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 7<sup>th</sup> 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. <u>Provide Comments to the Development Services Department Prior to the Meeting</u>. 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.
  - 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. <u>Attend Electronically via Zoom Meetings.</u> 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:

<u>Dial in by Telephone</u>: 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 promoted to enter the Meeting ID number, followed by #. Meeting ID: 534 486 610

International numbers are available at https://zoom.us/u/awb2OeVtN

#### 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

<u>2020-0254</u> 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

<u>Building Elevations - Lot 1 - Raising Cane's</u> <u>Building Elevations - Lot 2 - Panera & Chipotle</u>

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

JΗ

#### **CLOSE PUBLIC HEARING**

#### **OPEN PUBLIC HEARING**

**2019-0282** Megan Nicole Ridge - Development Petition for Site Plan,

Landscape Plan, Rezoning, Subdivision, Variance (subject to

Annexation)

VILLAGE OF ORLAND PARK Page 2 of 3

Attachments: Rezoning Factors - Responses

Variance Standards - Reponses

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

<u>Attachments:</u> 04-07-2020 Plan Commission Memo

#### **NON-SCHEDULED CITIZENS & VISITORS**

#### **ADJOURNMENT**

VILLAGE OF ORLAND PARK Page 3 of 3

DATE: April 7, 2020

### **REQUEST FOR ACTION REPORT**

	REGULOT TOR ACTION REPORT
File Number:	2020-0254
Orig. Department:	
File Name:	Minutes of March 17, 2020 Plan Commission Meeting
BACKGROUND:	
BUDGET IMPACT	<b>:</b>
REQUESTED ACT	ΓΙΟΝ:

### **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

VILLAGE OF ORLAND PARK Page 2 of 6

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

VILLAGE OF ORLAND PARK Page 3 of 6

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**

VILLAGE OF ORLAND PARK Page 4 of 6

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**

VILLAGE OF ORLAND PARK Page 5 of 6

#### **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

VILLAGE OF ORLAND PARK

Page 6 of 6

DATE: April 7, 2020

### REQUEST FOR ACTION REPORT

2019-0756 File Number:

Orig. Department: **Development Services Department** 

LaGrange Square - Development Petition for a Special Use Permit Amendment File Name:

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 drivethrough, 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 151<sup>st</sup> 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

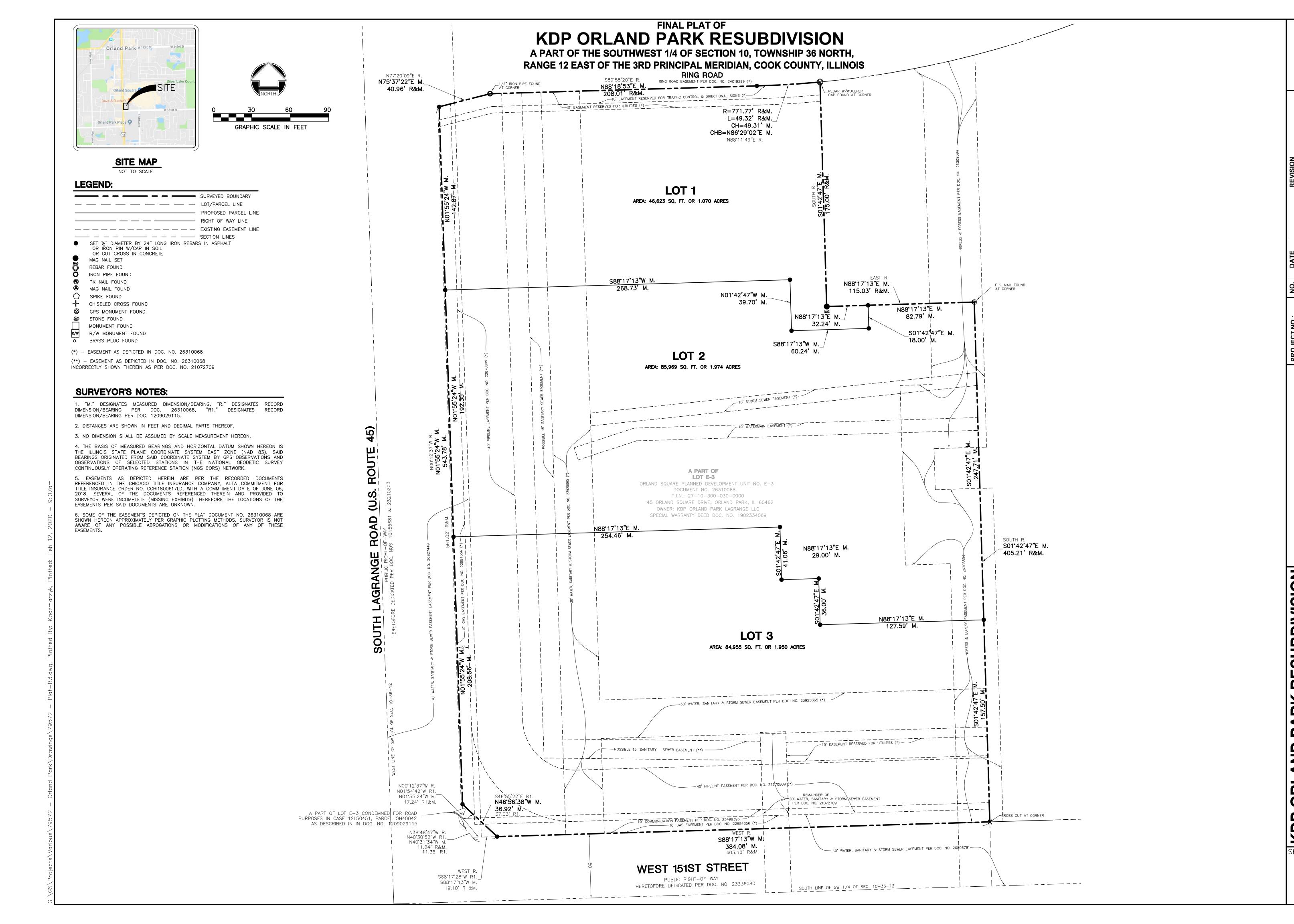
I move to recommend to the Village Board of Trustees to approve the **Plat of Subdivision**, titled "Final Plat of KDP Orland Park Resubdivision", prepared by Woolpert, Inc., dated May 31, 2019, and last revised February 11, 2020, subject to the following condition:

- 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)



1 of 2

# 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

IIS PLAT HAS BEEN SUBMITTED FOR CORDING BY AND RETURN TO:	
ME:	
DRESS:	

PARCEL INDEX NUMBER: 27-10-300-030-0000

CALL BEFORE	
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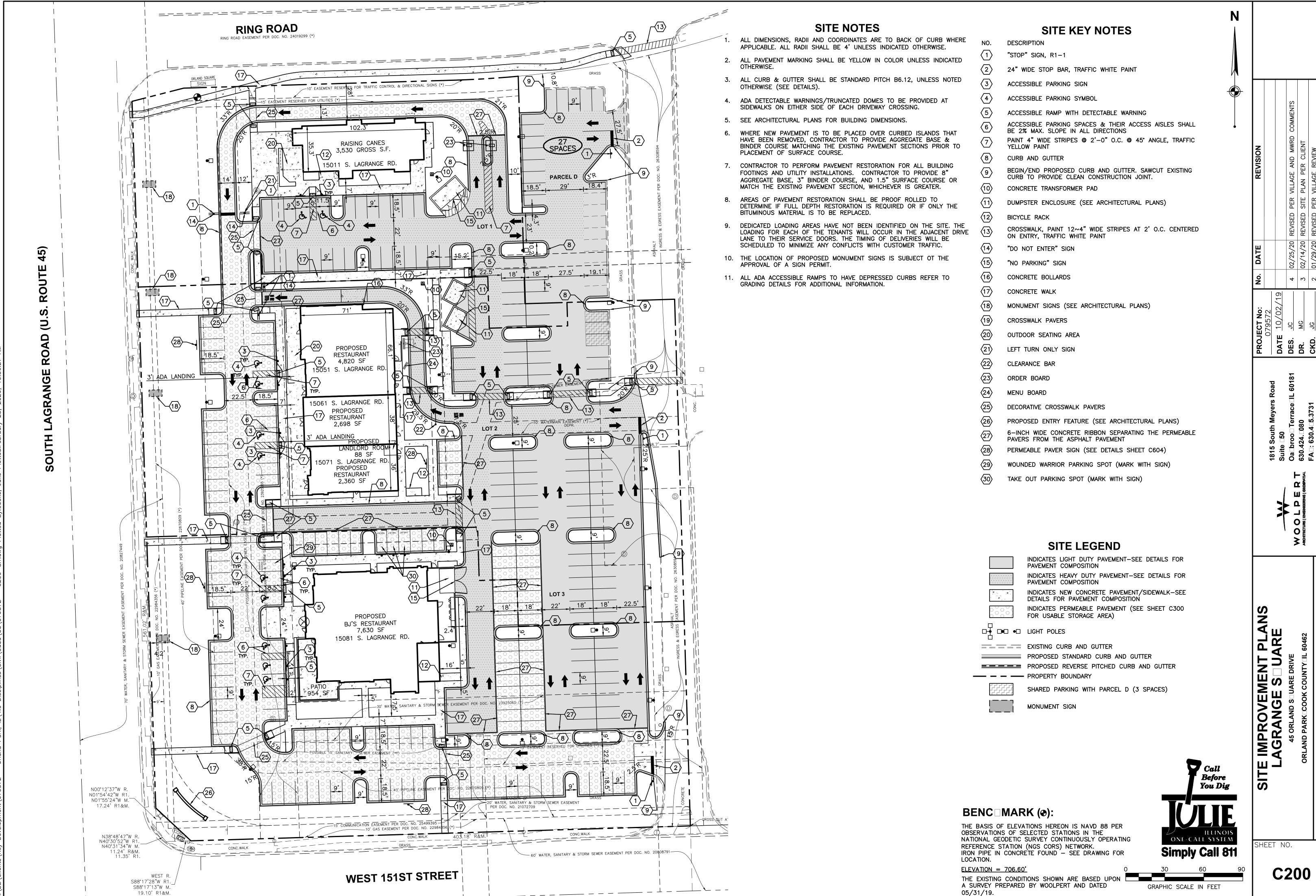
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TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 3RD
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS
RESUBDIVISION PLAT

2 of 2

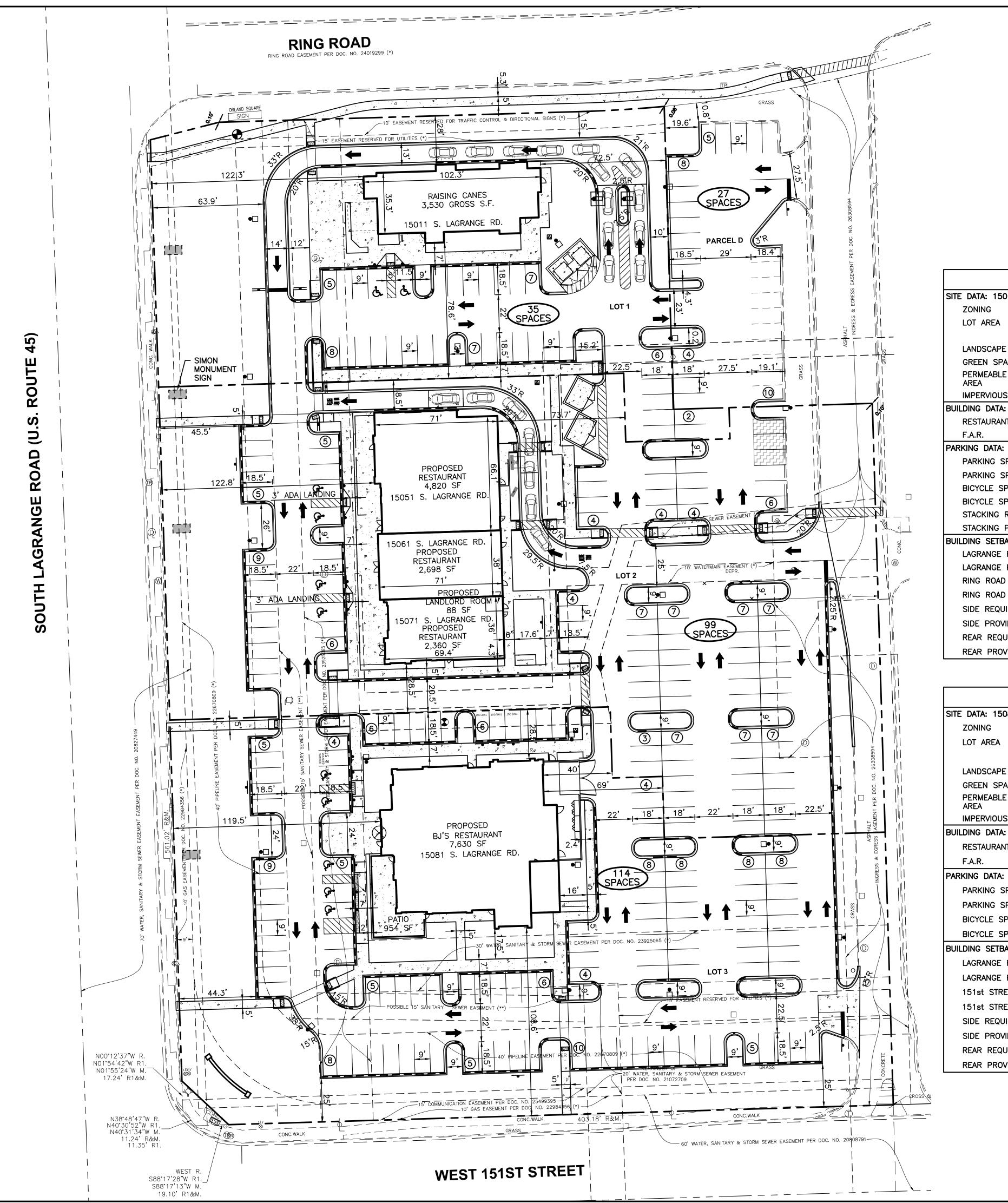
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CERTIFICATE AS TO SPECIAL ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF THE ASSESSMENTS:  STATE OF LINES AND APPLY OF A CONTROL OF			
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SURFACE WATER DRAINAGE CERTIFICATE:  SURFACE WATER DRAINAGE CERTIFICATE:  STITE OF USES  SURFACE WATER DRAINAGE CERTIFICATE:  SURFACE OF SOM PROPERTY OF USES  SURFACE WATER DRAINAGE CERTIFICATE:  SURFACE OF SOM PROPERTY OF USES  SURFACE WATER DRAINAGE CERTIFICATE:  SURFACE OF USES  SURFACE WATER DRAINAGE CERTIFICATE:  SURFACE OF USES  SURFACE WATER DRAINAGE CERTIFICATE:  SURFACE OF SOM PROPERTY OF USES  SURFACE WATER DRAINAGE CERTIFICATE:  SURFACE OF USES  SURFACE WATER DRAINAGE OF USES OF U	PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE(IS) SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE	CERTIFICATE AS TO SPEC	CIAL ASSESSMENTS:
SURFACE WATER DRAINAGE CERTIFICATE:  SALE O LINES  START SERIES SERIARS  WI COMPANY OF THE CONTROL OF THE SERIAR S			
SURFACE WATER DRAINAGE CERTIFICATE:  STORY OF CHARGE SEASON AS A STORY OF THE STAND OF THE ACTION OF THE STAND OF THE STAN			
SURFACE WATER DRAINAGE CERTIFICATE:  SURFACE WATER DRAINAGE CERTIFICATE:  SITE OF LUROS   35  THE POST ST. DA. SUB-TIPE AND THE P. AND SPAILURE OF SURFACE		I WILLAGE TREA	ASSIDED OF THE VILLAGE OF ODIAND DADIN DO HEDERY CERTIFY THAT THERE ARE NO
SURFACE WATER DRAINAGE CERTIFICATE:  SINE OF JURIS 3 ST.  TO THE REST OF ONE ADDRAINAGE AND SHEET, THE DESIGNATE SHEET S	NOTARY PUBLIC SIGNATURE	DELINQUENT OR UNPAID CURRENT OR FORFEITED SP	PECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN
SURFACE WATER DRAINAGE CERTIFICATE:  SINE OF JURIS 3 ST.  TO THE REST OF ONE ADDRAINAGE AND SHEET, THE DESIGNATE SHEET S		DATED AT ORIAND PARK COOK COUNTY ILLINOIS	
STATE OF LILNOS  DO THE REST OF OUR MANDESCOTE AND BRIEF. THE DRAINAGE OF SUPPLIES ANTE SHIP SHOULD BE ADMINISTRATED BY SALE THE PROPERTY BY SALE THE PROPER	SURFACE WATER DRAINAGE CERTIFICATE:		
DOT. CERTIFICATE:    COUNTY OF COUNTY	· · · · · · · · · · · · · · · · · · ·	THIS DAT OF, A.D., 20	'——·
Control of the processor of the proces	COUNTY OF COOK )	VILLAGE TREASURER	
DATE OF THE RIGHT TO LUEL AND THAT SICH SEARCE WATERS OF THE CONSTRUCTION OF THIS RESIDENCIAN.  ***  **COMMON OF THE CONSTRUCTION OF THIS RESIDENCIAN.  ***  **COMMON OF THE CONSTRUCTION OF THIS RESIDENCIAN.  ***  **COMMON OF THE CONSTRUCTION OF THIS RESIDENCIAN.  **COMMON OF THIS RESIDENCIAN.  *	CHANGED BY THE CONSTRUCTION OF THIS RESUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR	VILLAGE INCASONEN	
DAVID COME DATE    CONTROL   CONTROL	OWNER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN		
VILLAGE TREASURER'S CERTIFICATE:    STATE OF ILLINOIS   S.S.   D.O.T. CERTIFICATE:   STATE OF ILLINOIS   S.S.   D.O.T. CERTIFICATE:   STATE OF ILLINOIS   S.S.   D.O.T. CERTIFICATE:   STATE OF ILLINOIS   S.S.   D.O.T. CERTIFICATE:   STATE OF ILLINOIS   S.S.   D.O.T. CERTIFICATE:   STATE OF ILLINOIS   D.O. INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DO INDICATOR OF INF. VILLAGE OF ORLAND, DWIR, ILLINOIS, DWIR, DWIR, ILLINOIS, DWIR, D			
ELINOS PROFESSONAL FINANTER  LINOS PROFESSONAL FINANTER  L	BY: DATED: OWNER		
STATE OF ILLINOS    STATE OF ILLINOS   STATE OF ILLINOS   STATE OF ILLINOS OF PARTIENTO TO TRANSPORTATION MIL RESPECT TO PLATE SEASONEM STATE OF ILLINOS OF PARTIENTO TO TRANSPORTATION MIL RESPECT TO PLATE S A MANDED.    APPROVED BY THE FLINOS OF PARTIENTS OF PARTIE	BY: DATED:	VILLAGE TREASURER'S C	ERTIFICATE:
LD.O.T. CERTIFICATE:  THIS PLAT HAS BEEN APPROVED BY THE ILLINOS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO REPORT SHELD IN THE PROPERTY MELLIODD IN THE PLAT OF RESIDENCES OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE AND THAT I FIND ALL DITTRIBUT BESTALIENTS, NOW DIE, OF QUISTAMBING UNPAD SPECIAL ASSESSMENT RECORDS OF SACE VILLAGE OF ORLAND PARK, CONC COUNTY, ILLINOIS  DATE OF ILLINOS  THIS PLAN OF THE PROPERTY MELLIDED IN THE STATE HEADY OF THE ALL WILLAGE OF CREAM PARK, CONC COUNTY, ILLINOIS  THE PROPERTY MELLIDED IN THE PROPERTY MELLIDED IN THE STATE FROM THE PROPERTY MELLIDED IN THE P	ILLINOIS PROFESSIONAL ENGINEER	) SS	
INCOUNT OF COMMISSION APPROVAL:  STATE OF ILLINOS  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  BY:  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  BY:  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  DATE  DATE  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  DA		COUNTY OF COOK )	
PLAN COMMISSION APPROVAL:  STATE OF ILLINOS  SS.  COUNTY OF COCK  DUBLER OF MEASURED BY THE AUTHORITY PRODUCED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE VILLAGE OF ORLAND PARK.  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  BY.  DATE  BY.  DATE  BY.  DATE  D	IDOT CERTIFICATE:	I,, COLLECTOR OF THE VILL	LAGE OF ORLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE
ROADWAY ACCESS PURSUANT OF PRABAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PARK, COME COUNTY, ILLINOIS  PLAN THAT METS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT.  ANTHONY J. QUIGLEY, P.E. REGION ONE ENGINEER  PLAN COMMISSION APPROVAL:  STATE OF ILLINOIS  STATE OF ILLINOIS  STATE OF ILLINOIS  COUNTY OF COOK  PARK.  APPROVED BY THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE WILLAGE OF ORLAND PARK, COME COUNTY, ILLINOIS  THIS DAY OF A.D., 20  ***  **VILLAGE TREASURER**  ***  VILLAGE BOARD OF TRUSTEES' CERTIFICATE:  STATE OF ILLINOIS  STATE OF ILLINOIS  PARK.  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD			
PLAN COMMISSION APPROVAL:  STATE OF ILLINOIS COUNTY OF COOK UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ. PNACIED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADDOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND ARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND ARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND ARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND ARK, ILLINOIS THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND ARK, ILLINOIS THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND ARK, ILLINOIS TRUSTEES OF THE VILLAGE OF ORLAND ARK, ILLINOIS  BY:  BY:  BY:  MAYOR  MAYOR  MAYOR  WILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  OUT OF COUNTY OF COOK  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  OUT OF COUNTY OF COOK  APPROVED AND ACCEPTED THIS DAY OF	PLATS," AS AMENDED.	DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS	
PLAN COMMISSION APPROVAL:  STATE OF ILLINOIS SIS COUNTY OF COOK UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEO., ENACTED BY THE STATE LEGISLATINE OF THE TATATE OF ILLINOIS AND ORDINANCE ADDRTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS DATE  BY:  BY:  CIFEK  MAYOR	ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.	THIS, A.D., 20	<u></u> .
PLAN COMMISSION APPROVAL:  STATE OF ILLINOIS SS COUNTY OF COOK UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEO., ENACIED BY THE STATE LEGISLATINE OF TILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  BY: BY: CIERK MAYOR  MAYOR			
STATE OF ILLINOIS COUNTY OF COOK  UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD		VILLAGE TREASURER	
STATE OF ILLINOIS COUNTY OF COOK  UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD			
STATE OF ILLINOIS COUNTY OF COOK  UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD			
STATE OF ILLINOIS COUNTY OF COOK  UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK, ILLINOIS  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD	PLAN COMMISSION APPROVAL:		
COUNTY OF COOK  COUNTY OF COOK  UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK.  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  BY:  BY:  CIERK  STATE OF ILLINOIS  MAYOR  STATE OF ILLINOIS  APPROVED AND ACCEPTED THIS DAY OF A.D. 20  STATE OF ILLINOIS  STATE OF ILLINOIS  APPROVED AND ACCEPTED THIS DAY OF A.D. 20  STATE OF ILLINOIS  STATE OF ILL		VILLAGE BOARD OF TRUS	STEES' CERTIFICATE:
UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1—1—1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK.  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD  DATE  BY:		STATE OF ILLINOIS )	
VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK.  APPROVED BY THE PLAN COMMISSION AT A MEETING HELD DATE  BY:  BY:  CIERK  MAYOR	UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1-1 ET SEQ., ENACTED BY THE STATE		
APPROVED BY THE PLAN COMMISSION AT A MEETING HELD	VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND	APPROVED AND ACCEPTED THIS DAY OF	A.D. 20
DATE  ATTEST:			
BY: BY: BY: BY:			

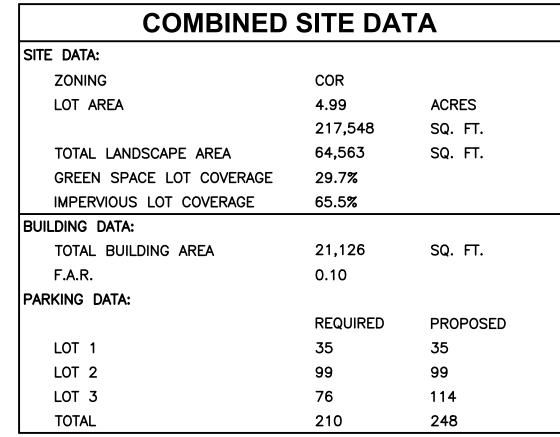
MORTGAGE	E CONSENT CE	ERTIFICATE:
TATE OF	) S.S.	
		OF A CERTAIN MORTGAGE DATED
	A.D., 20 AND RECORDED IN T	
	COUNTY, ILLINOIS ON THE _	
	, A.D., 20 AS DOCUMENT NO APPROVES THE PLAT DEPICTED HE	
DATED THIS DAY O	DF, A.D. 20	·
MORTGAGOR NAME:		
3Y:	ATTEST	ST:
TS:	r	ITS:
NOTARY'S (	CERTIFICATE:	
TATE OF	-	<u> </u>
OUNTY OF	) S.S.	
HE UNDERSIGNED, A NOTAF	RY PUBLIC IN THE COUNTY AND STA	STATE AFORESAID, DO HEREBY CERTIFY THAT
NAME)	(TITLE)	
	AND (NAME)	
STRUMENT AS SUCH		SONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
		THE USES AND PURPOSES THEREIN SET FORTH.
IVEN UNDER MY HAND AND	) SEAL	
HIS DAY OF	, A.D. 20	
NOTE:		
THERE SHALL BE NO DIREC	CT ACCESS TO US ROUTE 45 FROM	M LOTS 1, 2 AND 3.
SURVEYOR'	S CERTIFICATE:	, ,• ••
STATE OF ILLINOIS	) ) ss	
COUNTY OF DUPAGE	)	
		VEYOR NUMBER 35-002985, DO HEREBY CERTIFY, THAT AT THE REQUEST OF THE OWNER S SHOWN ON THE HEREON DRAWN PLAT THE FOLLOWING DESCRIBED PROPERTY:
OF A TRACT OF LAND IN	THE WEST 1/2 OF THE SOUTHWES	T NO. E-3 RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068 BEING A SUBDIVISION EST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL ED FOR ROAD PURPOSES IN CASE 12L50451) IN COOK COUNTY, ILLINOIS.
SUBDIVIDED PROPERTY CON	NTAINS 4.994 ACRES, MORE OR LES	ESS, AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
		R CROSSES CUT IN CONCRETE WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, PLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES EXCEPT AS NOTED.
IN ACCORDANCE WITH PROBELIEF, AND THAT THE MO	OVISIONS OF APPLICABLE ORDINANO ONUMENTATION SHOWN ON THE FA MPLETION OF THE CONSTRUCTION	ECTLY REPRESENTS SAID SURVEY AND RESUBDIVISION IN EVERY DETAIL AND WAS PREPARED NCES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, TO THE BEST OF MY KNOWLEDGE AND FACE OF THIS PLAT HAS BEEN FOUND OR WILL BE PLACED IN THE GROUND AS INDICATED N OF THE IMPROVEMENTS OR WITHIN 12 MONTHS AFTER RECORDATION OF THIS PLAT,
I FURTHER CERTIFY THAT	THE PROPERTY DESCRIBED AND SH ADOPTED A COMPREHENSIVE PLAN	SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF AN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF
		ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE FIELD WORK WAS COMPLETED
I, FURTHER CERTIFY THAT MANAGEMENT AGENCY WIT FEMA'S WEBSITE, THIS SITE TO THE BEST OF MY KI	H AN EFFECTIVE DATE OF AUGUS' E IS LOCATED IN ZONE "X" (NO NOWLEDGE AND BELIEF. THE SUR EYOR DOES NOT CERTIFY THAT REY	IRANCE RATE MAP — MAP NUMBER 17031C0701J, PUBLISHED BY THE FEDERAL EMERGENCY IST 19, 2008, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON 0 SHADING) — AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, IRVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; EVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY
GIVEN UNDER MY HAND AN WOOLPERT, INC.	ND SEAL THIS DAY OF	, 20, A.D.
		STAL LAND
STEPHEN R. KREGER PROFESSIONAL LAND SURV STATE OF ILLINOIS LICENSE EXPIRES NOVEMBE	·	STEPHEN R.

WOOLPERT, INC. ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393



C200





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 S	F (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	<b>30</b> ′					
REAR PROVIDED	72.5'					

LOT 2 S	ITE DA	ATA			
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				
ARKING DATA:					
PARKING SPACES REQUIRED	9,966 SI	F (10/1000 SF) = 99			
PARKING SPACES PROVIDED	99				
BICYCLE SPACES REQUIRED	10				
BICYCLE SPACES PROVIDED	10				
STACKING REQUIRED	7				
STACKING PROVIDED	7				
UILDING 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 S	ITE DATA						
SITE DATA: 15081 SOUTH LAGRANGE	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'						

# SITE LEGEND

EXISTING CURB AND GUTTER

PROPOSED STANDARD CURB AND GUTTER PROPOSED REVERSE PITCHED CURB AND GUTTER

INDICATES ROW PARKING COUNT

— — — PROPERTY BOUNDARY

INDICATES PARKING TOTAL FOR SURROUNDING AREA

SHARED PARKING WITH PARCEL D (3 SPACES)

MONUMENT SIGN

# BENC□MARK (�):

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'THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY WOOLPERT AND DATED 05/31/19.

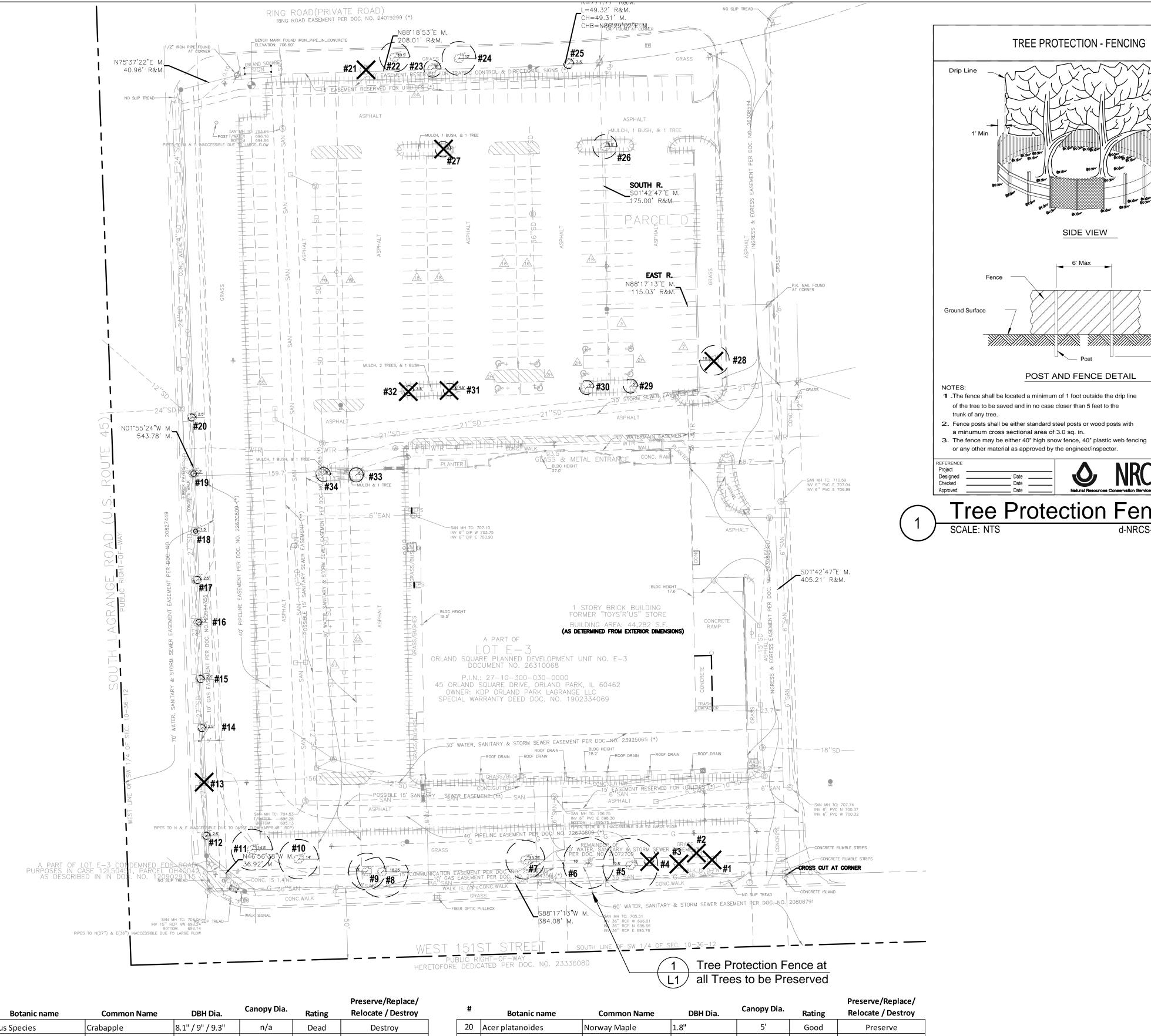


GRAPHIC SCALE IN FEET

SHEET NO.

SITE

C201



#	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 × acerifolia	London planetree	2.3"	5'	Good	Preserve
13	Platanus × acerifolia	London planetree	2"	n/a	Dead	Destroy
14	Platanus × acerifolia	London planetree	2.9"	5'	Poor	Replace
15	Platanus × acerifolia	London planetree	2.6"	5'	Poor	Replace
16	Platanus × acerifolia	London planetree	2.6"	4'	Poor	Replace
17	Platanus × 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 ocdentalis	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 PROTECTION - FENCING

SIDE VIEW

POST AND FENCE DETAIL

Tree Protection Fence

of the tree to be saved and in no case closer than 5 feet to the

or any other material as approved by the engineer/inspector.

a minumum cross sectional area of 3.0 sq. in.

### Tree Survey and Rating Assignment Limitations/Definitions:

- 1. 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.
- 2. 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.
- 3. Where poison ivy is attached to the tree trunk, stem diameters will be estimated.
- 4. 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 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 Good 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

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 Medium 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.

The tree is not typical of the species and/or has over 50 percent deadwood in he crown, major decay or structural problems, is hazardous or is severely nvolved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival.

The tree is 90 percent or more dead. A scratch test of under bark areas might Dead be performed where branches can be reached. Stumps with live sprouts up to 3" diameter are graded Dead or not included on the mapping.

IL-690

d-NRCS-IL690-tree protection fence\_12

SHEET 1 OF 1

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.

PROJECT TEAM



LaGrange Square

Redevelopment-

Tree Survey &

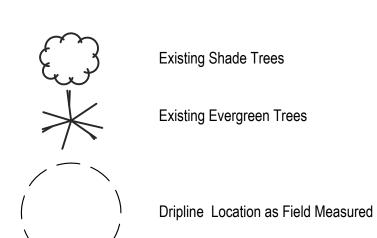
**Tree Mitigation** 

Orland Park, Illinois 60462

45 Orland Square Drive,

24042 Lockport St, Plainfield, Illinois 60544 815-254-0091 www.uplanddesign.com

LEGEND



Property Line

Remove Existing Tree

Tree Protection Fence

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

# SHEET TITLE **Tree Mitigation** Plan

SHEET NUMBER

DRAW / REVISION

HW/ZP	Tree Survey	26NOV2019
Project Num © Copyright	ber 792 2019 Upland Design Ltd.	ı

1			
	RING ROAD  RING RESISTING TREE— TO REMAIN  (1) UA— TO REMAIN  (1) UA— (1) GD— (1) TA—	(1)TA (1)QR	LANDSCA
	(7)CL (1)QR (1)GD (1)TA (1)GD (1)GD (1)TA (1)GD	(1)AF	S. LAGRANGE W. 151st STI
	(11)AU— (5)TM (5)TM (11)AU— (5)TM (11)AU— (5)TM (11)AU— (11)AU	(3)BN-(5)PE (7)LB-(1)AF	RING ROAD
	(18)BU (3)HP (1)QR (1)QR (1)QR (1)QR (5)TM (5)TM (5)TM (5)TM (5)TM (5)TM (1)QR	(3)PE (9)RO (1)QB	S. LAGRANGE W. 151st STI
	(25)05 (25		RING ROAD
	(20)FV (17)TE (1)AP (9)TM (3)SJ (5)HP (12)FV (1)AP (12)FV (1)AP (12)FV (13)SJ (16)SE	(1)TD-(7)RA-(9)RO (9)RO	LANDSCA WEST
	(6)PM (3)LM (3)LM (5)ST (21)SN (21)SN (5)ST	(7)PE (7)PE (7)HP (1)QR (1)QR	SOUTH
	(1)PO (18)RO (20) (1)CC (5)FG (21)FG (1)CC (5)FG (1)QB (1)QB (1)QB	——————————————————————————————————————	5.07
(i)	(10)AU (10)AU (10)AU (17)AU (15)CA (15)CA (15)CA (10)AU (10)AU (17)AU (17)AU (15)CA (15)CA (10)AU (17)AU (17)AU (17)AU (17)AU	(1)PG SS (3)TM SS (1)TA	EAST
TE 45	(1)AF (15)HK (10)SJ (6)PV	(6)CF	NORTH
ROU	(6)TE (1)GE	(4)MS	FOUNDAT
U.S.	(31)VE (3)PF (1)PO (8)MS (1)ID (1)ID	(1)AP (3)TM (1)QR (5)HP	RAISING CANE
OAD	(1)AF (1)GT (7)HP (1)SN (1)SN (1)PO (3)CF (7)PM (1)DO	EXISTING TREE TO REMAIN	PROPOSED R (4,820 SF)
3E R(	(22)RF (3)AG (3)AG (18)RA (18)RA	(1)PG (21)CL (15)RA-	
RANG	MONUMENT SIGN  (1)GT  (1)AF  (1)AF  (17)BU  (17)BU	SEWER EASEMENT  (12)JS  (1)TA	PROPOSED R (2,698 SF)
LAG	(15)TE (35)ST (1)TD (2)(0)(17)FV (2)(2)(0) (		PROPOSED R (2,360 SF)
HTU(	PROPOSED  PROPOSED  ANDLORD ROOM  STOREMAIN  TO REMAIN  PROPOSED  (9)HS  (16)BA	(6)PE - (6)PE	BJ'S
SC	PROPOSED (5)LB————————————————————————————————————	(35)LB <sup>2</sup>	INTERIOR
	(11)HK 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	(1)GD (1)QR	ENTIRE SITE PARKING
	(5)LM-/(1)CF-/(5)BU	(6)MS (6)MS	WEST
	EXISTING TREE TO REMAIN (2) UA  (2) UA  (10) US	(2)UA (10)JS	EAST NORTH
	(16)IT (25)PM (2		PARKING
	EXISTING TREE (20)SH (22)CA (35)JS (35)JS (1)AF (1)AF (1)AF	(6)MS (1)GD	SIGNAGE
	BJ'S RESTAURANT  (6)TE  MONUMENT SIGN  (3)PV  BJ'S RESTAURANT  7,630 SF	* REGRESS SERVICES SE	ENTIRE SITE
	EXISTING TREE (2)UA (2)UA (10)US (1)PV (1)PV (2)EX	(2)UA————————————————————————————————————	
	(1)AP¬\\\		
	(10) TE (1) JK (1) PV: NT PER DOC. NO. 23925	(1)AG (1)GD	
	(2)CO (1)GT (50)NF	(2)CO (6)RO	
	(21)TE————————————————————————————————————	(6)PE = = = = = = = = = = = = = = = = = = =	
	EXISTING TREE— TO REMAIN NOO   Z 3/W   (25)BU   (9)CF   (26)PM   (10)TE   (10)TE   (25)BU   (9)HK   (25)BU   (9)HK   (25)BU   (9)HK   (25)BU   (9)HK   (25)BU   (25)B	(10)RA (9)FV (10)ST (12)PV (12)PV (12)PV	
	N01°55'24"W M. 17.24' R1&M.  (5)SJ  (6)SE  (7)HK  (7)FG  (7)FG	(21)PM (8)RO (15)SE	
	N38°48'47"W R. N40°30'52"W R1. N40°31'34"W M. 11.24' R&M. 11.35' R1.  (3)CF (9)BU (8)RO GAS EASEMENT PER DOC. NO. 22984 556 (*) (8)SE (8)RO GAS EASEMENT PER DOC. NO. 22984 556 (*) (8)SE (8)RO GAS EASEMENT PER DOC. NO. 22984 556 (*) (8)SE (8)RO GAS EASEMENT PER DOC. NO. 22984 556 (*) (8)SE (8)RO GAS EASEMENT PER DOC. NO. 22984 556 (*) (8)SE (15' COMMUNICATION E-ACCUPY AND ADMINISTRATION E-ACC	(10)HE ONC WALK	-
	11.24' R&M. 11.35' R1.  EXISTING TREE TO REMAIN  WEST R. S88'17'28"W R1.	TO REMAIN 60 WAILK, SANITARY & STORM SEWER EASEMENT PER DOC. NO. 20808791	\
	S88°17'28"W R1/ S88°17'13"W M. 19.10' R1&M.		-

L	ANDSCA	APE CODE SUMMA	ARY			
	LENGTH/AREA	PLANT MATERIAL REQUIRED	PLANT MATERIAL PROVIDED			
LANDSCAPE PARKWAYS (6-305.D.2)						
S. LAGRANGE ROAD	562 LF	14.05 Trees	9 Existing Trees to Remain and 5 Shade Trees			
W. 151st STREET	372 LF	9.3 Trees	9 Existing Trees to Remain			
RING ROAD	379 LF	9.5 Trees	10 Shade Trees			
LANDSCAPE CORRI	DORS (6-3	305.D.3)				
S. LAGRANGE ROAD	562 LF	5.6 Shade Trees and 5.6 Ornamental or Evergreen Trees	Easements prevent tree planting			
W. 151st STREET	372 LF	3.7 Shade Trees and 3.7 Ornamental or Evergreen Trees	Easements prevent tree planting			
RING ROAD	379 LF	3.7 Shade Trees and 3.7 Ornamental or Evergreen Trees	3 Existing Trees to Remain 1 Shade Tree 3 Ornamental Trees 1 Evergreen Tree			
LANDSCAPE BUFFE	RYARDS (6	i–305.D.4)				
WEST	562 LF	16.8 Shade Trees, 5.6 Ornamental or Evergreen Trees, 89.9 Shrubs	Easements prevent tree planting 571 Small Shrubs, 118 Ornamental Grasses, and 204 Perennials			
SOUTH	372 LF	11.1 Shade Trees, 3.7 Ornamental or Evergreen Trees, 59.5 Shrubs	Easements prevent tree planting 269 Small Shrubs, 57 Ornamental Grasses, and 75 Perennials			
EAST	446 LF	13.4 Shade Trees, 4.5 Ornamental or Evergreen Trees, 71.4 Shrubs	1 Existing Tree to Remain, 12 Shade Trees, 2 Ornamental Tree, 3 Evergreen Trees, 56 Large Shrubs, 12 Small Shrubs, and 21 Ornamental Grasses			
NORTH	379 LF	11.3 Shade Trees, 3.7 Ornamental or Evergreen Trees, 60.6 Shrubs	11 Shade Trees, 2 Evergreen Trees, 2 Ornamental Trees, 40 Large Shrubs, 26 Small Shrubs, 7 Ornamental Grasses, and 26 Perennials			
FOUNDATION LAND	SCAPE (6-	305.D.5.a)				
RAISING CANES	305.5 LF	3.1 Ornamental Trees & 48.9 Shrubs	3 Ornamental Trees, 5 Large Shrubs, 107 Small Shrubs, 77 Ornamental Grasses, and 62 Perennials			
PROPOSED RESTAURANT (4,820 SF)	216 LF	2.2 Ornamental Trees & 34.6 Shrubs	3 Ornamental Trees (east of drive—thru lane) 15 Large Shrubs, 4 Small Shrubs, and 19 Ornamental Grasses (adjacent to transformer & dumpsters)			
PROPOSED RESTAURANT (2,698 SF)	76 LF	0.76 Ornamental Trees & 12.2 Shrubs	1 Ornamental Tree (between Lo 1 & Lot 2) 8 Large Shrubs, 22 Small Shrubs, and 8 Ornamental Grasses			
PROPOSED RESTAURANT (2,360 SF)	152 LF	1.5 Ornamental Trees & 24.3 Shrubs	2 Ornamental Tree (between Lot 1 & Lot 2) 5 Large Shrubs, 26 Small Shrubs, 11 Ornamental Grasses, and 21 Perennials			
BJ'S	422 LF	4.2 Ornamental Trees & 67.5 Shrubs	5 Ornamental Trees, 1 Evergreen Tree, 17 Large Shrubs, 141 Small Shrubs, 59 Ornamental Grasses, and 34 Perennials			
INTERIOR LOT LAN	DSCAPE (6	-305.D.5.b)				
ENTIRE SITE	217,574 SF	21.75 Trees	15 Shade Trees and 7 Ornamental Trees			
PARKING LOT PER	IMETER SCI	REENING (6-305.D.6.a.1)				
WEST	332 LF	332 If of 3' shrubs	Easement prevents plantings over 18 inches			
SOUTH	290 LF	290 If of 3' shrubs	Easement prevents plantings over 18 inches			
EAST	381 LF	381 LF of 3' shrubs	59 Large Shrubs			
NORTH	47 LF	47 If of 3' shrubs	7 Large Shrubs			
		CAPING (6-305.D.6.a.2)	<u> </u>			
ENTIRE SITE		32.2 Trees & Groundcover	32 Shade Trees, 280 Small Shrubs, 71 Ornamental Grasses, and 223 Perennials			
SIGNAGE LANDSCA	 PING (6-30	 05.D.7.a)	<u> </u>			
	•	·				

5' Landscape Bed around Sign

# LANDSCAPE NOTES

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. 2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY
- LOCATIONS. IRRIGATION. APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENÉRAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE
- 4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF
- 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH. 5. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE ROOT
- BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. 6. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- 8. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
- 9. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- 10. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- 11. ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
- 12. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- 14. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- 15. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
- 16. LANDSCAPE REQUIREMENTS NOT MET BY PARTICULAR CODE REQUIREMENT ARE PROVIDED ELSEWHERE ON SITE.
- 17. PROPERTY OWNER RESPONSIBLE FOR MAINTAINING AND PRUNING TREES TO AVOID CONFLICT WITH POLE MOUNTED LIGHTING.

| 4 | W | Q | DAT DES DR. CKD

ONE-CALL SYSTEM

GRAPHIC SCALE IN FEET

C500

BENC□MARK (�):

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 CONCRÈTE FOUND - SEE DRAWING FOR LOCATION.

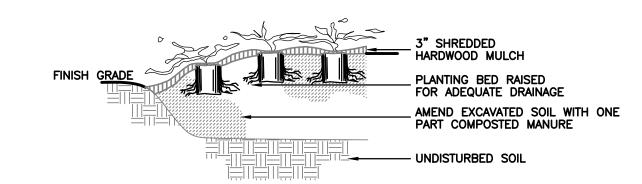
ELEVATION = 706.60'

71 Small Shrubs, 43 Ornamental Grasses, and

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY WOOLPERT AND DATED 05/31/19.

FENCE MUST BE MAINTAINED THROUGHTOUT CONSTRUCTION PERIOD AND REMOVED WHEN CONSTRUCTION HAS BEEN COMPLETED. FINAL PLACEMENT OF FENCE MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.

# TREE PRESERVATION FENCING N.T.S.



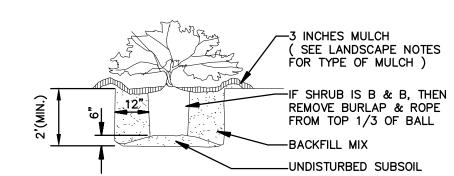
2. TOP OF BALL TO BE 1"-2" ABOVE FINISH GRADE.

3. SPREAD FERTILIZER EVENLY IN SAUCER.

4. RETAIN ALL LEADERS.

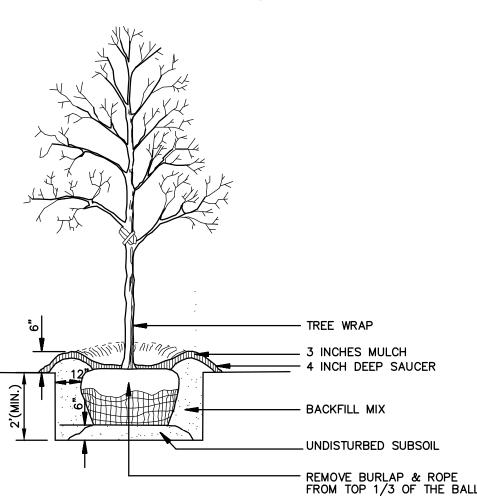
# PERENNIAL GROUNDCOVER PLANTING

N.T.S.



# S RUB PLANTING

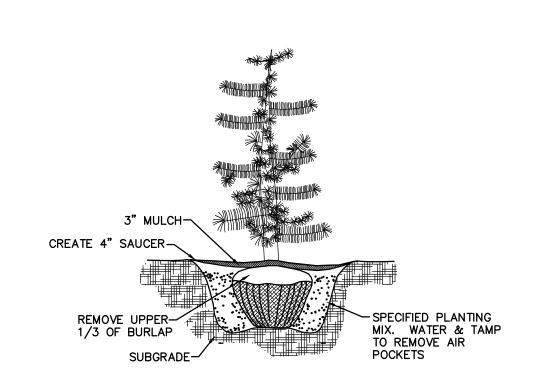
N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

# TREE PLANTING

N.T.S.



# **EVERGREEN PLANTING DETAIL**

# PLANT SC EDULE

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHAD	E TRE	T .	T	1	· · · · · · · · · · · · · · · · · · ·	
AF	11	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
СО	11	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	B&B	2.5" cal. 14'ht. 7'wd	Native, Full, well shaped
GT	8	Gleditsia triacanthos var. inermis 'Impcole'	Imperial Honeylocust	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
GD	8	Gymnocladus dioica 'Espresso'	Fruitless KY Coffeetree	B&B	2.5" cal. 14'ht. 7'wd	Native, Full, well shaped
PO	8	Platanus occidentalis	American Sycamore	B&B	2.5" cal. 14'ht. 7'wd	Native, Full, well shaped
QB	7	Quercus bicolor	Swamp White Oak	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
QR	10	Quercus rubrum	Northern Red Oak	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
TD	8	Taxodium distichum	Bald Cypress	B&B	2.5" cal. 14'ht. 7'wd	Native, Full, well shaped
TA	7	Tilia americana 'Redmond'	Redmond American Linden	B&B	2.5" cal. 14'ht. 7'wd	Native, Full, well shaped
UA	11	Ulmus americana 'Princeton'	Princeton American Elm	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
DRNA	MENT	AL / EVERGREEN TREE				
AP	5	Aesculus pavia	Red Buckeye	B&B	2" cal. 6'ht. 3'wd.	Native, Full, well shaped, single—stem
AG	5	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	B&B	2" cal. 6'ht. 3'wd.	Full, well shaped, single-stem
BN	5	Betula nigra 'BNMTF'	Dura Heat River Birch	B&B	2" cal. 6'ht. 3'wd.	Native, Full, well shaped, single-stem
СС	4	Cercis canadensis	Eastern Redbud	B&B	2" cal. 6'ht. 3'wd.	Native, Full, well shaped, single-stem
JK	3	Juniperus chinensis 'Keteleerii'	Keteleeri Upright Juniper	B&B	6'ht. x 3'wd.	Full to ground, well shaped
OV	5	Ostrya virginiana	American Hop Hornbeam	B&B	2" cal. 6'ht. 3'wd.	Full, well shaped, single—stem
PG	5	Picea glauca 'Densata'	Black Hills Spruce	B&B	6'ht. x 3'wd.	Full to ground, well shaped
PE	7	Pinus echinata	Short-Leaf Pine	B&B	6'ht. x 3'wd.	Native, Full to ground, well shaped
		N SHRUB			o na x o na	<u> </u>
		Archtostaphylos uva—ursi 'Massachusetts'	Bearberry	#7 cont	40" - 40"	Native, Full, vigorous, 4'o.c.
AU	97		Chicagoland Green Boxwood	#3 cont.	12"ht. x 18"wd.	Full, vigorous
BU	101	Buxus x 'Glencoe'	Green Sargent Juniper	#3 cont.	18"ht. x 18"wd.	<u> </u>
JS	147	Juniperus chinensis sargentii 'Viridis'		#3 cont.	12"ht. x 18"wd.	Full, vigorous, 4' o.c.
PM	150	Pinus mugo 'Slowmound'	Dwarf Mugo Pine	#3 cont.	12"ht. x 18"wd.	Full, vigorous
TM	94	Taxus x media 'Densiformis'	Dense Yew	#3 cont.	18"ht. x 18"wd.	Full, vigorous
TE	105	Taxus x media 'Everlow'	Everlow Yew	#3 cont.	12"ht. x 18"wd.	Full, vigorous
ECIE	UOUS	SHRUB				
CA	106	Cotoneaster adpressus	Creeping Cotoneaster	#3 cont.	12"ht. x 18"wd.	Full, vigorous, 4' o.c.
FV	101	Forsythia viridissima 'Bronxensis'	Greenstem Forsythia	#3 cont.	12"ht. x 18"wd.	Full, vigorous, 4' o.c.
HP	122	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5 cont.	24"ht. x 24"wd.	Full, vigorous
НК	92	Hypericum kalmianum 'Blues Festival'	Blues Festival St Johns Wort	#3 cont.	18"ht. x 18"wd.	Native, Full, vigorous
IT	89	Itea virginica 'Little Henry'	Little Henry Sweetspire	#3 cont.	18"ht. x 18"wd.	Native, Full, vigorous
LB	88	Lindera benzoin	Spicebush	#5 cont.	24"ht. x 24"wd.	Native, Full, vigorous
RA	147	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 cont.	12"ht. x 18"wd.	Native, Full, vigorous, 4'o.c.
RO	100	Rosa x 'Noaschnee'	White Carpet Rose	#3 cont.	12"ht. x 18"wd.	Full, vigorous
SJ	95	Spiraea japonica 'Shirobana'	Shirobana Spirea	#3 cont.	12"ht. x 18"wd.	Full, vigorous
ST	123	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	#3 cont.	12"ht. x 18"wd.	Full, vigorous, 4' o.c.
DRNA	MENT	AL GRASS				
CF	60	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass	#1 cont.		Full, vigorous
CL	63	Chasmanthium latifolium	Northern Sea Oats	#1 cont.		Native, Full, vigorous
FG	87	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 cont.		Full, vigorous
HS	48	Helictotrichon semperevitens avena	Blue Oats Grass	#1 cont.		Full, vigorous
MS	55	Miscanthus sinensis 'Little Zebra'	Little Zebra Grass	#1 cont.		Full, vigorous
PV	61	Panicum virgatum 'Hot Rod'	Hot Rod Red Switchgrass	#1 cont.		Native, Full, vigorous
PE	54	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 cont.		Full, vigorous
SH	67	Sporobolus heterolepis	Prairie Dropseed	#1 cont.		Native, Full, vigorous
		<u> </u>	Traine bropaced	#1 cont.		Native, Fall, Vigorous
	NNIAL	ī	<u></u>	1		
BA	87	Baptisia australis var. minor	Dwarf False Indigo	#1 cont.		Native, Full, vigorous
GE	57	Geranium 'Rozanne'	Rozanne Geranium	#1 cont.		Full, vigorous
HE	87	Asclepias tuberosa	Butterfly Weed	#1 cont.		Native, Full, vigorous
LM	92	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 cont.		Full, vigorous
NF	96	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	#1 cont.		Full, vigorous
RF	48	Rudbeckia hirta	Black-Eyed Susan	#1 cont.		Native, Full, vigorous
SN	62	Salvia nemorosa 'Mainacht'	May Night Salvia	#1 cont.		Full, vigorous
SE	70	Sedum ellacombianum	Yellow Stonecrop	#1 cont.		Full, vigorous
SA	75	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1 cont.		Full, vigorous

# **PLANT DIVERSITY**

PLANT TYPE	# PLANTS	MAX # OF INDIVIDUAL SPECIES	MAX # OF INDIVIDUAL SPECIES PROVIDED	MIN # OF INDIVIDUAL SPECIES	MIN # OF INDIVIDUAL SPECIES PROVIDED	MIN # OF NATIVE PLANTS (30%)	# OF NATIVE PLANTS (30%) PROVIDED	MIN # OF DIFFERENT SPECIES	# OF DIFFERENT SPECIES PROVIDED
Shade Tree	90	27	11	4.5	7	27	52	8	10
Ornamental Tree	24	9.6	5	2.4	4	7.2	14	5	5
Evergreen Tree	15	6.75	7	3	3	4.5	7	3	3
Shrub	1,775	266.3	150	88.7	88	532.5	513*	15	15
Ornamental Grass	501	125.3	87	25	48	150.3	191	8	8
Perennial	717	179.3	96	35.8	48	215.1	222	10	10

<sup>\*</sup> DEFICIENT DUE TO LACK OF AVAILABILITY OF SUITABLE NATIVE SHRUBS WITH GROWTH BELOW EIGHTEEN INCHES.

## PERMANENT SOD BLEND

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION

95% WEED FREE

LAWN AREA (3,000 SF)
PLUS ALL DISTURBED EXISTING
TURF TO REMAIN

# BENC□MARK (�):

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'

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY WOOLPERT AND DATED 05/31/19.



GRAPHIC SCALE IN FEET

SHEET NO.

C501















# Raising Cane's Enhanced Restaurant Design Exterior



















# **Raising Cane's Enhanced Restaurant Design Interior**



















## C519 ORLAND PARK P4 V ELEVATIONS - OPTION A









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

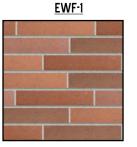
### MATERIAL FINISHES



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



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



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



BORAL: "ALAMO" MODULAR BRICK, MORTER TO MATCH SOLOMON PRODUCTS IO H, LIGHT BUFF SACK RUB FINISH.



"132 MOUNTAIN FOG" PORTLAND CEMENT EIFS



ACME: "ALPINE" BRICK, MORTAR TO MATCH ARGOS: IVORY BUFF, CONCAVE KEY FINISH



ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK

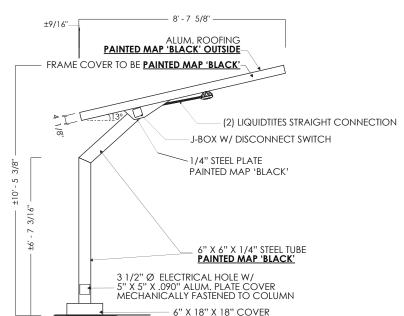


## CUTSHEET

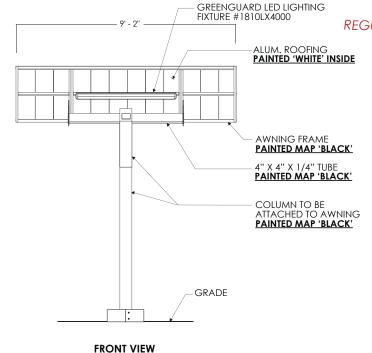
Drive Thru Awning

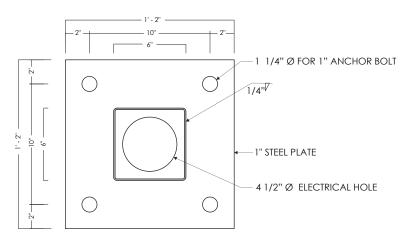
NTE 1 PER LANE

REGULATED BY BUILDING CODE



PAINTED MAP 'BLACK'





SEE ATTACHED ENGINEERING

VOLTAGE 120

AMPERAGE 0.5



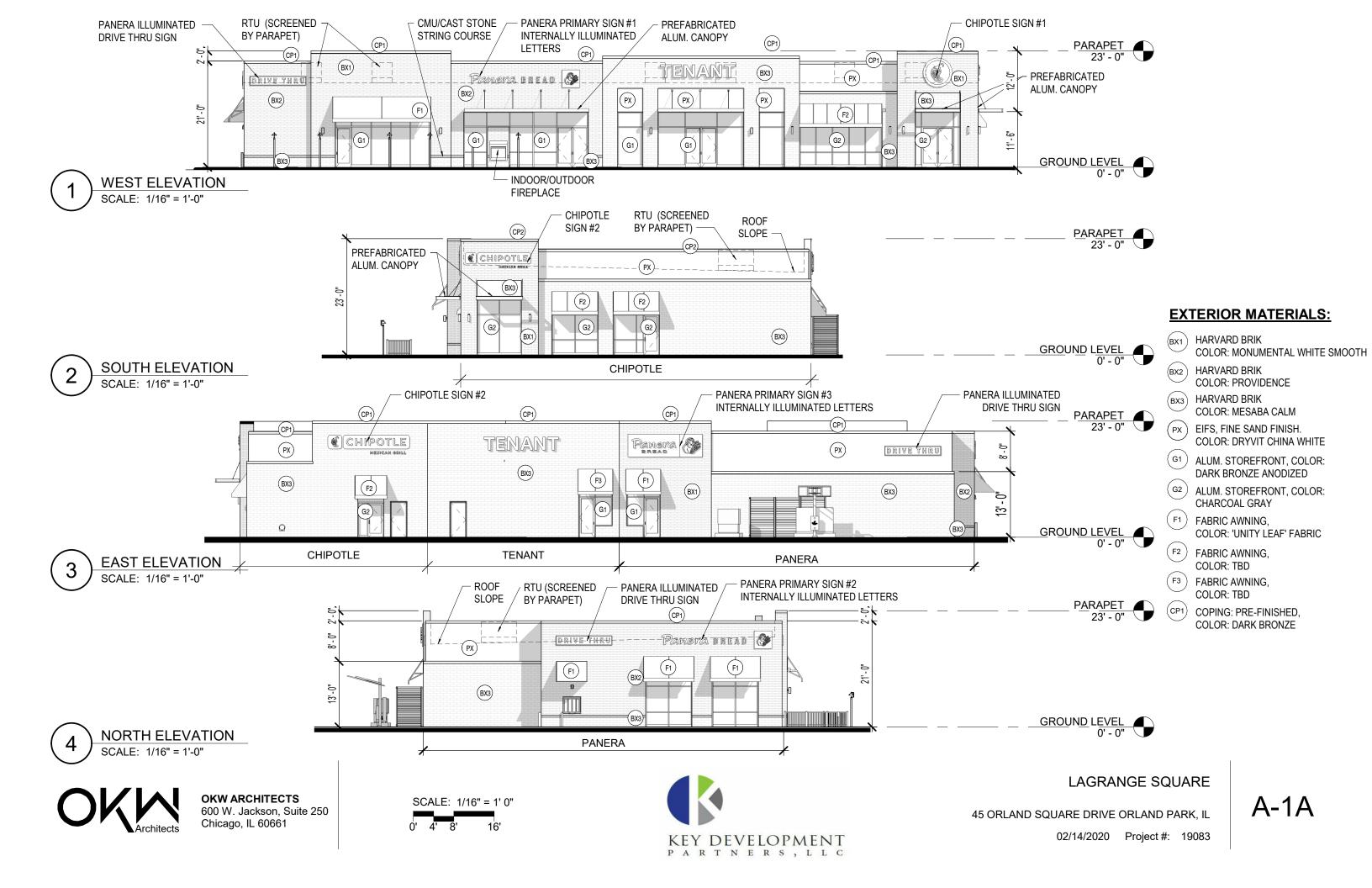
SIDE VIEW

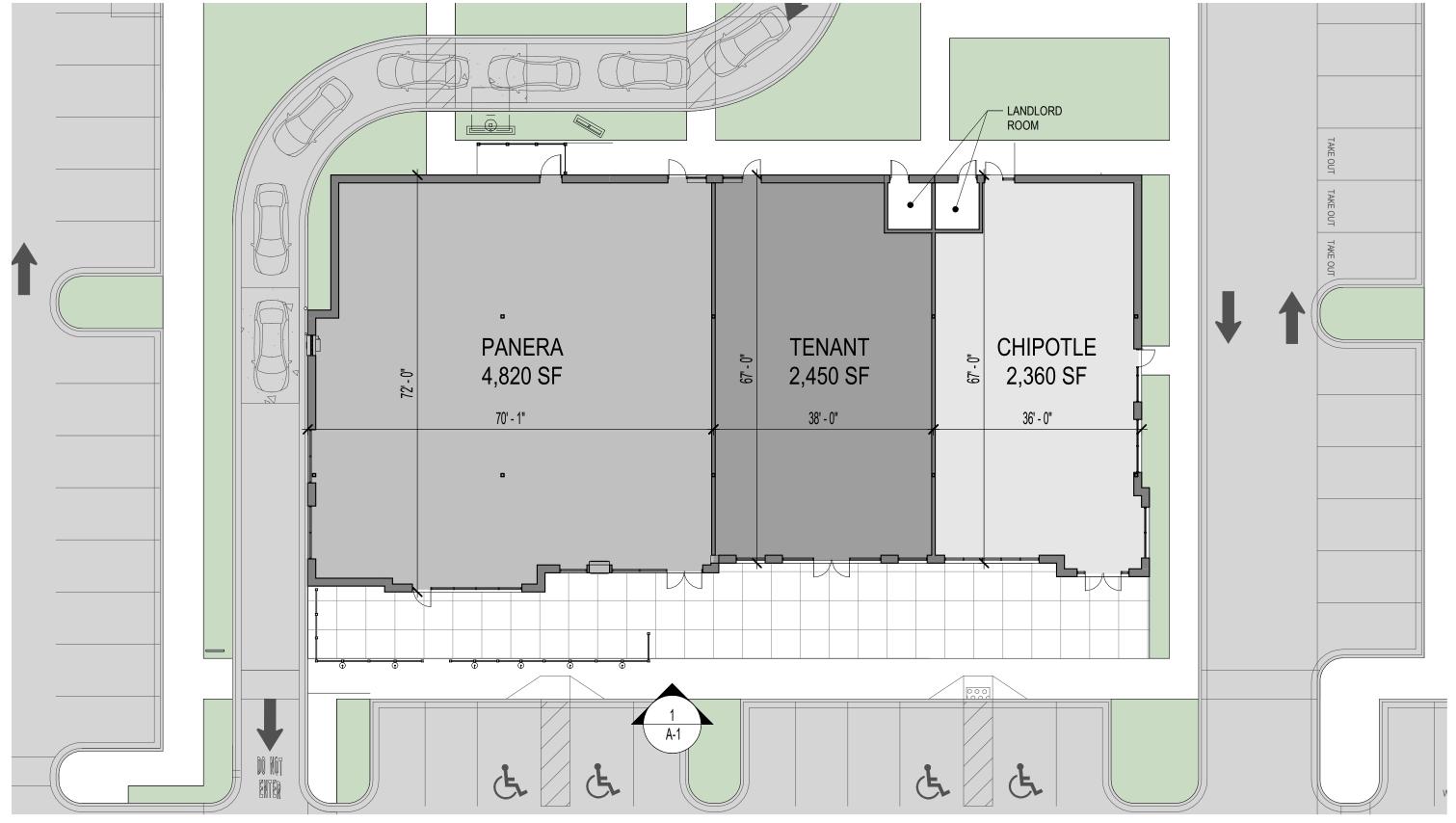
Location: Orland Park, IL	AGI Rep: G.W.		
Site ID: RC0519	AGI PM: Anthony Molina		
Date: 11/11/2019	Drawn by: M. Folden		

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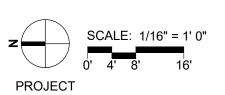




GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



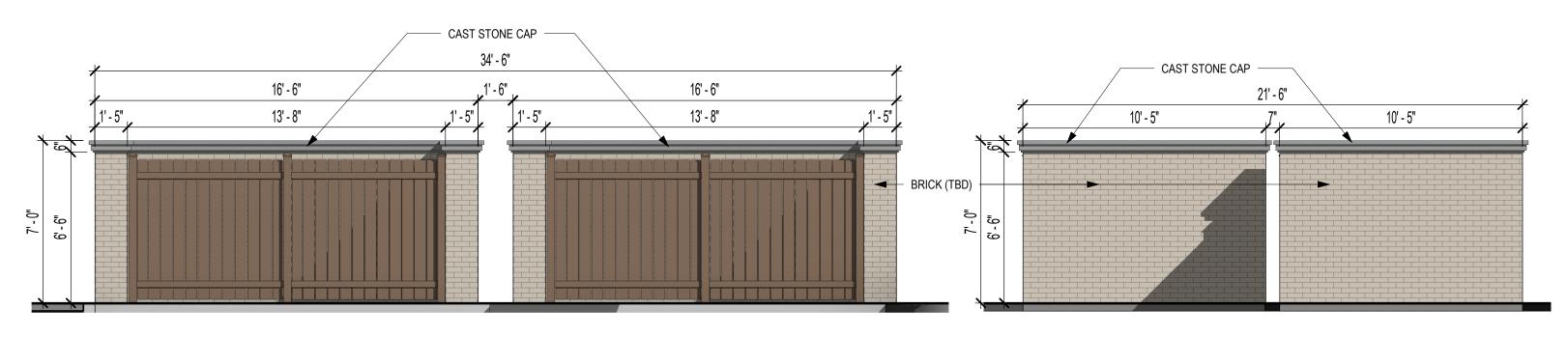
OKW ARCHITECTS 600 W. Jackson, Suite 250 Chicago, IL 60661





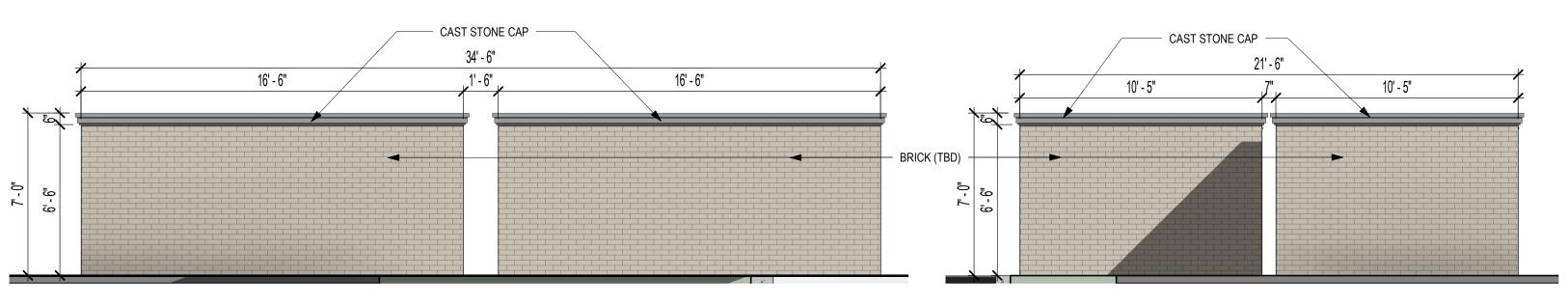
LAGRANGE SQUARE

45 ORLAND SQUARE DRIVE ORLAND PARK, IL 02/14/2020 Project #: 19083 A-2



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

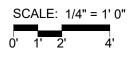
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE - SOUTH ELEVATION

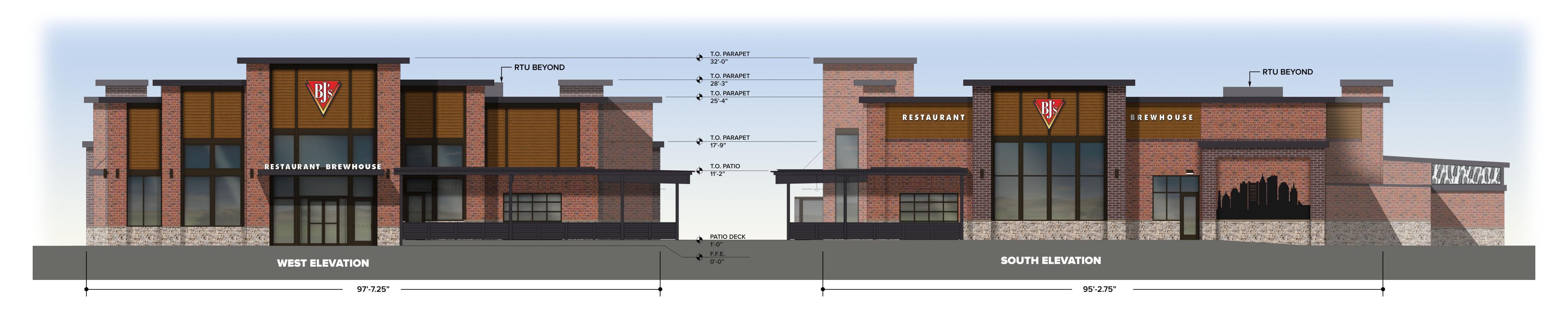
SCALE: 1/4" = 1'-0"











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

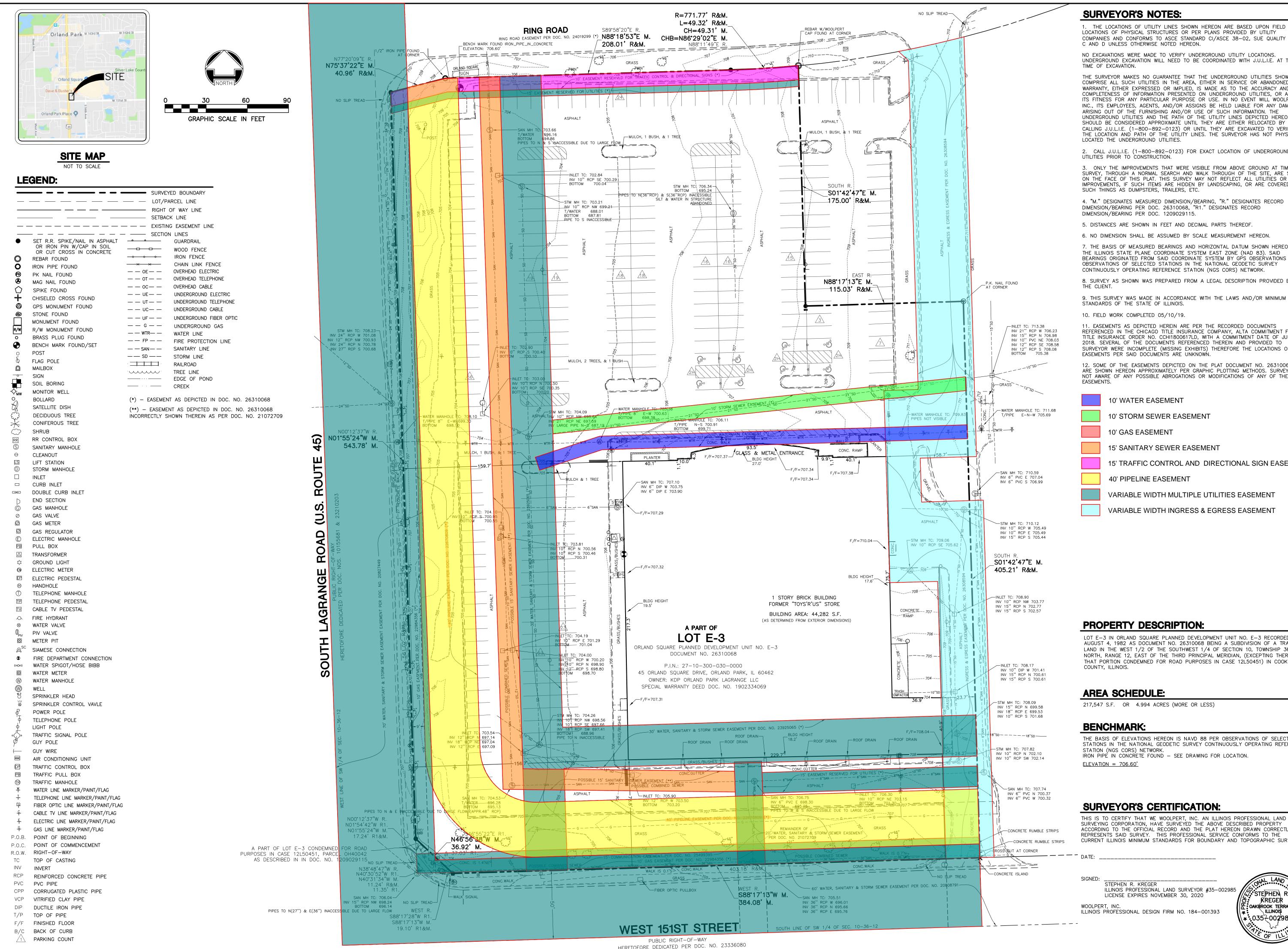




# **BJ's Restaurant & Brewhouse**

45 Orland Square Drive
Orland Park, Illinois 60462





**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 CI/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

CALL BEFORE

YOU DIG 800-892-0123

SC, SC, DE, CK

Ш

0

SURVI

HWEST 1/4 OF SECTANGE 12 EAST OF COOK COUNTY, IL

NORTH,

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. NO WARRANTY. EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PRESENTED ON UNDERGROUND UTILITIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE. IN NO EVENT WILL WOOLPERT, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION. THE UNDERGROUND UTILITIES AND THE PATH OF THE UTILITY LINES DEPICTED HEREON SHOULD BE CONSIDERED APPROXIMATE UNTIL THEY ARE EITHER RELOCATED BY CALLING J.U.L.I.E. (1-800-892-0123) OR UNTIL THEY ARE EXCAVATED TO VERIFY THE LOCATION AND PATH OF THE UTILITY LINES. THE SURVEYOR HAS NOT PHYSICALLY

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 DUMPSTERS, 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

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. CCHI1800617LD, 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 ABROGATIONS OR MODIFICATIONS OF ANY OF THESE

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 12L50451) IN COOK

# **AREA SCHEDULE:**

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

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 PIPÈ IN CONCRÉTE FOUND - SEE DRAWING FOR LOCATION.

# **SURVEYOR'S CERTIFICATION:**

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.

STEPHEN R. KREGER ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985

LICENSE EXPIRES NOVEMBER 30, 2020 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001393



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.

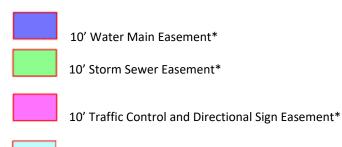
#### **Document No. 23925065**



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**

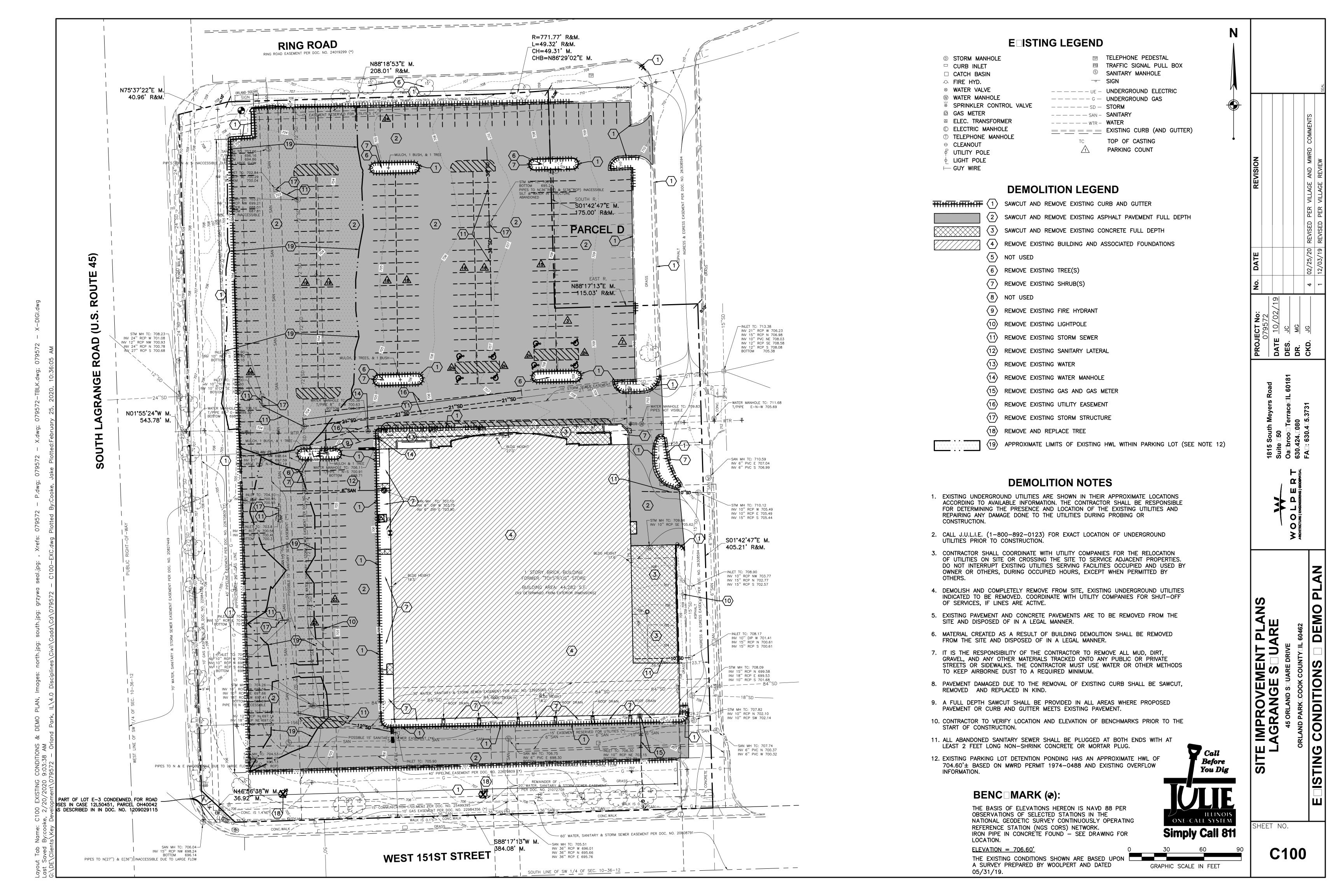


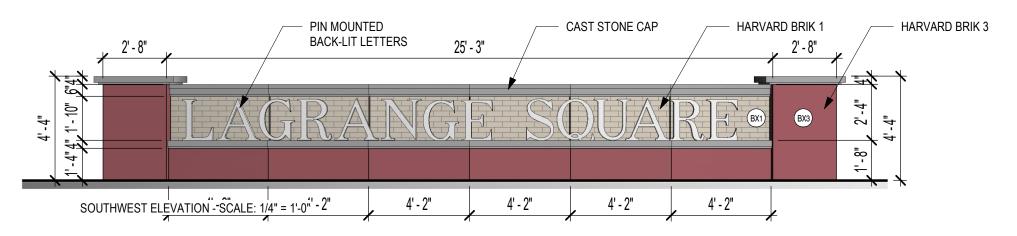
Variable Width Ingress & Egress Easement

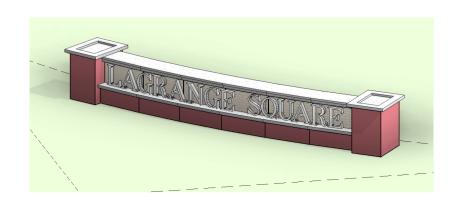
All easements labeled (\*) are depicted on the Resubdivision Plat per Document No. 26310068 (the prior Plat). Said document did not include any easement provisions.



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.



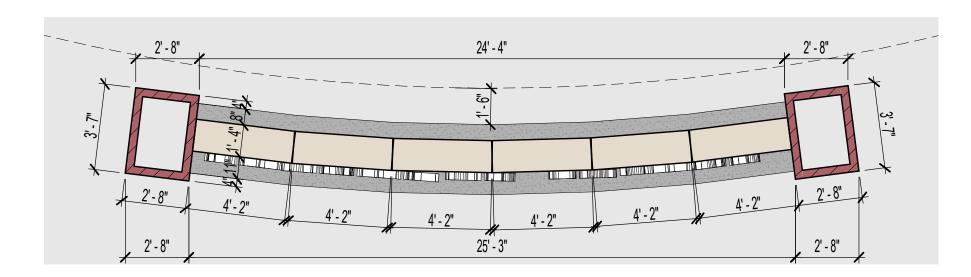




(1)

# LANDSCAPE FEATURE ELEVATION

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



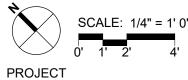
2 LANDSCAPE FEATURE

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

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

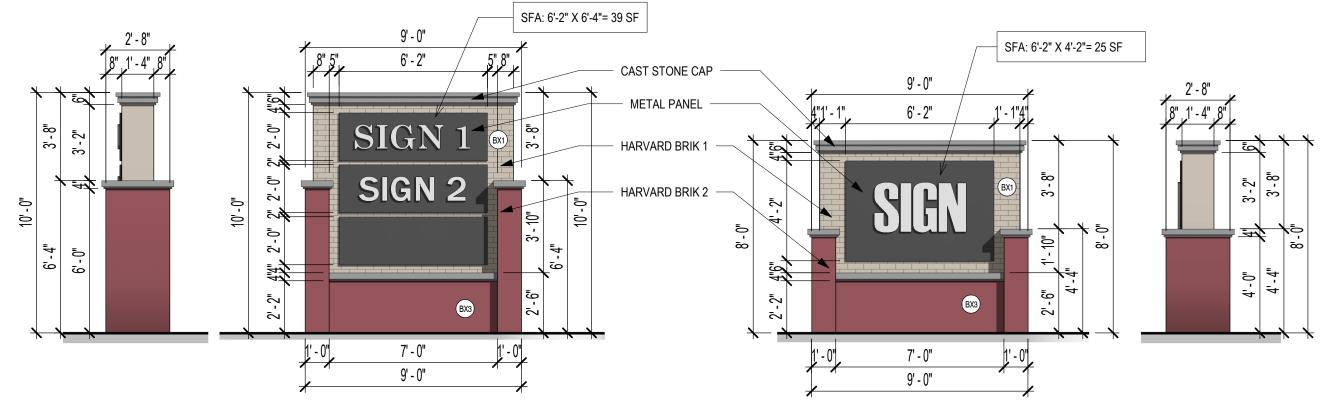


OKW ARCHITECTS 600 W. Jackson, Suite 250 Chicago, IL 60661





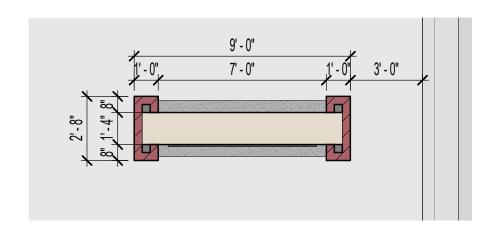
# LAGRANGE SQUARE



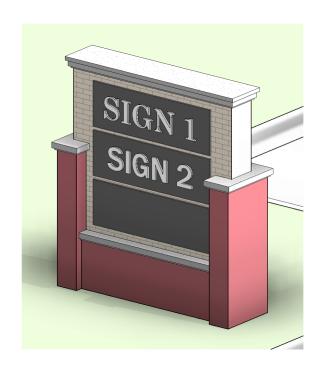
1 MONUMENT SIGN ELEVATION (MULTI-TENANT) - LOT 2
SCALE: 1/4" = 1'-0"

MONUMENT SIGN (SINGLE TENANT) - LOT 3

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



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







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

SCALE: 1/4" = 1' 0"
0' 1' 2' 4'

PROJECT



# LAGRANGE SQUARE

# LEGEND OF SYMBOLS & ABBREVIATIONS

ø	Power Pole		Stockade Fence	N.	North
<u> </u>	Light Pole	_x_	Chain Link Fence	S.	South
Т	Transformer		Guard Rail	E.	East
	Utility Pedestal	S	Auto Sprinkler	W.	West
M	Gas Valve	$\triangle$	Flared End Section	٠	Degrees
H	Water Valve	•	Found Iron Rod	,	Feet or Minutes
•	B-Box	0	Found Iron Pipe	,,	Inches or Seconds
0	Manhole	M	Monitoring Well	Sq.	Square
	Catch Basin		Parking Stop	Ft.	Feet
Ħ	Fire Hydrant	*	Bollard	Vol.	Volume
Δ	Electric Meter	<del>-</del>	Soil Boring Location	Pg.	Page
•	Gas Meter	77.55	Concrete	Calc.	Calculated
$\otimes$	Ground Light	Burie	ed Utilities	Rec.	Record
AC	Air Condition	_	T — Telephone	Meas.	Measured
$\bigcirc$	Traffic Signal	_	<b>G</b> — Gas	ROW	Right of Way
6	Sign	_	E — Electric	CL	Centerline
$\sim$	Flag Pole	OHW	Overhead Wires	P.U.E Pub	olic Utility Easement
-ST-	-Storm Sewer	-SAN-	Sanitary Sewer	(S)	Survey Bearing

# **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%.

EXISTING PARKING SPACE TABLE					
TYPE OF SPACE	TOTAL EXISTING				
REGULAR	290				
HANDICAP	8				
TOTAL	298				

AREA: 217,545.12 SF± OR 4.99 ACRES±

# **MISCELLANEOUS NOTES**

- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE
- (MN3)ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF S. LA GRANGE ROAD TO BE NORTH 00 DEGREES 12 MINUTES 37 SECONDS WEST.
- AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED (MN4)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
- 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.

STREET AND S. LAGRANGE ROAD (VIA ORLAND SQUARE DRIVE, A PRIVATE

- (8MM) 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

# FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S)\_\_\_X\_\_\_OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0701J , WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 7/13/2016 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIFLD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION ERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A ARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

# **UTILITY NOTE**

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

- @ GRANT DATED MARCH 19, 1969 AND RECORDED APRIL 14, 1969 AS DOCUMENT 20808791 AND AS SHOWN ON PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068, MADE BY PULLMAN BANK AND TRUST COMPANY. A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3, 1957 AND KNOWN AS TRUST NUMBER 5096, TO THE VILLAGE OF ORLAND PARK, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT OR OTHERWISE ESTABLISH, AND TO OPERATE AND MAINTAIN, WATER MAINS FIRE HYDRANTS VALVES AND WATER SERVICE FACILITIES INCIDENTAL THERETO SANITARY SEWER PIPES, MANHOLES AND SEWER CONNECTIONS AND FACILITIES INCIDENTAL THERETO AND STORM SEWER PIPES AND STORM SEWER SERVICE CONNECTIONS AND FACILITIES INCIDENTAL THERETO, IN, ON, UPON, OVER, THROUGH, ACROSS OR UNDER THE SOUTH 60 FEET OF THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID, AND THE COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED. (AFFECTS THE SOUTH 10 FEET OF THE
- (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, MADE BY PULLMAN BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS. AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3. 1957 AND KNOWN AS TRUST NUMBER 5096, TO THE VILLAGE OF ORLAND PARK, ITS SLICCESSORS AND ASSIGNS OF A PERPETUAL FASEMENT FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH, AND TO OPERATE AND MAINTAIN, WATER MAINS, FIRE HYDRANTS, VALVES AND WATER SERVICE FACILITIES INCIDENTAL THERETO, SANITARY SEWER PIPES, MANHOLES, SEWER CONNECTIONS AND FACILITIES INCIDENTAL THERETO, AND STORM SEWER PIPES AND STORM SEWER SERVICE CONNECTIONS AND FACILITIES INCIDENTAL THERETO, IN, ON, UPON, OVER, THROUGH AND ACROSS OR UNDER THE WEST 70 FEET OF THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID, AND THE COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED. (AFFECTS APPROXIMATELY THE WEST 16 FEET OF THE LAND) ITEM IS PLATTED.
- 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, MADE BY PULLMAN BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3. 1957 AND KNOWN AS TRUST NUMBER 5096, TO THE VILLAGE OF ORLAND PARK, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH AND OPERATE AND MAINTAIN, WATER MAINS, FIRE HYDRANTS, VALVES AND WATER SERVICE FACILITIES INCIDENTAL THERETO, SANITARY SEWER PIPES, MANHOLES AND SEWER CONNECTIONS AND FACILITIES INCIDENTAL THERETO. AND STORM SEWER SERVICE CONNECTIONS AND FACILITIES INCIDENTAL THERETO, IN, ON, UPON, OVER, THROUGH, ACROSS OR UNDER THE EAST 20 FEET OF THE WEST 310 FEET OF THE SOUTH THREE QUARTERS OF THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID, AND THE COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED. (AFFECTS APPROXIMATELY THE EAST 20 FEET OF THE WEST 256 FEET NOTE: ALL BUT SOUTH 75 FEET OF THE PERMANENT EASEMENT VACATED BY DOCUMENT RECORDED SEPTEMBER 27, 1977 AS DOCUMENT 24124212. ITEM IS PLATTED.
- (3) 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, MADE BY LA SALLE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTED LINDER TRUST AGREEMENT DATED AUGUST 31, 1971 AND KNOWN AS TRUST NUMBER 42916, TO NORTHERN ILLINOIS GAS COMPANY, A CORPORATION OF ILLINOIS OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, REPAIRING, RENEWING, REPLACING AND REMOVING A GAS MAIN AND OTHER NECESSARY GAS FACILITIES APPLIED AND THERETO. TOGETHER WITH RIGHT OF ACCESS THERETO FOR SAID PURPOSES IN, UPON, UNDER, ALONG AND ACROSS THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID AS FALLS WITHIN THE 10 FOOT EASEMENT AREA AS DESIGNATED AND LOCATED ON EXHIBIT II ATTACHED THERETO. NOTE: SAID EASEMENT AREA, AS DESIGNATED ON EXHIBIT II REFERRED TO IS A STRIP OF LAND
- VARYING FROM THE EAST 10 FEET OF THE WEST 65 FEET ON THE WEST LINE; ALSO, THE NORTH 10 FEET OF THE SOUTH 60 FEET OF APPROXIMATELY THE WEST 740 FEET OF SAID QUARTER SECTION. (AFFECTS APPROXIMATELY THE SOUTH 10 FEET OF THE LAND AND A STRIP OF LAND ALONG THE WEST LINE OF THE LAND APPROXIMATELY 10 FEET IN WIDTH) ITEM IS PLATTED.
- 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, MADE BY LA SALLE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 31, 1971 AND KNOWN AS TRUST NUMBER 42916 TO TEXAS EASTERN FRANSMISSION CORPORATION, A CORPORATION OF DELAWARE OF A RIGHT OF WAY AND EASEMENT TO CONSTRUCT LAY, MAINTAIN, OPERATE, ALTER, REPAIR, REMOVE, CHANGE THE SIZE OF AND REPLACE ONE PIPE LINE AND APPURTENANCES THERETO (INCLUDING WITHOUT LIMITATION CORROSION CONTROL EQUIPMENT) FOR THE TRANSMISSION OF OIL, GAS, PETROLEUM PRODUCTS OR ANY OTHER LIQUIDS, GASES OR SUBSTANCES WHICH CAN BE FRANSPORTED THROUGH A PIPE LINE, UNDER, UPON, OVER AND THROUGH THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID. GRANTEE SHALL HAVE SUCH RIGHT OF WAY AS IS REASONABLY NECESSARY FOR THE CONSTRUCTION OF PIPE LINE PROPOSED. AFTER THE CONSTRUCTION IS COMPLETED, THE PERMANENT RIGHT OF WAY SHALL BE 40 FEET IN WIDTH AND IS TO BE LOCATED ALONG THE ROUTE SHOWN ON EXHIBIT II ATTACHED THERETO; AND THE TERMS PROVISIONS AND CONDITIONS AS CONTAINED IN SAID GRANT NOTE: SAID EASEMENT AREA, AS DESIGNATED IN EXHIBIT II REFERRED TO, IS A STRIP OF LAND 40 FEET IN WIDTH WHICH IS 17 FEET EAST OF THE EAST RIGHT OF WAY LINE OF U. S. ROUTE 45 ON THE WEST PORTION OF SAID QUARTER SECTION AND A STRIP OF LAND 40 FEET IN WIDTH COMPRISING THE NORTH 40 FEET OF THE SOUTH 100 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10. (AFFECTS APPROXIMATE THE NORTH 40 FEET OF THE SOUTH 50 FEET OF THE LAND AND THE EAST 40 FEET OF THE WEST 57 FEET OF THE LAND) ITEM IS
- (5) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE EASEMENT AND OPERATING AGREEMENT FOR ORLAND SQUARE, RECORDED AUGUST 10, 1976 AS RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. (AFFECTS THE LAND AND OTHER PROPERTY) ITEM IS BLANKET IN NATURE AND IS NOT PLATTED.
- (6) 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, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 31, 1971 AND KNOWN AS TRUST NUMBER 42916 AND LA SALLE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1978 AND KNOWN AS TRUST NUMBER 52470. (AFFECTS THE LAND AND OTHER PROPERTY) ITEM IS PLATTED

- (7) TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR PARKING RECORDED DECEMBER 28, 1978 AS DOCUMENT 24781114 MADE BY AND BETWEEN LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 31, 1971 AND KNOWN AS TRUST NUMBER 42916 AND LA SALLE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1978 AND KNOWN AS TRUST NUMBER 52470 TO CREAT A NON-EXCLUSIVE RECIPROCAL PERPETUAL EASMENT FOR PARKING, PEDESTRIAN PASSAGE ACROSS AND UPON PARKING AREA DRIVEWAYS ROADWAYS AND WALKWAYS RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. (AFFECTS THE LAND AND OTHER PROPERTY) ITEM IS PLATTED.
- (8) EASEMENT DATED FEBRUARY 25, 1980 AND RECORDED JUNE 27, 1980 AS DOCUMENT 25499395 AND AS SHOWN ON PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068 GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN COMMUNICATION SYSTEMS CONSISTING OF UNDERGROUND WIRES, CABLES, CONDUITS, TERMINALS, MANHOLES AND OTHER UNDERGROUND FIXTURES AS GRANTED FROM TIME TO TIME REQUIRE FOR THE PURPOSE OF TELE-COMMUNICATIONS BY ELECTRICITY. TOGETHER WITH THE RIGHT OF ACCESS, INCLUDING THE RIGHT TO CLEAR AND KEEP CLEARED SUCH TREES, ROOTS, BUSHES AND OTHER OBSTRUCTIONS FROM THE EASEMENT. (AFFECTS THE SOUTH 15 FEET OF LAND AND OTHER PROPERTY) ITEM IS PLATTED.
- (29) EASEMENT FOR PUBLIC UTILITIES OVER THE NORTH 15 FEET OF THE SOUTH 65 FEET AND THE WEST 15 FEET OF THE LAND AS SHOWN ON THE PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE SUBDIVISION RECORDED AUGUST 4, 1982 AS DOCUMENT 26310068. ITEM IS PLATTED.
- (30) EASEMENT FOR TRAFFIC CONTROL AND DIRECTIONAL SIGNS OVER THE NORTHERLY 10 FEET OF THE LAND AS SHOWN ON THE PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE SUBDIVISION RECORDED AUGUST 4, 1982 AS DOCUMENT NUMBER 26310068. ITEM IS
- (31) EASEMENT FOR STORM SEWERS OVER THE EAST 30 FEET OF THE WEST 110 FEET AND THE NORTH 30 FEET OF THE SOUTH 105 FEET OF THE LAND GRANTED IN INSTRUMENT RECORDED MAY 12, 1977 AS DOCUMENT 23925065 AND AS SHOWN IN PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED AUGUST 4, 1982 AS DOCUMENT NUMBER 26310068. ITEM IS PLATTED.

DEDICATION, TRANSFER, ASSIGNMENT AND QUIT CLAIM OF WATER DISTRIBUTION SYSTEMS.

- SANITARY SEWER SYSTEMS AND STORM SEWER SYSTEMS AND GRANT OF EASEMENTS, ORLAND SQUARE PLANNED DEVELOPMENT, ORLAND PARK, ILLINOIS, RECORDED MAY 12, 1977 AS DOCUMENT 23925065 AND AS SHOWN ON THE PLAT OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE RECORDED AUGUST 4, 1982 AS DOCUMENT 26310068, MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 42916 AND TRUST NUMBER 48700. SEARS ROEBUCK AND COMPANY.. MARSHALL FIELD & COMPANY.. AND J C. PENNY PROPERTIES INC., CARSON, PIRIE SCOTT & COMPANY TO THE VILLAGE OF ORLAND PARK WHEREIN CERTAIN EASEMENTS ARE GRANTED FOR WATER MAINS, WATER DISTRIBUTION SYSTEMS AND APPURTENANT ALONG WITH RIGHT TO RELOCATE, RIGHT TO REPAIR AND REPLACE ALL SUCH STRUCTURES IMPROVEMENTS AND OTHER CONDITIONS THEREIN CONTAINED OVER THE FOLLOWING DESCRIBED LAND: (A) APPROXIMATELY THE SOUTH 10 FEET OF PARCEL 1 FOR SANITARY SEWER EASEMENT (FOR EXACT LOCATION SEE EXHIBIT II OF SAID DOCUMENT) (B) APPROXIMATELY THE EAST 15 FEET OF APPROXIMATELY THE WEST 60 FEET OF THE LAND (EXCEPT APPROXIMATELY THE SOUTH 60 FEET) FOR SANITARY SEWER EASEMENT (FOR EXACT LOCATION SEE EXHIBIT II OF SAID DOCUMENT) (C) APPROXIMATELY THE EAST 30 FEET OF APPROXIMATELY THE WEST 90 FEET OF THE STORM SEWER EASEMENT (FOR EXACT LOCATION SEE EXHIBIT II OF SAID DOCUMENT) (D) APPROXIMATELY THE NORTH 30 FEET OF APPROXIMATELY THE SOUTH 100 FEE
- (EXCEPT APPROXIMATELY THE WEST 90 FEET) FOR STORM SEWER EASEMENT (FOR EXACT LOCATION SEE EXHIBIT II OF SAID DOCUMENT) (E) APPROXIMATELY THE NORTH 15 FEET OF APPROXIMATELY THE SOUTH 60 FEET (EXCEPT APPROXIMATELY THE WEST 60 FEET AND EXCEPT THAT PART FALLING EAST OF APPROXIMATELY THE WEST 250 FEET) FOR SANITARY SEWER (FOR EXACT LOCATION SEE EXHIBIT II OF SAID DOCUMENT) (F) APPROXIMATELY THE EAST 20 FEET OF APPROXIMATELY THE WEST 260 FEET (EXCEPT THAT PART FALLING NORTH OF APPROXIMATELY THE SOUTH 60 FEET) FOR SANITARY SEWER
- 3 STORM SEWER EASEMENT FOR PURPOSE OF CONSTRUCTING, REPAIRING AND MAINTAINING SERVICE LINES (BOTH PUBLIC AND PRIVATE) AND ALL APPURTENANCES THERETO, AS SHOWN ON THE PLAT OF SUBDIVISION OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE, RECORDED AUGUST 4, 1982 AS DOCUMENT 26310068 OVER THE FOLLOWING DESCRIBED PROPERTY APPROXIMATELY THE SOUTH 10 FEET OF THE NORTH 240 FEET, EXCEPT THE WEST 110 FEET OF LOT 3-THREE. ITEM IS PLATTED.

EASEMENT (FOR EXACT LOCATION SEE EXHIBIT II OF SAID DOCUMENT). ITEM IS PLATTED.

(34) WATERMAIN EASEMENT FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING UNDERGROUND WATER SERVICE LINES (BOTH PLIBLIC AND PRIVATE) AND ALL APPLIBTENANCES THERETO, AS SHOWN ON THE PLAT OF SUBDIVISION OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-THREE, RECORDED AUGUST 4, 1982 AS DOCUMENT 26310068 OVER THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 10 FEET OF THE NORTH 275 FEET EXCEPT THE WEST 147 FEET THEREOF OF LOT E-THREE AND APPROXIMATELY A 10 FOOT STRIP ABOUT 50 FEET SOUTH EASTERLY OF THE SOUTH 10 FEET OF THE NORTH 275 FEET EXCEPT THE WEST 147 FEET OF LOT 3-THREE. ITEM IS

(5) NON-EXCLUSIVE RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY

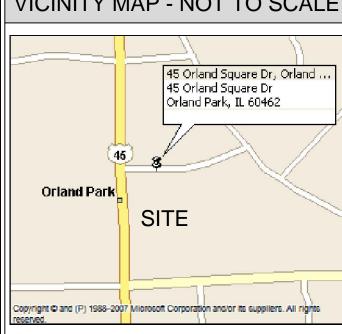
EASEMENT AGREEMENT MADE BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER

TRUST AGREEMENT DATED AUGUST 31, 1971 AND KNOWN AS TRUST NUMBER 42916, AND LA

SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1978 AND

- KNOWN AS TRUST NUMBER 52470 AND RECORDED AS DOCUMENT 26308594, AND THE TERMS, PROVISIONS AND CONDITIONS RELATING THERETO, OVER THAT PART OF THE LAND AS FALLS WITHIN THE FOLLOWING DESCRIBED LAND: TRACT OF LAND IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SECTION 10: THENCE DUE EAST 441.35 FEET ALONG THE SOUTH LINE OF SAID SECTION 10; THENCE DUE NORTH 50 FEET TO A POINT OF BEGINNING; THENCE CONTINUING DUE NORTH 202.0 FEET; THENCE DUE WEST 35.0 FEET; THENCE DUE NORTH 140 FEET: THENCE DUE EAST 25 FEET: THENCE DUE NORTH 239.52 FEET THENCE NORTH 45 DEGREES WEST 9.73 FEET TO THE SOUTH LINE OF THE SOUTH WEST EXTRANCE MAGAZINE AND BEING A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH, HAVING A RADIUS OF 771.77 FEET, AN ARC DISTANCE OF 48.77 FEET AND A CHORD BEARING OF NORTH 79 DEGREES 04 MINUTES 24 SECONDS EAST; THENCE DUE SOUTH 305.65 FEET; THENCE DUE WEST 41 FEET; THENCE DUE SOUTH 32 FEET; THENCE DUE EAST 45 FEET: THENCE DUE SOUTH 260 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 151ST STREET. AS DEDICATED; THENCE DUE WEST 35 FEET ALONG LAST SAID NORTH RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. (AFFECTS THE LAND AND OTHER PROPERTY) ITEM IS PLATTED.
- GO COVENANTS AND RESTRICTIONS AND RESERVATION OF EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42. SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DEED RECORDED AUGUST 5, 1982 AS DOCUMENT NO. 26311820, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. ITEM IS BLANKET IN NATURE AND IS NOT PLATTED.

# 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 PRINCIPA MERIDIAN, (EXCEPTING THEREFROM THAT PORTION CONDEMNED FOR ROAD PURPOSES IN CASE 12L50451) IN COOK COUNTY, ILLINOIS.

## 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 ACCESS 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 PARKING 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

# ALTA/NSPS LAND TITLE SURVEY

# Toys R Us

B C Pro ect No. 201602266 030 **Orland Par** 

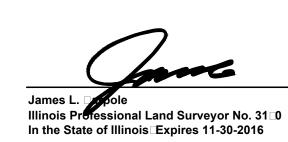
45 Orland Square Drive Orland Par □□L

based upon Title Commitment No. 1401 008 82050 D1 of Chicago Title Insurance Company bearing an effective date of July 27 2016

# Surveyor Certification

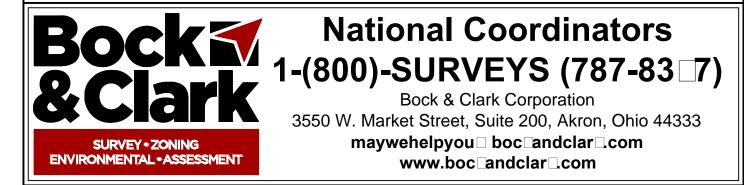
To: Toys "R" Us Property Company II, LLC, a Delaware limited liability company ("Borrower"), Goldman Sachs Mortgage Company and Bank of America, N.A., together with each of their successors and/or assigns, and any lender or lenders holding an interest in the Property or the direct or indirect equity 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, 7b1, 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 SURVEY PERFORMED BY: 035-3190 JLH LAND SURVEYING INC. PLAINFIELD, 7222 COURTWRIGHT DRIVE PLAINFIELD, IL 60586 PHONE: 815-729-4000 WWW.JLHSURVEY.COM

PROJECT REVISION RECORD									
DATE	DESCRIPTION		DATE	DESCRIPTION					
07/13/2016 FIRST DRAFT			07/29/2016	CLIENT COMMENTS					
07/21/2016	NETWORK COMMENTS		08/02/2016	REVISE EASEMENT					
07/25/2016	CLIENT COMMENTS		08/10/2016	REVISED TITLE AND COMMENTS					
FIELD WORK: BM & HC		DRAFTED: JAH	CHECKED BY: JLH		FB & PG: N/A				



THE USE OF THIS DOCUMENT'S FORMAT IS

STRICTLY PROHIBITED AND CONTINGENT

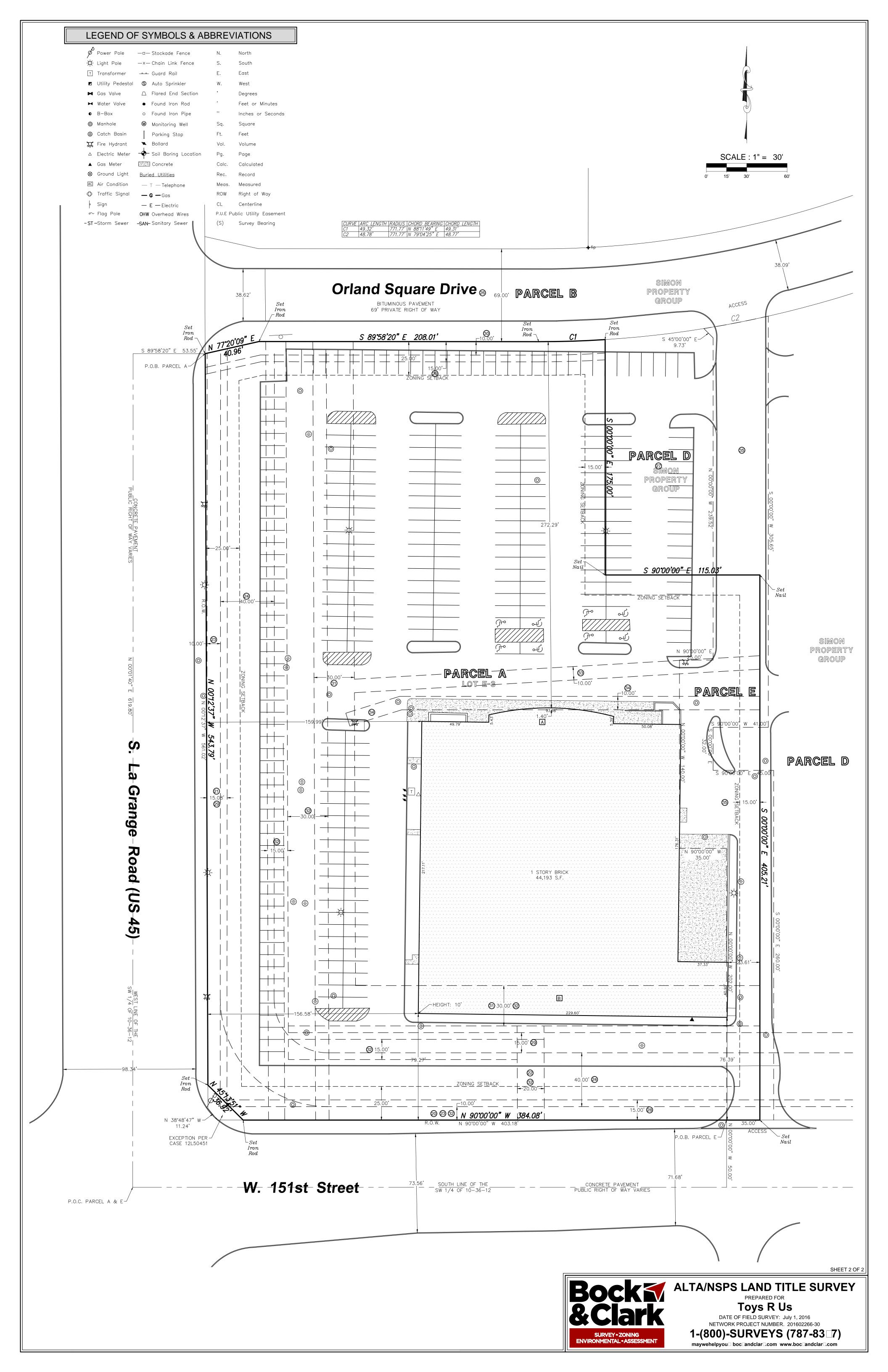
UPON THE WRITTEN CONSENT AND

PERMISSION OF BOCK & CLARK CORP.

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3550 W. Market Street, Suite 200, Akron, Ohio 44333

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# 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 151<sup>st</sup> 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.

## 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 151<sup>st</sup> 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 drivethrough 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 multitenant 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 151<sup>st</sup> 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 151<sup>st</sup> 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 151<sup>st</sup> 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 151<sup>st</sup> 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 painted to match the company's respective branding. The buildings 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 a 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 sites 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 151<sup>st</sup> 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 151<sup>st</sup> 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.

<u>Detention/Retention</u> – An existing shared detention pond located on 151<sup>st</sup> 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.

<u>Utilities</u> – 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.

<u>Traffic Study</u> – 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.

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

<u>Off-Site Improvements</u> - 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 retailor 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 151<sup>st</sup> Street). The utilities and easements bisecting the site create a legitimate hardship for moving the buildings closer to LaGrange Road and 151<sup>st</sup> 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 151<sup>st</sup> 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

# <u>Setbacks</u>

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 151<sup>st</sup> 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)

DATE: April 7, 2020

# **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 88<sup>th</sup> 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 88<sup>th</sup> 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 88<sup>th</sup> Avenue, subject to approval of annexation by the Village Board of Trustees. The subject property is located at the northeast corner of 88<sup>th</sup> 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 5<sup>th</sup> 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 88<sup>th</sup> 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.

# **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 <u>variance</u>, 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 are 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.

 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.

 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.

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 88<sup>th</sup> 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 88<sup>th</sup> Avenue, subject to annexation into the Village.

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

**Address:** 13201 88<sup>th</sup> 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 Bilian subdivision and Parkview Highland subdivision

West: Unincorporated Cook County – (across 88<sup>th</sup> 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 88<sup>th</sup> Avenue, subject to approval of annexation by the Village Board of Trustees. The subject property is located at the northeast corner of 88<sup>th</sup> 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 5<sup>th</sup> 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 outlot. Existing established streets will be utilized. Four (4) of the single-family homes (Lots 1-4) will be accessible from 88<sup>th</sup> 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 88<sup>th</sup> 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 88<sup>th</sup> 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.

<u>Detention/Retention</u> – 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.

<u>Utilities</u> – Nearby tie-ins are existing and available along 88<sup>th</sup> 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 88<sup>th</sup> Avenue. A Place of Worship is also located to the west across 88<sup>th</sup> 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 outlot. 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 88<sup>th</sup> 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.

#### <u>Setbacks</u>

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 88<sup>th</sup> Avenue and the conditions of the adjacent streets. It was noted that vehicles speed on 88<sup>th</sup> 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. 88<sup>th</sup> 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. <u>Flooding.</u> 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. <u>Types of Homes.</u> 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. <u>Annexation</u>. 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. <u>Tree Removal.</u> 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. Szkirpen 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. <u>Property along Beverly Lane</u>. 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. <u>Detention Pond Setbacks & Proposed Variance.</u> 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. <u>Conditions of Approval</u>. 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 88<sup>th</sup> 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 88<sup>th</sup> 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.

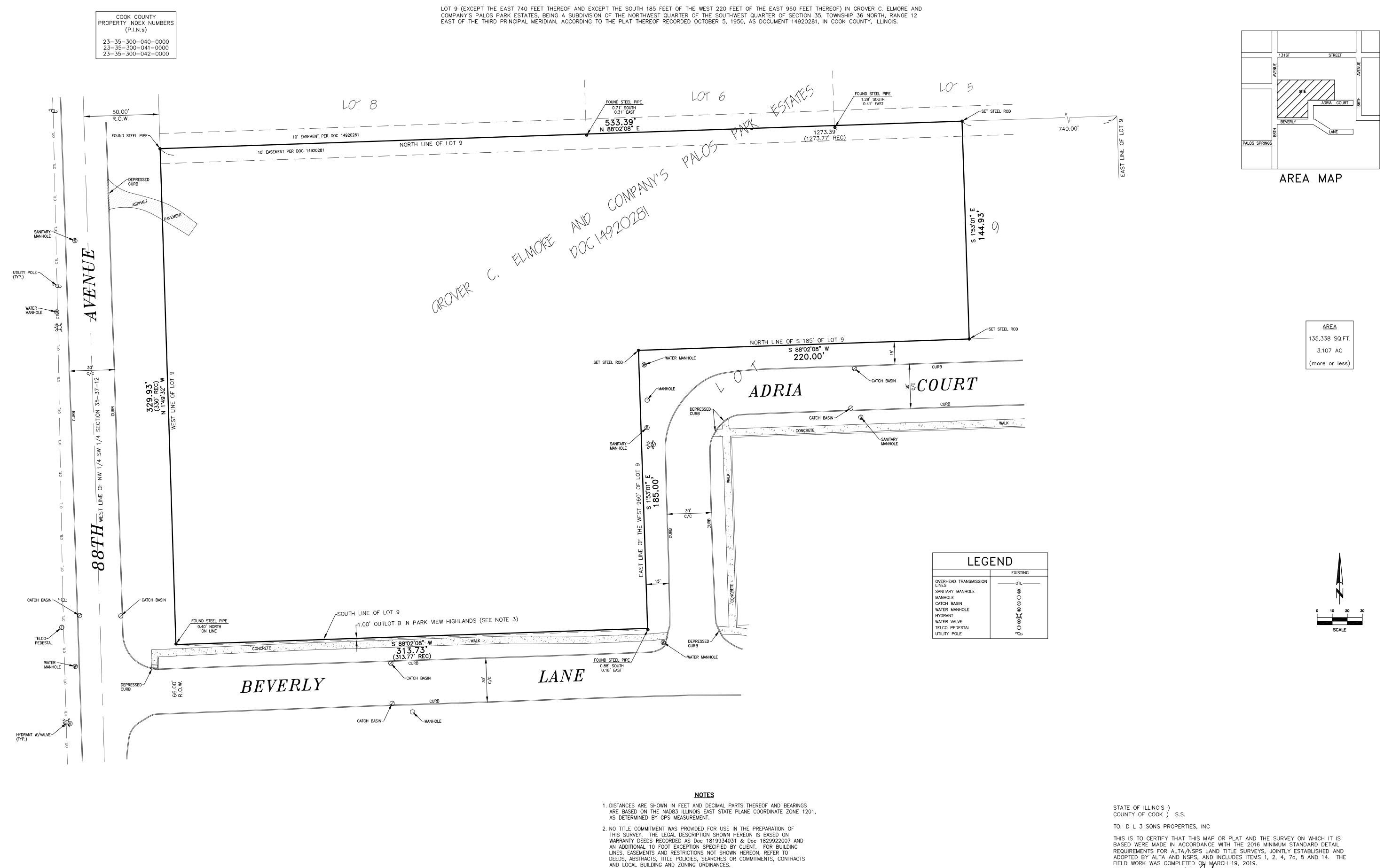
#### And

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



DL3 SONS PROPERTIES INC. PREPARED BY:

PREPARED FOR:

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 AND LOCAL BUILDING AND ZONING ORDINANCES.

3. 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.

4. 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

DATED AT PALOS HILLS//LLINOIS,//THIS 13th DAY OF JANUARY, A.D. 2020.



WARK H/LANDSTROM IPLS No. 2625

# 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 F
P.O. BOX 3

MIDLOTHIAN

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

 7/8/19
 ISSUED FOR REVIEW
 T.G.

 7/8/19
 ISSUED FOR REVIEW
 B.H.

 8/28/19
 VILLAGE COMMENTS
 B.H.

 9/30/19
 VILLAGE COMMENTS
 B.H.

- ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577

7808 WEST 103RD STREET

PALOS HILLS, ILLINOIS 60465-1529

Phone: (708) 599-2737

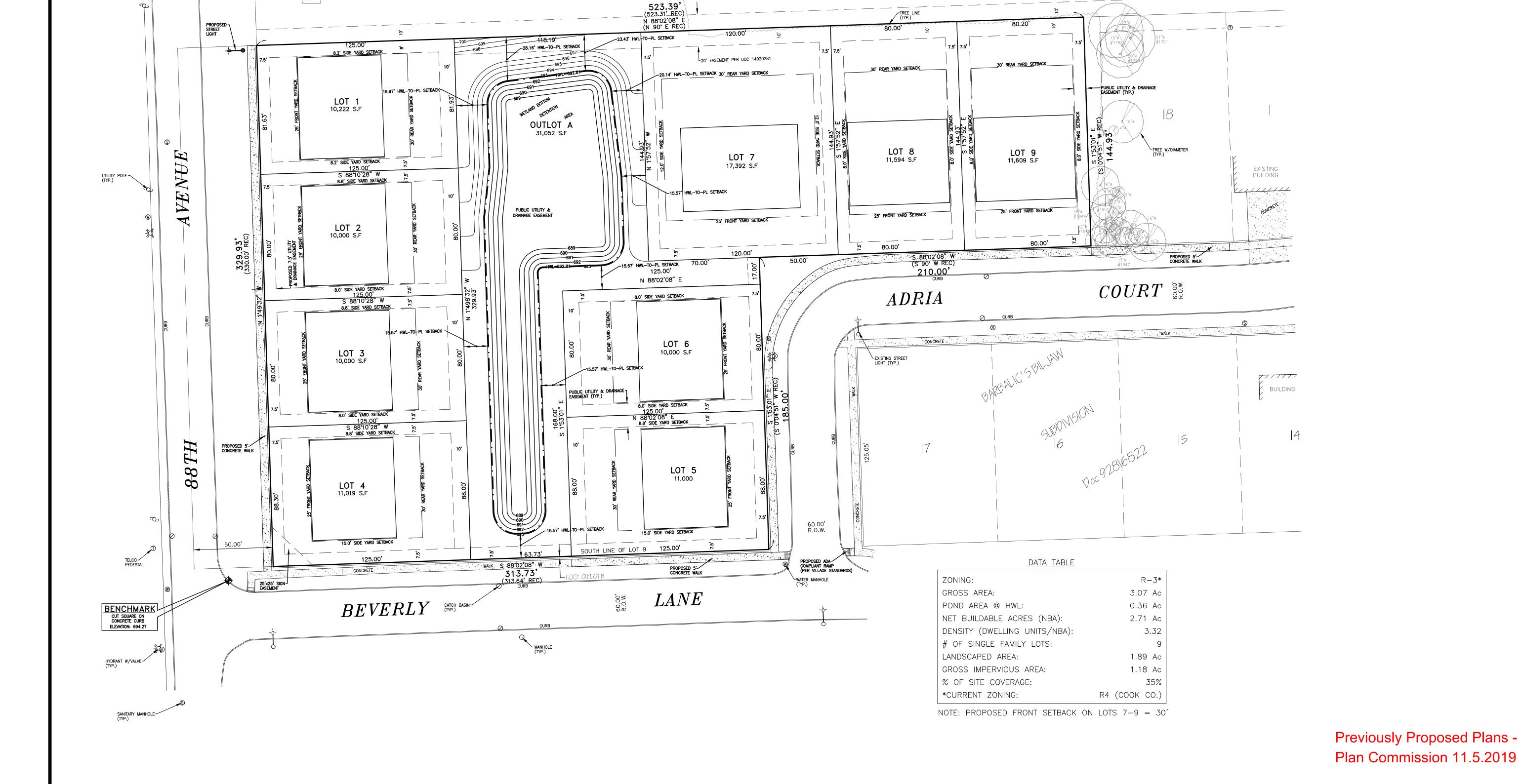
Fax: (708) 599-2291

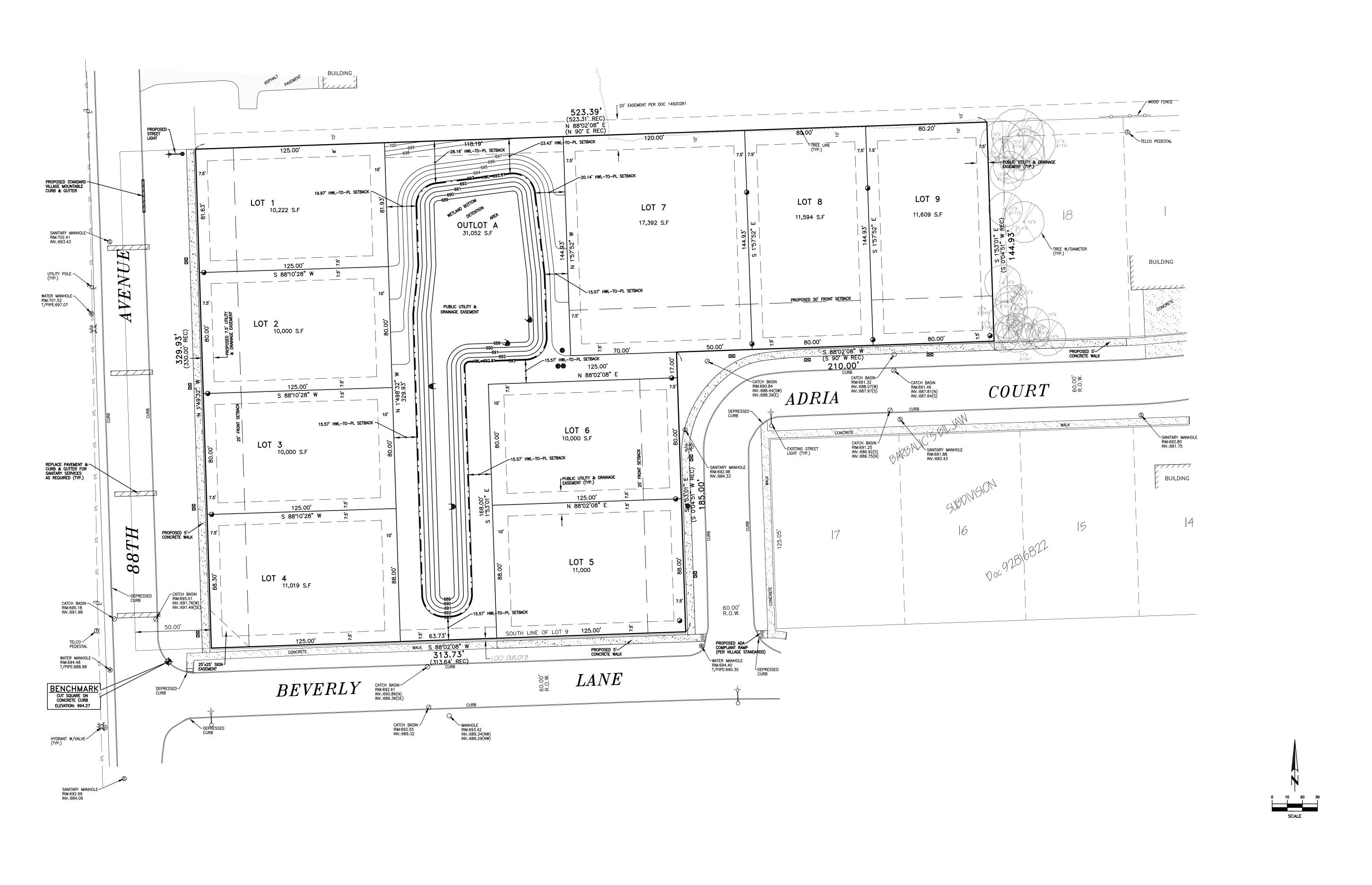
N NICOLE RIDGE SUBDIVISION 88TH AVENUE, ORLAND PARK, II

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

SHEET

18-09-070





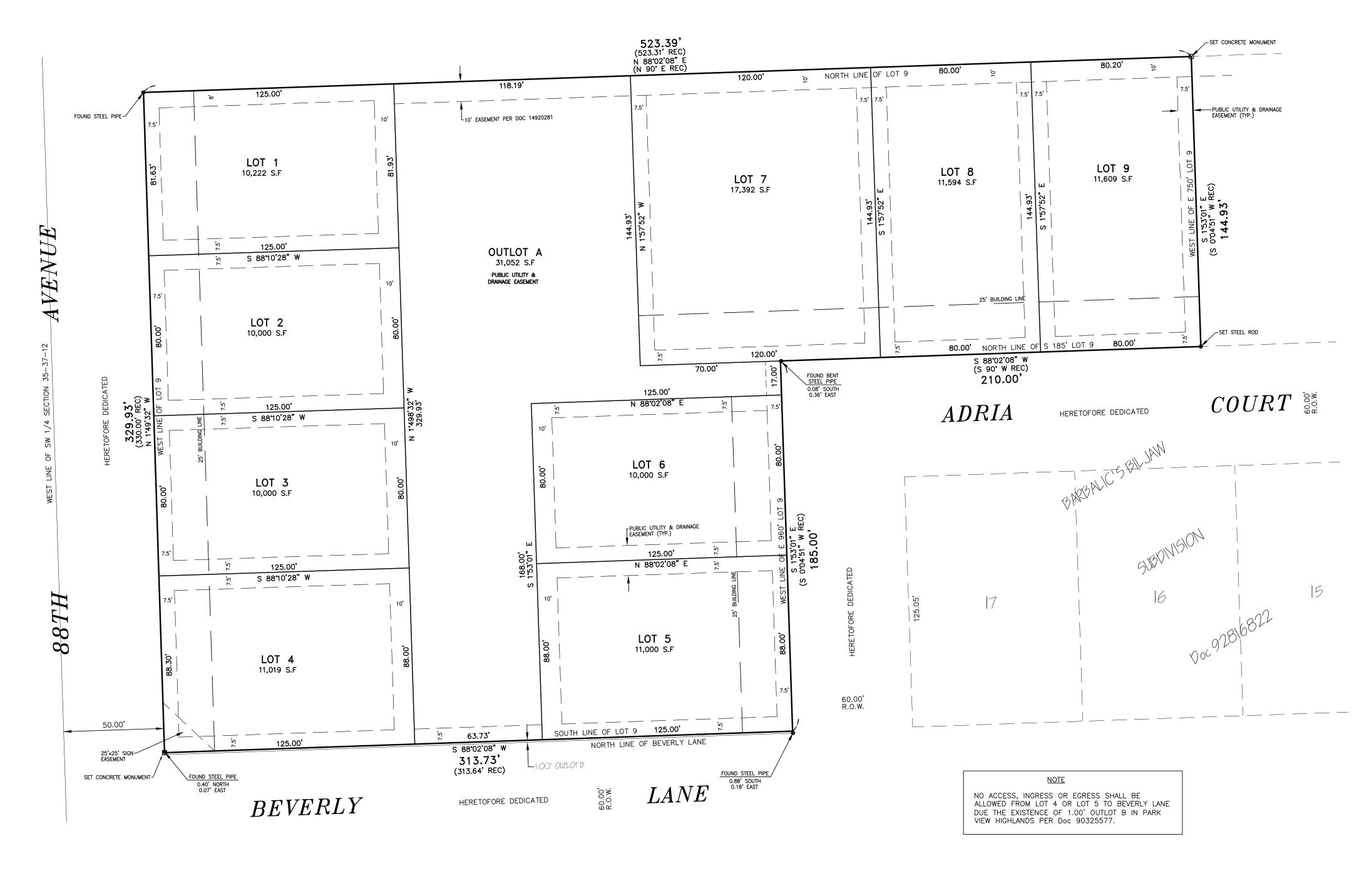


DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.
SHEET

C3.0

# 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.



<u>OWNER</u>

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 \_\_\_\_\_\_

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

SEND FUTURE TAX BILLS TO:

D L 3 SONS PROPERTIES, INC
16332 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, NSTALLATION, 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

<u>NOTE</u>

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

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 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;

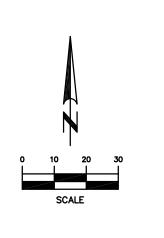
AS SHOWN BY THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE ILLINOIS EAST ZONE (2011) STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS MEASUREMENT, AND THE AREA OF THE SUBDIVISION IS 133,888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

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. 184-005577

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

SURVEY No. 18-09-070-SUB-R3

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\_\_\_.

VILLAGE TREASURER

VILLAGE TREASURER

PLAN COMMISSION

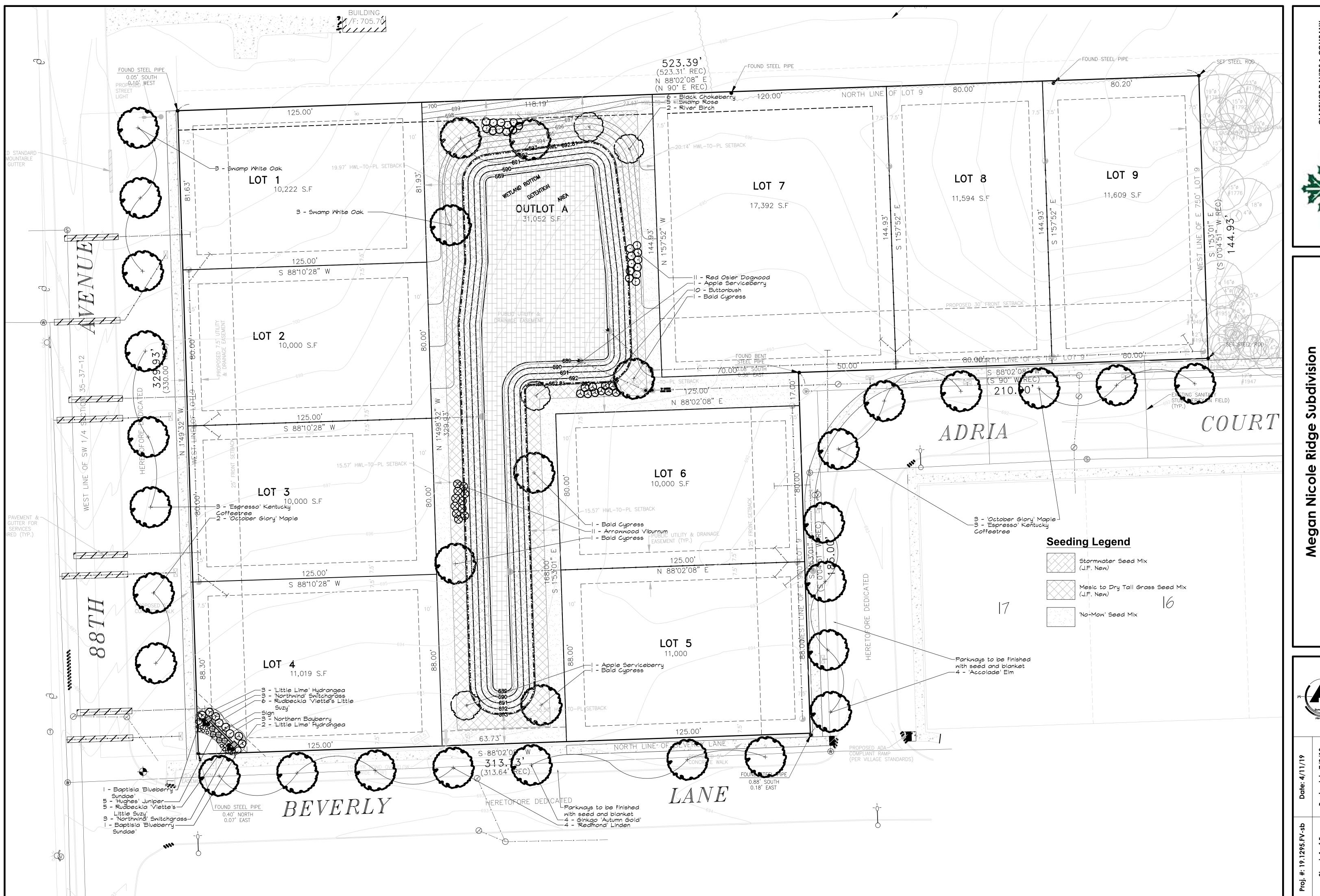
THIS SUBDIVISION WAS APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, AT A MEETING HELD THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_\_ATTEST: \_\_\_\_\_\_ CHAIRMAN SECRETARY

<u>VILLAGE BOARD</u>

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

\_\_\_\_\_\_ ATTEST: \_\_\_\_\_\_ VILLAGE PRESIDENT VILLAGE CLERK



CLARENCE DAVIDS & COMPA
23900 W. 127th Street - Plainfield, IL
(815) 439 - 1177 office (815) 439 - 2 clarencedavids.com

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

Landscape Plan
tion or use in whole or in part, without the express written concent

W Summer Sunday

Scientific Name	Common Name	Quantity	Size	Comments	
Canopy Trees					
Quercus bicolor	Swamp White Oak	3	2.5" cal. B+B		
Taxodium distichum	Bald Cypress	4	2.5" cal. B+B		
	23.50 - 0, p. 332				
Ornamental Trees					
Amelachier grandiflora	Apple Serviceberry	1	6' cl. B+B		
Betula nigra	River Birch	2	6' cl. B+B		
Ostrya virginiana	American Hombeam	1	6' cl. B+B		
Shrubs					
Aronia melanocarpa 'Morton'	'Iroquois Beauty' Black Chokeberry	6	5 gal. (24")		
Cephalanthus occidentalis	Buttonbush	10	5 gal. (24")		
Comus sericea	Red Osier Dogwood	11	5 gal. (24")		
Rosa palustris	Swamp Rose	5	5 gal. (24")		
Viburnum dentatum	Arrowood Viburnum	11	5 gal. (24")		
Sign Landscaping					
Scientific Name	Common Name	Quantity	Size	Comments	
Shrubs	<u>common name</u>	<u> </u>	<u> </u>	COMMICINO	
Hydrangea paniculata 'Jane'	'Little Lime' Hydrangea	5	5 gal.		
Juniperus horizontalis 'Hughes'	'Hughes' Juniper	5	5 gal.		
Myrica pennsylvanica	Northern Bayberry	3	5 gal.		
mynou pomogrvaniou	Holdielli Buyselly	J	o gai.		
Perennials and Ornamental Grass	ses				
Baptisia Decadence 'Blueberry Sundae'	Baptisia 'Blueberry Sundae'	2	1 gal.		
Panicum virgatum 'Northwind'	'Northwind' Switchgrass	6	1 gal.		
Rudbeckia fulgida 'Viette's Little Suzy'	Rudbeckia 'Viette's Little Suzy'	11	1 gal.		
Plant Diversity Requirem	<u>ents</u>				
Scientific Name	Common Name	Quantity	<u>Size</u>	Comments	
Shade Trees					
Acer rubrum 'October Glory'	'October Glory' Maple	5	2.5" cal. B+B	16% (Illinois Native, Nativar)	
Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	4	2.5" cal. B+B	12%	
Ollingo biloba Autullii Oolu		6	2.5" cal. B+B	18% (Illinois Native, Nativar)	
<del>-</del>	Espresso Kentucky Correctine	U			
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree Swamp White Oak	6	2.5" cal. B+B	18% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor	Swamp White Oak		2.5" cal. B+B	18% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum	Swamp White Oak Bald Cypress	6	2.5" cal. B+B	12% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond'	Swamp White Oak	6			
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond'	Swamp White Oak Bald Cypress 'Redmond' Linden	6 4 4	2.5" cal. B+B 2.5" cal. B+B	12% (Illinois Native) 12%	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'	Swamp White Oak Bald Cypress 'Redmond' Linden	6 4 4	2.5" cal. B+B 2.5" cal. B+B	12% (Illinois Native) 12%	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees	Swamp White Oak Bald Cypress 'Redmond' Linden	6 4 4	2.5" cal. B+B 2.5" cal. B+B	12% (Illinois Native) 12%	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Jlmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm	6 4 4 4	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B	12% (Illinois Native) 12% 12% 25% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry	6 4 4 4	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B	12% (Illinois Native) 12% 12%	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Faxodium distichum Filia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch	6 4 4 4 4	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B	12% (Illinois Native) 12% 12% 25% (Illinois Native) 50% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam	1 2 1	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B	12% (Illinois Native) 12% 12% 25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton'	Swamp White Oak  Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry	6 4 4 4 4 1 2 1	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B	12% (Illinois Native) 12% 12% 25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Jlmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush	6 4 4 4 4 1 2 1	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24")	12% (Illinois Native) 12% 12% 12% 25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native) 11% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush Red Osier Dogwood	6 4 4 4 4 1 2 1	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24") 5 gal. (24")	12% (Illinois Native) 12% 12% 12%  25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native) 11% (Illinois Native) 17% (Illinois Native) 20% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Faxodium distichum Filia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane'	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea	6 4 4 4 4 1 2 1	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24") 5 gal. (24") 5 gal.	12% (Illinois Native) 12% 12% 12%  25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native) 11% (Illinois Native) 20% (Illinois Native) 9%	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes'	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper	6 4 4 4 4 1 2 1 1 6 10 11 5 5	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24") 5 gal. (24") 5 gal. (24") 5 gal.	12% (Illinois Native) 12% 12% 12%  25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native)  11% (Illinois Native) 17% (Illinois Native) 20% (Illinois Native) 9% 9%	
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Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper	6 4 4 4 4 1 2 1 1 6 10 11 5 5	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24") 5 gal. (24") 5 gal. (24") 5 gal.	12% (Illinois Native) 12% 12% 12%  25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native)  11% (Illinois Native) 17% (Illinois Native) 20% (Illinois Native) 9% 9%	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northem Bayberry	6 4 4 4 4 1 2 1 1 6 10 11 5 5 3	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal.	12% (Illinois Native) 12% 12% 12%  25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native)  11% (Illinois Native) 17% (Illinois Native) 20% (Illinois Native) 9% 9% 5% (Illinois Native)	
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Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris Viburnum dentatum  Perennials and Ornamental Grass	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northem Bayberry Swamp Rose Arrowood Viburnum	6 4 4 4 4 1 2 1 1 5 5 5 3 5 11	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. (24") 5 gal.	12% (Illinois Native) 12% 12% 12%  25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native)  11% (Illinois Native) 20% (Illinois Native) 9% 9% 5% (Illinois Native) 9% (Illinois Native) 9% (Illinois Native) 20% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris Viburnum dentatum  Perennials and Ornamental Grass Baptisia Decadence 'Blueberry Sundae'	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northem Bayberry Swamp Rose Arrowood Viburnum	6 4 4 4 4 1 2 1 1 6 10 11 5 5 3 5	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal. 5 gal. 5 gal.	12% (Illinois Native) 12% 12% 12%  25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native)  11% (Illinois Native) 20% (Illinois Native) 9% 9% 5% (Illinois Native) 9% 9% 10% 11% (Illinois Native) 20% (Illinois Native) 20% (Illinois Native) 20% (Illinois Native)	
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor Taxodium distichum Tilia americana 'Redmond' Ulmus davidiana var. japonica 'Morton'  Ornamental Trees Amelachier grandiflora Betula nigra Ostrya virginiana  Shrubs Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris Viburnum dentatum  Perennials and Ornamental Grass Baptisia Decadence 'Blueberry Sundae' Panicum virgatum 'Northwind'	Swamp White Oak Bald Cypress 'Redmond' Linden 'Accolade' Elm  Apple Serviceberry River Birch American Hombeam  'Iroquois Beauty' Black Chokeberry Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northem Bayberry Swamp Rose Arrowood Viburnum	6 4 4 4 4 1 2 1 1 5 5 5 3 5 11	2.5" cal. B+B 2.5" cal. B+B 2.5" cal. B+B 6' cl. B+B 6' cl. B+B 6' cl. B+B 5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. (24") 5 gal.	12% (Illinois Native) 12% 12% 12%  25% (Illinois Native) 50% (Illinois Native) 25% (Illinois Native)  11% (Illinois Native) 20% (Illinois Native) 9% 9% 5% (Illinois Native) 9% (Illinois Native) 9% (Illinois Native) 20% (Illinois Native)	

# **Storm Water Management Area Seed Mixes**

Mesic-to-Dry TallGrass Prairie Seed (J.F. New)		
,		PLS
Botanical Name	Common Name	Ounces/Acre
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	18.0
Bouteloua curtipendula	Side-Oats Grama	8.
Carex spp.	Prairie Sedge Species	4.
Elymus canadensis	Canada Wild Rye	24.
Panicum virgatum	Switch Grass	4.
Schizachyrium scoparium	Little Bluestem	28.
Sorghastrum nutans	Indian Grass	12.0
	Total	98.0
Temporary Cover:		
Avena sativa	Common Oat	360.
Lolium multiflorum	Annual Rye	100.
	Total	460.
Forbs:		
Asclepias syriaca	Common Milkweed	2.0
Asclepias tuberosa	Butterfly Weed	1.0
Baptisia alba	White Wild Indigo	2.0
Baptisia bracteata	Cream Wild Indigo	0.
Chamaecrista fasciculata	Partridge Pea	10.
Coreopsis lanceolata	Sand Coreopsis	4.0
Coreopsis palmata	Prairie Coreopsis	0.
Desmanthus illinoensis	Illinois Sensitive Plant	2.0
Desmodium illinoense	Illinois Tick Trefoil	0.9
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.0
Eryngium yuccifolium	Rattlesnake Master	2.0
Lespedeza capitata	Round-Headed Bush Clover	2.0
Liatris aspera	Rough Blazing Star	1.0
Liatris pycnostachya	Prairie Blazing Star	2.0
Lupinus perennis v. occidentalis	Wild Lupine	2.0
Monarda fistulosa	Wild Bergamot	1.0
Oligoneuron rigidum	Stiff Goldenrod	2.0
Parthenium integrifolium	Wild Quinine	1.0
Drymocallis arguta	Prairie Cinquefoil	0.
Pycnanthemum virginianum	Common Mountain Mint	0.3
Ratibida pinnata	Yellow Coneflower	4.0
Rudbeckia hirta	Black-Eyed Susan	5.0
Silphium integrifolium	Rosin Weed	3.0
Silphium laciniatum	Compass Plant	2.
Silphium terebinthinaceum	Prairie Dock	3.0
Solidago nemoralis	Old-Field Goldenrod	0.:
Solidago speciosa	Showy Goldenrod	0.
Symphyotrichum laeve	Smooth Blue Aster	1.
Symphyotrichum novae-angliae	New England Aster	0.
Symphyotrichum oolentangiense	Sky-Blue Aster	1.0
Tradescantia ohiensis	Common Spiderwort	1.0
Veronicastrum virginicum	Culver's Root	0.3
	Total	66.0

Stormwater Seed Mix

Permanent Grasses/Sedges/Rushes

(J.F. New)

Bolboschoenus fluviatilis

**Botanical Name** 

Carex cristatella

Carex vulpinoidea

Elymus virginicus

Glyceria striata

Juncus effusus

Leersia oryzoides

Panicum virgatum

Scirpus atrovirens

Scirpus cyperinus

**Temporary Cover:** 

Lolium multiflorum

Alisma subcordatum

Asclepias incarnata

Bolboschoenus fluviatilis

Avena sativa

Bidens cernua

Carex cristatella

Carex vulpinoidea

Elymus virginicus

Glyceria striata

Juncus effusus

Leersia oryzoides

Lolium multiflorum

Mimulus ringens

Panicum virgatum

Penthorum sedoides

Rudbeckia triloba

Sagittaria latifolia

Scirpus atrovirens

Scirpus cyperinus

Senna hebecarpa

Rudbeckia subtomentosa

Schoenoplectus tabernaemontani

Symphyotrichum lateriflorum

Thalictrum dasycarpum

Symphyotrichum novae-angliae

Lycopus americanus

Eupatorium perfoliatum

Helenium autumnale

Iris virginica v. shrevei

Carex Iurida

Avena sativa

Schoenoplectus tabernaemontani

Carex Iurida

.18 Ac

Common Name

River Bulrush

Crested Oval Sedge

Bottlebrush Sedge

Brown Fox Sedge

Virginia Wild Rye

Common Rush

Rice Cut Grass

Switch Grass

Great Bulrush

Wool Grass

Common Oat

common water plantain

nodding bur marigold

crested oval sedge

bottlebrush sedge

brown fox sedge

Virginia wild rye

common boneset

fowl manna grass

sneezeweed

common rush

rice cut grass

monkey flower

switch grass

ditch stonecrop

brown-eyed susan

softstem bulrush

dark green rush

wool grass

wild senna

common arrowhead

side-flowering aster

New England aster

annual rye grass

common water horehound

sweet black-eyed susan

blue flag

swamp milkweed

river bulrush

Annual Rye

Dark Green Rush

Fowl Manna Grass

PLS

Ounces/Acre

1.00

0.50

3.00

2.00

1.00

1.00

1.00

2.00

3.00

2.00

1.00

41.50

360.00

100.00

460.00

0.5

0.4

45.7

0.4

0.2

0.1

0.6

0.4

4.6

0.2

0.2

0.8

0.2

0.2

12.7

0.1

0.2

0.4

0.1

0.2

0.3

0.2

0.6

0.4

0.2

0.6

0.1

0.1

75.10

24.00

Prairie Nursery
P.O. Box 306
Vestfield, WI 53964
-800-476-9453
The 'No Mow Seed Mix' is a proprietary mix of seed containing
estuca brevipila, Festuca ovina, Festuca rubra subs. fallax,
estuca Rubra. Festuca rubra var. Rubra and to be applied at a rate.

of 5 pounds per 1000 square feet, 220 pounds per acre

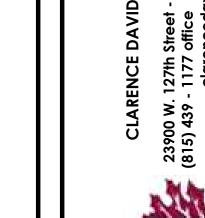
No Mow Seed Mix

## **Plan Notes:**

- 1. The contractor shall provide and install all plant materials in quantities sufficient to complete the planting shown on the drawing, unless noted otherwise. All plants shall comply with the requirements of the current American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall meet size, genus, species, and variety. Plants shall be in good health, free of disease, insects and defects. No "Park Grade" material shall be accepted. Plants may be substituted upon the approval of the Landscape Architect or the governing municipality prior to installation.
- 2. All plants shall be watered during the first 24-hour period after installation. Contractor is responsible for watering sod and seed areas until first mowing. A schedule must be agreed upon with the owner, before sod is installed, of whom, when and how sod is to be properly watered. The contractor is responsible for site visits to ensure the proper watering is being done for establishment and health of sod.
- 3. Plants shall be balled and burlapped or container grown as specified. No root bound material shall be accepted and all wrapping material made of synthetics or plastics shall be removed at the time of planting. It is the contractor's option to roll back burlap from the top of the ball.
- 4. All shrub beds and tree rings shall receive 4" depth of shredded hardwood mulch. All new tree rings shall be 5' in diameter. All perennials shall receive 2" depth of hardwood
- 5. All plants shall be set plumb. It is the contractors option to stake deciduous tree, but it is also the contractor's responsibility to ensure plants remain plumb until the end of the guarantee period. All deciduous trees shall be wrapped to prevent winter damage, which shall be removed after the first winter by the installing contractor. All evergreen trees must
- 6. Prune, thin out, and shape new plants in accordance with standard horticultural practices to retain their natural character. Do not cut tree leader, but be sure to remove any injured, damaged, dead, or crossed branches from the plant at the time of installation. All plant material shall be planted to finished grade equivalent to the plant's original grade before digging.
- 7. All ground cover and flowerbeds shall receive a 6" depth of organic compost, which shall be rototilled into the existing topsoil utilizing two lifts. Trees and shrubs shall be back filled with good existing topsoil.
- 8. The contractor shall locate the existence of all underground utilities prior to starting. The contractor must also keep the pavement and work area in a neat and orderly condition throughout the construction process.
- 9. Owner shall provide contractor with finish grade from the approved grading plan to a tenth of an inch with sufficient quality topsoil. If imported topsoil is required it shall be done at the owners expense. The general contractor should remove all building construction debris. The landscape contractor should be responsible for landscape debris removal.
- 10. Seeded turf areas shall extend to all areas of disturbance unless otherwise noted and shall consist of an approved Kentucky Bluegrass Blend and finished with erosion control
- 11. All edging to be a spaded natural edge, no steel or plastic edging shall be used unless otherwise noted.
- 12. Should the Village agree to accept responsibility of the detention area (Lot 10) after the 3-year monitoring and management period is completed by the developer and all performance criteria have been met, then the Village will be responsible for ongoing
- 13. Information contained in "Plan Notes" take precedence over other information.

Note: All parkway trees are required to be a minimum 10' from all fire hydrants and

NOTE: ALL TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 10' HORIZONTALLY FROM UTILITY STRUCTURES



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

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

#### 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 <sup>3</sup> 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)

# 1.1 DESCRIPTION

PART 1 GENERAL

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 prese 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 <sup>3</sup> 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 <sup>3</sup> 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

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.

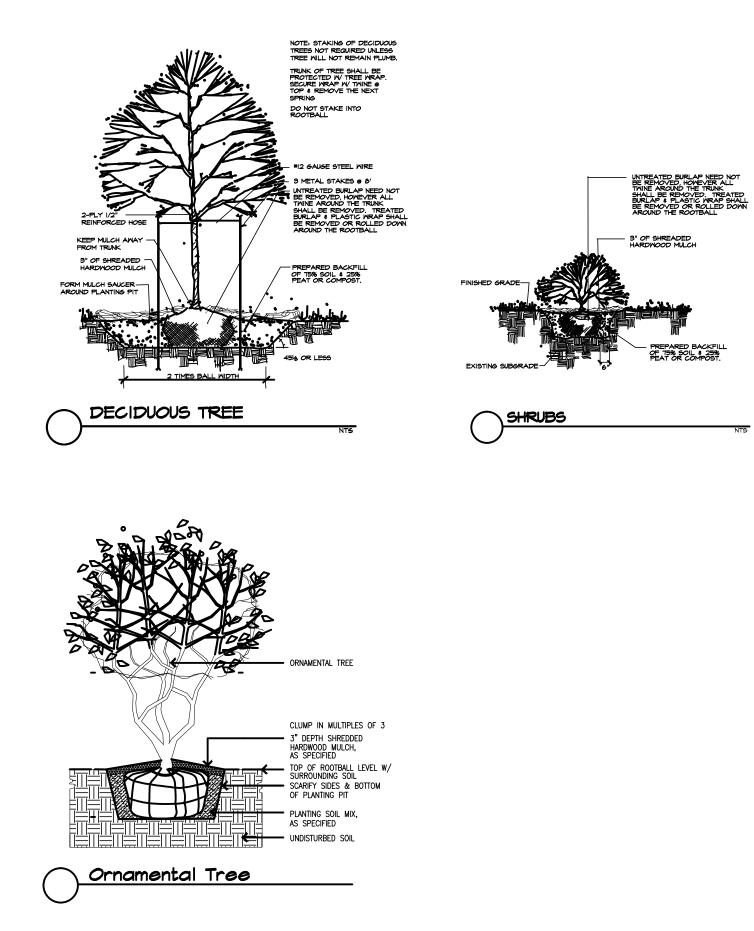
# 2.3 INSPECTION

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

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This document is intended to act as a Monitoring and Management Plan template for single-family residential homeowners wishing to install naturalized landscaping on their property. A Monitoring and Management Plan is required for single-family residential homeowners intending to install naturalized landscaping that exceed twelve inches (12") in height, as per **Section 6-305.F.2.c** of the Village of Orland Park Land Development Code. The purpose of the Monitoring and Management Plan is to help homeowners successfully establish naturalized landscaping on their property in lieu of conventional lawns, to provide standards that prevent the spread of nuisance species and measure the progress of the habitat, and guidelines for monitoring and reporting the success of the naturalized landscapes.

In all cases, requirements set forth in the Land Development Code shall supersede any conflict between the information provided in this document and the Land Development Code. A property owner shall apply to the Development Services Department and receive a written approval of a landscape plan and Monitoring and Management Plan prior to the installation of naturalized landscaping. Please see Page 9 of this document for a complete citation of Section 6-305.F.2.c.

For assistance with any aspect of this process, please contact the Development Services Department at (708) 403-5300.

#### **Benefits of Naturalized Landscaping**

Native plant species play a vital role in protecting water resources, providing wildlife habitat and creating beautiful landscapes. These benefits are sometimes referred to "ecosystem services" and provide benefits to human health, environment and economy. As people's appreciation of the natural beauty and benefits of native plants have grown, so has an interest in creating natural habitats around our own homes. The five main elements for successful naturalized landscape include:

- 1) Planning
- 2) Removal 3) Installation
- 4) Management 5) Monitoring

The first step in preparing a naturalized landscaping is to evaluate existing conditions and map the area where the landscaping will be installed. The Village allows up to thirty percent (30%) of the total existing open space in a resident's rear and side yard, setback a minimum of three (3) feet of any property line, to consist of naturalized landscaping that exceeds **twelve (12) inches** in height. As per the Village's Land Development Code, a **Front Yard** means an area extending the full width of a lot between the front lot line and the nearest principal structure; a Rear Yard means an area extending the full width of a lot between the rear lot line and the nearest principal structure and a **Side Yard** means an area extending the depth of a lot from the front yard to the rear yard between the side lot line and the nearest principal structure. An example of where a front, side and rear yard are located is provided in Figure 1. (Omitted)

A site plan is required and should include a drawing of the lot drawn to scale on a sheet of paper not less than 8½" × 11" inches which contains: the location of property lines; location of structures, fences, existing drainage patterns and paved areas; location of each natural landscaping area; a list by scientific and common name of species intended to be planted and maintained within each area; and the setback distance of each natural area that will be located near any property line.

Any proposed soil amendments and levels of shade and sunlight should also be included on the plan, if possible. Although the actual conditions and layout will likely vary dramatically from property to property, the basic elements of the example can be applied to most projects (i.e. north arrow, scale, property lines, etc.).

Selection of native plant species that are suitable for the type of soil, soil moisture, sunlight, on the property as well as providing the desired aesthetic appearance is critical for success. For instance, a property with full sun and rich soils can be planted as prairie with a combination of grasses and bright colorful forbs. A wooded habitat with dry, well drained soils can be planted with spring woodland or savanna species. An area with poorly drained soils can be planted with wetland species. Understanding the property's environmental conditions will help define the most appropriate planting area and design a successful naturalized landscape that the property owner will enjoy.

Naturalized landscaping provides opportunities to select a diverse variety of plants suitable for the site that will bloom throughout the year. Although they are not as colorful, it is important to include a variety of grass species in your planting as they contribute to the health of the naturalized landscape, provide root structure to help prevent weed growth and provide late fall and winter cover and visual interest. Plant spacing will depend on how much the plant will spread and grow out. A general rule of thumb that is often followed is to plant plugs twelve (12) inches to eighteen (18) inches on center. If establishing vegetation by seed, use a seed mix that includes a diverse combination of native forb and grass species using a minimum of twelve (12) to sixteen (16) pounds per acre. A cover crop of "annual" rye and oats are also typically included in a seed mix to minimize competition from undesirable species during the first year of establishment. Do not use perennial rye since this will compete with your native perennial species and is very difficult to eliminate once planted.

# 2. Removal of Existing Vegetation

The establishment of a naturalized habitat consisting of native plants that exceed twelve inches (12") in height including ferns, grasses, sedges, rushes, forbs, shrubs and trees is allowed under the Land Development Code. This is an intentional process and does not refer to allowing lawns or weeds to "go natural" on their own. Therefore, under most conditions the existing non-native vegetation must be eliminated in order to successfully plant the native vegetation through transplanting live plants or by seed. Existing vegetation can be eliminated by physical removal, smothering, or chemical treatment. Physical removal is the most labor intensive option and can be accomplished by using tools such as a sod cutter, shovel or mechanical equipment to cut the turf below the root zone. Smothering is less labor intensive but can take a full growing season (5 to 6 months) to kill the turfgrass. Examples of smothering include covering the proposed planting area with materials such as black plastic sheeting, tarps, cardboard and mulch, used construction materials like sheetrock or plywood, used carpeting, or other opaque material. The key is to eliminate all sunlight for an extended period of time. The quickest method of turf elimination is the use of non-specific, short-duration chemical herbicides such as glyphosate. Because glyphosate affects metabolism in plants but not animals, it has very low toxicity to humans. Although it is possible to use these chemicals safely, it is extremely important to carefully follow manufacturer's directions for use, especially when working near wetlands or water resources.

# 3. Installation

Native landscaping relies on the plant species that have lived in our region for thousands of years and have evolved to local growing conditions including climate, soils, precipitation and wildlife. Therefore, whenever possible it is recommended to utilize native plants and seed that are derived from local genetic sources, typically from within a 150 mile radius. These plants are commonly referred to as a "local genotype". The use of local genotypes helps ensure the plants will perform optimally and require the least amount of supplemental watering or management. There are many nurseries, native plant retailers, and native plant sales that are able to provide native species from local genotypes.

Native herbaceous vegetation can be established using live plugs, potted plants or seed. Using live plugs or potted plants can be more costly than seed but provides the fastest establishment of a native landscape. Plugs are small rooted plants that typically become established in weeks rather than months (as by seed) and can reach a flowering size in the first year. Plants may also be available in quarts or gallon sizes to provide a more immediate aesthetic appearance. This can be particularly useful in high visibility or high traffic areas. Seed can be the least costly installation method and can be particularly useful for planting large areas. However, establishment by seed may require additional soil preparation, specialized equipment and can take two to three years to develop the appearance of a naturalized landscape. Other benefits of plugs are that they are easy to identify and weed around and provide greater control over the placement of species.

#### 4. Management

When properly planted and established, naturalized landscapes are low maintenance compared to conventional landscaping. However, this does not mean "no maintenance", especially during the first few years after planting. Native plants spend the first two to three years developing roots and typically require watering and weeding until their deep roots are established. If it does not rain, water plants weekly over the first year making sure to allow the water to soak deep into the soil. Once the roots are established, additional watering will not be needed. Fertilizing of native plants is not required at all. In fact, adding fertilizer provides an advantage to non-native or invasive plant species and actually encourages the growth of undesirable weeds. Therefore, a homeowner would be paying for fertilizer they don't need and paying even more to correct the problems created by the fertilizer. Although native vegetation also does not require the application of pesticides, a limited amount of herbicide may be necessary to control invasive species as part of the long-term management of a naturalized landscape.

#### a. Short-Term

Annual weed species often dominate a new planting. The weed species can be controlled by hand-pulling, mowing or spot spraying/hand-wicking with herbicide. The early identification and elimination of undesirable species is the most effective form of control. Therefore, it is important to develop good plant identifications skills for the plants you want to keep in the landscape and those you do not. High mowing should be timed and performed to eliminate or prevent the development of seed heads and the production of seed from undesirable species while avoiding damage to desirable species. For instance, native species tend to be shorter than the non-native weeds during the late spring. Therefore, the height of a mower can be set above the native vegetation to cut as low as possible without injuring the native species (typically about 8 inches). Otherwise, a hand held weed-eater or hand scythe can be used to target and cut undesirable species close to the ground or to cut higher when in close proximity to native vegetation. By the second or third year the native plants will be more established and weeding will become minimal as the native landscape matures. (see appendix on sheet 5)

Long-term maintenance will likely require a combination of spring mowing, hand-pulling, spot-herbicide applications and supplemental planting. Prior to European settlement, periodic fires were a natural occurrence in the region so many of our native plants and ecosystems evolved to be dependent on fire. Therefore, controlled burns are a common tool for managing natural areas including prairies, wetlands and forests. Residents interested in utilizing controlled burns will need to comply with all state and local regulations and may wish to hire a professional that specializes in natural resource management. Since controlled burns may not be appropriate management tools for suburban areas, annual fall or spring mowing can be used to replace many the benefits of fire in naturalized landscapes on residential properties. Mowing should be performed in the late fall or early spring, before the start of the growing season, at a height of approximately6 to 8 inches. This will remove the previous year's growth, allow sunlight to reach the ground, promote healthy vegetation growth, and maintain a neater appearance. To prevent smothering, thatch material will likely need to be collected and removed from the naturalized landscape. Landscape material can be composted on-site or removed through the Villages' Yard Waste program. Waste Management provides Orland Park residents with yard waste collection from April 1 to November 30 using the proper paper collection bags or carts. Contact Waste Management of the South Suburbs at 800-796-9696 for more information.

Invasive species are plants, animal or fungus species that are not native to a specific location, which have the tendency to spread aggressively, and are believed to cause damage to the environment, human health, or human economy. Owners of naturalized landscapes must continuously monitor the habitat for invasive plant species since they spread rapidly in today's landscape and can quickly degrade a naturalized area. Early identification and eradication is the most cost effective form of invasive species management since undesirable plants are not allowed to establish or go to seed. In most cases the invasive plant can simply be pulled out by hand. However, certain species such as common buckthorn (*Rhamnus cathartica*), Amur honeysuckle (Lonicera maacki), Tartarian honeysuckle (Lonicera tartarica), cut-leaved teasel (Dipsacus laciniatus) or common reed (Phragmites australis) may require a combination of cutting and herbicide treatment. Property owners may want to refer to organizations such as the Midwest Invasive Plant Network at **www.mipn.org** for more information including species identification and proper eradication methods.

Over time, residents may wish to increase the species diversity of the naturalized landscape area. This can be accomplished by transplanting live plants or adding native seed. Live plants or seed may also need to be added to areas where planted species have not been successful or the eradication of weeds has left bare patches. The addition of new plants can increase the biodiversity of the habitat, attract new species of wildlife (i.e. species of butterflies, birds, etc.) and help to prevent the development of bare spots by maintaining full

(see appendix on sheet 5)

# 5. Monitoring

A properly installed naturalized planting will provide an aesthetically attractive, environmentally beneficial low maintenance landscape. After the naturalized landscape has initially been established, residents should continually monitor the habitat to protect their investment and ensure the naturalized landscape will continue to provide enjoyment. The intent of the Single-Family Residential Naturalized Landscaping ordinance is to promote the use of native plants and natural habitat on residential properties while avoiding the pitfalls that can occur from poor implementation or communication. In order to comply with the Ordinance a property must be inspected by a Village inspector or designee annually, or as determined by the Development Services Department, and the following performance criteria must be met:

- a. By the end of the third growing season at least 90 percent of the planted naturalized landscape area, visually estimated by aerial cover, shall be covered with live vegetation.
- b. By the end of the third growing season at least 70 percent of the vegetation in the planted naturalized landscape areas shall be plant species native to the Chicago Region.
- c. None of the three-most dominant species present may be non-native or weedy, including but not limited to

Woody Plants Acer negundo Box elder Alnus glutinosa Black Alder Elaeagnus umbellata Autumn olive Euonymus alatus Burning bush Lonicera spp. Honeysuckle Buckthorn Rhamnus spp. Robinia pseudoacacia Black locust Rosa multiflora Multiflora rose Ulmus pumila Siberian elm

Broadleaf Plants Alliaria petiolata

Garlic mustard Ambrosia spp. Ragweed Arctium spp. Burdock Musk thistle Carduus nutans Centaurea maculosa Spotted knapweed Cirsium arvense Canada thistle Conium maculatum Spotted hemlock Coronilla varia Crown vetch

Daucus carota Wild carrot Dipsacus spp. Teasel Euphorbia escula Leafy spurge Hesperis matrionalis Dame's rocket Bird's-foot trefoil Lotus corniculatus Lythrum salicaria Purple loosestrife *Medicago* spp. Alfalfa/medick *Melilotus* spp. Sweetclover Pastinaca sativa Wild parsnip

Polygonum cuspidatum Japanese knotweed Solidago altissima Tall goldenrod Seaside goldenrod Solidago sempervirens

*Trifolium* spp. Clover Typha spp. Cattails

Grass-like Plants Agropyron repens Quackgrass Bromus tectorum Cheatgrass Bromus japonicus Japanese brome Bromus inermis Smooth brome Phalaris arundinacea Reed canarygrass Phragmites australis Common reed

Kentucky bluegrass

- d. If any of these criteria are not met, a remedial action plan shall be prepared that specifies a proposed course of action to bring the naturalized landscape area into compliance.
- e. These criteria shall be maintained in perpetuity.

Upon installation of a naturalized landscape area, the site shall be inspected by a Village inspector or designee to verify compliance with the approved landscape plan and proper maintenance of the natural landscape area. After a successful inspection, the property owner will be provided with a letter from the Village certifying that the naturalized landscape has been inspected and meets the criteria of the Village Ordinance. Permission for single-family residential natural landscaping may be revoked with cause, such as failure of the owners to manage the areas or to respond to notices of creation of a nuisance or violation of the weed control ordinance, as determined by the Development Services Department.

# 6. APPROVAL

Poa pratensis

VILLAGE OF ORLAND PARK	PETITIONER/OWNER
Approved By:	Submitted By:
Printed Name:	Printed Name:
Title:	Property Address:
Date:	Contact Phone:
Contact E	mail:



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Del	bris/Litter Management																			
	Remove trash (e.g., paper, plastic, brush, grass																$\Box$			
	clippings, etc.) from inlet/outlet structures, basin																			
	slopes, and bottom and dispose in appropriate off-site			$\mathbf{X}$				$\mathbf{x}$		$\mathbf{X}$	X	X			$\mathbf{x}$	$ \mathbf{x} $	$ \mathbf{x} $	$ _{\mathbf{X}}$		
	location.			Λ				Λ		Λ	Λ	Λ			Λ_	$ \Lambda $	$ \Lambda $			$\perp$
Sto	ormwater Structure Management																			
	Perform inspection of control structure/spillway and																			
	clean-out/repair and dispose of debris in an	X (until																		
	appropriate off-site location.	stable)				X		X		X	X	X			X		$\perp \perp$			X
	Inspect basin/pond slopes and embankments.				$\mathbf{x}$			$\mathbf{x}$		$\mathbf{X}$	X	X		$ \mathbf{x} $		$ \mathbf{X} $	.	$\mathbf{X}$	,	$\mathbf{x}$
	Perform corrective maintenance any time the pond							1-						++	_		+++	-		_
	takes longer than design time to return to +6 inches of																			
	NWL.								$\mathbf{x}$				$  \  _{\mathbf{X}}$	$ \mathbf{X} $	$\mathbf{x} \mathbf{x}$	$ \mathbf{x} _{\mathbf{y}}$	$\mathbf{c} \mathbf{x} $	$\mathbf{x} \mathbf{x}$	$ \mathbf{X} $	$\mathbf{x} \mathbf{x} $
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SE	SC Management		I	1	T	I	T	ı	I	I										
	Maintain SESC devices in functional condition at all																			
	times and correct deficiencies immediately.								X				X	<b>X</b>	$\mathbf{X} \mathbf{X}$	XX	( X )	$\mathbf{X} \mathbf{X}$	$ \mathbf{X} $	XX
	Conduct inspection within 24 hours of 1" storm event.							X		$\mathbf{X}$				-	$\mathbf{x} \mathbf{x}$	$ \mathbf{x} _{\mathbf{y}}$	$\mathbf{x} \mathbf{x} $	$\mathbf{X} \mathbf{X}$	$ \mathbf{x} $	
	Repair damage to slopes/embankment, including																			
	undercut or eroded areas if 1.0 sq. m. in size or 5 lin. ft, or 4 in x4 in wide or greater.								$\mathbf{x}$				$  \  _{\mathbf{v}}$	$ \mathbf{v} $	$\mathbf{v} _{\mathbf{v}}$	$ \mathbf{y} _{\mathbf{x}}$	$\mathbf{z} _{\mathbf{Y}} $	$\mathbf{x} \mathbf{x}$	$ _{\mathbf{Y}} $	$_{\mathbf{x}} _{\mathbf{v}} $
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	Repair and revegetate eroded areas.								X						<u> X</u>	$ \mathbf{X} \mathbf{X}$			$ \mathbf{X} ^2$	<u> </u>
Ves	getation Management																			
8	General Weed Management Control invasive/non-invasive weeds as appropriate to																			
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	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								X				X	$\mathbf{X}$	$\mathbf{x}$	$\Box$	+			X
	Bush honeysuckle								X					$\mathbf{X}$		$\Box$	+			X
	Cattails								X							XX	<b>(</b>			+
	Common reed								X					$\Box$				$\mathbf{X} \mathbf{X}$	X	$\top$
	Purple loosestrife								X									XX		
	Reed canary grass								X					X	$\mathbf{X} \mathbf{X}$		7-1		X	X
	Sweet Clover													-	XX		X	X		
	General Weed Management CONT.		1						ı	1										
	Thistles								X							<b>y</b>	X	$\top$	X	
	Teasel													X	$\mathbf{x}$	$\vdash$	+	$\mathbf{X}$	X	X
	Prescribed burning		ı						ı	1			LI							
	Have a qualified burn contractor conduct prescribed																$\top$			$\top$
	burning as fuel and weather conditions allow. If																			
	conditions prevent burning, conduct a high mow the																			
	following growing season.						X					X		$ \mathbf{X} $	$\mathbf{X} \mathbf{X}$				$ \mathbf{X} $	K
	Mowing																			
	Conduct variable-height mowing to prevent weed seed																			
	production.		X						X	X				$\vdash$		X X	$\mathbf{X} \mathbf{X} $	<u>X</u>	$\vdash$	
	Conduct variable-height mowing to prevent weed seed								$\mathbf{x}$		X						. l			
	production.								Λ		Λ			++	+	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		+	$\vdash$	-
	Conduct single-season mow in place of prescribed								v			v			v				,	
	burning.  Clearing/Removal								X			X		<u></u> .	X	Ш.	or			X
	Remove wetland plants killed by sediment build up to													ТТ	$\neg$	$\Box$	$\top$	$\top$		$\neg$
	prepare bed for replanting. Dispose of material at an																			
	appropriate off-site location.								X					$ \mathbf{X} $	$\mathbf{x}$				$ \mathbf{x} $	$\mathbf{x}   \cdot  $
	Replanting																			
	Replace/supplement wetland and upland vegetation to																$\Box$			
	meet performance standards.								X						X	$ \mathbf{X} $				
O //																				
Otr	her Management Actions			1	1	1	1	1	v					ТТ	VV	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	7 37	VV	N/	
	Manage wildlife and control mosquitos.								X						$A \mid A$		NA.	$\mathbf{X} \mathbf{X}$	$ \mathbf{A} $	
Veg	getation Monitoring																			
	Installation and Establishment																			
	with performance standards, note progress of																			
	vegetation development and presence and extent of																			
	invasive plants.					$\mathbf{X}$				$\mathbf{X}$	X	X				,	<b>x</b> :	$\mathbf{x} \mathbf{x}$		
	som v pranto.	<u> </u>	<u> </u>	I	I	<b>Z</b> %	1	I	<u> </u>	∠\$	41	41		4			<u>-11</u>	4		
D.	nouting																			
кеј	porting   Installation																			
	Submit installation documentation within 10 days of													Т			$\top$			$\dashv$
	completing landscape work.									$\mathbf{x}$					$  _{\mathbf{Y}}$	$ \mathbf{x} $	$ \mathbf{x} $	$\mathbf{x} \mathbf{x}$	$ _{\mathbf{X}} $	
	Establishment		I		1	l		ı	l								*   <b>/ \$</b>   .	<u> </u>	1 <b>1</b> 1	<u>* </u>
	Prepare and submit to village an annual monitoring													П	$\overline{}$		$\top$	$\neg$		$\neg$
	report.						$\mathbf{x}$			$\mathbf{X}$	X	X		$ \mathbf{x} $						
_	-		I	I .	1	L		I	I		4.4									
	Growing Season: 1 March to 31 October																			

\* Major Storms >1 inch within a 24-hour period.

Debris's Litter Management   Remove passer, pa					Ahl	pendix 2	•														
Activity    First   Second   S	Long-t	term M	anage	ment & N	Mainter	nance Ta	asks for	Natu	ralize d	Lands	cape	s.									
Service Management  Servic									Sched	ule											
Darry other   Semi- with   Se					Fre	equency										Cale	ndar				
Part   Sent	Activity							After													
Non-this   Julies   Non-this	·		1																		
behris/Lifer Nanugement Temore usar regi-graphic practic process process of the control of the c	1	Monthly		Ouarterly		Annual					J	$\mathbf{F}$	M	$_{\mathbf{A}}$	M	J	J	$\mathbf{A}$	$\mathbf{s}$	o	N
clippings, set.) from infelvouries in appropriate off-site location.    Structural Management		<i>y</i>	1	· ·					J	J											
clippings, etc.) from indefunded suspension and proportial off-site location.    Structural Munagement	Debris/Litter Management					ı	ı		T								1				
skopes, and hottom and dikpose in appropriate off-kite book procession.    Structural Management																					
Structural Management  Perform structural inspection of control st																					
Performs tructural inspection of control structure's pillway and clear-out/repair and dispose of dobris in an appropriate Offisic location.   X	location.		X					X					X		X		X		X		
Perform structural inspection of control structure's pillway and clean-curivepair and dispose of debris in an appropriate off-site location.  X	Structural Management																				
Structures pillway and clean-out/repair and dispose of lebris in an appropriate off-siae location.  X   X   X   X   X   X   X   X   X   X																					
debris in an appropriate off-sine location.   X   X   X   X   X   X   X   X   X																					
Repair damage to slopes/embankment, including undercut or eroded areas if 1 m2 in size or 3 lin. ft, or 4 in x4 in wide or greater.  Terromicon ective manutemance any time a pash traces 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 become seutrophic.  **Note: The control of the control				X									$\mathbf{X}$							$\mathbf{X}$	
undercut or eroded areas if I m2 in size or 5 lin. fi, or 4 in x 4 in wide or greater.  In x 4 in wide or greater.  Performer contended areas if I m2 in size or 5 lin. fi, or 4 in x 4 in wide or greater.  Performer contended area in x x x x x x x x x x x x x x x x x x	Inspect basin/pond slopes and embankments.			X								X			X			X			X
undereut or eroded areas if I m2 in size or \$ lin, fi, or 4 in x 4 in wide or greater.  Tenomicon curve maintenance any time a washi takes longer than design time to return to -6 inches of NW L.  Remove sediment and return basin to riginal grades when plants are choked with sediment, pool volume has become significantly reduced (~20 percent), or basin becomes eutrophic.  **Cegetation Management**  Control RVASM Proposition of The Management (Control RVASM Proposition Control RVASM																					
Ionger than design time to return to +6 inches of NWI   X	undercut or eroded areas if 1 m2 in size or 5 lin. ft, or 4																				
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.  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.  Remove sediment reduced (>20 percent), or basin becomes eutrophic.  Remove sediment reduced (>20 percent), or basin becomes eutrophic.  Remove sediment reduced (>20 percent), or basin becomes eutrophic.  Remove sediment reduced (>20 percent), or basin becomes eutrophic.  Remove sediment reduced (>20 percent), or basin becomes eutrophic.  Remove sediment reduced (>20 percent), or basin becomes eutrophic.  Remove sediment and return basin to original grades when plants are choked whith sediment, pool volume has become significantly reduced (>20 percent), or basin becomes eutrophic.  Remove sediment and return basin to original grades when plants are choked whith sediment, pool volume has become significantly reduced (>20 percent), or basin becomes eutrophic.  Remove sediment and return basin to original grades when plants are choked when sediment reduced (>20 percent), or basin becomes eutrophic.  Remove sediment and return basin to original grades when plants are choked when sediment reduced (>20 percent), or basin becomes eutrophic.  Remove sediment and return basin to original grades when plants are choked when sediment reduced (>20 percent weed sed sea appropriate to sea a spropriate to sea a spropriate reduced when sediment reduced when sediment reduced as a support reduced when sediment reduced when sediment reduced (>20 percent weed sed sea appropriate to sea a spropriate reduced	in x4 in wide or greater.						X				X	X	X				or				X
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 entrophic.    Value   V																					
when plants are choked with sediment, pool volume has become significantly reduced (≥20 percent), or basin becomes eutrophic.    A	1 -						X				$ \mathbf{x} $	$\mathbf{x}$	$\mathbf{X}$	$\mathbf{x}$	$\mathbf{x}$	X	$ \mathbf{X} $	$\mathbf{x}$	$\mathbf{X}$	$\mathbf{X}$	X
has become significantly reduced (>20 percent), or basin becomes eutrophic.    Common Weed Management   Control myssive mon-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	Remove sediment and return basin to original grades																				
basin becomes eutrophic.  X																					
Vegetation Management  General Weed Management  Control invasive mon-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  X X X X X X X X X X X X X X X X X X X																					
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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:  Buckthom  Bush honeysuckle  Cattails  Common reed  X  Purple loosestrife  X  Seed Canarygrass  Sweet Clover  Teasel  Teasel  Thistles  Prescribed burning  Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If	General Weed Management Control invasive/non-invasive weeds as appropriate		1	I	T	I	I		T												
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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  Teasel  Teasel  Teasel  Thistles  Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If																					
combination of methods. Species include but are not limited to the following:  Buckthorn  Bush honeysuckle  Cattails  Common reed  X  Purple loosestrife  X  Ceneral Weed Management CONT.  Reed Canarygrass  Sweet Clover  Teasel  Thistles  Y  Prescribed burning  Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If																					
limited to the following:  Buckthom  XX XX XX  Bush honeysuckle  XX XX XX XX  Cattails  Common reed  XX XX XX XX  Purple loosestrife  XX XX XX XX XX  General Weed Management CONT.  Reed Canarygrass  Sweet Clover  Teasel  XX XX XX XX XX  Thistles  XX XX XX XX XX  Frescribed burning  Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If																					
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Bush honeysuckle  Cattails  Common reed  N  Purple loosestrife  Seneral Weed Management CONT.  Reed Canarygrass  Sweet Clover  Teasel  Thistles  N  Prescribed burning  Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If	limited to the following:																			X	X
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Common reed  Purple loosestrife  Reed Management CONT.  Reed Canarygrass  Sweet Clover  Teasel  Thistles  Prescribed burning  Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If	Bush honeysuckle						X				X	X	X								
Purple loosestrife    X	Cattails														X	X					
General Weed Management CONT.  Reed Canarygrass Sweet Clover Teasel Thistles X X X X X X X X X X X X X X X X X X X	Common reed																				
Reed Canarygrass Sweet Clover Teasel Thistles Thistles Thistles Thistles Taylor a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If	Purple loosestrife						X								X	X	X	X	X		
Sweet Clover  Teasel  X  X  X  X  X  X  X  X  X  X  X  X  X																					
Teasel X X X X X X X X X X X X X X X X X X X																					
Thistles X X X  Prescribed burning  Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If																					
Prescribed burning  Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If												X	X	X							X
Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If							<u> X</u>									X				X	
burning as fuel and weather conditions allow. If					I	I	I		T			-		T	-			1	Т	-	
Loon different programs by programs a conduct a brigh many that I	burning as fuel and weather conditions allow. If																				

Clearing/Removal Remove wetland plants killed by sediment build up to prepare bed for replanting and dispose of at an appropriate off-site location. Replanting

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.

Conduct a high mow (12 inches) to prevent weed seed

Conduct single-season mow in place of prescribed

production.

burning.

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, | X | X | X | X | X | X | X | X | X | enforce access restrictions, etc. X Manage wildlife and control mosquitos.

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).

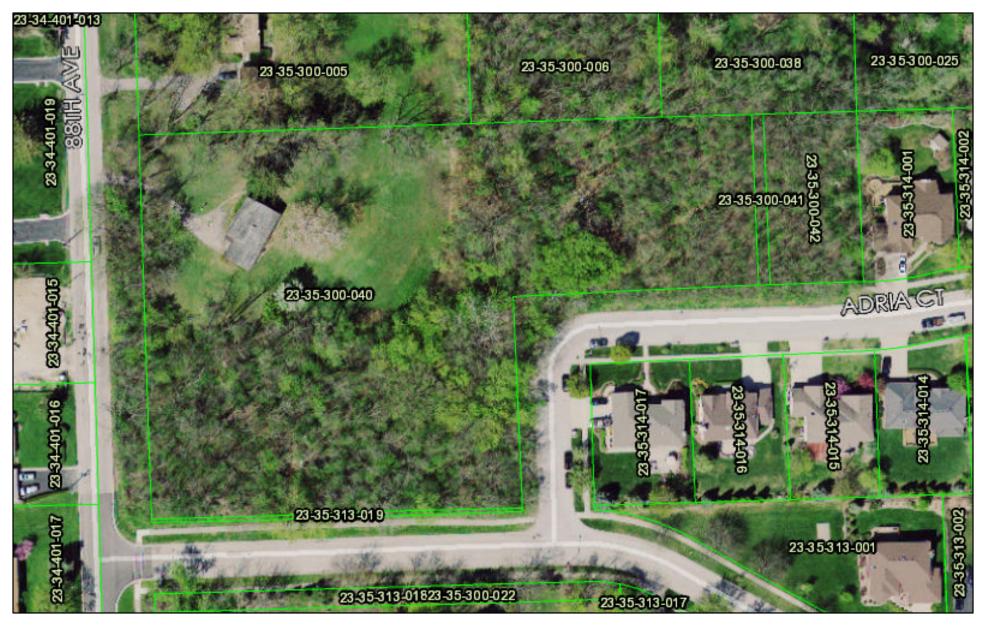
Prepare and submit to Village a periodic monitoring report.

\* Major Storms >1 inch within a 24-hour period.

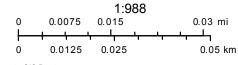
Growing Season: 1 March to 31 October

and A Maintenance and no reproduction or use in whole

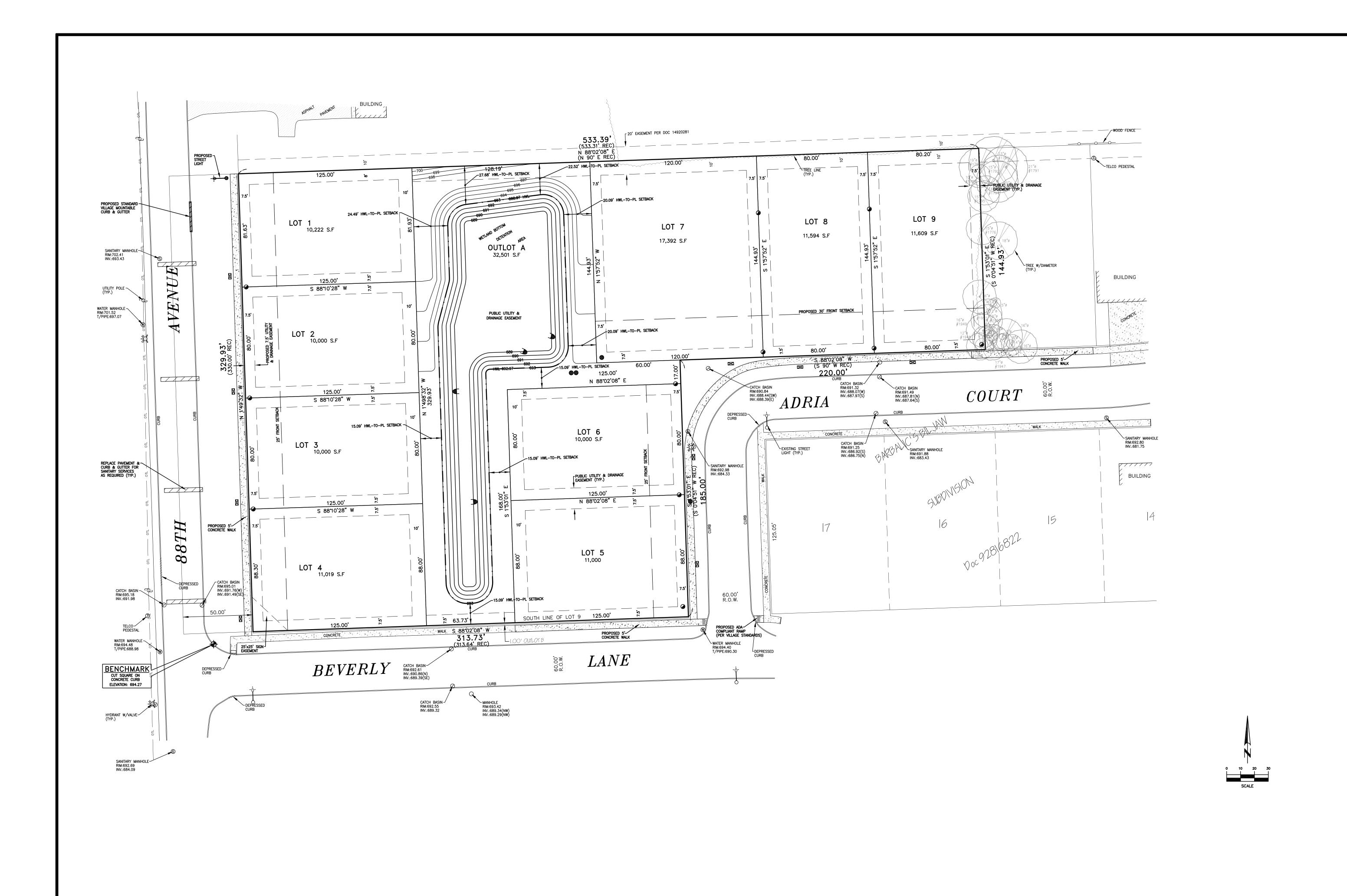
# Cook County CookViewer



March 30, 2020



Cook County GIS Dept



7/8/19REVISE STORM SEWERB.H8/1/19ADDITIONAL POND SETBACKSB.H8/28/19VILLAGE COMMENTST.G9/30/19VILLAGE COMMENTSB.H1/15/20VILLAGE COMMENTSB.H

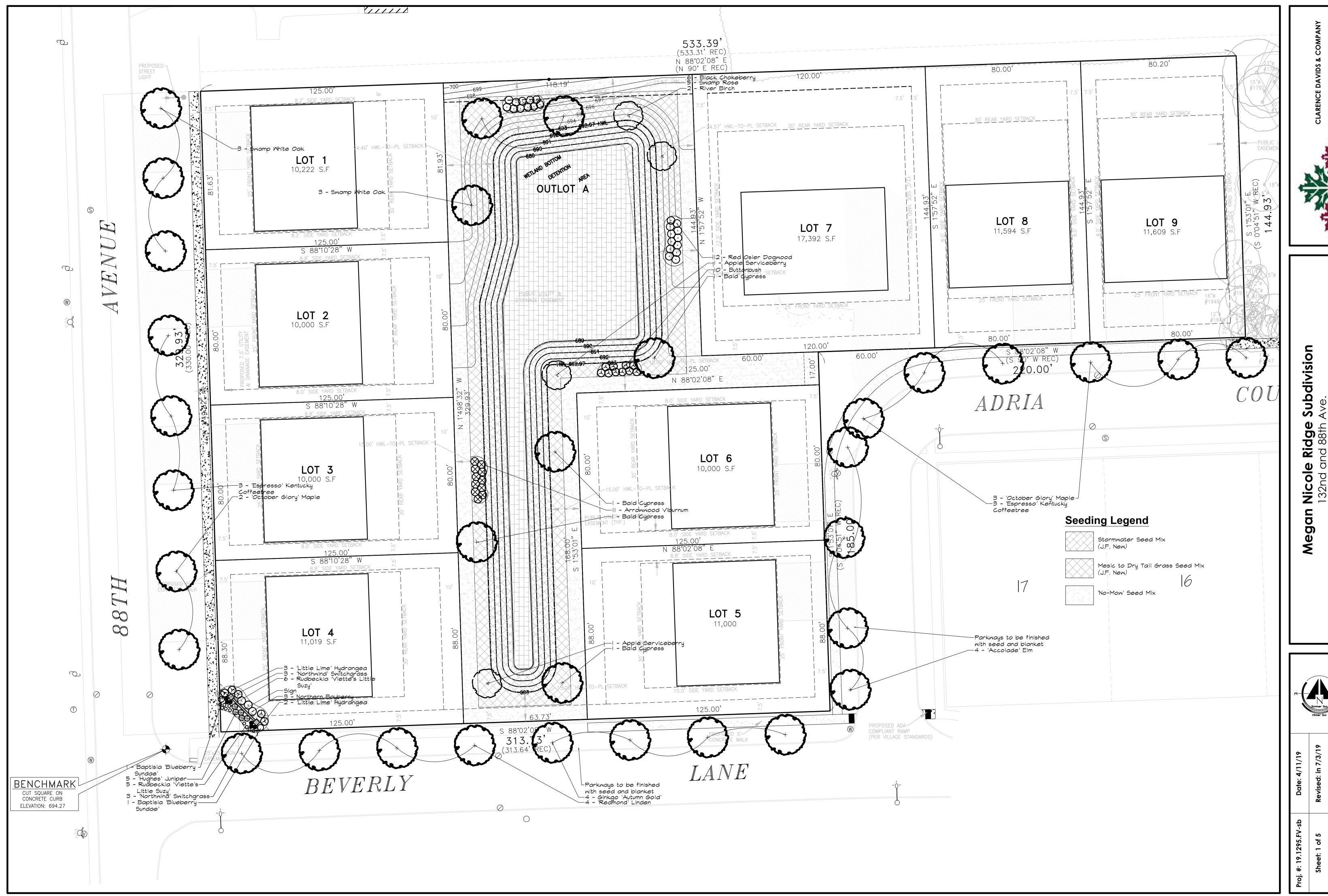
ESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET

MEGAN NICOLE RIDGE SUBDIVISION 132ND & 88TH AVENUE, ORLAND PARK, 1

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

SHEET

C3.0



Nicol 132nd Orlo Land or in part,

Revised: in 7/3/19	Revised: in 9/4/19	Revised: in 1/15/20 Scale: 1" =	Oncomits are the sole property of Clarence
		>	2000

# **Storm Water Management Area**

Gymnocladus dioicus 'Espresso-JFS'

Requirements: one (1) tree for every one hundred (100) linear feet of retention or detention basin perimeter as mea at the high water line; native understory trees shall be planted at a ratio not less than one (1) tree for every two hundred (200) linear feet; and native shrubs at a ratio not less than three (3) shrubs for every fifty (50) linear feet. 725.1 If @ high water level = 7 Trees, 4 understory trees, and 43.5 shrubs (7 Trees, 4 understory trees, and 44 sh

'Espresso' Kentucky Coffeetree

2.5" cal. B+B

Scientific Name	Common Name	Quantity	<u>Size</u>	Comments
Canopy Trees				
Quercus bicolor	Swamp White Oak	3	2.5" cal. B+B	
Taxodium distichum	Bald Cypress	4	2.5" cal. B+B	
Ornamental Trees				
Amelachier grandiflora	Apple Serviceberry	1	6' cl. B+B	
Betula nigra	River Birch	2	6' cl. B+B	
Ostrya virginiana	American Hombeam	1	6' cl. B+B	
Shrubs				
Aronia melanocarpa 'Morton'	'Iroquois Beauty' Black Chokeberry	6	5 gal. (24")	
Cephalanthus occidentalis	Buttonbush	10		
Comus sericea	Red Osier Dogwood	12	5 gal. (24") 5 gal. (24")	
Rosa palustris	Swamp Rose	5		
Viburnum dentatum	Arrowood Vibumum	11	5 gal. (24") 5 gal. (24")	
Vibarriani dentatani	Anowood Vibanium	11	5 gai. (24 )	
Sign Landscaping				
Scientific Name	Common Name	Quantity	Size	Comments
Shrubs				
Hydrangea paniculata 'Jane'	'Little Lime' Hydrangea	5	5 gal.	
Juniperus horizontalis 'Hughes'	'Hughes' Juniper	5	5 gal.	
Myrica pennsylvanica	Northern Bayberry	3	5 gal.	
Perennials and Ornamental Gras	ses			
Baptisia Decadence 'Blueberry Sundae'	Baptisia 'Blueberry Sundae'	2	1 gal.	
Panicum virgatum 'Northwind'	'Northwind' Switchgrass	6	1 gal.	
Rudbeckia fulgida 'Viette's Little Suzy'	Rudbeckia 'Viette's Little Suzy'	11	1 gal.	
Plant Diversity Requirem Scientific Name	ents Common Name	Quantity	Size	Comments
<del></del>	Common Name	Quartity	<u> </u>	Comments
Shade Trees	10.1.1011141		0.5"   0.5	400/ /III' - N. II' - N. II'
Acer rubrum 'October Glory'	'October Glory' Maple	5	2.5" cal. B+B	16% (Illinois Native, Nativar
Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo 'Espresso' Kentucky Coffeetree	4	2.5" cal. B+B	12%
Gymnocladus dioicus 'Espresso-JFS' Quercus bicolor	Swamp White Oak	6	2.5" cal. B+B 2.5" cal. B+B	18% (Illinois Native, Nativar 18% (Illinois Native)
Faxodium distichum	Bald Cypress	4	2.5" cal. B+B	12% (Illinois Native)
Filia americana 'Redmond'	'Redmond' Linden	4	2.5" cal. B+B	12% (IIIIII0IS Native)
Jimus davidiana var. japonica 'Morton'	'Accolade' Elm	4	2.5" cal. B+B	12%
,				
Ornamental Trees				
Amelachier grandiflora	Apple Serviceberry	1	6' cl. B+B	25% (Illinois Native)
Betula nigra	River Birch	2	6' cl. B+B	50% (Illinois Native)
Ostrya virginiana	American Hombeam	1	6' cl. B+B	25% (Illinois Native)
Shrubs				
				11% (Illinois Native)
	Iroquais Reguty' Black Chakahami	e	5 as (24")	LIVO CHILICUS INSTITUTE
Aronia melanocarpa 'Morton'	'Iroquois Beauty' Black Chokeberry	6	5 gal. (24")	
Aronia melanocarpa 'Morton' Cephalanthus occidentalis	Buttonbush	10	5 gal. (24")	17% (Illinois Native)
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea	Buttonbush Red Osier Dogwood	10 12	5 gal. (24") 5 gal. (24")	17% (Illinois Native) 21% (Illinois Native)
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane'	Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea	10 12 5	5 gal. (24") 5 gal. (24") 5 gal.	17% (Illinois Native) 21% (Illinois Native) 9%
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Iuniperus horizontalis 'Hughes'	Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper	10 12 5 5	5 gal. (24") 5 gal. (24") 5 gal. 5 gal.	17% (Illinois Native) 21% (Illinois Native) 9% 9%
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica	Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northern Bayberry	10 12 5 5 3	5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal.	17% (Illinois Native) 21% (Illinois Native) 9% 9% 4% (Illinois Native)
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris	Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper	10 12 5 5	5 gal. (24") 5 gal. (24") 5 gal. 5 gal.	17% (Illinois Native) 21% (Illinois Native) 9% 9%
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris Viburnum dentatum	Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northem Bayberry Swamp Rose	10 12 5 5 3	5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. (24")	17% (Illinois Native) 21% (Illinois Native) 9% 9% 4% (Illinois Native) 9% (Illinois Native)
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris	Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northern Bayberry Swamp Rose Arrowood Vibumum	10 12 5 5 3	5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. (24")	17% (Illinois Native) 21% (Illinois Native) 9% 9% 4% (Illinois Native) 9% (Illinois Native)
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris Viburnum dentatum  Perennials and Ornamental Gras	Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northern Bayberry Swamp Rose Arrowood Vibumum	10 12 5 5 3	5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. (24")	17% (Illinois Native) 21% (Illinois Native) 9% 9% 4% (Illinois Native) 9% (Illinois Native) 20% (Illinois Native)
Aronia melanocarpa 'Morton' Cephalanthus occidentalis Comus sericea Hydrangea paniculata 'Jane' Juniperus horizontalis 'Hughes' Myrica pennsylvanica Rosa palustris Viburnum dentatum	Buttonbush Red Osier Dogwood 'Little Lime' Hydrangea 'Hughes' Juniper Northem Bayberry Swamp Rose Arrowood Vibumum	10 12 5 5 3 5 11	5 gal. (24") 5 gal. (24") 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. (24") 5 gal. (24")	17% (Illinois Native) 21% (Illinois Native) 9% 9% 4% (Illinois Native) 9% (Illinois Native) 20% (Illinois Native)

# **Storm Water Management Area Seed Mixes**

(J.F. New)		
,		PLS
Botanical Name	Common Name	Ounces/Acre
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	18.0
Bouteloua curtipendula	Side-Oats Grama	8.0
Carex spp.	Prairie Sedge Species	4.0
Elymus canadensis	Canada Wild Rye	24.0
Panicum virgatum	Switch Grass	4.0
Schizachyrium scoparium	Little Bluestem	28.0
Sorghastrum nutans	Indian Grass	12.0
	Total	98.0
Temporary Cover:		
Avena sativa	Common Oat	360.0
Lolium multiflorum	Annual Rye	100.0
	Total	460.0
Forbs:		
Asclepias syriaca	Common Milkweed	2.0
Asclepias tuberosa	Butterfly Weed	1.0
Baptisia alba	White Wild Indigo	2.0
Baptisia bracteata	Cream Wild Indigo	0.5
Chamaecrista fasciculata	Partridge Pea	10.0
Coreopsis lanceolata	Sand Coreopsis	4.0
Coreopsis palmata	Prairie Coreopsis	0.7
Desmanthus illinoensis	Illinois Sensitive Plant	2.0
Desmodium illinoense	Illinois Tick Trefoil	0.5
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.0
Eryngium yuccifolium	Rattlesnake Master	2.0
Lespedeza capitata	Round-Headed Bush Clover	2.0
Liatris aspera	Rough Blazing Star	1.0
Liatris pycnostachya	Prairie Blazing Star	2.0
Lupinus perennis v. occidentalis	Wild Lupine	2.0
Monarda fistulosa	Wild Bergamot	1.0
Oligoneuron rigidum	Stiff Goldenrod	2.0
Parthenium integrifolium	Wild Quinine	1.0
Drymocallis arguta	Prairie Cinquefoil	0.5
Pycnanthemum virginianum	Common Mountain Mint	0.2
Ratibida pinnata	Yellow Coneflower	4.0
Rudbeckia hirta	Black-Eyed Susan	5.0
Silphium integrifolium	Rosin Weed	3.0
Silphium laciniatum	Compass Plant	2.0
Silphium terebinthinaceum	Prairie Dock	3.0
Solidago nemoralis	Old-Field Goldenrod	0.2
Solidago speciosa	Showy Goldenrod	0.5
Symphyotrichum laeve	Smooth Blue Aster	1.0
Symphyotrichum novae-angliae	New England Aster	0.5
Symphyotrichum oolentangiense	Sky-Blue Aster	1.0
Tradescantia ohiensis	Common Spiderwort	1.0
Veronicastrum virginicum	Culver's Root	0.2
	Total	66.0

P.O. Box 306 Westfield, WI 53964 1-800-476-9453 The 'No Mow Seed Mix' is a proprietary mix of seed containing Festuca brevipila, Festuca ovina, Festuca rubra subs. fallax, Festuca Rubra, Festuca rubra var. Rubra and to be applied at a rate of 5 pounds per 1000 square feet, 220 pounds per acre

No Mow Seed Mix -

Prairie Nursery

# Plan Notes:

.19 Ac

Common Name

River Bulrush

Crested Oval Sedge

Bottlebrush Sedge

Brown Fox Sedge

Virginia Wild Rye

Common Rush

Rice Cut Grass

Switch Grass

Great Bulrush

Wool Grass

Common Oat

common water plantain

nodding bur marigold

crested oval sedge

bottlebrush sedge

brown fox sedge

Virginia wild rye

common boneset

fowl manna grass

sneezeweed

common rush

rice cut grass

monkey flower

switch grass

ditch stonecrop

brown-eyed susan

softstem bulrush

dark green rush

wool grass

wild senna

common arrowhead

side-flowering aster

New England aster

annual rye grass

common water horehound

sweet black-eyed susan

blue flag

swamp milkweed

river bulrush

Annual Rye

Dark Green Rush

Fowl Manna Grass

PLS

Ounces/Acre

1.00

0.50

3.00

2.00

1.00

1.00

1.00

2.00

3.00

2.00

1.00

41.50

360.00

100.00

460.00

0.5

0.4

45.7

0.4

0.2

0.1

0.6

0.4

4.6

0.2

0.2

0.8

0.2

0.2

12.7

0.1

0.2

0.4

0.1

0.2

0.3

0.2

0.6

0.4

0.2

0.6

0.1

0.1

75.10

24.00

Stormwater Seed Mix

Permanent Grasses/Sedges/Rushes

(J.F. New)

Bolboschoenus fluviatilis

**Botanical Name** 

Carex cristatella

Carex vulpinoidea

Elymus virginicus

Glyceria striata

Juncus effusus

Leersia oryzoides

Panicum virgatum

Scirpus atrovirens

Scirpus cyperinus

**Temporary Cover:** 

Lolium multiflorum

Alisma subcordatum

Asclepias incarnata

Bolboschoenus fluviatilis

Avena sativa

Bidens cernua

Carex cristatella

Carex vulpinoidea

Elymus virginicus

Glyceria striata

Juncus effusus

Leersia oryzoides

Lolium multiflorum

Mimulus ringens

Panicum virgatum

Rudbeckia triloba

Sagittaria latifolia

Scirpus atrovirens

Scirpus cyperinus

Senna hebecarpa

Symphyotrichum lateriflorum

Thalictrum dasycarpum

Symphyotrichum novae-angliae

Penthorum sedoides

Rudbeckia subtomentosa

Schoenoplectus tabernaemontani

Lycopus americanus

Eupatorium perfoliatum

Helenium autumnale

Iris virginica v. shrevei

Carex Iurida

Avena sativa

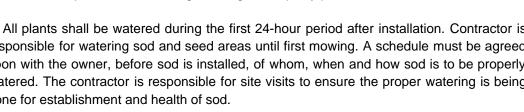
Schoenoplectus tabernaemontani

Carex Iurida

1. The contractor shall provide and install all plant materials in quantities sufficient to
complete the planting shown on the drawing, unless noted otherwise. All plants shall
comply with the requirements of the current American Standard for Nursery Stock,
published by the American Association of Nurserymen. Plants shall meet size, genus,
species, and variety. Plants shall be in good health, free of disease, insects and defects.
No "Park Grade" material shall be accepted. Plants may be substituted upon the approval
of the Landscape Architect or the governing municipality prior to installation.

- 2. All plants shall be watered during the first 24-hour period after installation. Contractor is responsible for watering sod and seed areas until first mowing. A schedule must be agreed upon with the owner, before sod is installed, of whom, when and how sod is to be properly watered. The contractor is responsible for site visits to ensure the proper watering is being done for establishment and health of sod.
- material shall be accepted and all wrapping material made of synthetics or plastics shall be removed at the time of planting. It is the contractor's option to roll back burlap from the top of the ball.
- 4. All shrub beds and tree rings shall receive 4" depth of shredded hardwood mulch. All new tree rings shall be 5' in diameter. All perennials shall receive 2" depth of hardwood
- 5. All plants shall be set plumb. It is the contractors option to stake deciduous tree, but it is
- practices to retain their natural character. Do not cut tree leader, but be sure to remove any injured, damaged, dead, or crossed branches from the plant at the time of installation. All plant material shall be planted to finished grade equivalent to the plant's original grade before digging.
- filled with good existing topsoil.
- throughout the construction process.
- 9. Owner shall provide contractor with finish grade from the approved grading plan to a
- 10. Seeded turf areas shall extend to all areas of disturbance unless otherwise noted and shall consist of an approved Kentucky Bluegrass Blend and finished with erosion control
- 12. Should the Village agree to accept responsibility of the detention area (Lot 10) after the 3-year monitoring and management period is completed by the developer and all performance criteria have been met, then the Village will be responsible for ongoing
- 13. Information contained in "Plan Notes" take precedence over other information.

NOTE: ALL TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 10'



3. Plants shall be balled and burlapped or container grown as specified. No root bound

- also the contractor's responsibility to ensure plants remain plumb until the end of the guarantee period. All deciduous trees shall be wrapped to prevent winter damage, which shall be removed after the first winter by the installing contractor. All evergreen trees must
- 6. Prune, thin out, and shape new plants in accordance with standard horticultural
- 7. All ground cover and flowerbeds shall receive a 6" depth of organic compost, which shall be rototilled into the existing topsoil utilizing two lifts. Trees and shrubs shall be back
- 8. The contractor shall locate the existence of all underground utilities prior to starting. The contractor must also keep the pavement and work area in a neat and orderly condition
- tenth of an inch with sufficient quality topsoil. If imported topsoil is required it shall be done at the owners expense. The general contractor should remove all building construction debris. The landscape contractor should be responsible for landscape debris removal.
- 11. All edging to be a spaded natural edge, no steel or plastic edging shall be used unless otherwise noted.

Note: All parkway trees are required to be a minimum 10' from all fire hydrants and

HORIZONTALLY FROM UTILITY STRUCTURES

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Sneer: 2 or 3	Revised: In 7/3/17
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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

<sup>3</sup> 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

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 prese 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 <sup>3</sup> 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:

A mulch anchoring tool. This is a mechanical tractor drawn implement designed to punch mulch into the soil effectively.
 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 <sup>3</sup> 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.

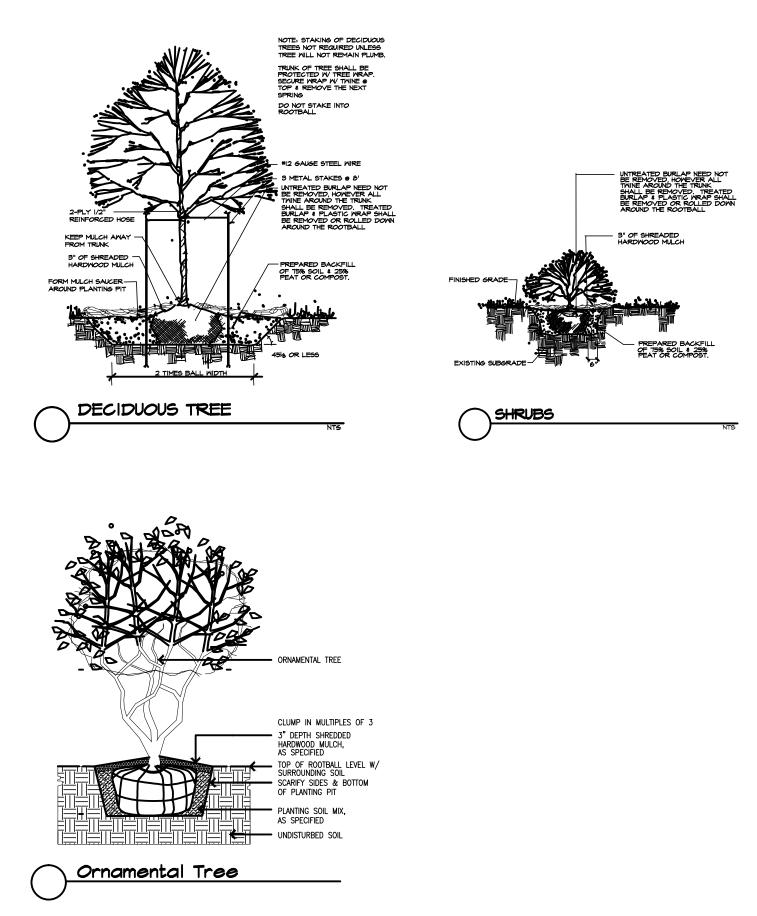
# 2.3 INSPECTION

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

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#### <u>Introduction</u>

This document is intended to act as a Monitoring and Management Plan template for single-family residential homeowners wishing to install naturalized landscaping on their property. A Monitoring and Management Plan is required for single-family residential homeowners intending to install naturalized landscaping that exceed twelve inches (12") in height, as per **Section 6-305.F.2.c** of the Village of Orland Park Land Development Code. The purpose of the Monitoring and Management Plan is to help homeowners successfully establish naturalized landscaping on their property in lieu of conventional lawns, to provide standards that prevent the spread of nuisance species and measure the progress of the habitat, and guidelines for monitoring and reporting the success of the naturalized landscapes.

In all cases, requirements set forth in the Land Development Code shall supersede any conflict between the information provided in this document and the Land Development Code. A property owner shall apply to the Development Services Department and receive a written approval of a landscape plan and Monitoring and Management Plan prior to the installation of naturalized landscaping. Please see Page 9 of this document for a complete citation of Section 6-305.F.2.c.

For assistance with any aspect of this process, please contact the Development Services Department at (708) 403-5300.

#### Benefits of Naturalized Landscaping

Native plant species play a vital role in protecting water resources, providing wildlife habitat and creating beautiful landscapes. These benefits are sometimes referred to "ecosystem services" and provide benefits to human health, environment and economy. As people's appreciation of the natural beauty and benefits of native plants have grown, so has an interest in creating natural habitats around our own homes. The five main elements for successful naturalized landscape include:

- 1) Planning
- 2) Removal 3) Installation
- 4) Management
- 5) Monitoring

#### 1. Planni

The first step in preparing a naturalized landscaping is to evaluate existing conditions and map the area where the landscaping will be installed. The Village allows up to **thirty percent (30%)** of the total existing open space in a resident's **rear and side yard**, setback a minimum of **three (3) feet** of any property line, to consist of naturalized landscaping that exceeds **twelve (12) inches** in height.

As per the Village's Land Development Code, a **Front Yard** means an area extending the full width of a lot between the front lot line and the nearest principal structure; a **Rear Yard** means an area extending the full width of a lot between the rear lot line and the nearest principal structure and a **Side Yard** means an area extending the depth of a lot from the front yard to the rear yard between the side lot line and the nearest principal structure. An example of where a front, side and rear yard are located is provided in **Figure 1**. **(Omitted)** 

A **site plan** is required and should include a drawing of the lot drawn to scale on a sheet of paper not less than **8½" × 11" inches** which contains: the location of property lines; location of structures, fences, existing drainage patterns and paved areas; location of each natural landscaping area; a list by scientific and common name of species intended to be planted and maintained within each area; and the setback distance of each natural area that will be located near any property line.

Any proposed soil amendments and levels of shade and sunlight should also be included on the plan, if possible. Although the actual conditions and layout will likely vary dramatically from property to property, the basic elements of the example can be applied to most projects (i.e. north arrow, scale, property lines, etc.).

Selection of native plant species that are suitable for the type of soil, soil moisture, sunlight, on the property as well as providing the desired aesthetic appearance is critical for success. For instance, a property with full sun and rich soils can be planted as prairie with a combination of grasses and bright colorful forbs. A wooded habitat with dry, well drained soils can be planted with spring woodland or savanna species. An area with poorly drained soils can be planted with wetland species. Understanding the property's environmental conditions will help define the most appropriate planting area and design a successful naturalized landscape that the property owner will enjoy.

Naturalized landscaping provides opportunities to select a diverse variety of plants suitable for the site that will bloom throughout the year. Although they are not as colorful, it is important to include a variety of grass species in your planting as they contribute to the health of the naturalized landscape, provide root structure to help prevent weed growth and provide late fall and winter cover and visual interest. Plant spacing will depend on how much the plant will spread and grow out. A general rule of thumb that is often followed is to plant plugs twelve (12) inches to eighteen (18) inches on center. If establishing vegetation by seed, use a seed mix that includes a diverse combination of native forb and grass species using a minimum of twelve (12) to sixteen (16) pounds per acre. A cover crop of "annual" rye and oats are also typically included in a seed mix to minimize competition from undesirable species during the first year of establishment. Do not use perennial rye since this will compete with your native perennial species and is very difficult to eliminate once planted.

# 2. Removal of Existing Vegetation

The establishment of a naturalized habitat consisting of native plants that exceed twelve inches (12") in height including ferns, grasses, sedges, rushes, forbs, shrubs and trees is allowed under the Land Development Code. This is an intentional process and does not refer to allowing lawns or weeds to "go natural" on their own. Therefore, under most conditions the existing non-native vegetation must be eliminated in order to successfully plant the native vegetation through transplanting live plants or by seed. Existing vegetation can be eliminated by physical removal, smothering, or chemical treatment. Physical removal is the most labor intensive option and can be accomplished by using tools such as a sod cutter, shovel or mechanical equipment to cut the turf below the root zone. Smothering is less labor intensive but can take a full growing season (5 to 6 months) to kill the turfgrass. Examples of smothering include covering the proposed planting area with materials such as black plastic sheeting, tarps, cardboard and mulch, used construction materials like sheetrock or plywood, used carpeting, or other opaque material. The key is to eliminate all sunlight for an extended period of time. The quickest method of turf elimination is the use of non-specific, short-duration chemical herbicides such as glyphosate. Because glyphosate affects metabolism in plants but not animals, it has very low toxicity to humans. Although it is possible to use these chemicals safely, it is extremely important to carefully follow manufacturer's directions for use, especially when working near wetlands or water resources.

# 3. Installation

Native landscaping relies on the plant species that have lived in our region for thousands of years and have evolved to local growing conditions including climate, soils, precipitation and wildlife. Therefore, whenever possible it is recommended to utilize native plants and seed that are derived from local genetic sources, typically from within a 150 mile radius. These plants are commonly referred to as a "local genotype". The use of local genotypes helps ensure the plants will perform optimally and require the least amount of supplemental watering or management. There are many nurseries, native plant retailers, and native plant sales that are able to provide native species from local genotypes.

Native herbaceous vegetation can be established using live plugs, potted plants or seed. Using live plugs or potted plants can be more costly than seed but provides the fastest establishment of a native landscape. Plugs are small rooted plants that typically become established in weeks rather than months (as by seed) and can reach a flowering size in the first year. Plants may also be available in quarts or gallon sizes to provide a more immediate aesthetic appearance. This can be particularly useful in high visibility or high traffic areas. Seed can be the least costly installation method and can be particularly useful for planting large areas. However, establishment by seed may require additional soil preparation, specialized equipment and can take two to three years to develop the appearance of a naturalized landscape. Other benefits of plugs are that they are easy to identify and weed around and provide greater control over the placement of species.

#### 4. Management

When properly planted and established, naturalized landscapes are low maintenance compared to conventional landscaping. However, this does not mean "no maintenance", especially during the first few years after planting. Native plants spend the first two to three years developing roots and typically require watering and weeding until their deep roots are established. If it does not rain, water plants weekly over the first year making sure to allow the water to soak deep into the soil. Once the roots are established, additional watering will not be needed. Fertilizing of native plants is not required at all. In fact, adding fertilizer provides an advantage to non-native or invasive plant species and actually encourages the growth of undesirable weeds. Therefore, a homeowner would be paying for fertilizer they don't need and paying even more to correct the problems created by the fertilizer. Although native vegetation also does not require the application of pesticides, a limited amount of herbicide may be necessary to control invasive species as part of the long-term management of a naturalized landscape.

#### a. Short-Term

Annual weed species often dominate a new planting. The weed species can be controlled by hand-pulling, mowing or spot spraying/hand-wicking with herbicide. The early identification and elimination of undesirable species is the most effective form of control. Therefore, it is important to develop good plant identifications skills for the plants you want to keep in the landscape and those you do not. High mowing should be timed and performed to eliminate or prevent the development of seed heads and the production of seed from undesirable species while avoiding damage to desirable species. For instance, native species tend to be shorter than the non-native weeds during the late spring. Therefore, the height of a mower can be set above the native vegetation to cut as low as possible without injuring the native species (typically about 8 inches). Otherwise, a hand held weed-eater or hand scythe can be used to target and cut undesirable species close to the ground or to cut higher when in close proximity to native vegetation. By the second or third year the native plants will be more established and weeding will become minimal as the native landscape matures. (see appendix on sheet 5)

#### b. Long-Tern

Long-term maintenance will likely require a combination of spring mowing, hand-pulling, spot-herbicide applications and supplemental planting. Prior to European settlement, periodic fires were a natural occurrence in the region so many of our native plants and ecosystems evolved to be dependent on fire. Therefore, controlled burns are a common tool for managing natural areas including prairies, wetlands and forests. Residents interested in utilizing controlled burns will need to comply with all state and local regulations and may wish to hire a professional that specializes in natural resource management. Since controlled burns may not be appropriate management tools for suburban areas, annual fall or spring mowing can be used to replace many the benefits of fire in naturalized landscapes on residential properties. Mowing should be performed in the late fall or early spring, before the start of the growing season, at a height of approximately6 to 8 inches. This will remove the previous year's growth, allow sunlight to reach the ground, promote healthy vegetation growth, and maintain a neater appearance. To prevent smothering, thatch material will likely need to be collected and removed from the naturalized landscape. Landscape material can be composted on-site or removed through the Villages' Yard Waste program. Waste Management provides Orland Park residents with yard waste collection from April 1 to November 30 using the proper paper collection bags or carts. Contact Waste Management of the South Suburbs at 800-796-9696 for more information.

Invasive species are plants, animal or fungus species that are not native to a specific location, which have the tendency to spread aggressively, and are believed to cause damage to the environment, human health, or human economy. Owners of naturalized landscapes must continuously monitor the habitat for invasive plant species since they spread rapidly in today's landscape and can quickly degrade a naturalized area. Early identification and eradication is the most cost effective form of invasive species management since undesirable plants are not allowed to establish or go to seed. In most cases the invasive plant can simply be pulled out by hand. However, certain species such as common buckthorn (*Rhamnus cathartica*), Amur honeysuckle (*Lonicera maacki*), Tartarian honeysuckle (*Lonicera tartarica*), cut-leaved teasel (*Dipsacus laciniatus*) or common reed (*Phragmites australis*) may require a combination of cutting and herbicide treatment. Property owners may want to refer to organizations such as the Midwest Invasive Plant Network at www.mipn.org for more information including species identification and proper eradication methods.

Over time, residents may wish to increase the species diversity of the naturalized landscape area. This can be accomplished by transplanting live plants or adding native seed. Live plants or seed may also need to be added to areas where planted species have not been successful or the eradication of weeds has left bare patches. The addition of new plants can increase the biodiversity of the habitat, attract new species of wildlife (i.e. species of butterflies, birds, etc.) and help to prevent the development of bare spots by maintaining full coverage.

(see appendix on sheet 5)

# 5. Monitoring

A properly installed naturalized planting will provide an aesthetically attractive, environmentally beneficial low maintenance landscape. After the naturalized landscape has initially been established, residents should continually monitor the habitat to protect their investment and ensure the naturalized landscape will continue to provide enjoyment. The intent of the Single-Family Residential Naturalized Landscaping ordinance is to promote the use of native plants and natural habitat on residential properties while avoiding the pitfalls that can occur from poor implementation or communication. In order to comply with the Ordinance a property must be inspected by a Village inspector or designee annually, or as determined by the Development Services Department, and the following performance criteria must be met:

- a. By the end of the third growing season at least 90 percent of the planted naturalized landscape area, visually estimated by aerial cover, shall be covered with live vegetation.
- b. By the end of the third growing season at least 70 percent of the vegetation in the planted naturalized landscape areas shall be plant species native to the Chicago Region.
- c. None of the three-most dominant species present may be non-native or weedy, including but not limited to the following:

Woody Plants Acer negundo Box elder Alnus glutinosa Black Alder Elaeagnus umbellata Autumn olive Burning bush Euonymus alatus Lonicera spp. Honeysuckle Buckthorn Rhamnus spp. Robinia pseudoacacia Black locust Rosa multiflora Multiflora rose Ulmus pumila Siberian elm

Broadleaf Plants

Alliaria petiolata

Alliaria petiolata
Ambrosia spp.
Arctium spp.
Carduus nutans
Centaurea maculosa
Cirsium arvense
Garlic mustard
Ragweed
Ragweed
Surdock
Musk thistle
Spotted knapweed
Canada thistle

Conium maculatum
Coronilla varia
Daucus carota
Dipsacus spp.
Euphorbia escula
Hesperis matrionalis
Lotus corniculatus
Spotted hemlock
Crown vetch
Wild carrot
Teasel
Leafy spurge
Dame's rocket
Bird's-foot trefoil

Lythrum salicaria

Medicago spp.

Melilotus spp.

Pastinaca sativa

Purple loosestrife

Alfalfa/medick

Sweetclover

Wild parsnip

Polygonum cuspidatum

Japanese knotweed

Solidago altissima Tall goldenrod
Solidago sempervirens Seaside goldenrod

Trifolium spp. Clover
Typha spp. Cattails

Grass-like Plants

Agropyron repens

Bromus tectorum

Quackgrass

Cheatgrass

Bromus japonicus
Bromus inermis
Phalaris arundinacea
Phragmites australis
Poa pratensis
Japanese brome
Smooth brome
Reed canarygrass
Common reed
Kentucky bluegrass

- d. If any of these criteria are not met, a remedial action plan shall be prepared that specifies a proposed course of action to bring the naturalized landscape area into compliance.
- e. These criteria shall be maintained in perpetuity.

Upon installation of a naturalized landscape area, the site shall be inspected by a Village inspector or designee to verify compliance with the approved landscape plan and proper maintenance of the natural landscape area. After a successful inspection, the property owner will be provided with a letter from the Village certifying that the naturalized landscape has been inspected and meets the criteria of the Village Ordinance. Permission for single-family residential natural landscaping may be revoked with cause, such as failure of the owners to manage the areas or to respond to notices of creation of a nuisance or violation of the weed control ordinance, as determined by the Development Services Department.

# 6. APPROVAL

VILLAGE OF ORLAND PARK	PETITIONER/OWNER
Approved By:	Submitted By:
Printed Name:	Printed Name:
Title:	Property Address:
Date:	Contact Phone:
Contact E	mail:

LARENCE DAVIDS & COMPAN) 0 W. 127th Street - Plainfield, IL 60 439 - 1177 office (815) 439 - 2291



orland Park, IL aintenance and Monitoring Pl

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Summer Sunday

Revised: in 7/3/19	Revised: in 9/4/19	Revised: in 1/15/20
Sheet: 4 of 5	Drawn By: sb	Account Rep: aw

Activity		2x /month	Monthly	Every other month	Quarterly	Semi- annual	Annual	After major storms	As needed	Year 1	Year 2	Year 3	J	F N	I A N	Calen M J		S	0	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	X		
Sto	Perform inspection of control structure/spillway and clean-out/repair and dispose of debris in an	X (until																		
	appropriate off-site location.	stable)				X		X		X	X	X		$\vdash$	X	$\perp$		_		X
	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			X	X	X	X	X	X	X	XXX	XXX	XXX			X X
S E	SC Management		I.							I										
SE	Maintain SESC devices in functional condition at all times and correct deficiencies immediately.								X				X	XX	XXX	XX	XX	XX	X	XX
	Conduct inspection within 24 hours of 1" storm event.							X		X				X	XXX	XX	XX	XX	X	
	Repair damage to slopes/embankment, including undercut or eroded areas if 1.0 sq. m. in size or 5 lin. ft, or 4 in x4 in wide or greater.								X				X	XX	XXX	$\neg$	XX	-		
	Repair and revegetate eroded areas.								X					Щ	XX				$ \mathbf{X} ^2$	<u>X </u>
Ve	getation Management   General Weed Management																			
	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								X					XX						X
	Bush honeysuckle Cattails								X				X	XX		XX		+	H	X
	Common reed								X							X	XX			
	Purple loosestrife  Reed canary grass								X				$\vdash$	XX		XX	XX		X	X
	Sweet Clover								7.					-	X		XX			
	General Weed Management CONT.  Thistles								X				$\Box$		$\overline{}$	X		_	X	
	Teasel								<u>A</u>					XX	+	A			X	X
	Prescribed burning		I	1			I	1		·	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.						X					X		XX					X	Y
	Mowing  Mowing													Z <b>X</b> Z	. 21				<b>ZX</b>   <b>Z</b>	:*
	Conduct variable-height mowing to prevent weed seed production.		X						$\mathbf{x}$	$\mathbf{x}$						$\mathbf{x} \mathbf{x} $	$\mathbf{X}\mathbf{X}$	K		
	Conduct variable-height mowing to prevent weed seed production.								X		X					X				
	Conduct single-season mow in place of prescribed burning.  Clearing/Removal								X			X		X	-	0	r			X
	Remove wetland plants killed by sediment build up to prepare bed for replanting. Dispose of material at an appropriate off-site location.  Replanting								X					XX					X	X
	Replace/supplement wetland and upland vegetation to meet performance standards.								X						XX	<u> </u>				
Ot	her Management Actions								<b>T</b> 7						-	7 -			<b>T</b>	
	Manage wildlife and control mosquitos.																			
Ve	getation Monitoring  Installation and Establishment																			
	with performance standards, note progress of vegetation development and presence and extent of invasive plants.					X				X	X	X				X	X	XX		
Re	porting  Installation																			
	Submit installation documentation within 10 days of completing landscape work.									X					X	XX	XX	XX	$\mathbf{X}$	X
	Prepare and submit to village an annual monitoring report.						X			X	X	X		X						
	Growing Season: 1 March to 31 October		I	1	ı	I		I												
	* Major Storms >1 inch within a 24-hour period.																			

Appendix 2.

Long-	term Management & Maintenance	Tasks	for Naturalized Landscapes.
			Schedule

		1		Fre	equency	I	I	I	I					I	Cale	endar T				
Activity	Monthly	Every other month	Quarterly	Semi-	Annual		After major storms		5 to 10	J	F	M	A	M	J	J	A	s	0	N
Debris/Litter Management																				
Remove trasn (e.g., paper, plastic, orusn, grass clippings, etc.) from inlet/outlet structures, basin																				
slopes, and bottom and dispose in appropriate off-site location.		X					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.			$\mathbf{X}$									$ \mathbf{x} $							X	
Inspect basin/pond slopes and embankments.			X								X	21		X			X		21	X
Repair damage to slopes/embankment, including																	11			
undercut or eroded areas if 1 m2 in size or 5 lin. ft, or 4						$\mathbf{x}$				$ \mathbf{x} $	X	$ \mathbf{x} $				or				X
in x 4 in wide or greater.  Performed receive maintenance any time a pasin takes						Λ				Λ	Λ	Λ				01				<u> </u>
longer than design time to return to +6 inches of NWL.						$\mathbf{x}$				$ \mathbf{x} $	X	$ \mathbf{x} $	X	$\mathbf{X}$	$\mathbf{X}$	$\mathbf{X}$	$\mathbf{X}$	$\mathbf{X}$	X	X
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				$\left  \begin{array}{c} \mathbf{x} \end{array} \right $	X	$ \mathbf{x} $								X
-	1		1			I	I	I												
Vegetation Management  General Weed Management																				
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						X				X	X	X							X	X
Bush honeysuckle						X				X	X	X								
Cattails						X								X	X					
Common reed						X								v	X	X	X	X		
Purple loosestrife  General Weed Management CONT.						Α								Λ	Λ	Λ	Λ	Λ		
Reed Canarygrass																				
Sweet Clover																				
Teasel Thistles						X					X	X	X		X				X	<u>X</u>
Prescribed burning						2 .									11		1		21	
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.								X			X	X	X						X	X
Mowing														I	I	T				
Conduct a high mow (12 inches) to prevent weed seed production.						X									$\mathbf{x}$					
Conduct single-season mow in place of prescribed																				
burning.						X						X			0	r				X
Clearing/Removal  Remove wetland plants killed by sediment build up to																				
prepare bed for replanting and dispose of at an																				
appropriate off-site location.						X					X	X							X	X
Replanting  Install supplemental place and/or seed when a) more																				
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.	<u> </u>					X							X	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.					X					X										
Maintain and upkeep fencing, refresh planting beds, enforce access restrictions, etc.						X		X					X	X		X			X	X
Manage wildlife and control mosquitos.						X						X	X	X	X	X	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).									X								X	X		
Reporting																				
		1		1										1		1	1			

Growing Season: 1 March to 31 October

\* Major Storms >1 inch within a 24-hour period.

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

and Monitoring Appendix or in part, without the express written concent of Maintenance and no reproduction or use in whole

# PLAT OF ANNEXATION TO THE VILLAGE OF ORLAND PARK

LEGEND

LIMITS OF LAND PER LEGAL DESCRIPTION

ADJACENT LAND PARCEL LINE

EXISTING CORPORATE LIMITS OF 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.

583.39' (573.31' REC)

N 88°02'08" E (N 90° E REC) NORTH LINE OF LOT 9 50.00 PIN: 23-35-300-034-0000 THE YILLACE OF TE VILLAND PARK
ORLAND ACRES
OR3.49 ACRES more or less) E REC) S 1.53'01" E 0.04'51" W F 185.00' S SOUTH LINE OF LOT 9 50.00' S 88°02'08" W 363.73 LANE (363.64' REC) BEVERLY  $lue{1}$ .00' OUTLOT B PIN 23-35-313-019

NORTH LINE OF S 185' OF LdT 9 90.00'

\$ 88'02'08" W
(S 90' W REC)
220.00'

ADRIA

COURT

| 7 | 6 | 5 | 5 | 6 | 6 |
| 7 | 7 | 7 | 6 |
| STATE OF ILLINOIS)
COUNTY OF COOK)

SSS

THIS IS TO CERTIFY THAT I. MARK H. LANDSTROM, AN ILLINOIS

PRFESSIONAL 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.

•53°01" | |•51" W

S

LANDMARK

- ENGINEERING LLC -

SCALE 1"=60'

DL3 SONS PROPERTIES INC.

PREPARED FOR:

PREPARED BY:

DESIGN FIRM REGISTRATION NO. 184-005577

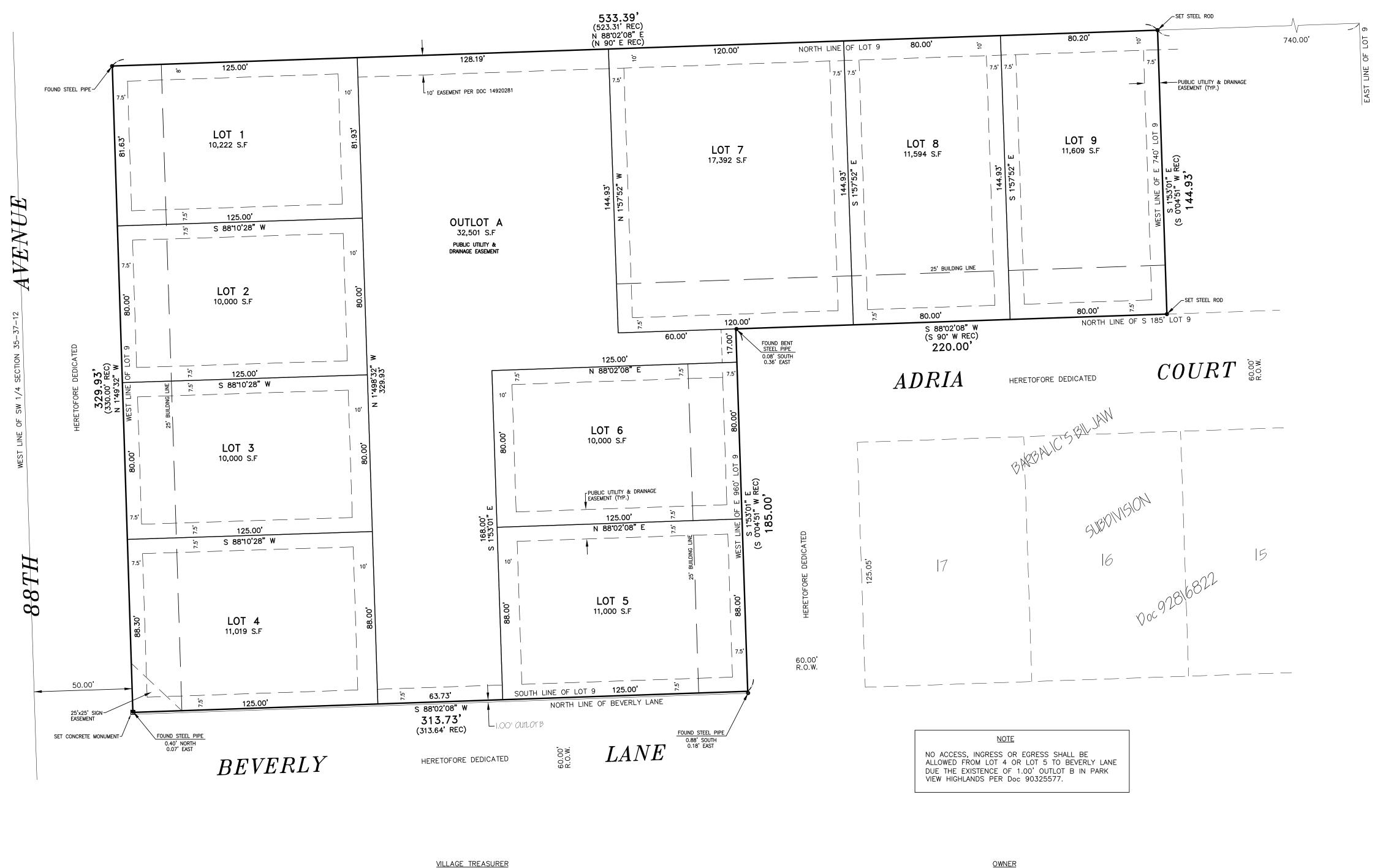
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

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

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
16332 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

STEEL RODS OR OTHER MONUMENTATION SHALL BE

SET AT ALL PROPERTY CORNERS OF THE NEW LOTS.

# 0 10 20 30 SCALE

PREPARED FOR:

PREPARED BY:

DL3 SONS PROPERTIES INC.

LANDMARK

— ENGINEERING LLC —

SURVEY No. 18-09-070-SUB-R4

PROPERTY SHOWN ON THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_.

VILLAGE TREASURER

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE

# 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\_\_\_\_\_

Y: \_\_\_\_\_\_ 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\_\_\_.

# OWNER DOES HEREBY CERTIFY

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 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;

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

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

# PRELIMINARY SITE PLAN FOR MEGAN NICOLE RIDGE SUBDIVISION 132ND STREET & 88TH AVENUE

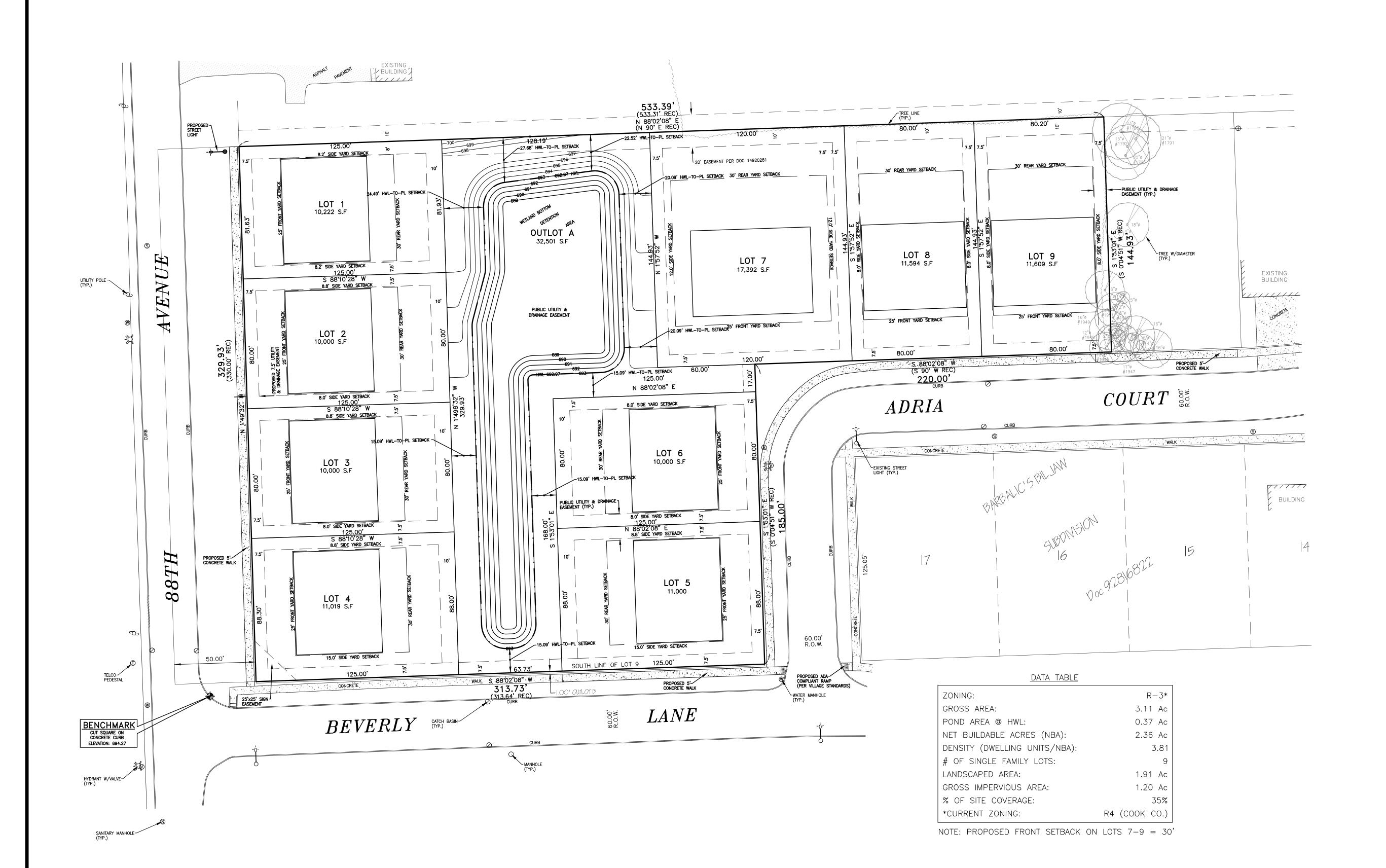
DEVELOPER:

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

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.



MEGAN NICOLE RIDGE SUBDIVISION
32ND & 88TH AVENUE, ORLAND PARK, IL

DE EL IMINIADY STTE DI ANI

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

PSP1

DATE: April 7, 2020

	REQUEST FOR ACTION REP	OKI
File Number:	2020-0256	
Orig. Department:		
File Name:	Memo: New Petitions	
BACKGROUND:		
BUDGET IMPAC	Т:	
REQUESTED AC	TION:	

#### Memorandum



**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.

**PARK** 

#### **Appearance Review Petitions**

BMO Harris Bank – Drive up replacement – 8150 143<sup>rd</sup> 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**