaurants, large retail centers, movie theaters, and offices. The proposed restaurants are an appropriate land use within this designation.

Land Use/Compatibility

The proposed development is consistent with the surrounding uses. Restaurants are considered a permitted use in the COR Mixed Use District. The LaGrange Road corridor and Orland Square Mall include a multitude of existing restaurant uses.

Subdivision

The proposed project will include a subdivision to divide one (1) lot into three (3) lots. A preliminary plat has been received and reviewed by the Village. The petitioner will need to submit a Plat of Subdivision to the Village for execution and recording.

Special Use Permit

The subject property originally developed under a Planned Development for Orland Square Mall (Ordinance No. 468). The petitioner now seeks an amendment to an existing planned development to redevelop a former big box retailer into a three (3) lot subdivision with three (3) buildings. A total of five (5) restaurants are proposed on site.

Restaurants with a drive-through facility require approval of a Special Use Permit in the COR Mixed Use District per Section 6-210.C of the Land Development Code. Per Section 5-105.E. of the Land Development Code, the Plan Commission shall consider the extent to which the proposed project will meet the eight Special Use Standards listed in the Code. The petitioner has provided responses to the Special Use Standards, which are attached for review.

Modifications

As part of the Special Use Permit, the petitioner is requesting one (1) modification to the Land Development Code. The requested modifications are listed below:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)

The petitioner has requested approval to locate a restaurant drive-through lane on Lot 1 between the building façade and the adjacent streets (LaGrange Road and Ring Road). The project will be required to meet all of the conditions listed in Section 6-210.F.4.

Additionally, parking is proposed between the building facades on Lot 2 and Lot 3 and the adjacent streets (LaGrange Road and 151st Street). The utilities and easements bisecting the site create a legitimate hardship for moving the buildings closer to LaGrange Road and 151st Street. The utility easements also present challenges in meeting landscape code requirements. However, a large landscape bed with a mix of perennials is proposed along LaGrange Road and 151st Street to help offset the impact of the proposed modification and visual impacts from the street. The petitioner shall work with staff to meet all code requirements where possible and pay cash in lieu of landscaping if plant material cannot be accommodated on site.

Signage

A development sign for the LaGrange Square center is proposed at the corner of LaGrange Road and 151st Street. The proposed low wall and sign will be surrounded by a mix of landscaping. The petitioner has provided conceptual elevations for review. Several monuments signs are also conceptually proposed along LaGrange Road. Signage is not included as part of this petition. All signs are subject to a separate sign permit review by the Development Services Department and must comply with Section 6-307 of the Land Development Code.

Garbage Enclosures

All of the proposed garbage enclosures will be located at the rear of each building. To meet code requirements, the enclosure walls and gates must be constructed of the same building material and in the same architectural style as the principal structure. Opaque walls and gates shall have a height no greater than eight (8) feet and no less than six (6) feet.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and must be located interior to the building. The petitioner has verified that all mechanical equipment will be screened from view. The proposed roof ladder will be accessed from an equipment room inside the building.

Exactions and/or Incentives

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements.

Bulk Requirements

Lot Size

Minimum – 4,356 sq.ft.

Overall Proposed – 217,548 sq.ft.

Lot 1– 46,623 sq.ft.

Lot 2 – 85,969 sq.ft.

Lot 3 – 84,955 sq.ft.

Lot Coverage

Maximum – 75.0%

Overall Proposed – 65.5%

Floor Area Ratio (F.A.R)

Maximum – 1.0 FAR

Overall Proposed – 0.10 FAR

Setbacks

LaGrange Road (West):

Required – 25 feet
Lot 1 – 122.3 feet
Lot 2 – 122.8 feet
Lot 3 – 119.5 feet

151st Street (South):
Required – 25 feet
Lot 3 – 108.6 feet

Ring Road (North):
Required – 25 feet
Lot 1 – 28 feet

Interior Side Setbacks:
Required – 15 feet
Lot 1 (South) – 78.6 feet
Lot 2 (North) – 18.5 feet; Lot 2 (South) – 28.5 feet
Lot 3 (North) – 28.5 feet

Rear Yard (East):
Lot 1 – 72.5 feet
Lot 2 – 73.7 feet
Lot 3 – 40 feet

Building Height
Maximum – 6 stories or 75 feet, whichever is lower
Lot 1 – 19' 10"
Lot 2 – 23'
Lot 3 – 32'

This is now before the Plan Commission for consideration.

..Recommended Action/Motion

Regarding Case Number **2019-0756**, also known as **LaGrange Square**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 7, 2020.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Site Plan** titled "Site Plan" (Sheet C200) and "Site Data Plan" (Sheet C201), prepared by Woolpert, Inc., dated October 10, 2019, and last revised February 25, 2020, 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. 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.
4. The photometric plan shall comply with all lighting requirements per Section 6-315.
5. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
6. All drive-through accessories must meet the requirements listed in Section 6-302.K and Section 6-210.F.4. Menu boxes shall be designed with masonry architectural details matching the materials and design of the principal buildings, screened with landscaping so they are not visible from the street, and kept out of the setback areas between the building and the street.
7. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
8. Submit a letter of authorization from the property owner of 49 Orland Square Drive allowing off-site work and landscape improvements to be completed on Parcel D.

And

I move to recommend to the Village Board of Trustees approval of the **Elevations** for Raising Cane's (Lot 1), titled "C519 Orland Park P4 V Elevations - Option A", prepared by Raising Cane's, dated January 16, 2020; and, the **Elevations** for the multi-tenant building (Lot 2), titled "LaGrange Square", prepared by OKW Architects, Sheets A-1 to A-5, dated February 14, 2020; and, the **Elevations** for BJ's Restaurant and Brewhouse, titled "BJ's Restaurant and Brewhouse", prepared by WD Partners, dated March 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
4. 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.
5. Submit dumpster enclosure elevations meeting the requirements of Section 6-302.D.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan**, titled "Landscape Plan" (Sheet C500) and "Landscape Details" (Sheet C501), prepared by Woolpert, Inc., dated October 2, 2019 and last revised February 25, 2020, with 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. Submit a revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F and addressing all previous and future landscape plan review letter comments.
3. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
4. Provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of all buildings on all lots, or provide an alternative landscaping option such as planter boxes.
5. Provide additional shrubs within the north bufferyard to meet Type 1 Landscape Bufferyard requirements in accordance with Section 6-305.D.4.
6. Provide a shade tree in the parking lot island located to the north of the multi-tenant building on Lot 2 and relocate the proposed light pole to the landscape area directly to the south to meet the requirements of Section 6-305.D.6.
7. Provide additional documentation on landscaping restrictions within all easements and work with staff to determine if code requirements can be met. Provide cash-in-lieu of trees if any required mitigation trees or other code required trees cannot be provided on site due easement restrictions, in accordance with Section 6-305.F.3.
8. If parking lot trees cannot be provided within the parking lot islands along 151st Street, then the petitioner must work with staff to determine suitable plant material and plant diversity that will provide year-round visual interest equally effective for the purposes of screening in the winter and the summer seasons.

And

I move to recommend to the Village Board of Trustees to approve the **Plat of Subdivision**, titled "Final Plat of KDP Orland Park Resubdivision", prepared by Woolpert, Inc., dated May 31, 2019, and last revised February 11, 2020, subject to the following condition:

1. Change the title of the plat to "Plat of Subdivision – LaGrange Square."
2. Include the granting of any new easements or the vacation of existing easements on the Plat of Subdivision to reflect any changes to the utilities on site.
3. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
4. Submit a Record Plat of Subdivision to the Village for approval, execution and recording.

And

I move to recommend to the Village Board approval of a **Special Use Permit Amendment** to the Orland Square Planned Development (Ordinance No. 468) for LaGrange Square located at 45 Orland Square Drive and to allow for two (2) restaurants with drive-through facilities in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion. **Modifications** to the Special Use Permit include:

1. A modification to locate a drive-through facility and parking lots within the setback area between the building façade and the street (Section 6-210.F.4)

REQUEST FOR ACTION REPORT

File Number: **2019-0282**
Orig. Department: **Development Services Department**
File Name: **Megan Nicole Ridge - Development Petition for Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)**

BACKGROUND:

Project

Megan Nicole Ridge - 13201 88th Avenue
2019-0282

Petitioner

Dwayne Starostka - DL3 Sons Property, Inc.

Purpose

The petitioner seeks approval to construct nine (9) single-family homes and a detention pond outlot on a 3.11 acre parcel located at 13201 88th Avenue, subject to annexation into the Village.

Requested Actions: Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)

Address: 13201 88th Avenue

P.I.N.: 23-35-300-040-0000; 23-35-300-041-0000

Parcel Size: 3.11 acres

Comprehensive Plan Planning District & Designation: Silver Lake North Planning District with Single-Family Residential Designation

Existing Zoning: Unincorporated Cook County

Proposed Zoning: R-3 Residential District

Existing Land Use: Vacant

Proposed Land Use: Single-family detached homes

Surrounding Land Uses & Zoning:

North: Unincorporated Cook County - Single-family residential

South: Unincorporated Cook County - (across Beverly Lane) Single-family residential

East: R-3 Residential District - (across Adria Court) Single-family residential in the Barbalic Biljan subdivision and Parkview Highland subdivision

West: Unincorporated Cook County - (across 88th Avenue) Single-family residential, Place of Worship

All approvals are subject to annexation into the Village.

BACKGROUND

The petitioner is requesting approval of a Site Plan, Landscape Plan, Subdivision, Variance, and Rezoning from E-1 Estate Residential to R-3 Residential for Megan Nicole Ridge, a proposed residential development on a 3.11 acre site located at 13201 88th Avenue, subject to approval of annexation by the Village Board of Trustees. The subject property is located at the northeast corner of 88th Avenue and Beverly Lane in unincorporated Cook County.

The site was previously utilized as a large estate lot with one single-family home, which has since been demolished. In 2004, the Village Board approved a Site Plan, Subdivision, and Rezoning to the R-3 Residential District upon Annexation for the Megan Ridge subdivision (formerly referred to as Deanna Ridge) (Legistar File ID 2004-0158). The previous plan proposed to subdivide 3.3 acres into eight (8) lots for seven (7) single-family homes and a detention pond outlot. The existing single-family home at the northwest corner of the site was to remain on site. Annexation into the Village was never finalized and the residential subdivision was not constructed. The subject property currently remains in unincorporated Cook County.

The petitioner recently subdivided the original 3.3 acre parcel (PIN 23-35-300-034) into three (3) lots in unincorporated Cook County.

With the exception of the requested variances, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

PROJECT DESCRIPTION

The proposed subdivision consists of a total of ten (10) lots, including nine (9) residential lots for single-family homes and one (1) detention pond outlot.

The project was previously presented at a public hearing at Plan Commission on November 5, 2019. At the public hearing, approximately 30-40 members of the public were present and several outstanding issues were discussed. At that time, the residential development was proposed on the 3.07 acre property with PIN 23-35-300-040. The 10 foot by 144.9 foot property (PIN 23-35-300-041) owned by the petitioner and located directly to the east of the proposed Lot 9 was originally proposed to remain in unincorporated Cook County. Since the November 5th Plan Commission meeting, the petitioner has now included the 10 foot wide property into the subdivision plans and is therefore required to return to Plan Commission and go back through the public hearing notification process.

The 80 foot by 144.9 foot property (PIN 23-35-300-042) located to the east of the proposed subdivision along Adria Court and to the west of the existing single-family home at 8700 Adria Court was previously sold off by the developer. This property is still planned to remain in unincorporated Cook County and is not included as part of this petition.

Within the inclusion of the 10 foot by 144.9 foot property (PIN 23-35-300-041), the total size of the subdivision now measures 3.11 acres. The number of lots and overall design of the proposed subdivision remains the same as the prior proposal, with the exception of the detention pond on Outlot A. The 10 foot wide property has been added to Outlot A, which has slightly increased its size from 31,052 square feet to 32,501 square feet. There are also minor changes proposed to the high water line of the pond as a result of the Plan Commission to include the stormwater volume for the 10 foot by 144.9 foot property (PIN 23-35-300-041) and the 80 foot by 144.9 foot property (PIN 23-35-300-042) into the detention pond. The requested setback variance was previously proposed at 15.57 feet at the narrowest locations between the

high water line and adjacent property lines, and now is proposed at as little as 15.09 feet in certain locations.

For a detailed summary of the public hearing, please refer to the “Plan Commission Discussion” and “Plan Commission Motion” sections in the attached staff report.

SEE STAFF REPORT ATTACHMENT

Due to the length of the project staff report, the Plan Commission report cannot be run from Legistar. Please see the attachments for the full version of the staff report for the Plan Commission.

This case is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number 2019-0282, also known as **Megan Nicole Ridge**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 7, 2020.

And

I move to recommend to the Village Board approval (upon annexation) of the **Rezoning** of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the **Preliminary Site Plan** titled “Preliminary Site Plan for Megan Nicole Ridge Subdivision”, prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019 and last revised January 15, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
 2. 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.
 3. All proposed single-family homes shall conform to all Village codes and ordinances, including the bulk requirements of the R-3 Residential District per Section 6-204 of the Land Development Code and the Building Code.
 4. The detention pond shall be privately owned and maintained by an established homeowners association.
 5. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards in the future, as finalized at the time of the Annexation Agreement.
-

And

I move to recommend to the Village Board approval (upon annexation) of the **Plat of Subdivision** titled “Megan Nicole Ridge”, prepared by Landmark Engineering, LLC, subject to the following conditions:

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

And

I move to recommend to the Village Board approval (upon annexation) of the **Preliminary Landscape Plan**, titled “Megan Nicole Ridge Subdivision, Landscape Plan”, prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019 and last revised January 15, 2020, 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. Provide the maximum cash-in-lieu amount required for tree mitigation for projects less than 10 acres in size per Section 6-305.F.3 and as finalized at the time of the Annexation Agreement.
3. Provide cash in lieu of park land donation as finalized at the time of the Annexation Agreement.

And

I move to recommend to the Village Board approval (upon annexation) of the following **Variiances**, subject to the same conditions outlines in the Preliminary Site Plan motion:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)
2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18)

Approval of this petition is subject to annexation into the Village of Orland Park.

REZONING EVALUATION FACTORS

For all petitions requesting rezoning, the petitioner must address in writing the following factors and submit to the Planning Division of the Development Services Department.

When evaluating an application for rezoning, the decision-making body may consider:

1. The existing uses and zoning of nearby property;

R-3 Single Family with 10,000 square foot lot sizes (typically 80' x 125')

2. The extent to which property values are diminished by a particular zoning classification or restriction;

The Petitioner's property will not diminish the value of adjacent properties. The use to the east and south is single family homes, and the proposed use is single family homes. The proposed Subdivision will be consistent with single family homes to its east and south. As such it will serve to preserve the value of the properties both to its east and south by minimizing land use conflicts.

3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;

The existing zoning does not promote the public health, safety morals or general welfare of the public. There is no benefit to the public from the destruction of property value of the petitioner. The benefits to the public include, but are not limited to: Utilization of a vacant parcel with obsolete zoning to a contemporary residential use producing tax revenue and an improvement to the neighborhood and to the community by eliminating an obsolete zoning classification that is no longer viable given the changes which have taken place in the area and the recommended zoning and use of the subject property by the Comprehensive Plan.

4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;

Factors 3 and 4 are often considered together. Given fact that the existing residential land uses around the subject property are suburban in character, there would be no gain to the public by maintaining the existing R-4 unincorporated zoning classification, and it would be contrary to the Comprehensive Plan.

5. The suitability of the subject property for its zoned purposes;

The R-4 unincorporated Cook County zoning classification does not represent the highest and best use of the property based upon the opinions set forth under standards 1, 2, 3 and 4 and the fact that the R-4 zoning classification does not implement the Comprehensive Plan designation for the subject property as an R-3 Residential area.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;

The Petitioner's property has been previously occupied by an old dilapidated single-family home which was abandoned for over 15 years and was finally demolished last year.

7. The care with which the community has undertaken to plan its land use development;

Orland Park has a history of planning carefully for development of the community. The most recent edition of the Villages Comprehensive Plan was adopted by the Village in August of 2013. The Comprehensive Plan designates specifically the subject property as a Development Opportunity area to be single-family residential R-3 which is consistent with the adjacent subdivisions.

8. The evidence, or lack of evidence, of community need for the use proposed.

There has been demand for single family attached residences throughout the Orland Park Area. The proposed new homes would be in the \$550,000 - \$750,000 price range.

VARIANCE STANDARDS

For all petitions requesting a **variance**, the petitioner must respond in writing to all of the following variance standards and submit to the development services department.

Cite the relevant sections of the Land Development code to which the variances are being requested and explain why the variances are needed for your proposal using the following standards as a guide:

- 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;**

The subject premises consists of lot which is approximately 3 acres and L - shaped, but only (2) two variations requested are necessary due to the unique shape, topography and environmental constraints (existing one foot spite strip along south boundary) associated with this property.

- 2. That the plight of the owner is due to unique circumstances;**

The attributes of the subject property described above are not applicable to any other properties in the nearby area.

- 3. That the variation, if granted, will not alter the essential character of the locality;**

The variations granted will not alter the essential character of the area and will implement the Village's Comprehensive Plan. The proposed lots size are equal to or larger than the lots in both adjacent subdivisions.

- 4. That because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out;**

The particular physical shape, topography and existing one-foot spite strip of the subject property create a hardship in designing a residential development that would implement the Comprehensive Plan recommendations for the subject property.

- 5. That the conditions upon which the petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property;**

There are no other properties in the surrounding area with characteristics similar to the subject property.

- 6. That the alleged difficulty or hardship is caused by these regulations and has not resulted from any act of the applicant or any other person presently having an interest in the property subsequent to the effective date hereof, whether or not in violation of any portion thereof;**

The current lot dimensions and physical obstacles to development of the subject property were not the result of any act of the current property owner. There is an existing 1' 0" one-foot spite strip along the south boundary that was created by the prior developer and approved by the Village of Orland Park when it was annexed into the Village of Orland Park in the early 1990's.

- 7. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located or otherwise be inconsistent with the Comprehensive Plan, any adopted overlay plan or these regulations;**

Granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood and will implement the Comprehensive Plan as it relates both to land use and thoroughfare planning. The proposed single-family lot sites are equal to or larger than R-3 requirements and lot sizes in both adjacent subdivisions.

- 8. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood;**

The proposed plan will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood since no variations are requested for the residential sites.

- 9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land;**

The variances granted are the minimum adjustment necessary for the reasonable use of the land. The property would be very difficult to develop without reducing the maintenance setback from the storm water detention area. Our hardship is the existing one-foot spite strip created by the prior developer and approved by the Village of Orland Park.

- 10. That aforesaid circumstances or conditions are such that the strict application of the provisions of this Section would deprive the applicant of any reasonable use of his or her land. Mere loss in value shall not justify a variance; there must be deprivation of all beneficial use of land;**

The variations requested are not based upon an issue of loss of value. The variations are requested due to the physical limitations of the subject property preventing its development in a manner consistent with the Comprehensive Plan. Our hardship is the existing one-foot spite strip created by the prior developer and approved by the Village of Orland Park.

..Title/Name/Summary

Megan Nicole Ridge - Development Petition for Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)

..History

Project

Megan Nicole Ridge – 13201 88th Avenue
2019-0282

Petitioner

Dwayne Starostka – DL3 Sons Property, Inc.

Purpose

The petitioner seeks approval to construct nine (9) single-family homes and a detention pond outlot on a 3.11 acre parcel located at 13201 88th Avenue, subject to annexation into the Village.

Requested Actions: Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)

Address: 13201 88th Avenue

P.I.N.: 23-35-300-040-0000; 23-35-300-041-0000

Parcel Size: 3.11 acres

Comprehensive Plan Planning District & Designation: Silver Lake North Planning District with Single-Family Residential Designation

Existing Zoning: Unincorporated Cook County

Proposed Zoning: R-3 Residential District

Existing Land Use: Vacant

Proposed Land Use: Single-family detached homes

Surrounding Land Uses & Zoning:

North: Unincorporated Cook County – Single-family residential

South: Unincorporated Cook County – (across Beverly Lane) Single-family residential

East: R-3 Residential District – (across Adria Court) Single-family residential in the Barbalic Biljan subdivision and Parkview Highland subdivision

West: Unincorporated Cook County – (across 88th Avenue) Single-family residential, Place of Worship

All approvals are subject to annexation into the Village.

BACKGROUND

The petitioner is requesting approval of a Site Plan, Landscape Plan, Subdivision, Variance, and Rezoning from E-1 Estate Residential to R-3 Residential for Megan Nicole Ridge, a proposed residential development on a 3.11 acre site located at 13201 88th Avenue, subject to approval of annexation by the Village Board of Trustees. The subject property is located at the northeast corner of 88th Avenue and Beverly Lane in unincorporated Cook County.

The site was previously utilized as a large estate lot with one single-family home, which has since been demolished. In 2004, the Village Board approved a Site Plan, Subdivision, and Rezoning to the R-3 Residential District upon Annexation for the Megan Ridge subdivision (formerly referred to as Deanna Ridge) (Legistar File ID 2004-0158). The previous plan proposed to subdivide 3.3 acres into eight (8) lots for seven (7) single-family homes and a detention pond outlot. The existing single-family home at the northwest corner of the site was to remain on site. Annexation into the Village was never finalized and the residential subdivision was not constructed. The subject property currently remains in unincorporated Cook County.

The petitioner recently subdivided the original 3.3 acre parcel (PIN 23-35-300-034) into three (3) lots in unincorporated Cook County.

With the exception of the requested variances, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

PROJECT DESCRIPTION

The proposed subdivision consists of a total of ten (10) lots, including nine (9) residential lots for single-family homes and one (1) detention pond outlot.

The project was previously presented at a public hearing at Plan Commission on November 5, 2019. At the public hearing, approximately 30-40 members of the public were present and several outstanding issues were discussed. At that time, the residential development was proposed on the 3.07 acre property with PIN 23-35-300-040. The 10 foot by 144.9 foot property (PIN 23-35-300-041) owned by the petitioner and located directly to the east of the proposed Lot 9 was originally proposed to remain in unincorporated Cook County. Since the November 5th Plan Commission meeting, the petitioner has now included the 10 foot wide property into the subdivision plans and is therefore required to return to Plan Commission and go back through the public hearing notification process.

The 80 foot by 144.9 foot property (PIN 23-35-300-042) located to the east of the proposed subdivision along Adria Court and to the west of the existing single-family home at 8700 Adria Court was previously sold off by the developer. This property is still planned to remain in unincorporated Cook County and is not included as part of this petition.

Within the inclusion of the 10 foot by 144.9 foot property (PIN 23-35-300-041), the total size of the subdivision now measures 3.11 acres. The number of lots and overall design of the proposed subdivision remains the same as the prior proposal, with the exception of the detention pond on Outlot A. The 10 foot wide property has been added to Outlot A, which has slightly increased its size from 31,052 square feet to 32,501 square feet. There are also minor changes proposed to the high water line of the pond as a result of the Plan Commission to include the stormwater volume for the 10 foot by 144.9 foot property (PIN 23-35-300-041) and the 80 foot by 144.9 foot property (PIN 23-35-300-042) into the detention pond. The requested setback variance was previously proposed at 15.57 feet at the narrowest locations between the high water line and adjacent property lines, and now is proposed at as little as 15.09 feet in certain locations.

For a detailed summary of the public hearing, please refer to the “Plan Commission Discussion” and “Plan Commission Motion” sections below.

SITE PLAN

The proposed subdivision includes nine (9) residential lots for single-family homes and one (1) detention pond outlet. Existing established streets will be utilized. Four (4) of the single-family homes (Lots 1-4) will be accessible from 88th Avenue and five (5) of the single-family homes (Lots 5-9) will have access from Adria Court. As a condition of approval, all single-family homes must conform to all Village codes and ordinances.

The detention pond will be centrally located on Outlot A with an access point provided from Adria Court, between Lot 6 and Lot 7. The petitioner has requested approval of a variance to allow a reduction in the required detention pond setback and landscape area from 25 feet to as little as 15.09 feet. Additionally, a variance has been requested to allow for an increase in the side slope from a 4:1 slope to 3:1 slope, which was previously proposed at the last Plan Commission meeting. Please refer to the detailed discussion in the “Variance(s)” section of this report below for additional information.

No access will be provided to the proposed lots from Beverly Lane due to a 1 foot by 313.7 foot strip of land that extends along the entire length of Beverly Lane and is under separate ownership.

The petitioner is propping new public sidewalks along 88th Avenue, Beverly Lane, and Adria Court to tie into existing sidewalks in the abutting subdivisions. A small off-site gap in the sidewalk system will also be completed as part of this project along the north side of Adria Court in front of the 80 foot by 144.9 foot property (PIN 23-35-300-042) that is to remain in unincorporated Cook County.

BUILDING ELEVATIONS

Elevations for single-family homes are approved as part of the building permit review process and must meet all Land Development Code and Building Code requirements.

LANDSCAPE PLAN

A preliminary landscape plan has been approved by the Village’s landscape consultant, Hey & Associates. The petitioner must submit a final landscape plan for separate review in conjunction with final engineering. All conditions included in the most recent comment letter must be addressed during final landscape plan review.

As shown on the submitted landscape plan, parkway trees will be provided along 88th Avenue, Beverly Lane, and Adria Court. Landscape Parkways and Signage Landscape requirements have been met and will be confirmed during final landscape plan review.

Because the petitioner is requesting a reduction to the 25 foot setback and an increase to the side slopes of the pond, the proposed landscape area around the pond does not meet all of the Stormwater Management Area Landscape requirements of Section 6-305.D.8. The petitioner is proposing a reduction to the overall 25 foot landscape area, which includes reducing the 15 foot naturalized landscape area to as little as approximately 7 feet, and an

increase to the cross slope along the north side of the pond. Refer to the “Variance” section of this report below for additional information.

The site was previously heavily wooded with a considerable number of trees, which were removed by the petitioner in 2018. Tree mitigation is required per Section 6-305.F.3 of the Land Development Code. In cases where tree replacement or mitigation cannot be accommodated on site, the petitioner is required to pay cash in lieu of the tree replacement amount. The petitioner has agreed to pay \$50,000, the maximum cash in lieu amount for tree mitigation required for projects less than 10 acres in size per Section 6-305.F.3.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering approval has not been granted for this project by the Village’s engineering consultant due to the request for the pond variances. This is standard practice for any project requesting a variance. All other preliminary engineering items have been met. Final engineering submittal must address all previous review letter comments as well as any future engineering comments.

Detention/Retention – The detention pond will be centrally located on site on Outlot A with a seventeen (17) foot wide access point provided from Adria Court, between Lot 6 and Lot 7. A setback and side slope variance has been requested. Refer refer to the “Variance(s)” section of this report.

Utilities – Nearby tie-ins are existing and available along 88th Avenue and Adria Court. Water and sewer will be extended to the site at the cost of the petitioner.

Comprehensive Plan

According to the Village’s Comprehensive Plan, the subject property is located in the Silver Lake North Planning District and is designated Single-Family Residential. The property is identified for future R-3 Residential zoning. The proposed single-family subdivision zoned R-3 Residential is supported for this location by the Comprehensive Plan.

Land Use/Compatibility

The proposed single-family subdivision is compatible with the R-3 Residential District, the surrounding existing land uses and zoning districts, and the Comprehensive Plan designation for this area. Single-family homes in the Barbalic Biljan subdivision and Parkview Highland subdivision are located to the east of the subject property and are zoned R-3 Residential District. Single-family homes located in unincorporated Cook County are located to the north, to the south across Beverly Lane, and to the west across 88th Avenue. A Place of Worship is also located to the west across 88th Avenue in unincorporated Cook County.

Rezoning

When considering an application for rezoning, the decision making body shall consider the Rezoning Evaluation Standards listed in Section 5-108 of the Land Development Code. The petitioner has provided responses to the Rezoning Standards, which are included in this packet for review.

The petitioner seeks to annex the subject property into the Village of Orland Park, and rezone the property from E-1 Estate Residential District (the default zoning when a property is annexed into the Village) to the R-3 Residential District. The proposed R-3 District conforms to the recommended zoning identified in the Comprehensive Plan. The proposed rezoning (upon annexation) is also consistent with the surrounding area as it matches the zoning districts of the nearby residential subdivisions to the east, west, and south of the subject property, which are also zoned R-3 Residential Zoning District.

Site Plan/Subdivision

The proposed subdivision consists of a total of ten (10) lots, including nine (9) residential lots for single-family homes and one (1) detention pond outlet. No new roads will be constructed as part of the project. The proposed subdivision will utilize existing established streets.

The average lot size will be 11,426 square feet, which is consistent with the 10,000 square foot minimum lot size allowed in the R-3 zoning district. Lot 7 is considerably oversized, at 17,392 square feet in area, which could be reduced to accommodate larger setbacks for the detention pond. With the exception of the requested pond variances and the proposed size of Lot 7, the subdivision will fit within the surrounding area and be consistent with other single-family subdivisions nearby.

A preliminary plat has been received and reviewed by the Village. The petitioner will need to submit a Plat of Subdivision to the Village for execution and recording.

Variance(s)

When considering an application for variances, the decision making body shall consider the Variance Standards listed in Section 5-109 of the Land Development Code. The petitioner has provided responses to the Variance Standards, which are included in this packet for review.

The petitioner requests the following variances to the Land Development Code:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)
2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18)

As noted above, since the project was presented at the November 5, 2019 Plan Commission meeting, the petitioner has incorporated the 10 foot by 144.9 foot property (PIN 23-35-300-041) into the subdivision plans. As a result, the overall size of Outlot A has increased from 31,052 square feet to 32,501 square feet, and the total size of the proposed subdivision has increased from 3.07 acres to 3.11 acres.

The petitioner is also proposing minor changes to the setback between the high water line of the pond and the adjacent property lines on Outlot A as a result of additional stormwater volume being included for the 10 foot by 144.9 foot property (PIN 23-35-300-041) as well as the 80 foot by 144.9 foot property (PIN 23-35-300-042), based on the recommendation at the previous Plan Commission meeting.

Previously, the detention pond setback variance was proposed to be as little as 15.57 feet at certain locations. Under the revised plans, the setback is now proposed to be as little as 15.09 feet in certain locations, particularly along the south leg of the pond. The setbacks along the north side of the pond range from 27.68 feet to 22.52 feet (previously 28.16 feet to 23.43 feet proposed). The northeast side of the pond has a proposed setback of 20.09 feet (previously 15.57 feet to 20.14 feet), while the northwestern side of the pond has a proposed setback of 24.49 feet (previously 19.97 feet). A portion of the north side of the pond meets setback requirements, with a 27.68 foot setback proposed.

Additionally, a variance has been requested to allow for an increase in the side slope from a 4:1 slope to 3:1 slope. The proposed slope was previously proposed at the last public hearing.

The petitioner has noted that the shape of the property, topography, and the existing 1 foot wide strip of land along Beverly Lane has created a hardship for the property.

Sections 6-409.E.18.o and 6-412.D.1 require a setback of at least 25 feet from the high water line of a detention pond to all development and property lines. Detention ponds are also required to meet Stormwater Management Area Landscape requirements per Section 6-305.D.8. Within the minimum 25 foot setback area around a detention pond, a minimum 15 foot wide naturalized landscape area not exceeding a 5% cross slope is required above the pond high water levels in order to slow runoff, filter pollutants, recharge aquifers and enhance water quality. Within the 15 foot naturalized landscape area, a maintenance vehicle access area measuring at least 8 feet wide and not exceeding a 2% cross slope shall be provided for maintenance purposes, planted with native low-growing plant materials or as a recreational/maintenance trail.

If the pond setback variance is approved, staff recommends that the pond be privately owned and maintained in perpetuity by an established homeowners association as a condition of approval. Typically, detention ponds for single-family residential subdivisions are owned and maintained by the Village after final acceptance of the pond by the Village. Ponds are accepted and deeded to the Village after they are constructed, inspected, and maintained by a property owner in accordance with Village standards for approximately three years and the release of the letter of credit. If the proposed detention pond is privately owned and maintained, the Village would ultimately not be responsible for ownership or maintenance of a pond that does not meet code requirements in the future. The Village is also currently exploring a policy that would require all future detention ponds to be privately maintained.

Staff also recommends as a condition of approval that the petitioner be required to establish a fallback special service area (SSA) to assure that the privately owned pond will be adequately maintained in the future, should the SSA need to be activated. An SSA allows the Village to levy an additional tax to assist with financing costs in the event the pond is not maintained in the future.

Signage

A monument sign is proposed at the southwest corner of the site near the intersection of Beverly Lane and 88th Avenue, within a sign easement on Lot 4. Signage is not included as part of this petition. All signs are subject to a separate sign permit review by the

Development Services Department and must comply with Section 6-307 of the Land Development Code. The proposed signage landscape area meets the requirements of Section 6-305.

Exactions

Park Land Dedication

The Code requires park land dedication or cash in lieu for residential subdivisions. Because of the small size of this subdivision, cash in lieu of park land acreage is recommended, and will be finalized at the time of the Annexation Agreement and Building Permits.

Other 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 Annexation Agreement and Building Permits.

Bulk Requirements

Lot Size

Required – Minimum of 10,000 square feet

Proposed – Minimum of 10,000 square feet

The average lot size is 11,426 square feet. The smallest lot size is 10,000 square feet and the largest lot size is 17,392 square feet.

Lot Width

Required – Minimum of 80 feet for standard lots and 88 feet for corner lots

Proposed – Minimum 80 feet for standard lots and 88 feet for corner lots

Within the subdivision, Lot 7 has the widest lot width of 120 feet. Lots fronting cul-de-sac bulbs shall have a minimum lot width of fifty (50) feet at the right-of-way line and meet zoning district lot width at the front setback. Although the lot is not fronting a cul-de-sac, the 50 foot lot width is being used for frontage as the required street frontage to reflect the curved street design.

Lot Depth

Required – Minimum of 125 feet

Proposed – Minimum of 125 feet

The average lot depth is 131.6 feet. Lots 1-6 have a lot depth of 125 feet and Lots 7-9 have a lot depth of 144.9 feet.

Setbacks

Front Yard:

Required – 25 feet

Proposed – 25 feet

For Lots 7, 8, and 9, the petitioner has requested the homes be constructed with a 30 foot setback, which meets code requirements. Site plans for each single-family home will be reviewed as part of the building permit process.

Side Yard:

Required – 10% width of the lot, no less than 8 feet

Proposed – 10% width of the lot, no less than 8 feet

Corner Side Yard:

Required – 15 feet

Proposed – 15 feet

Rear Yard:

Required – 30 feet

Proposed – 30 feet

Annexation

Overall, the proposal conforms with the Land Development Code, general intent of the Comprehensive Plan, character of the surrounding area, and Village policies for the area, with the exception of the requested variance. The property is currently in unincorporated Cook County, so all approvals will be subject to annexation, which will be addressed separately at the Board level. The Annexation public hearing will be held at the Village Board of Trustees level at a future date.

PLAN COMMISSION DISCUSSION

A public hearing was held before the Plan Commission on November 5, 2019. The petitioner was present to answer questions at the meeting. Approximately 30-40 members of the public attended the meeting and 15 members of the public spoke in regard to the petition, most of which lived in nearby homes. Commissioner Zomparelli abstained from voting. The issues discussed at the public hearing are summarized below:

1. Existing Traffic and Condition of Streets. Several residents expressed concern over existing traffic on 88th Avenue and the conditions of the adjacent streets. It was noted that vehicles speed on 88th Avenue and there have been accidents in the area, which would create issues for the proposed homes with driveways directly accessing the street. Residents also noted that Beverly Lane is in poor condition and asked if the Village or the petitioner would be repaving the street in the near future. 88th Avenue is under the jurisdiction of Palos Township. The petitioner was not required to submit a traffic study under the Land Development Code for this project.

2. Flooding. Several residents asked questions related to how the project will impact flooding in the area and if the property is included in a flood relief program. Residents expressed concerns with stormwater draining onto adjacent lots, existing flooding in the area, and road closures nearby as a result of flooding. The Village's engineer provided an overview of the proposed stormwater for the site, design of the pond, and confirmed that the pond will need to meet all engineering code requirements by the Village.

3. Types of Homes. Several residents asked about the types of homes to be built, the starting prices, and if any of the lots have been sold already. The petitioner presented a poster board showing a conceptual elevation of one of the single-family homes that may be constructed to the Plan Commission and the members of the public. Building plans for the homes have not been submitted for review to the Development Services Department, but will be required meet all code requirements.

4. Annexation. Several residents asked about if the property could remain unincorporated and how that would impact the regulations on development. The property would be subject to the requirements for Cook County if it remained unincorporated.

5. Tree Removal. Residents commented on the previous removal of trees on the site, stating that there was no notification from the petitioner and the loss of trees has negatively impacted the neighborhood creating an eyesore and impacting wildlife in the area. Several residents stated that the tree mitigation amount is not enough to justify the removal of the trees.

Commissioner Paul asked for clarification on if the \$50,000 to be paid by the petitioner was a fee or a fine. Staff noted that the amount is a fee required per the Land Development Code. In cases where tree replacement or mitigation cannot be accommodated on site, the petitioner is required to pay cash in lieu of the tree replacement amount. The petitioner agreed to pay \$50,000, the maximum cash in lieu amount for tree mitigation required for projects less than 10 acres in size.

Residents also asked for clarification on why dirt was already being moved around on site. Dan Szkirpan, the general contractor for the project, stated that there was a previous dirt pile on the east side of the site and they are regrading some of the property. Mr. Szkirpan stated that the tree removal was done in accordance with Cook County's regulations.

Several of the Commissioners noted that it is unrealistic to expect the site to remain undeveloped forever and the loss of trees would be required for any development project. The petitioner will be required to meet all landscape code requirements for the project.

6. Property along Beverly Lane. The Commission asked if the petitioner has attempted to purchase the 1 foot wide and 313.7 foot long strip of land that extends along the entire length of Beverly Lane to help with access to the site. The petitioner provided an overview of the piece of land, stated it is currently located in the Village, and that the petitioner has attempted to purchase the property in the past, but the current property owner has refused to sell the property. A resident asked how the petitioner will ensure that there will not be encroachment on the private property in the future.

7. Proposed Lots to Remain in Unincorporated Cook County. There was a discussion on the ownership of the two lots located to the east of the subject property which are proposed to remain in unincorporated Cook County (PIN 23-35-300-041 and PIN 23-35-300-042). Mr. Szkirpan stated that the 80 foot wide lot to the east with the existing trees identified as PIN 23-35-300-042 was purchased by the adjacent property owner at 8700 Adria Court. Mr. Szkirpan stated that the 10 foot strip of land with PIN 23-35-300-041 was currently owned by the petitioner and was needed for grading of the entire site and to avoid the need of a retaining wall. There was a discussion on the proposed grade change between the 10 foot strip of land and the proposed Lot 9 (approximately a 4 foot grade change on the north side of the shared property line).

Mr. Szkirpan stated that the 10 foot strip of land could either be purchased by the adjacent property owner to the east or the owner of the proposed Lot 9 in the future, which will be determined at a later date. Several of the Commissioners expressed concern over the

existing 10 foot lot remaining in unincorporated Cook County. The subject property and proposed subdivision is already experiencing issues due to the 1 foot by 313.7 foot strip of land along Beverly Lane that is not owned by the petitioner. There was concern over creating another small lot or spite strip, where the ownership is not currently determined. It was noted that both of the adjacent property owners in the future may not want to buy the 10 foot piece of land. This piece of land could become undevelopable and create challenges for the adjacent development in the future.

At the end of the public hearing, the petitioner confirmed that they will approach the owner of the 80 foot lot with PIN 23-35-300-042 if he would like to purchase the 10 foot wide property. If the property owner does not wish to purchase the property, it will be incorporated into the subdivision and included as part of the proposed annexation into the Village.

8. Detention Pond Setbacks & Proposed Variance. Several Commissioners and residents expressed concern over the proposed detention pond setbacks. Several comments focused on the setbacks specifically along Beverly Lane due to the pond's location near the sidewalk and potential safety concerns for pedestrians and children. One resident also asked about the Village's regulations for mosquito abatement, rodent control, and general maintenance requirements for ponds.

There was a discussion on the previously proposed site plan and the detention pond in 2004. Staff explained the previous proposal and detention pond setbacks, and stated that the site was never formally annexed into the Village. Village codes may have changed since that time.

There was a discussion if Lot 7, which is currently oversized per the R-3 zoning district requirements, could be made smaller to accommodate larger detention pond setbacks or if the additional 10 foot strip of land could help meet the setback requirements. The petitioner did not wish to reduce the size of Lot 7. It was noted that the remainder of the single-family lots adjacent to the pond met the bulk requirements for the R-3 District, therefore any decrease would be a variance for lot size, width, or length.

Commissioner Schussler asked if the 10 foot wide property with PIN 23-35-300-041 and the 80 foot wide property with PIN 23-35-300-042 were factored into the overall stormwater calculations for the pond. The petitioner confirmed that these lots were not included in the detention calculations. There was a discussion if a home is constructed on the 80 foot wide lot in the future how stormwater would be accommodated. The lot could remain in unincorporated Cook County, where it would be subject to the County's requirements, or could be annexed into the Village in the future and be subject to Orland Park's requirements, which typically would not require detention for an individual single-family lot of this size.

There was a discussion on if the pond would be privately owned and maintained or taken over by the Village in the future. Commissioner Schussler stated that the majority of detention ponds for single-family subdivisions are owned and maintained by the Village; this pond should be treated the same and should meet code requirements. Ponds that are privately owned and maintained can still experience issues with future maintenance. Commissioner Schussler noted that he would like to see the pond owned by the Village to

be in line with the existing Village code requirements and policy, and the pond should meet code requirements. Mr. Skirpen noted that the interim Village Manager's office had told them that all ponds should be privately owned in the future moving forward. Commissioner Schussler stated that this policy for ponds would need to be set and approved by the Village Board.

9. Conditions of Approval. The Commission revised the recommended motion to state that the proposed detention pond meets all Village requirements, the Village consider assuming responsibility for the pond if it meets all code requirements, and that the two properties that are proposed to remain in unincorporated Cook County be included in stormwater calculations. The Commission added and/or revised Condition # 4, 5 and 6 to the Preliminary Site Plan motion, as included below.

PLAN COMMISSION MOTION

On November 5, 2019, the Plan Commission moved, by a vote of 5-0, to recommend to the Village Board of Trustees approval (upon annexation) of the **Rezoning** of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Preliminary Site Plan** titled "Preliminary Site Plan for Megan Nicole Ridge Subdivision", prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019 and last revised September 30, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. 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.
3. All proposed single-family homes shall conform to all Village codes and ordinances, including the bulk requirements of the R-3 Residential District per Section 6-204 of the Land Development Code and the Building Code.
4. That the 10 foot by 144.9 foot parcel identified as PIN 23-35-300-041-0000 be incorporated into the subdivision or be incorporated into the parcel identified as PIN 23-35-300-042-0000, and that the detention pond provide detention for the two parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000.
5. That the detention pond meet all Village Code requirements including setback requirements and that it provide detention for the parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000.
6. That the Village consider assuming responsibility for the pond if it meets all code requirements, since typically detention ponds for single-family residential subdivisions are owned and maintained by the Village after final acceptance of the pond by the Village.
7. That if the pond shall be privately owned, it shall be maintained by a homeowners association and a special service area (SSA) shall be established when the Annexation Agreement is finalized to assure that the privately owned detention pond will be maintained to Village standards in the future.

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Plat of Subdivision** titled “Megan Nicole Ridge”, prepared by Landmark Engineering, LLC, subject to the following conditions:

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

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Preliminary Landscape Plan**, titled “Megan Nicole Ridge Subdivision, Landscape Plan”, prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019 and last revised October 10, 2019, 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. Provide the maximum cash-in-lieu amount required for tree mitigation for projects less than 10 acres in size per Section 6-305.F.3 and as finalized at the time of the Annexation Agreement.
3. Provide cash in lieu of park land donation as finalized at the time of the Annexation Agreement.

This case is now before Plan Commission for consideration.

..Recommended Action/Motion

Regarding Case Number 2019-0282, also known as **Megan Nicole Ridge**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 7, 2020.

And

I move to recommend to the Village Board approval (upon annexation) of the **Rezoning** of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the **Preliminary Site Plan** titled “Preliminary Site Plan for Megan Nicole Ridge Subdivision”, prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019 and last revised January 15, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. 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.
3. All proposed single-family homes shall conform to all Village codes and ordinances, including the bulk requirements of the R-3 Residential District per Section 6-204 of the Land Development Code and the Building Code.

4. The detention pond shall be privately owned and maintained by an established homeowners association.
5. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards in the future, as finalized at the time of the Annexation Agreement.

And

I move to recommend to the Village Board approval (upon annexation) of the **Plat of Subdivision** titled "Megan Nicole Ridge", prepared by Landmark Engineering, LLC, subject to the following conditions:

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

And

I move to recommend to the Village Board approval (upon annexation) of the **Preliminary Landscape Plan**, titled "Megan Nicole Ridge Subdivision, Landscape Plan", prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019 and last revised January 15, 2020, 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. Provide the maximum cash-in-lieu amount required for tree mitigation for projects less than 10 acres in size per Section 6-305.F.3 and as finalized at the time of the Annexation Agreement.
3. Provide cash in lieu of park land donation as finalized at the time of the Annexation Agreement.

And

I move to recommend to the Village Board approval (upon annexation) of the following **Variances**, subject to the same conditions outlines in the Preliminary Site Plan motion:

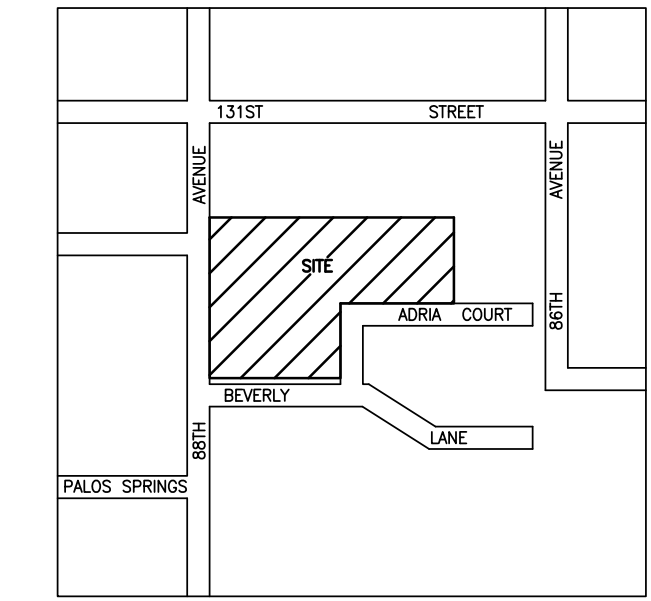
1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)
2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18)

Approval of this petition is subject to annexation into the Village of Orland Park.

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

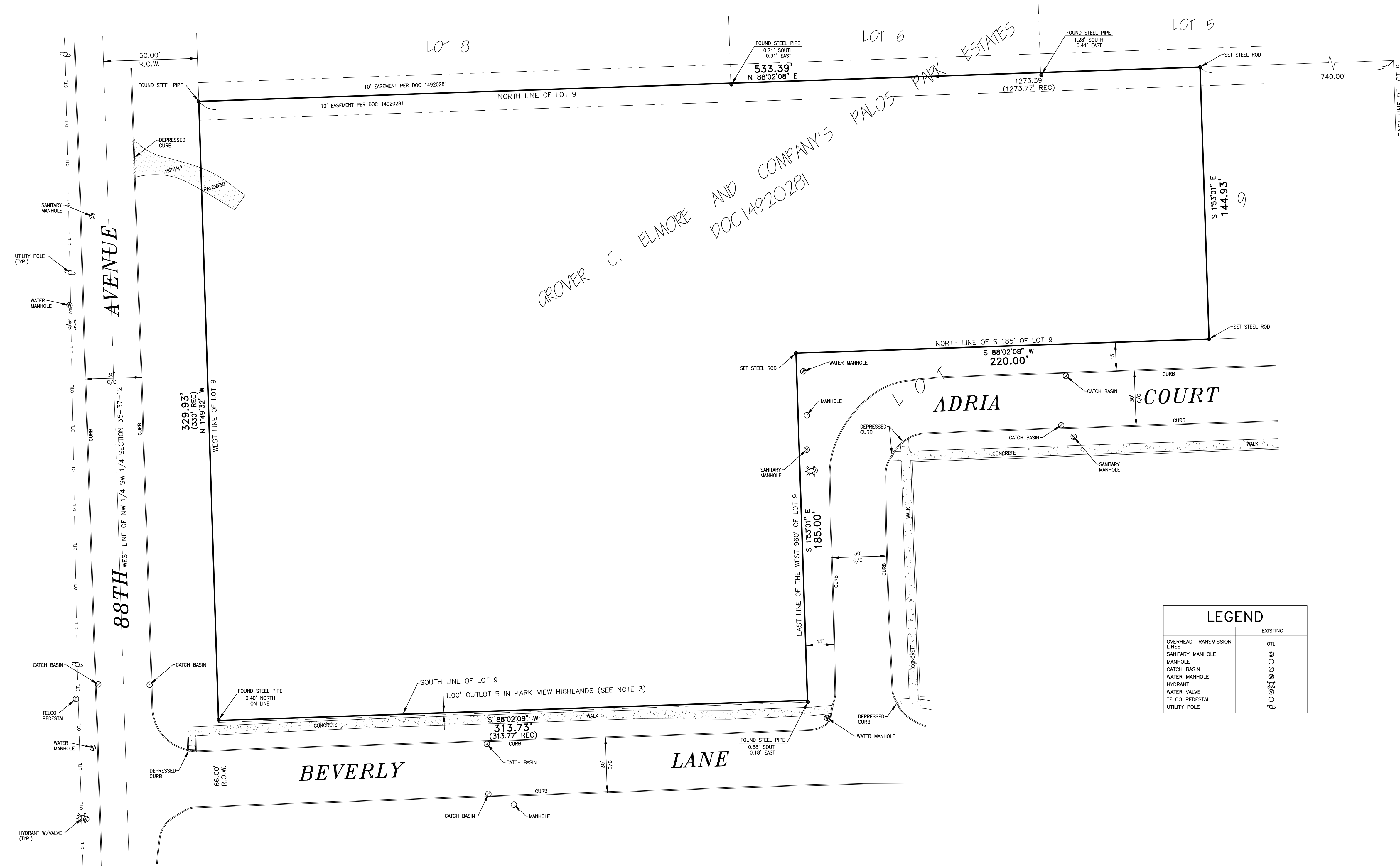
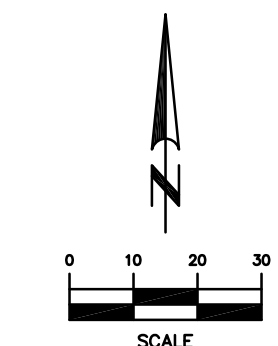
COOK COUNTY
PROPERTY INDEX NUMBERS
(P.I.N.s)
23-35-300-040-0000
23-35-300-041-0000
23-35-300-042-0000

LOT 9 (EXCEPT THE EAST 740 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 220 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS.



AREA MAP

AREA
135,338 SQ.FT.
3.107 AC
(more or less)



LEGEND	
	EXISTING
OVERHEAD TRANSMISSION LINES	OTL
SANITARY MANHOLE	○
MANHOLE	⊙
CATCH BASIN	⊙
WATER MANHOLE	⊙
HYDRANT	⊙
WATER VALVE	⊙
TELECO PEDESTAL	⊙
UTILITY POLE	⊙

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON WARRANTY DEEDS RECORDED AS Doc 1819934031 & Doc 1829922007 AND AN ADDITIONAL 10 FOOT EXCEPTION SPECIFIED BY CLIENT. FOR BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- SURVEYED PROPERTY HAS NO DIRECT ACCESS TO BEVERLY LANE, AS A 1.00' GAP WAS CREATED AS OUTLOT B IN PARK VIEW HIGHLANDS PER Doc 90325577 AS SHOWN.
- NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
TO: D L 3 SONS PROPERTIES, INC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7a, 8 AND 14. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2019.
DATED AT PALOS HILLS, ILLINOIS, THIS 13th DAY OF JANUARY, A.D. 2020.



MARK H. LANDSTROM
IPL No. 2625
LAND SURVEYOR
STATE OF ILLINOIS
LANDSTROM@LANDMARK90.COM

PREPARED FOR:
DL3 SONS PROPERTIES INC.
PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 18-09-070-ALTA-R3

PRELIMINARY SITE PLAN FOR MEGAN NICOLE RIDGE SUBDIVISION

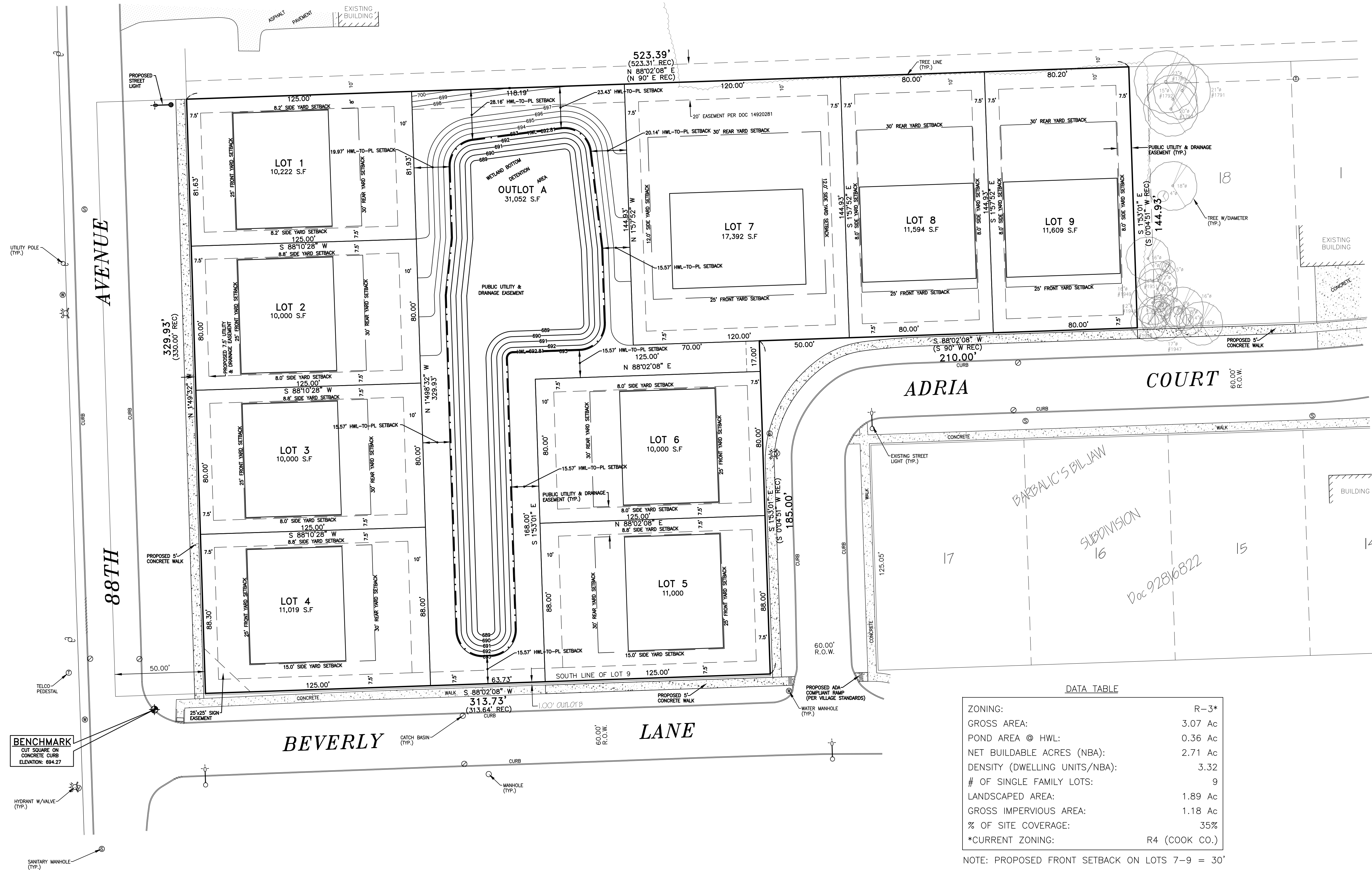
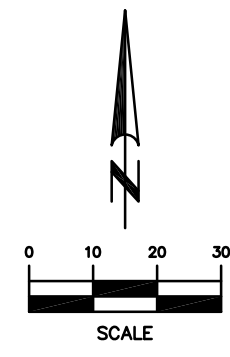
132ND STREET & 88TH AVENUE
ORLAND PARK, IL

LEGAL DESCRIPTION

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEVELOPER:

DL3 SONS PROPERTIES INC.
P.O. BOX 302
MIDLOTHIAN, IL 60405
(708) 612-1082



DATA TABLE	
ZONING:	R-3*
GROSS AREA:	3.07 Ac
POND AREA @ HWL:	0.36 Ac
NET BUILDABLE ACRES (NBA):	2.71 Ac
DENSITY (DWELLING UNITS/NBA):	3.32
# OF SINGLE FAMILY LOTS:	9
LANDSCAPED AREA:	1.89 Ac
GROSS IMPERVIOUS AREA:	1.18 Ac
% OF SITE COVERAGE:	35%
*CURRENT ZONING:	R4 (COOK CO.)

NOTE: PROPOSED FRONT SETBACK ON LOTS 7-9 = 30'

REV.	REVISIONS	DATE
T.G.	ISSUED FOR REVIEW	7/8/19
B.H.	ISSUED FOR REVIEW	7/8/19
B.H.	VILLAGE COMMENTS	8/28/19
B.H.	VILLAGE COMMENTS	9/30/19

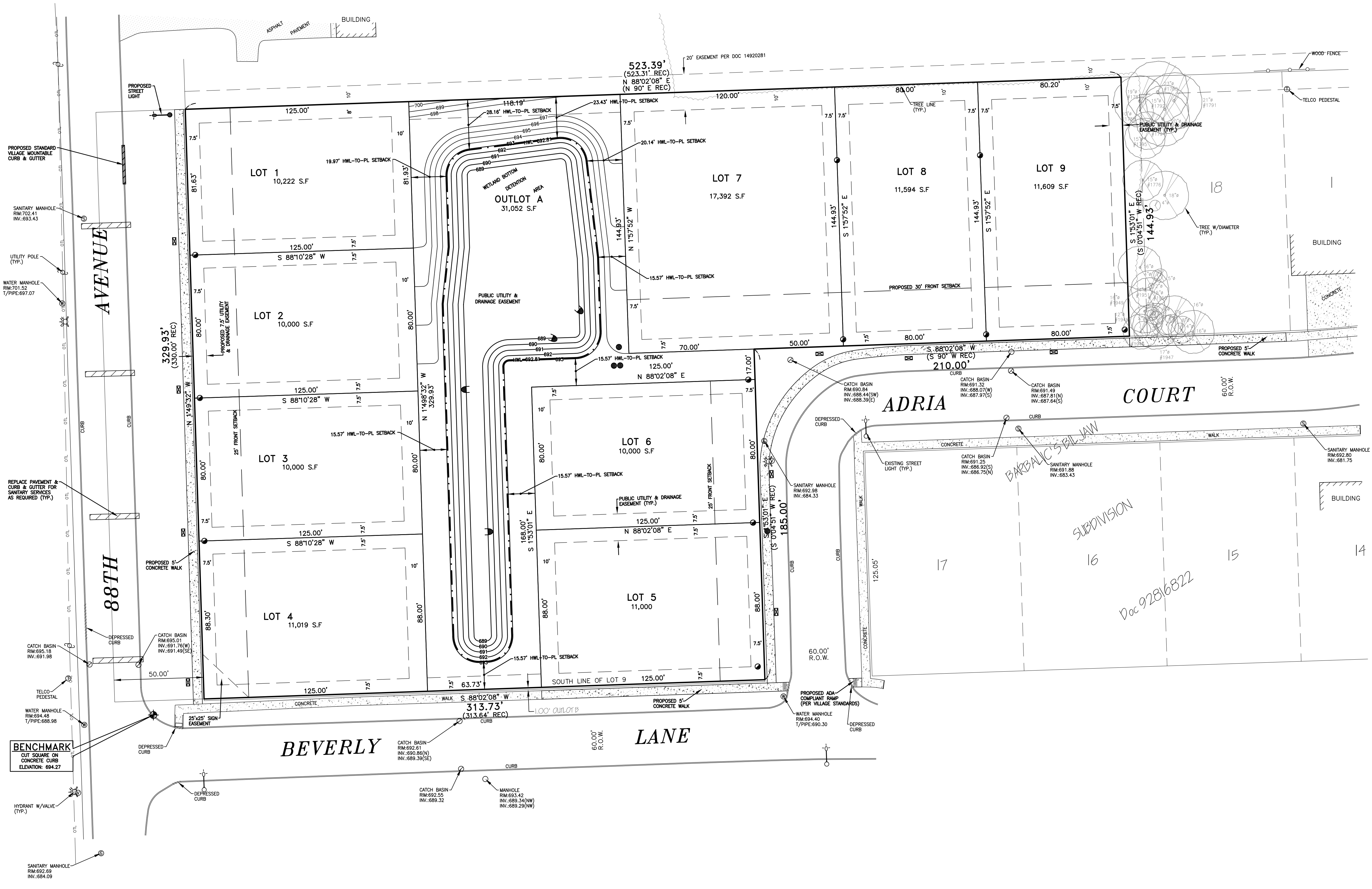
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-5337
Fax: (708) 599-2281

MEGAN NICOLE RIDGE SUBDIVISION
132ND & 88TH AVENUE, ORLAND PARK, IL
PRELIMINARY SITE PLAN

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
PSP1
18-09-070

Previously Proposed Plans -
Plan Commission 11.5.2019



REV.	DATE	REVISIONS
1	6/6/19	VILLAGE COMMENTS
2	7/8/19	REVISE STORM SEWER
3	8/1/19	ADDITIONAL POND SETBACKS
4	8/28/19	VILLAGE COMMENTS
5	9/30/19	VILLAGE COMMENTS

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 ENGINEERING LLC
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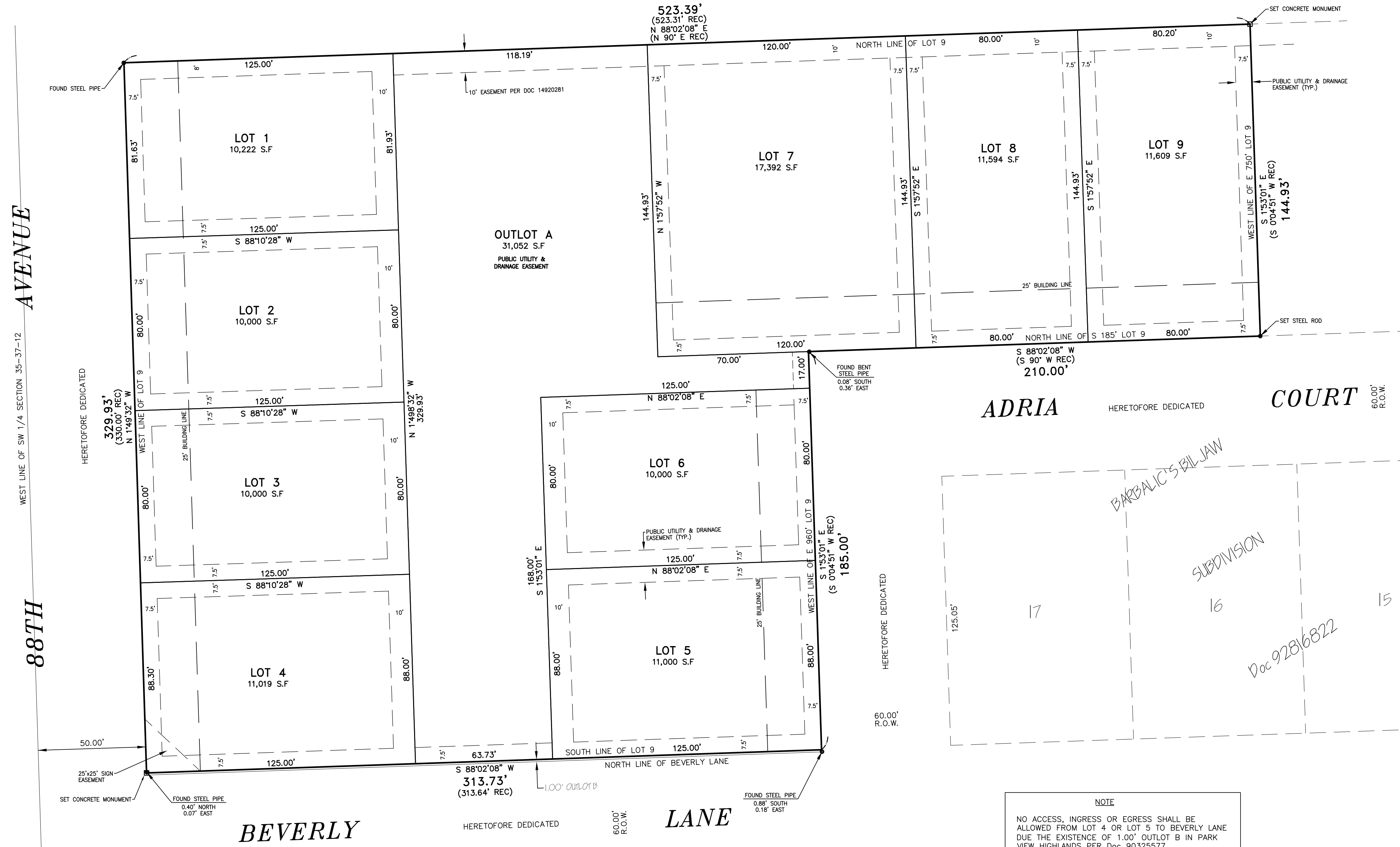
MEGAN NICOLE RIDGE SUBDIVISION
 132ND & 88TH AVENUE, ORLAND PARK, IL
 GEOMETRIC PLAN

DRAWN BY: T.G.
 DESIGNED BY: B.H.
 CHECKED BY: M.L.

SHEET
C3.0
 18-09-070

MEGAN NICOLE RIDGE

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AFFECTS COOK COUNTY PIN: 23-35-300-040-0000

SEND FUTURE TAX BILLS TO:
D L 3 SONS PROPERTIES, INC.
16352 S. KEWVALE AVENUE
TINLEY PARK, ILL. 60478

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ALONG, UNDER AND THROUGH THAT PORTION OF THE LAND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT" WITH DASHED LINES ON THE PLAT FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIR, INSTALLATION, INSPECTION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF WATER LINES, SANITARY SEWERS AND STORM SEWERS TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES, OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES, GAS MAINS AND APPURTENANCES, AND CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH UTILITIES. NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF ORLAND PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

SIGN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR D L 3 SONS PROPERTIES, INC., ITS SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER THAT PORTION OF THE LAND MARKED "SIGN EASEMENT" ON THE PLAT FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN A SIGN, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

NOTE

STEEL ROOFS OR OTHER MONUMENTATION SHALL BE SET AT ALL PROPERTY CORNERS OF THE NEW LOTS.

NOTE
NO ACCESS, INGRESS OR EGRESS SHALL BE ALLOWED FROM LOT 4 OR LOT 5 TO BEVERLY LANE DUE THE EXISTENCE OF 1.00' OUTLOT B IN PARK VIEW HIGHLANDS PER DOC 90325577.

VILLAGE TREASURER
I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.
DATED THIS ____ DAY OF _____, A.D. 20____

PLAN COMMISSION
THIS SUBDIVISION WAS APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, AT A MEETING HELD THIS ____ DAY OF _____, A.D., 20____

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

VILLAGE BOARD
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK AT A MEETING HELD THIS ____ DAY OF _____, A.D. 20____

BY: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

OWNER
D L 3 SONS PROPERTIES, INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
IT FURTHER CERTIFIES THAT THE PROPERTY HEREIN CONSOLIDATED LIES WITHIN PALOS SCHOOL DISTRICT 118 AND CONSOLIDATED HIGH SCHOOL DISTRICT 230.
DATED AT _____ ILLINOIS THIS ____ DAY OF _____, A.D., 20____

DWAYNE STAROSTKA, President

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DWAYNE STAROSTKA OF D L 3 SONS PROPERTIES, INC., PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF D L 3 SONS PROPERTIES, INC., FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____

BY: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LAND SURVEYOR
STATE OF ILLINOIS) SS
COUNTY OF COOK)
I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 (EXCEPT THE EAST 750 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 210 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS;

AS SHOWN BY THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE ILLINOIS EAST ZONE (2011) STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS MEASUREMENT, AND THE AREA OF THE SUBDIVISION IS 133,888 SQUARE FEET = 3.074 ACRES (more or less).

I FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, WHICH HAS ADOPTED A CITY PLAN AND EXERCISES THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

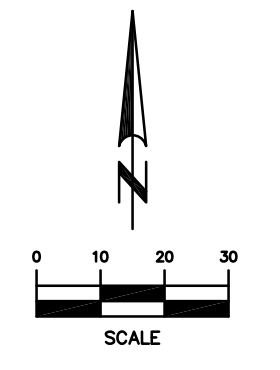
I FURTHER CERTIFY THAT ALL THE PROPERTY IS WITHIN ZONE X, UNSHADED AREAS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL 17031C0614J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, AND I HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK TO RECORD THIS PLAT OF SUBDIVISION.

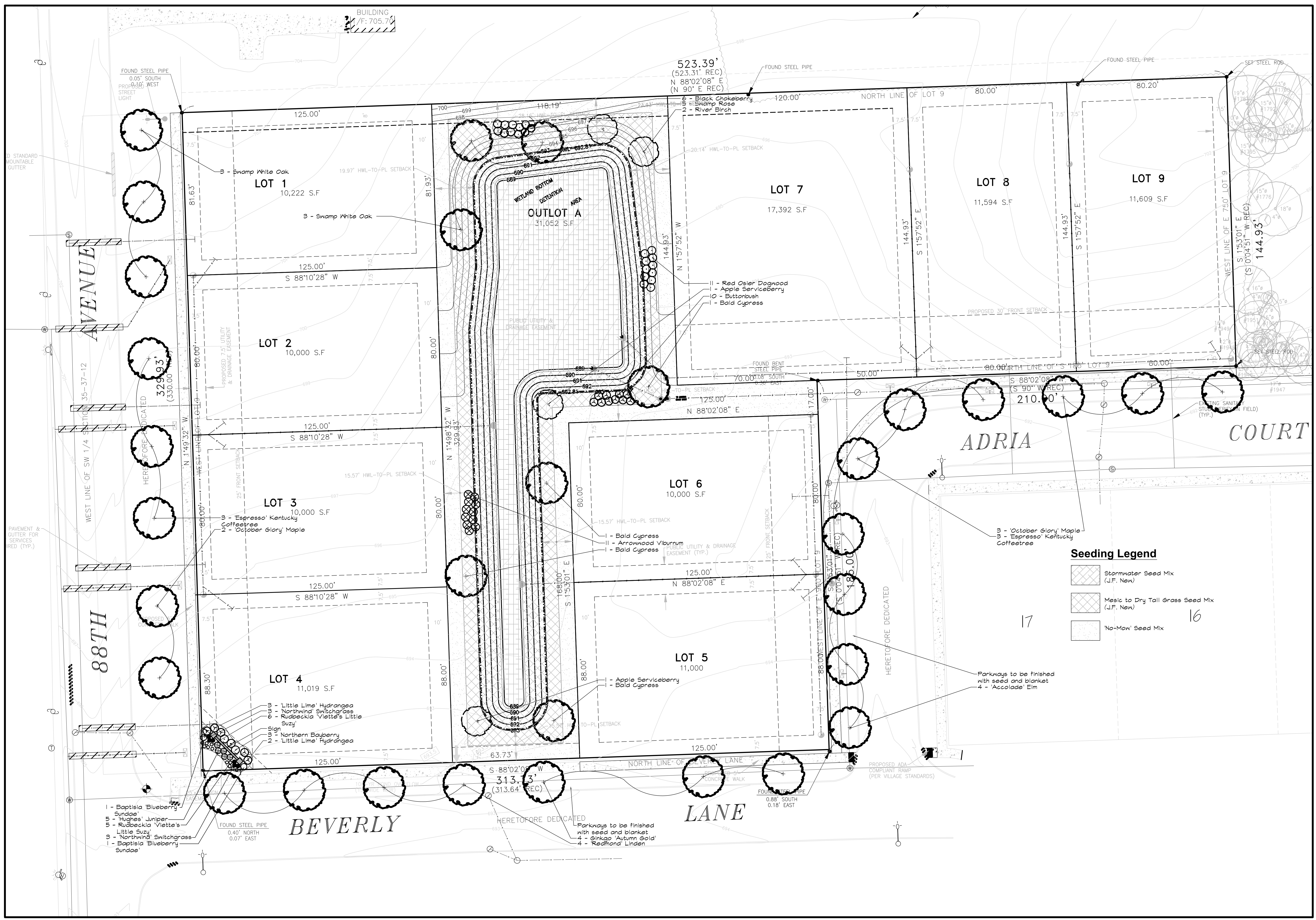
GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 8th DAY OF OCTOBER, A.D. 2019.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2020

PREPARED FOR:
DL3 SONS PROPERTIES INC.

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-065577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 18-09-070-SUB-R3





CLARENCE DAVIDS & COMPANY
23900 W. 127th Street - Plainfield, IL 60685
(815) 439 - 1177 office (815) 439 - 2271 fax
clarencedavids.com

Megan Nicole Ridge Subdivision
132nd and 88th Ave.
Orland Park, IL

Landscape Plan

Proj. #: 19.1295.FV-sb
Date: 4/11/19

Sheet: 1 of 5
Revised: in 7/3/19

Drawn By: sb
Revised: in 9/4/19

Account Rep: aw
Revised: in 10/10/19

Scale: 1" = 20'-0"

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NATIVE SEEDING
(J.F. New)

PART 1 GENERAL

1.1 QUALITY ASSURANCE

- A. The seeding contractor shall have at least three years experience with native prairie seeding and shall have successfully performed at least five similar seeding projects.
- B. Seed should be obtained from local sources within 200 miles of the site if possible.

1.2 SEASONAL CONSIDERATIONS: GENERAL GUIDELINES

- A. November 1 Thru February 28. Seeding during this time should be protected from displacement due to water and wind erosion. Seeding on bare, graded surfaces must be protected with appropriate erosion control blankets on slopes steeper than 5:1, and with blown and crimped straw mulch at 1 ½ tons per acre on lesser slopes. Seed drilled into existing vegetation or flat ground not subject to erosion may not need erosion protection.
- B. March 1 Thru June 29 Seeding during this period is appropriate but germination of a portion of the seed may not occur until the following season due to lack of cold stratification to break seed dormancy. Blown and crimped straw mulch is recommended at 1 ½ - 2 tons per acre on bare soils. Mulch may not be required if seed is drilled into existing vegetation or flat ground not subject to erosion.
- C. June 30 Thru August 30. Installation of native seed should be suspended unless irrigation can be provided..
- D. September 1 Thru October 31. Seeding on graded, bare-soil surfaces must be protected with appropriate erosion control blankets on slopes ³ 5:1, and with blown and crimped straw mulch at 1 ½ tons per acre on lesser slopes. Seed drilled on flat ground not subject to erosion or into existing vegetation may not require erosion protection.
- E. These limits are to be considered general guidelines only and may be modified with the approval of the Restoration Consultant according to site conditions, local weather patterns, seed mix type, and other factors.

1.3 SEED MIXTURES

- A. All seed shall be true to genus and species. All seed packaging shall be tagged showing seed species, sources, and weights. The seed weights shall be based on pure live seed (pls) percentage for all species.
- B. Seed shall be shipped, stored and handled in a manner that will insure protection from damage and to maintain dormancy until planted.
- C. The composition and placement of seed mixes will be as shown on the plans. Species substitutions shall be approved by the Restoration Consultant.

1.4 SEED PROTECTION

- A. Areas with potential for high wave action or goose depredation that may dislodge newly planted seed, all seeded areas will be secured with 6" or 8" "U"-shaped wire erosion control blanket staples. Staple length is determined by the density of the planting substrate; softer substrates require longer length to hold seed bed adequately.
- B. In areas where the potential for goose depredation exists, such as retention basins or other areas adjacent to open water, waterfowl barriers shall be installed over seeded areas. Barriers shall consist of plastic enclosures supported with wooden stakes, adequately constructed to inhibit access by waterfowl for one growing season. Enclosures shall extend at least two feet in height above the plant tops. Methodology is to be approved by the restoration consultant. Barriers shall be removed after one growing season.

1.5 SUBMITTALS

- A. Materials: Prior to delivery of any materials to the site, submit to the Owner a complete list of all live herbaceous perennial plants, tubers, bulbs, and dormant rootstocks of herbaceous perennial plants to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal shall in no way be construed as permitting substitution for specific items described on the plans or in these specifications unless approved in writing by the Restoration Consultant.
- B. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.
- C. After the work is complete, submit to the Owner "as-built" plans including a listing of all species installed, and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

EROSION CONTROL
(J.F. New)

PART 1 GENERAL

1.1 DESCRIPTION

- A. This section includes installation of North American Green S-75 (Or equivalent) erosion control blanket and blown straw mulch.

1.2 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.
- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.3 SUBMITTALS

- A. Materials: Prior to delivery of any materials to the site, submit to the Owner a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Restoration Consultant.
- B. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.
- C. After the work is complete, submit to the Owner "as-built" plans including a listing of all species installed, and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

1.4 PRODUCTS

- A. All areas exiting as bare soil at the time of seed installation shall receive erosion control material application.
- B. Slopes ³ 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications: Minimum blanket roll width: 42", Minimum unit weight: 0.8 lbs/yd2. North American Green S-75 shall be utilized for all
- C. Slopes < 5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

PART 1 EXECUTION

2.1 METHOD-EROSION CONTROL BLANKETS

- A. Refer to the Plans for location of erosion blanket treatment areas.
- B. Install seed prior to applying erosion control blankets per the native seeding specification.
- C. If installation occurs between July 15th and November 1st, install cover crop with erosion control blanket at the time of construction, and hold native seed mix until the recommended optimum seeding dates. Before seeding native mix, remove blanket and mow off cover crop. Reinstall blanket after native seeding per manufacturer's specifications.
- D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.
- E. Erosion control blanket shall be in full intimate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.
- F. Secure erosion blanket with staples as recommended by the manufacturer.
- G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".
- H. Bury the erosion control blankets in an approximate 6" trench at the crown and toe of the slope or as recommended by the manufacturer.

2.2 METHOD-CRIMPED STRAW MULCH

- A. Install straw mulch in all seeded areas requiring erosion control that are not to be protected by erosion control blanket per the Plans.
- C. Straw mulch shall be applied by a mechanical means suitable for blowing straw at a rate of 1.5-2 tons per acre.
- D. Immediately proceeding blown straw application, the straw shall be crimped by one of the following means:
 1. A mulch anchoring tool. This is a mechanical tractor drawn implement designed to punch mulch into the soil effectively.
 2. A standard farm disc equipped with a blade that shall not cut the straw but place it firmly into the ground approximately 2.5" - 3" in depth.

SEEDBED PREPARATION AND REGRADING
(J.F. New)

PART 1 GENERAL

1.1 DESCRIPTION

- A. This section includes preparation of soil prior to seeding and/or removal of erosion rills and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.

1.2 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.
- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.3 SUBMITTALS

- A. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.

PART 2 EXECUTION

2.1 METHOD-SOIL PREP AND REGRADING

- A. **SHALLOW SLOPE, UNVEGETATED**--In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of < 5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or furrows run parallel to the contour so as not to encourage rilling.
- B. **SEVERE SLOPE, VEGETATED**--In areas existing in a vegetated state at the inception of installation activities, possessing a slope of ³ 5:1, and having significant soil loss due to erosion rill formation, soil shall be returned to original contour using a harrow, landscape rake, or box grader. In areas where soil loss is extreme, friable topsoil (available onsite) shall be imported by the Contractor at the direction of the Restoration Consultant.
- C. Topsoil shall be free of stones, lumps, plants, roots, and other debris over 2" in any dimension. Topsoil must also be free of plants or plant parts of quack grass, reed canary grass, Canada thistle, or others as specified by the restoration consultant.
- D. Any irregularities or undulations resulting from tilling or grading shall be fine graded and level prior to seeding.
- E. Soils shall not be compacted. A 150# person walking on soil should leave a ½" depression. Soils shall have a measured compaction following regrading no greater than 5 psi, based on Lang or Cone penetrometer measurements at the time of seeding or planting unless otherwise stated on the Plans or in the Specifications. If 10% or more of penetrometer readings are greater than 5 psi, disc, rotovate, and/or chisel plow said areas as necessary to reduce compaction.
- F. Re-check soil compaction as described above after tillage. Repeat treatment as necessary until 90% or more of planting area meets the standard.

2.2 CLEAN-UP, REMOVAL, AND REPAIR

- A. Clean up: Contractor shall keep work area free of debris. After the work is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over areas to minimize disturbance.
- B. Removal: after work has been completed remove any tools, equipment, empty containers, and all other debris generated by the Contractor.
- C. Repair: repair any damages caused by the Contractor during completion of the work described in this section.

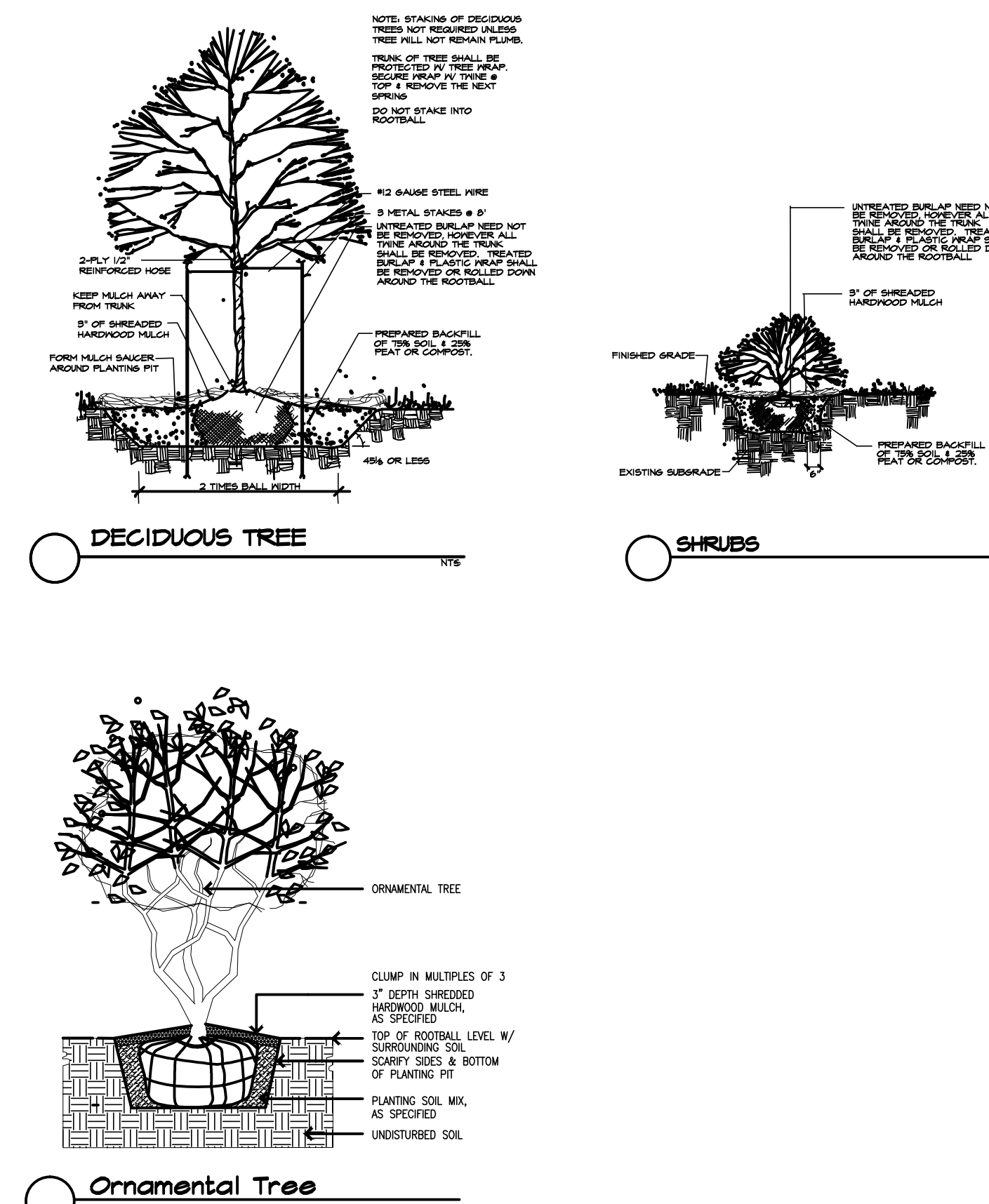
2.3 INSPECTION

- A. It is the responsibility of the Contractor to notify the Restoration Consultant a minimum of 48 hours prior to initiation of seedbed preparation and regrading activities to allow Restoration Consultant to schedule to be on site to direct and approve regrading and seedbed preparation activities.

2.4 ACCEPTANCE AND GUARANTEE

- A. Final acceptance: this portion of the work shall be considered 100% complete after the Contractor has completed soil preparation, and completed all required clean up as described in 2.2 of this section.

Planting Details



Note: In all plantings, mulch is not to cover root flare and should be kept away from the trunk of the tree or shrub. Root flare should remain visible after planting

CLARENCE DAVIDS & COMPANY
23900 W. 127th Street - Plainfield, IL 60585
(815) 439 - 1177 office (815) 439 - 2291 fax
clarencedavids.com

Megan Nicole Ridge Subdivision
132nd and 88th Ave.
Orland Park, IL

Plant Requirements, Schedule and Details

Proj. #: 19.1295.FV-sb	Date: 4/11/19	Scale: N/A	
Sheet: 3 of 5	Revised: in 7/3/19		
Drawn By: sb	Revised: in 9/4/19		
Account Rep: aw	Revised: in 10/10/19		

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Appendix 1
Near-term Management & Maintenance Tasks for Naturalized Landscapes.

Activity	Calendar																						
	2x /month	Monthly	Every other month	Quarterly	Semi-annual	Annual	After major storms *	As needed	Year 1	Year 2	Year 3	J	F	M	A	M	J	J	A	S	O	N	D
Debris/Litter Management Remove trash (e.g., paper, plastic, brush, grass clippings, etc.) from inlet/outlet structures, basin slopes, and bottom and dispose in appropriate off-site location.			X				X		X	X	X						X	X	X				
Stormwater Structure Management Perform inspection of control structure/spillway and clean-out/repair and dispose of debris in an appropriate off-site location. Inspect basin/pond slopes and embankments. Perform corrective maintenance any time the pond takes longer than design time to return to +6 inches of NWL.	X (until stable)				X		X		X	X	X					X							X
SESC Management Maintain SESC devices in functional condition at all times and correct deficiencies immediately. Conduct inspection within 24 hours of 1" storm event. Repair damage to slopes/embankment, including undercut or eroded areas if 1.0 sq. m. in size or 5 lin. ft. or 4 in x 4 in wide or greater. Repair and revegetate eroded areas.							X		X				X	X	X	X	X	X	X	X	X	X	X
Vegetation Management <i>General Weed Management</i> Control invasive/non-invasive weeds as appropriate to each species. This may require different treatment times for different plant species. Treatment mechanisms may include mowing, hand cutting, prescribed burning, herbicide application, or a combination of methods. Species include but are not limited to the following: Buckthorn Bush honeysuckle Cattails Common reed Purple loosestrife Reed canarygrass Sweet Clover <i>General Weed Management CONT.</i> Thistles Teasel <i>Prescribed burning</i> Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If conditions prevent burning, conduct a high mow the following growing season. <i>Mowing</i> Conduct variable-height mowing to prevent weed seed production. Conduct variable-height mowing to prevent weed seed production. Conduct single-season mow in place of prescribed burning. <i>Clearing/Removal</i> Remove wetland plants killed by sediment build up to prepare bed for replanting. Dispose of material at an appropriate off-site location. <i>Replanting</i> Replace/supplement wetland and upland vegetation to meet performance standards. Other Management Actions Manage wildlife and control mosquitos.							X						X	X	X							X	
Vegetation Monitoring <i>Installation and Establishment</i> Conduct routine vegetation monitoring for compliance with performance standards, note progress of vegetation development and presence and extent of invasive plants. Reporting <i>Installation</i> Submit installation documentation within 10 days of completing landscape work. <i>Establishment</i> Prepare and submit to village an annual monitoring report. Growing Season: 1 March to 31 October * Major Storms >1 inch within a 24-hour period.					X			X	X	X												X	X

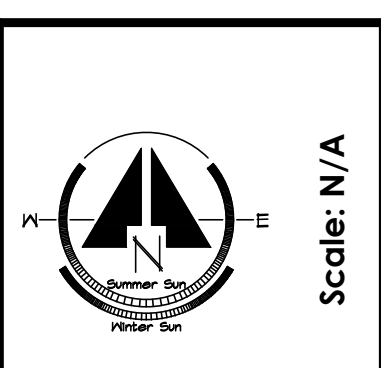
Appendix 2
Long-term Management & Maintenance Tasks for Naturalized Landscapes.

Activity	Schedule																					
	Every other month	Quarterly	Semi-annual	Annual	As needed	After major storms *	Every 2 to 3 years	Every 5 to 10 years	J	F	M	A	M	J	J	A	S	O	N	D		
Debris/Litter Management Remove trash (e.g., paper, plastic, brush, grass clippings, etc.) from inlet/outlet structures, basin slopes, and bottom and dispose in appropriate off-site location.	X					X								X	X	X						
Structural Management Perform structural inspection of control structure/spillway and clean-out/repair and dispose of debris in an appropriate off-site location. Inspect basin/pond slopes and embankments. Repair damage to slopes/embankment, including undercut or eroded areas if 1 m2 in size or 5 lin. ft. or 4 in x 4 in wide or greater. Perform corrective maintenance any time a basin takes longer than design time to return to +6 inches of NWL. Remove sediment and return basin to original grades when plants are choked with sediment, pool volume has become significantly reduced (>20 percent), or basin becomes eutrophic.		X											X								X	X
Vegetation Management <i>General Weed Management</i> Control invasive/non-invasive weeds as appropriate to each species. This may require different treatment times for different plant species. Treatment mechanisms may include mowing, hand cutting, prescribed burning, herbicide application, or a combination of methods. Species include but are not limited to the following: Buckthorn Bush honeysuckle Cattails Common reed Purple loosestrife <i>General Weed Management CONT.</i> Reed Canarygrass Sweet Clover Teasel Thistles <i>Prescribed burning</i> Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If conditions prevent burning, conduct a high mow the following growing season. <i>Mowing</i> Conduct a high mow (12 inches) to prevent weed seed production. Conduct single-season mow in place of prescribed burning. <i>Clearing/Removal</i> Remove wetland plants killed by sediment build up to prepare bed for replanting and dispose of at an appropriate off-site location. <i>Replanting</i> Install supplemental plugs and/or seed when a) more than half of the emergent plantings do not persist, b) the slope has any area greater than 1.0 sq. m. devoid of vegetation, c) the shoreline has any area more than 5 ft long devoid of vegetation, or d) any area is actively eroding. Other Management Actions Review inspection program and checklists to determine if more detailed inspections or other information are needed, to determine if fees cover maintenance costs, and to update phone numbers and addresses of inspectors, contractors, etc. Maintain and upkeep fencing, refresh planting beds, enforce access restrictions, etc. Manage wildlife and control mosquitos.						X														X	X	
Vegetation Monitoring Conduct more formal vegetation assessment (e.g., contract a specialist to evaluate status of vegetation development, determine the presence and extent of invasive plants, make recommendations for management, and prepare a status report). Reporting Prepare and submit to Village a periodic monitoring report. Growing Season: 1 March to 31 October * Major Storms >1 inch within a 24-hour period.					X		X							X	X	X	X	X	X	X	X	X



CLARENCE DAVIDS & COMPANY
23900 W. 127th Street - Plainfield, IL 60585
(815) 439 - 1177 office (815) 439 - 2291 fax
clarencedavids.com

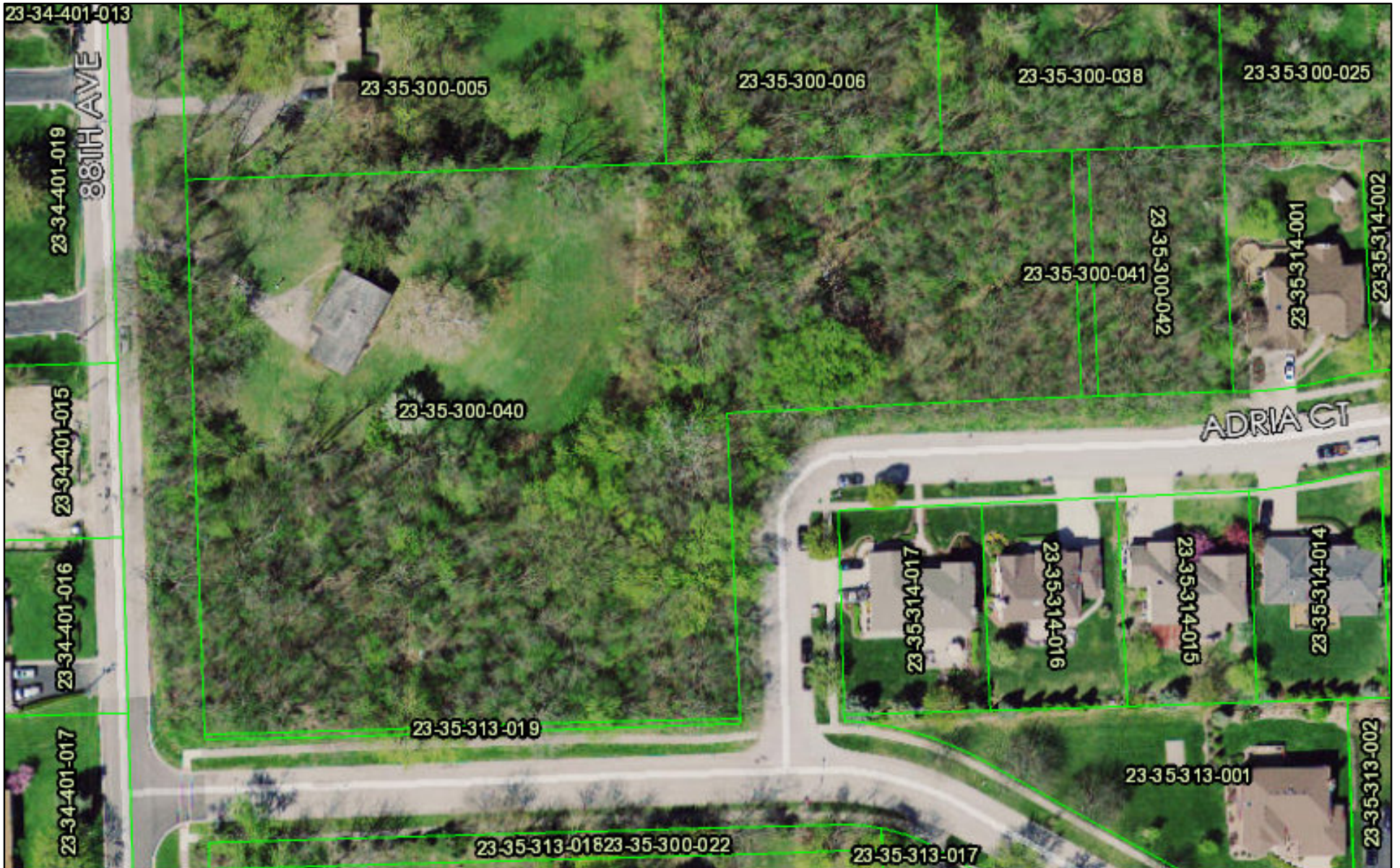
Megan Nicole Ridge Subdivision
132nd and 88th Ave.
Orland Park, IL
Maintenance and Monitoring Appendix 1 + 2



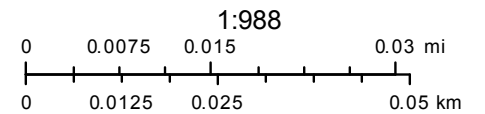
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Revised: in 7/3/19
Revised: in 9/4/19
Revised: in 10/10/19
Scale: N/A
Proj. #: 19.1295.FV-sb
Sheet: 5 of 5
Drawn By: sb
Account Rep: aw

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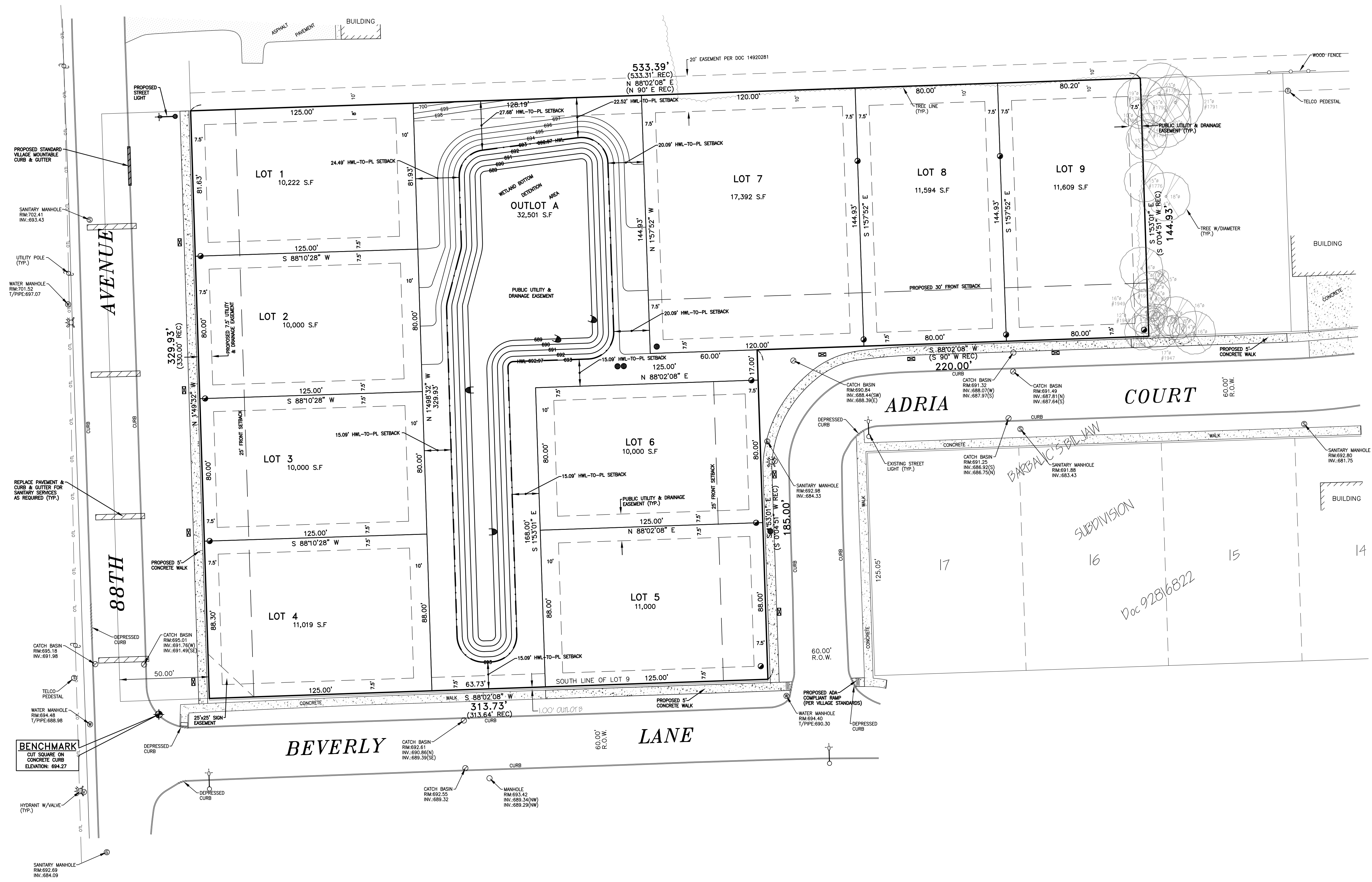
Cook County CookViewer



March 30, 2020



Cook County GIS Dept



REV. BY	REVISIONS	DATE
B.H.	REVISE STORM SEWER	7/8/19
B.H.	ADDITIONAL POND SETBACKS	8/17/19
T.G.	VILLAGE COMMENTS	8/28/19
B.H.	VILLAGE COMMENTS	9/30/19
B.H.	VILLAGE COMMENTS	1/15/20

LANDMARK
 ENGINEERING, LLC
 DESIGN PROFESSIONAL NO. 194-005577
 7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone: (708) 599-3737
 Fax: (708) 599-2281

MEGAN NICOLE RIDGE SUBDIVISION
 132ND & 88TH AVENUE, ORLAND PARK, IL
 GEOMETRIC PLAN

DRAWN BY: T.G.
 DESIGNED BY: B.H.
 CHECKED BY: M.L.

SHEET
C3.0
 18-09-070

Appendix 1
Near-term Management & Maintenance Tasks for Naturalized Landscapes.

Activity	Calendar																							
	2x /month	Monthly	Every other month	Quarterly	Semi-annual	Annual	After major storms *	As needed	Year 1	Year 2	Year 3	J	F	M	A	M	J	J	A	S	O	N	D	
Debris/Litter Management Remove trash (e.g., paper, plastic, brush, grass clippings, etc.) from inlet/outlet structures, basin slopes, and bottom and dispose in appropriate off-site location.			X				X		X	X	X													
Stormwater Structure Management Perform inspection of control structure/spillway and clean-out/repair and dispose of debris in an appropriate off-site location. Inspect basin/pond slopes and embankments. Perform corrective maintenance any time the pond takes longer than design time to return to +6 inches of NWL.	X (until stable)				X		X		X	X	X													X
SESC Management Maintain SESC devices in functional condition at all times and correct deficiencies immediately. Conduct inspection within 24 hours of 1" storm event. Repair damage to slopes/embankment, including undercut or eroded areas if 1.0 sq. m. in size or 5 lin. ft. or 4 in x 4 in wide or greater. Repair and revegetate eroded areas.							X		X				X	X	X	X	X	X	X	X	X	X	X	X
Vegetation Management <i>General Weed Management</i> Control invasive/non-invasive weeds as appropriate to each species. This may require different treatment times for different plant species. Treatment mechanisms may include mowing, hand cutting, prescribed burning, herbicide application, or a combination of methods. Species include but are not limited to the following: Buckthorn Bush honeysuckle Cattails Common reed Purple loosestrife Reed canarygrass Sweet Clover <i>General Weed Management CONT.</i> Thistles Teasel <i>Prescribed burning</i> Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If conditions prevent burning, conduct a high mow the following growing season. <i>Mowing</i> Conduct variable-height mowing to prevent weed seed production. Conduct single-season mow in place of prescribed burning. <i>Clearing/Removal</i> Remove wetland plants killed by sediment build up to prepare bed for replanting. Dispose of material at an appropriate off-site location. <i>Replanting</i> Replace/supplement wetland and upland vegetation to meet performance standards.							X						X	X	X	X	X	X	X	X	X	X	X	
Other Management Actions Manage wildlife and control mosquitos.							X						X	X	X	X	X	X	X	X	X	X	X	X
Vegetation Monitoring <i>Installation and Establishment</i> Conduct routine vegetation monitoring for compliance with performance standards, note progress of vegetation development and presence and extent of invasive plants.					X				X	X	X											X	X	X
Reporting <i>Installation</i> Submit installation documentation within 10 days of completing landscape work. <i>Establishment</i> Prepare and submit to village an annual monitoring report. Growing Season: 1 March to 31 October * Major Storms >1 inch within a 24-hour period.							X		X	X	X													X

Appendix 2
Long-term Management & Maintenance Tasks for Naturalized Landscapes.

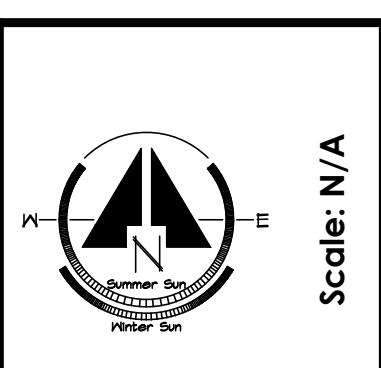
Activity	Schedule																							
	Every other month	Quarterly	Semi-annual	Annual	As needed	After major storms *	Every 2 to 3 years	Every 5 to 10 years	J	F	M	A	M	J	J	A	S	O	N	D				
Debris/Litter Management Remove trash (e.g., paper, plastic, brush, grass clippings, etc.) from inlet/outlet structures, basin slopes, and bottom and dispose in appropriate off-site location.	X					X																		
Structural Management Perform structural inspection of control structure/spillway and clean-out/repair and dispose of debris in an appropriate off-site location. Inspect basin/pond slopes and embankments. Repair damage to slopes/embankment, including undercut or eroded areas if 1 m2 in size or 5 lin. ft. or 4 in x 4 in wide or greater. Perform corrective maintenance any time a basin takes longer than design time to return to +6 inches of NWL. Remove sediment and return basin to original grades when plants are choked with sediment, pool volume has become significantly reduced (>20 percent), or basin becomes eutrophic.		X												X									X	
Vegetation Management <i>General Weed Management</i> Control invasive/non-invasive weeds as appropriate to each species. This may require different treatment times for different plant species. Treatment mechanisms may include mowing, hand cutting, prescribed burning, herbicide application, or a combination of methods. Species include but are not limited to the following: Buckthorn Bush honeysuckle Cattails Common reed Purple loosestrife <i>General Weed Management CONT.</i> Reed Canarygrass Sweet Clover Teasel Thistles <i>Prescribed burning</i> Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If conditions prevent burning, conduct a high mow the following growing season. <i>Mowing</i> Conduct a high mow (12 inches) to prevent weed seed production. Conduct single-season mow in place of prescribed burning. <i>Clearing/Removal</i> Remove wetland plants killed by sediment build up to prepare bed for replanting and dispose of at an appropriate off-site location. <i>Replanting</i> Install supplemental plugs and/or seed when a) more than half of the emergent plantings do not persist, b) the slope has an area greater than 1.0 sq. m. devoid of vegetation, c) the shoreline has any area more than 5 ft long devoid of vegetation, or d) any area is actively eroding.																						X	X	X
Other Management Actions Review inspection program and checklists to determine if more detailed inspections or other information are needed, to determine if fees cover maintenance costs, and to update phone numbers and addresses of inspectors, contractors, etc. Maintain and upkeep fencing, refresh planting beds, enforce access restrictions, etc. Manage wildlife and control mosquitos.						X								X										X
Vegetation Monitoring Conduct more formal vegetation assessment (e.g., contract a specialist to evaluate status of vegetation development, determine the presence and extent of invasive plants, make recommendations for management, and prepare a status report). Growing Season: 1 March to 31 October * Major Storms >1 inch within a 24-hour period.																								X
Reporting Prepare and submit to Village a periodic monitoring report. Growing Season: 1 March to 31 October * Major Storms >1 inch within a 24-hour period.																								X



CLARENCE DAVIDS & COMPANY
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(815) 439 - 1177 office (815) 439 - 2291 fax
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Megan Nicole Ridge Subdivision
132nd and 88th Ave.
Orland Park, IL

Maintenance and Monitoring Appendix 1 + 2



Date: 4/11/19
Revised: in 7/3/19
Revised: in 9/4/19
Revised: in 1/15/20
Scale: N/A

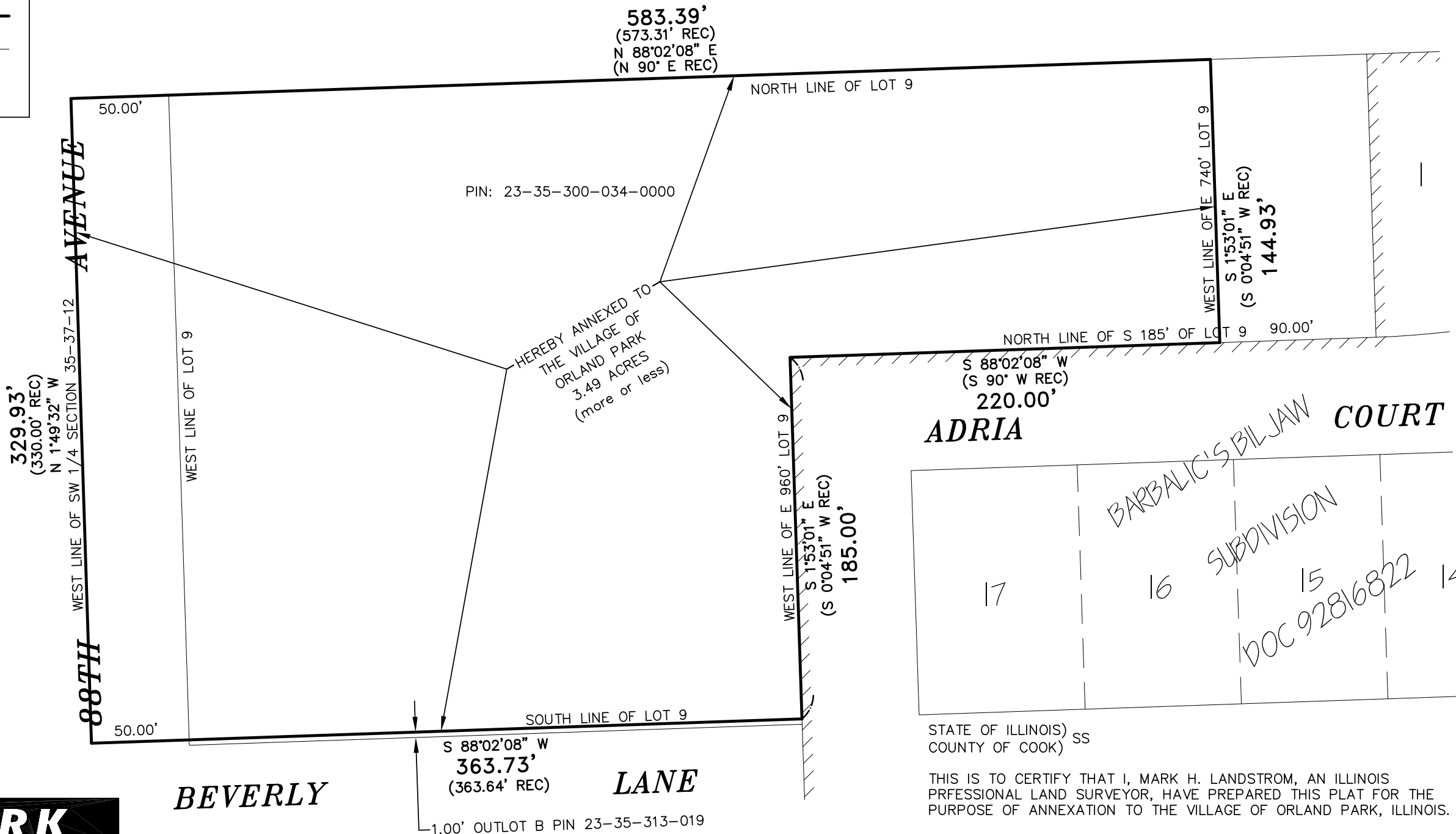
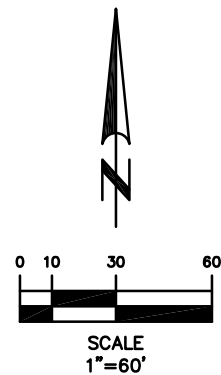
Proj. #: 19-1295-FV-sb
Sheet: 5 of 5
Drawn By: sb
Account Rep: aw

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PLAT OF ANNEXATION TO THE VILLAGE OF ORLAND PARK

LOT 9 (EXCEPT THE EAST 740 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 220 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS.

LEGEND	
LIMITS OF LAND PER LEGAL DESCRIPTION	—————
ADJACENT LAND PARCEL LINE	—————
EXISTING CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK	//////



PREPARED FOR:
DL3 SONS PROPERTIES INC.
PREPARED BY:



DESIGN FIRM REGISTRATION NO. 184-005577

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

PROJECT No. 18-09-070-ANNEX-R

STATE OF ILLINOIS) SS
COUNTY OF COOK)

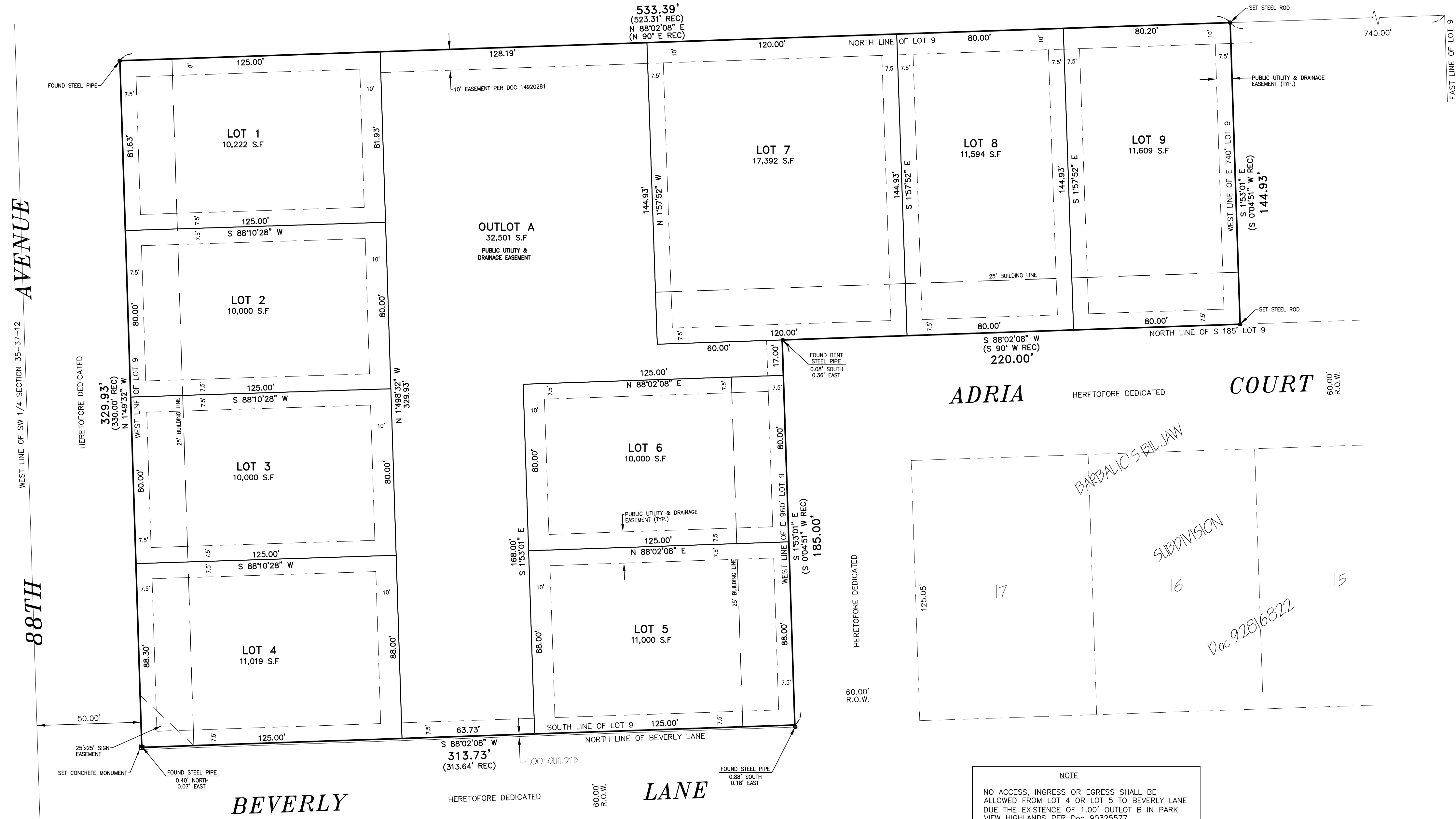
THIS IS TO CERTIFY THAT I, MARK H. LANDSTROM, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF ORLAND PARK, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF JANUARY A.D. 2020.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2020

MEGAN NICOLE RIDGE

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AFFECTS COOK COUNTY PIN: 23-35-300-040-0000

SEND FUTURE TAX BILLS TO:
D L 3 SONS PROPERTIES, INC.
16352 S. KEDVALE AVENUE
TINLEY PARK, ILL. 60478

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ALONG, UNDER AND THROUGH THAT PORTION OF THE LAND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT" WITH DASHED LINES ON THE PLAT FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIR, INSTALLATION, INSPECTION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF WATER LINES, SANITARY SEWERS AND STORM SEWERS TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES, OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES, GAS MAINS AND APPURTENANCES, AND CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH UTILITIES. NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF ORLAND PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

SIGN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR D L 3 SONS PROPERTIES, INC., ITS SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER THAT PORTION OF THE LAND MARKED "SIGN EASEMENT" ON THE PLAT FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN A SIGN, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

NOTE
NO ACCESS, INGRESS OR EGRESS SHALL BE ALLOWED FROM LOT 4 OR LOT 5 TO BEVERLY LANE DUE THE EXISTENCE OF 1.00' OUTLOT B IN PARK VIEW HIGHLANDS PER DOC 90325577.

NOTE
STEEL RODS OR OTHER MONUMENTATION SHALL BE SET AT ALL PROPERTY CORNERS OF THE NEW LOTS.

VILLAGE TREASURER
I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.
DATED THIS ____ DAY OF _____, A.D. 20____

PLAN COMMISSION
THIS SUBDIVISION WAS APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, AT A MEETING HELD THIS ____ DAY OF _____, A.D., 20____

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

VILLAGE BOARD
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK AT A MEETING HELD THIS ____ DAY OF _____, A.D., 20____

BY: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

OWNER
D L 3 SONS PROPERTIES, INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
IT FURTHER CERTIFIES THAT THE PROPERTY HEREIN CONSOLIDATED LIES WITHIN PALOS SCHOOL DISTRICT 118 AND CONSOLIDATED HIGH SCHOOL DISTRICT 230.
DATED AT _____ ILLINOIS THIS ____ DAY OF _____, A.D., 20____

DWAYNE STAROSTKA, President

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DWAYNE STAROSTKA OF D L 3 SONS PROPERTIES, INC., PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF D L 3 SONS PROPERTIES, INC., FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____

BY: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

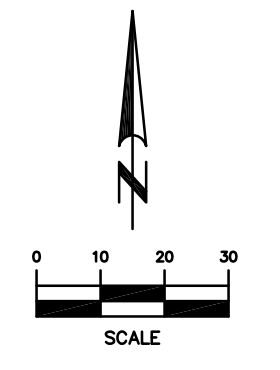
LAND SURVEYOR
STATE OF ILLINOIS) SS
COUNTY OF COOK)
I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 (EXCEPT THE EAST 740 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 220 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS;
AS SHOWN BY THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE ILLINOIS EAST ZONE (2011) STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS MEASUREMENT, AND THE AREA OF THE SUBDIVISION IS 135,338 SQUARE FEET = 3.107 ACRES (more or less).
I FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, WHICH HAS ADOPTED A CITY PLAN AND EXERCISES THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.
I FURTHER CERTIFY THAT ALL THE PROPERTY IS WITHIN ZONE X, UNSHADED AREAS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL 17031C0614J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, AND I HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK TO RECORD THIS PLAT OF SUBDIVISION.
GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 30th DAY OF MARCH, A.D. 2020.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2020

PREPARED FOR:
DL3 SONS PROPERTIES INC.

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-065577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 18-09-070-SUB-R4



PRELIMINARY SITE PLAN FOR MEGAN NICOLE RIDGE SUBDIVISION

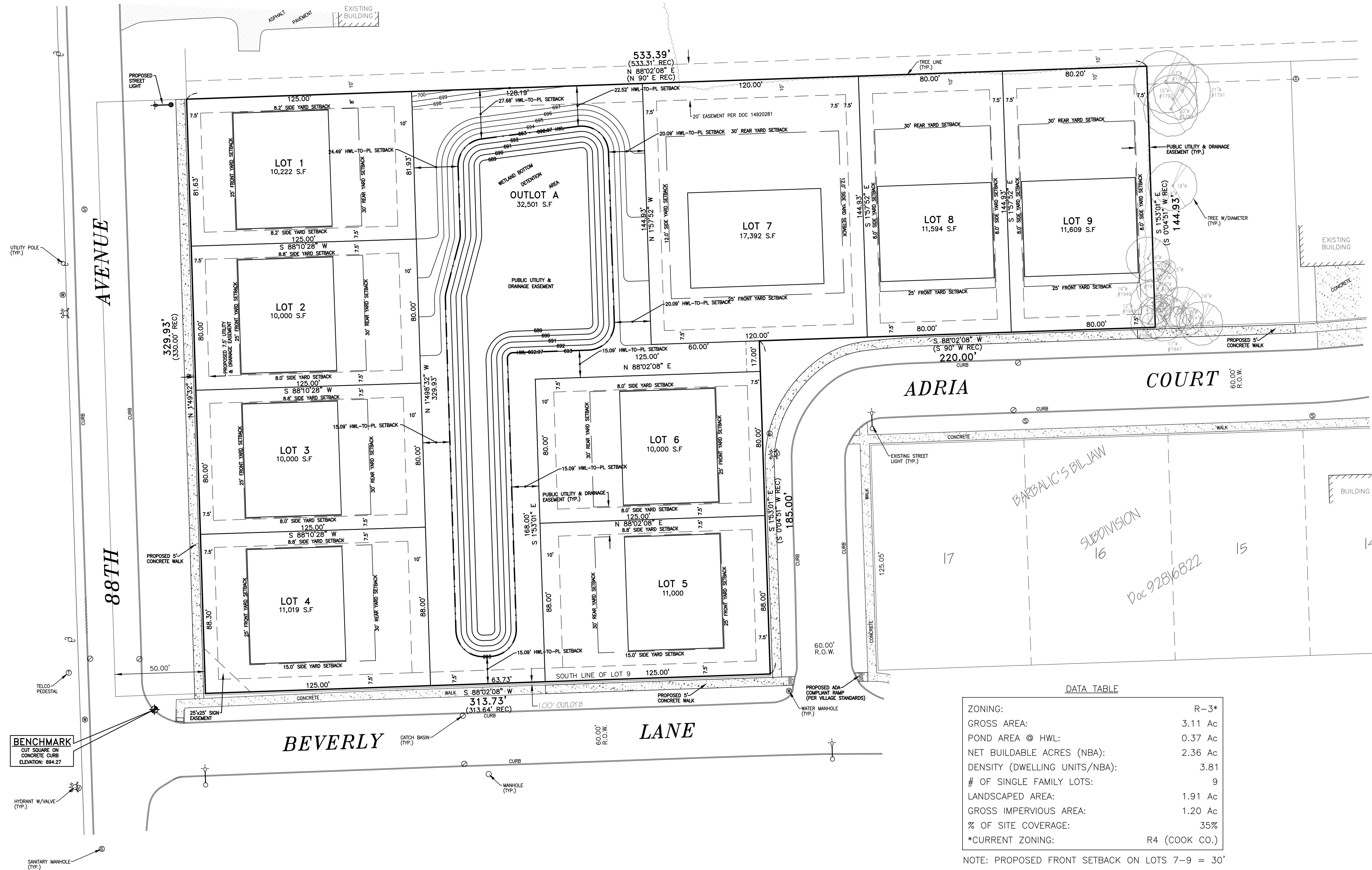
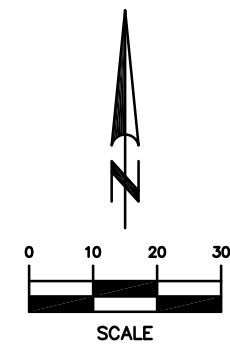
132ND STREET & 88TH AVENUE
ORLAND PARK, IL

LEGAL DESCRIPTION

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEVELOPER:

DL3 SONS PROPERTIES INC.
P.O. BOX 302
MIDLOTHIAN, IL 60405
(708) 612-1082



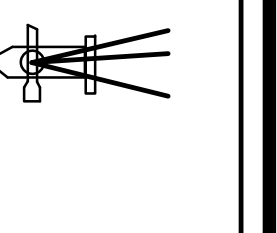
DATA TABLE

ZONING:	R-3*
GROSS AREA:	3.11 Ac
POND AREA @ HWL:	0.37 Ac
NET BUILDABLE ACRES (NBA):	2.36 Ac
DENSITY (DWELLING UNITS/NBA):	3.81
# OF SINGLE FAMILY LOTS:	9
LANDSCAPED AREA:	1.91 Ac
GROSS IMPERVIOUS AREA:	1.20 Ac
% OF SITE COVERAGE:	35%
*CURRENT ZONING:	R4 (COOK CO.)

NOTE: PROPOSED FRONT SETBACK ON LOTS 7-9 = 30'

REV.	DATE	REVISIONS
T.G.	7/8/19	ISSUED FOR REVIEW
B.H.	7/8/19	ISSUED FOR REVIEW
B.H.	8/28/19	VILLAGE COMMENTS
B.H.	9/30/19	VILLAGE COMMENTS
B.H.	1/15/20	VILLAGE COMMENTS

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-5337
Fax: (708) 599-2281



MEGAN NICOLE RIDGE SUBDIVISION
132ND & 88TH AVENUE, ORLAND PARK, IL
PRELIMINARY SITE PLAN

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
PSP1
18-09-070

DATE: April 7, 2020

REQUEST FOR ACTION REPORT

File Number: **2020-0256**

Orig. Department:

File Name: **Memo: New Petitions**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Ed Lelo, Director of Development Services
Date: April 7, 2020
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

BMO Harris Bank – Drive up replacement – 8150 143rd Street
Orland Square Mall – Installation of 4 electric vehicle car charging stations – 288 Orland Square Drive

Development Petitions

Certificate of Appropriateness Petition

Board Approved Petitions