



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Plan Commission

Louis Stephens, Chairman
Commissioners: Paul Aubin, Nick Parisi,
John J. Paul, Laura Murphy, Dave Shalabi
and Edward Schussler

Tuesday, October 10, 2017

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2017-0045](#) Minutes of the September 26, 2017 Plan Commission Meeting

Attachments: [September 26, 2017 PC Minutes](#)

PUBLIC HEARINGS

[2017-0485](#) PDQ Restaurant, Lot 3 of 15610 LaGrange Retail Development (LFI) - Special Use Permit

Attachments: [PDQ Preliminary Site Plan](#)
[PDQ_A2.0 EXTERIOR ELEVATIONS](#)
[PDQ_A2.1 EXTERIOR ELEVATIONS](#)
[PDQ Proposed Exterior Elevations_1](#)
[PDQ Proposed Exterior Elevations_2](#)
[PDQ Preliminary Landscape Plan_1](#)
[PDQ Preliminary Landscape Plan_2](#)

Site Plan, Landscape Plan, Special Use (AG)

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2017-0046](#) Memo: New Petitions & Appearance Review

Attachments: [10-10-17 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: October 10, 2017

REQUEST FOR ACTION REPORT

File Number: **2017-0045**
Orig. Department: **Development Services Department**
File Name: **Minutes of the September 26, 2017 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, September 26, 2017

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul,
Laura Murphy and Dave Shalabi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order by Chairman Stephens, at 7:00 p.m.

Present: 6 - Chairman Stephens; Member Aubin; Member Parisi; Member Paul; Member Murphy, Member Shalabi

Absent: 1 - Member Jacobs

APPROVAL OF MINUTES**2017-0045 Minutes of the September 12, 2017 Plan Commission Meeting**

A motion was made by Commissioner Aubin seconded by Commissioner Paul to approve the minutes of the September 12, 2017 Plan Commission.

APPROVED

Aye: 5 - Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Abstain: 1 - Chairman Stephens

Absent: 1 - Member Jacobs

PUBLIC HEARINGS**2017-0574 Solar Panel Installation - 15613 Plum Tree Drive - Shah Solar Panels, Installation of 6.6 kW Solar Array as part of an Environmental Clean Technology (ECT) Review**

CORONA: Staff presentation made in accordance with written staff report dated September 12th, 2017.

STEPHENS: Is the petitioner present?

CORONA: Dr. Shah is not present.

STEPHENS: Is there anyone representing Dr. Shah?

AUBIN: Swore in John Ailey, 1414 W 17th Street, Chicago

AILEY: The presentation was clear in terms of what we are looking to do. It is going to help save him some energy from the grid, save him some money over time and help save the planet a little bit. We think it is a good project. We hope there aren't any complications.

STEPHENS: Is there anyone who wishes to address this petition?

AUBIN: Swore in Cheryl Cotrano, 15612 Chapel Hill Road, Orland Park

COTRANO: I am concerned about this. He said the diagram shows no rays coming down but the diagram has lines coming down. I'm also curious about why a neighbor can put in a new driveway or a roof and I don't get a letter stating that I can come down and comment but yet they are doing something like this. If this doesn't affect us then why were we notified? I feel like this is either going to be an eyesore or it is going to affect us. Cause I have never been questioned about what my neighbors can do to their homes before.

STEPHENS: You mean why were you notified? It is a requirement for the environmental clean technology. They have to send notices.

COTRANO: If it not affecting anyone but him and he is saving money, then why do they have to do this?

STEPHENS: Because it is a requirement that they have to inform the residents that are within 300'.

COTRANO: I understand but that's kind of double talk. It's a law but I want to know why it is a law. You know what I'm saying?

STEPHENS: I'm giving you double talk, is that what you said?

COTRANO: I feel like it, yeah.

STEPHENS: It is a requirement under the Village Code. That's it.

COTRANO: Ok, then my only comment is when this man put up an enclosed porch, sort of.

STEPHENS: Ok, we are not dealing with a neighbor putting up an enclosed porch.

COTRANO: No, it's the same man.

STEPHENS: It doesn't matter. What we are dealing with here is strictly this petition.

COTRANO: Well I feel like he is bringing my property value down. He keeps putting more and more junk on his house. Someday I will be selling my house and people are going to look out and say 'Oh my God, it looks like a spaceship landed here.' That's my comment.

STEPHENS: So noted. Anyone else?

AUBIN: Swore in Jackie Nevin, 15613 Plum Tree Drive, Orland Park.

NEVIN: I only have a question. When they were describing everything up there,

they were talking about glare. What kind of glare are we talking about here?

AILEY: As we know the sun moves to a number of any given positions in the sky throughout the day. Basically the issue is, is there an angle that the sun could ever get to that would send a reflection to the neighbor's house?

STEPHENS: So the glare would be the reflection sent to a neighbor's home?

AILEY: Yes. From the analysis that we have done, the sun is not going to get into a position to send a reflection towards the neighbor's house, which was analyzed from the lowest level of the sun which would decrease the angle of the reflection and the highest level of the sun. There is a relatively shallow pitch on that roof, so the reflection is going to be directed upwards and higher than the neighbor's building in this particular case. The sun is constantly moving so if there was one position where you might get a glare it would be for 15 minutes and then the sun would move and you wouldn't have a glare anymore. If you happen to be in a position, the sun is moving and the glare would be gone in minutes. The issue of glare is a very temporary and momentary type issue. It will not persist for an issue long enough to be a major irritation to anyone.

STEPHENS: Glare is the reflection of the sun off of the solar panels and onto any other houses. You have given us a diagram here that shows there will not be any glare onto any of the nearby houses.

AILEY: We didn't do any possible position of the sun over the course of a year. We did the extreme examples and those showed that it is too high. The reflection is too high to hit the neighboring houses.

STEPHENS: Thank you. That should answer your question.

NEVIN: That should be ok for the houses but we see helicopters flying around and smaller planes in our neighborhood. Will that glare affect them?

STEPHENS: I think that might be an extreme reach.

CORONA: I believe the FAA would regulate something like that.

STEPHENS: We will go to our Commissioners.

SHALABI: I do have a quick question. What is the percentage of the likelihood of the glare? Less than 5%?

AILEY: We did not discover any situation that glare would hit a nearby home.

SHALABI: Was it only the one home that was tested or was it the circumference of all the neighboring homes?

AILEY: The panels are on the east and south side of the house. The panels on the south side will get more direct sun for a longer period of time. That was the first analysis. The panels on the east side of the house when the sun is first rising, it is going to be low enough that the reflection is going to go higher than the sun. Anyway, we don't see any possibility that the east panels are going to cause any reflection that will hit any houses.

SHALABI: My follow up question is more informatory. You had mentioned earlier that this is a distinct savings to the homeowner over time. What period of time is that when you start to see savings?

AILEY: Every project is different. When you are doing the analysis you have to assume how much energy rates are going to go up. We make approximations but it is not like we can give an iron clad guarantee that this is exactly the result that you are going to get. Typically it is somewhere in the neighborhood of 5 – 10 years to make your money back and the system is guaranteed to last for 25 years. Long before the system wears out, the homeowner will make his money back and then some.

SHALABI: Thank you.

PAUL: We have had a few of these in the past and we have approved them. The same question always comes up about glare. Have we had any issues with the previous ones that have been approved with glare? People come to the meeting and express concerns about glare. Have we gotten any feedback from those neighbors?

CORONA: To my knowledge, we have not received any complaints so far.

PAUL: I can see how the reflection would tend to go up rather than out. We haven't had a problem with aircrafts and solar panels. I would have to believe that there are FAA rules on that. If you point a laser pointer at an airplane, you can go to jail so I have to believe in that.

AUBIN: I agree with Commissioner Paul. We have done these in the past even larger ones. Does the petitioner meet the solar energy system regulations?

CORONA: Yes.

MURPHY: We have approved quite a few of these and have not received any negative feedback after the installation.

PARISI: I would echo what the other commissioners said. No complaints and more importantly it is in line with one of the main goals of the Village's Comprehensive Plan and I appreciate the petitioner presenting. That is one of the main reasons

why we do notify the neighbors so that there can be an explanation to alleviate any concerns you might have.

STEPHENS: I agree with my fellow commissioners. The angle of the roof that it is going to be on shouldn't create any glare for any of the homes on the east. From the south, it doesn't seem it will create any glare either. We have the assurances from the manufacturer and the installer as far as glare from the panels. We have done quite a few of these and haven't had any response back. The chair will now entertain a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 26, 2017,

And

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 15613 Plum Tree Drive as depicted on the plan set "Plan and Construction Set" prepared by Ailey Solar Electric, dated 08/04/2017, subject to the following conditions:

1. That all building code related items shall be met;
2. That all building permits shall be obtained prior to construction;
3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties;
4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

SHALABI: Second.

RECOMMENDED FOR APPROVAL

Aye: 6 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 1 - Member Jacobs

NON-PUBLIC HEARINGS

OTHER BUSINESS

2017-0046 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 7:24p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURNED

REQUEST FOR ACTION REPORT

File Number: **2017-0485**
Orig. Department: **Development Services Department**
File Name: **PDQ Restaurant, Lot 3 of 15610 LaGrange Retail Development (LFI) - Special Use Permit**

BACKGROUND:

QUICKFACTS

Project

PDQ Restaurant, Lot 3 of 15610 LaGrange Retail Development (LFI)- Special Use Permit

Petitioner

Monica Pomroy, Interplan, LLC

Purpose

To construct and maintain a 3,500 square foot restaurant on a new 35,623 square foot lot (lot 3) within the 15610 LaGrange Retail Development (LFI) Planned Unit Development

Requested Actions: Site Plan, Special Use Permit with modifications, and Landscape Plan.

Project Attributes

Address: 15610 LaGrange Road

P.I.N.(s): 27-16-401-005

Size: 35,623 s.f. (Lot 3)

Comprehensive Plan Planning District: Regional Core Mixed Use District

Comprehensive Land Designation: Regional Mixed Use

Existing Land Use: COR Mixed Use District

Proposed Land Use: COR Mixed Use District

Surrounding Land Use:

North: COR Mixed Use District- Future Miller's Ale House restaurant and sport's bar

South: COR Mixed Use District- Retail/Restaurants/Lakeview Plaza

East: COR Mixed Use district- (across LaGrange Road) Retail/Restaurants/Lowe's Plaza

West: COR Mixed Use- Future Retail Anchor Building (Junior Big Box Retail)

Preliminary Engineering: Preliminary engineering has been confirmed for this project by Christopher B. Burke Engineering, Ltd. on September 15, 2017. Please refer to the Detailed Planning Discussion sections for more details.

OVERVIEW AND BACKGROUND

The LFI site is comprised of two (2) parcels. The south parcel adjacent to Lakeview Plaza was formerly the U.S. Army's Area Maintenance and Support Facility. LFI worked with the U.S. Army to acquire the property and has demolished seven (7) to eight (8) buildings that remained on site.

The LaGrange Retail Development (LFI) Planned Unit Development (PUD) of four (4) buildings on a fourteen (14) acre site was approved by the Village Board of Trustees on June 5, 2017. The PUD enables retail and restaurant uses on out-lots along the LaGrange Road frontage. The PUD will include a retail anchor building (junior big box) at the rear of the site, Chuy's Tex-Mex restaurant on lot 1, and Miller's Ale House restaurant and sport's bar restaurant on lot 2. Lot 3 is the southern out-lot, is pad ready, and is the proposed location of PDQ.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct and maintain a 3,500 square foot restaurant on lot 3 to the south and immediately adjacent to the future Miller's Ale House restaurant and sport's bar. The proposed restaurant will include a drive-through facility and parking field. The petitioner requests the following modifications:

1. Placing the drive-through facility between the building and the street (LaGrange Road) through the use of a trellis and landscaping between the building and LaGrange Road.

The recommendation motion includes the following conditions:

1. Move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.

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

SITE PLAN

The proposed site plan is characterized by three primary elements: the building, the drive-through facility, and the parking field. It is also characterized by two secondary elements that include the internal access-drive of the PUD to other restaurants and the retail anchor and the cross-access shared by all users. The secondary elements will be discussed below in relation to the primary elements.

The building is located on lot 3 of the PUD in the southern out-lot. The drive-through facility is in an L-shape, it begins at the west side of the proposed building, continuing along the south side of the building where the order window will be, and then continuing along the east side of the building where the pick-up window will be.

The drive-through facility is located between the building and the street (LaGrange Road), and the petitioner is proposing the use of a trellis and landscaping to screen the drive-through facility. An enhanced buffer is created through the trellis and landscaping both screening the drive-through facility and making the site visually appealing. PDQ's model for drive-through facilities is unique in that the restaurant does not utilize the traditional menu board and order speaker. Customers place their order directly with an employee, similar to Portillo's restaurant. As a result, PDQ needs to have the drive-through facility between the building and the street (LaGrange Road).

The majority of the parking field is located to the west of the building and shared with the future retail anchor building (junior big box). There are also single bays of parking along the north elevation of the building. The parking field includes internal drive lanes that have full access to the 156th Street and LaGrange Road signalized intersection.

MOBILITY

The proposed building is located in the southern out-lot, lot 3 of the PUD at the southwest corner of 156th Street and LaGrange Road. Lot 3 is located along LaGrange Road an IDOT arterial. Lot 3 is accessible from 156th Street, a local road and the PUD's internal drive lanes that have full access to the 156th Street and LaGrange Road signalized intersection.

Pedestrian and Bicycle:

Per the LFI site plan, an eight (8) foot multi-use path will be along the 156th Street frontage of the PUD property up to the LaGrange Road intersection (in proximity to the future Chuy's Tex-Mex restaurant in lot 1). The connection will then link to a seven (7) foot sidewalk that extends on the east side of LaGrange Road at the Lowe's development. The eight (8) foot multi-use path along 156th Street will ultimately connect to paths along Ravinia Avenue that will lead further west to Centennial Park.

Public Transit:

PACE Bus service route 364 runs along 94th Avenue with the nearest stop at 94th Avenue and 156th Street. PACE Bus service route 379 runs along LaGrange Road with the nearest stop at LaGrange Road and 151st Street.

Vehicular/Traffic:

The proposed restaurant will be accessible from 156th Street, a local road and the PUD's internal drive lanes that have full access to the 156th Street and LaGrange Road signalized intersection.

Parking/Loading:

Table 6-306(B) of the Land Development Code requires one (1) parking space per 100 square feet with seven (7) additional stacking spaces for the drive-through lane. In total, 35 parking spaces and seven (7) stacking spaces for the drive-through lane are required. The PUD provides shared parking opportunities for all proposed land uses.

Drive-Through Lane:

The proposed restaurant will be an L-shaped drive-through facility consisting of a twelve (12) foot wide drive-through lane that can accommodate up to ten (10) cars. Per PDQ's unique model for their drive-through facilities, customers order directly from an employee at the order window and not from a menu board and order speaker system like traditional drive-through facilities. The drive-through facility entrance is on the west side of the building, extends to the south side of the building where the order window is, and extends to the east side of the building where the order pick-up window is. As a result, the drive-through lane on the east side of the building is between the building and the street (LaGrange Road). An enhanced buffer is created through the trellis and landscaping which both screens the drive-through facility and makes the site visually appealing. Section 6-210.C.9 of the Land Development Code establishes criteria for drive-through facilities in the COR Mixed Use District.

BUILDING ELEVATIONS

The proposed drawing elevations depict a single story beige building mainly characterized by its

masonry construction brick pattern-work, storefront window systems, awnings, and parapets. Each elevation will be described in greater detail below. Proposed elevations drawings are depicted on sheets A2.0 and A2.1 entitled, "Exterior Elevations" and the document titled, "Proposed Exterior Elevations."

North Elevation - Sheet A2.0 and Exterior Elevations

The north elevation is the main entrance elevation. There are two storefront doors, on either end of the façade, and covered by red corrugated metal awnings. The windows are covered by long pre-fabricated aluminum sunshade green canopies. Concrete masonry dominates the majority of the façade. Parapet areas are corrugated red metal. A large sign is included on the concrete masonry and will be reviewed separately in the sign permit review. The petitioner is proposing painting the following PDQ branding, "People Dedicated to Quality" in white on the red parapet. This is not permitted by the Land Development Code, this will be addressed in the separate sign permit review.

South Elevation - Sheet A2.1 and Exterior Elevations

The south elevation is mainly characterized by the drive-through facility order window, two false aluminum wall louvers, a store front window to allow natural light into the kitchen (the window is high up and it will not be possible to look into the kitchen), and EIFS above the concrete masonry. The false aluminum wall louvers provide aesthetic enhancements due to the service area of the restaurant and it's back of house operations. Landscaping will screen the blank façade of the lower portion of this building. A sign is included on the concrete masonry and will be reviewed separately in the sign permit review.

West Elevations- Sheet A2.0 and Exterior Elevations

The west elevation is mainly characterized by the drive-through entrance, a large window which is covered by long pre-fabricated aluminum sunshade green canopies, EIFS at the southern end of the parapet, and masonry brick pattern-work across the façade. Landscaping will screen the blank façade of the lower portion of this building. The petitioner is proposing painting the following PDQ branding, "People Dedicated to Quality" in white on the red parapet. This is not permitted by the Land Development Code, this will be addressed in the separate sign permit review.

East Elevations - Sheet A2.1 and Exterior Elevations

The elevation is mainly characterized by the drive through facility pick-up window, large window, and pre-fabricated aluminum white trellis. The trellis along with the landscaping screens the drive-through lane from LaGrange Road. An enhanced buffer is created through the trellis and landscaping both to screen the drive-through facility and making the site visually appealing. Village staff worked closely with the petitioner to develop the trellis and landscaping screening for the drive-through facility between the building and the street (LaGrange Road) to accommodate PDQ's model for drive-through facilities. The landscaping screening will be described in more detail in the landscaping section. Landscaping will screen the blank façade of the lower portion of this building. A sign is included on the brick concrete masonry and will be reviewed separately in the sign permit review.

LANDSCAPING

Preliminary landscaping has been confirmed for this project by Planning Resources Inc. on September 12, 2017.

The petitioner has requested to place the drive-through facility between the building and the

street (La Grange Road). The petitioner has worked with Village staff to develop screening of the drive-through facility from LaGrange Road. Along with the trellis detailed above, landscaping will be used to screen the drive-through lane from LaGrange Road. The preliminary landscape plan details the use of trees and shrubs in concord with the trellis to provide adequate and visually appealing screening of the drive-through facility.

Section 6-305 of the Land Development Code divides landscaping requirements into seven (7) zones on a development site. The following is an analysis for how each zone applies to this project and the requirements that must be followed.

Parkways

The LFI landscape plan requires three (3) parkway trees and it is not the responsibility of PDQ to install the three (3) parkway trees.

Corridors

There are no applicable landscape corridors for this particular lot as there is no direct connection from the LaGrange Road Parkway.

Bufferyards

East Bufferyard- Type 1

South Bufferyard- Type 1

The east bufferyard borders a non-residential use across LaGrange Road. Sufficient plant bed width and amount of evergreen trees and shrubs have been provided. The petitioner has provided additional shrubs in place of two (2) shade trees for this bufferyard given the limited space available due to the trellis structure within the area.

The south bufferyard borders a non-residential use across from an access road located along the south property line. The petitioner has provided the required amount of shade trees, ornamental trees, and shrub plantings.

Foundation and Interior Landscaping

The proposed project must meet the intent of the foundation landscaping requirements. The Land Development Code requires 100 percent of the building frontages facing public roads to have ten (10) foot wide foundation landscaping area around 50 percent of all building facades not fronting public right-of-ways.

Parking Lot Area Landscaping

A perimeter planting bed is required around the entirety of the parking lot at a width of ten (10) feet (except where walkways are necessary). In addition to this, one (1) landscape island is required for every ten (10) parking spaces. The proposed parking field meets the landscape island requirement, providing ten (10) landscaping islands.

Signage Landscaping

While signage is reviewed separately via the sign permitting process, landscaping requirements for signs can affect the layout of the site plan. The site plan must indicate sign locations at ingress/egress points or at the intersection corner.

A final landscape plan will be reviewed following Board Approval of the project and the preliminary landscape plan associated with this project.

Stormwater Management Area Landscaping

As part of the LFI development, stormwater management area landscaping is not provided because the detention ponds are proposed to be located within the regional detention ponds along Ravinia Avenue.

DETAILED PLANNING DISCUSSION

Natural Features

Lot 3 did not have natural features and was part of the former Army base site.

Preliminary Engineering

Preliminary engineering has been confirmed for this project by Christopher B. Burke Engineering, Ltd. on September 15, 2017. Utilities are present along LaGrange Road for water and sanitary.

Retention systems (swale) will be established on Lot five (5) and convey storm water north through Lot six (6) of the LFI site to be ultimately detained in the regional detention ponds along Ravinia Avenue.

Subdivision

The LFI PUD will submit a Plat of Subdivision to the Village for recording.

Special Use Permit

A special use permit is required for PDQ because it is a restaurant with a drive-through facility. Section 6-210.C.9 of the Land Development Code notes that drive-through facilities are allowable uses in the zoning district only via Special Use permit.

The only modification to the special use permit is to place the drive-through facility between the building and the street (LaGrange Road). The drive-through facility can locate between the building and the street (LaGrange Road) through the use of a trellis and landscaping between the building and LaGrange Road. See the site plan discussion above.

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Land Development Code. The petitioner has provided responses to the Special Use Standards.

Land Use/Compatibility

The proposed land use as a restaurant, is compatible with the COR Mixed Use District (permitted uses) and to the Comprehensive Plan's designation for Regional Mixed Use.

Lot Coverage

Maximum: 75%

Proposed: 70.4%

Lot Size

Minimum: 10,000 square feet

Provided: 35,623 square feet

Setbacks

LaGrange Road:

Required - 25 feet

Provided - 46 feet

Side Yard:

Required - 15 feet

Proposed - 70 feet (North)

Side Yard:

Required - 15 feet

Proposed - 40 feet (South)

Rear Yard:

Required - 30 feet

Proposed - 140 feet (West)

Building Height

Maximum - 75 feet

Proposed - 23 feet

Accessory Structures

Garbage Enclosure -

There is a single garbage enclosure located at the northwest corner of the site. The location of the dumpster enclosure has been changed from the previous plans submitted June 19, 2017, and the current proposed location depicts the doors pointing at the future Miller's Alehouse restaurant and sport's bar to the north. The Village requests the petitioner move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.

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.

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 should be located interior to the building.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 10, 2017.

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled,

“PDQ Orland Park, SWC 156th St & LaGrange Road Orland Park, Illinois”, prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheet C1, subject to the following conditions:

1. Move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled, “Exterior Elevations” and the drawings titled, “Proposed Exterior Elevations”, prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheets A2.0 and A2.1 and the entire “Proposed Exterior Elevations” drawings.

And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled, “PDQ Orland Park, SWC 156th St & LaGrange Road Orland Park, Illinois”, prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheets LP-1 and LP-2.

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for PDQ, a restaurant with a drive-through facility, subject to the same conditions outline in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

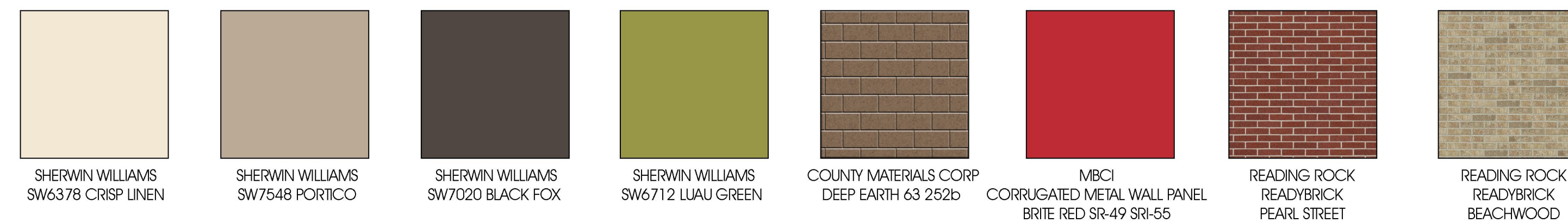
1. Move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.



WEST ELEVATION



NORTH ELEVATION



PROPOSED EXTERIOR ELEVATIONS

PDQ
SWC 156TH & LAGRANGE RD
ORLAND PARK, IL



INTERPLAN CT
ARCHITECTURE • ENGINEERING • PROJECT MANAGEMENT • INTERIOR DESIGN

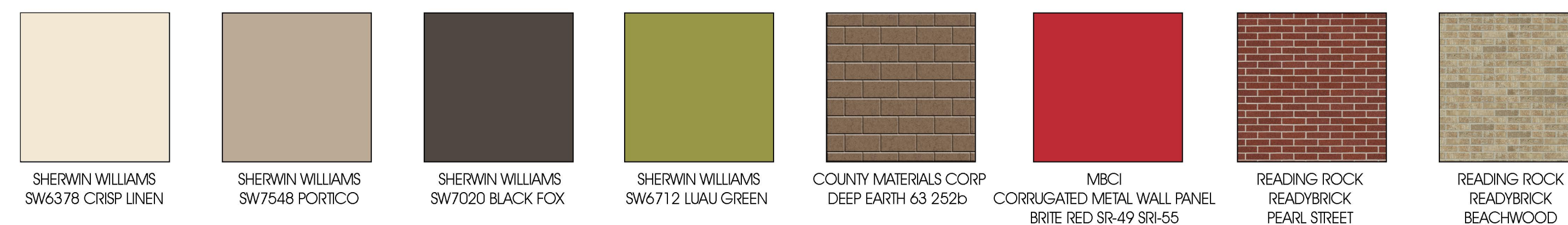
2017.0078 08-22-17



EAST ELEVATION



SOUTH ELEVATION



PROPOSED EXTERIOR ELEVATIONS

PDQ
SWC 156TH & LAGRANGE RD
ORLAND PARK, IL



INTERPLAN CT

ARCHITECTURE • ENGINEERING • PROJECT MANAGEMENT • INTERIOR DESIGN

2017.0078 08-22-17

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK**
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

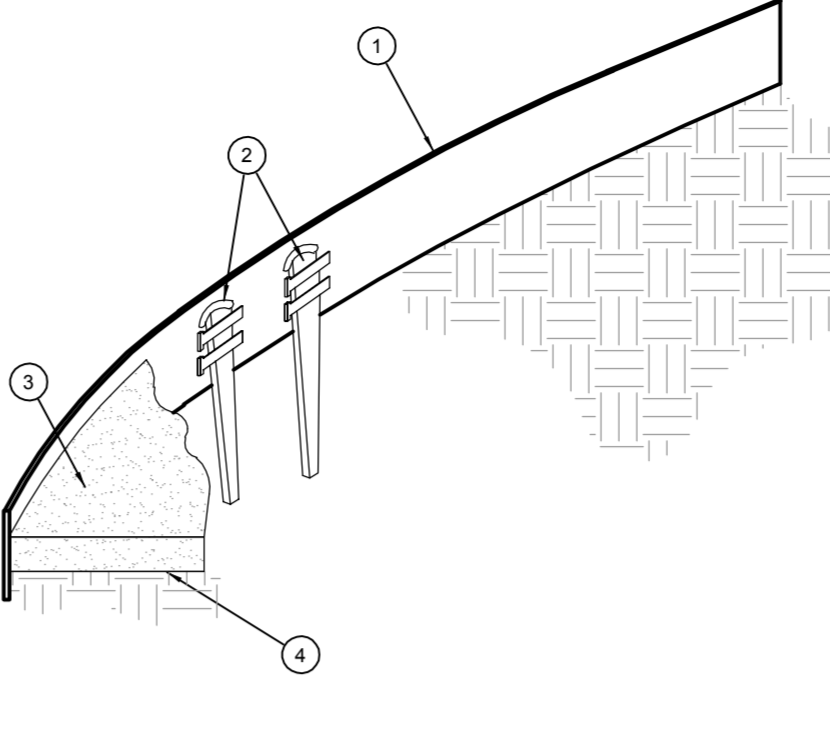
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE UNPRUNED, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED, PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWING TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD:** PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED:** PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 1/4" SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC:** 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING**
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. STEEL EDGING:** PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COLMET OR APPROVED EQUAL.
- L. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION**
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC, LIME, SODIUM ADSORPTION RATIO) (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING

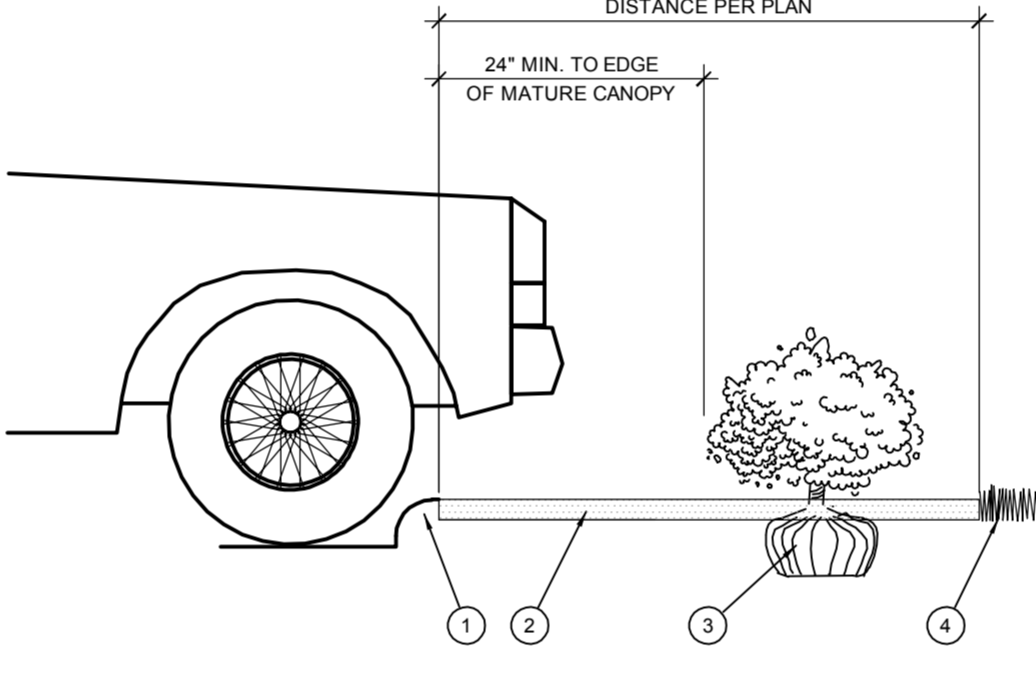
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING:
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES, JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SUBGRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORTED TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSIT ON THE ON-SITE SOIL.
 6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2" - 4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
5. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING:
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
6. SODDING:
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
7. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
8. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
9. LANDSCAPE MAINTENANCE:
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
10. HARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
11. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

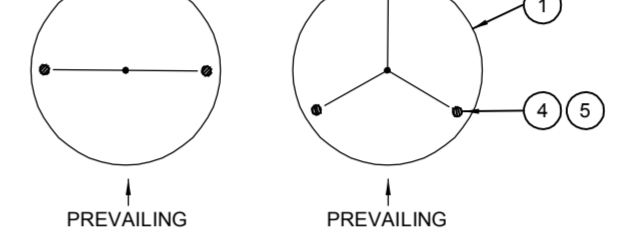
D STEEL EDGING
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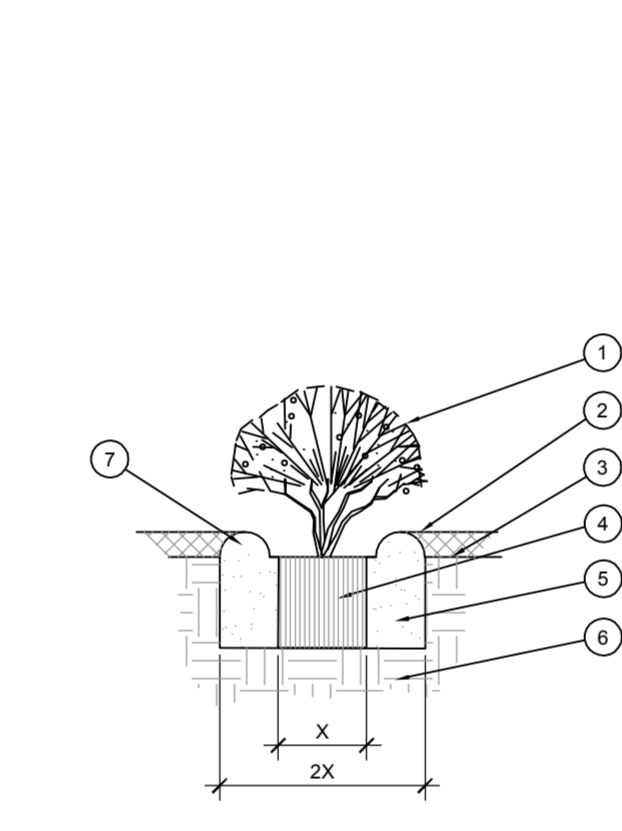
1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING
SCALE: NOT TO SCALE

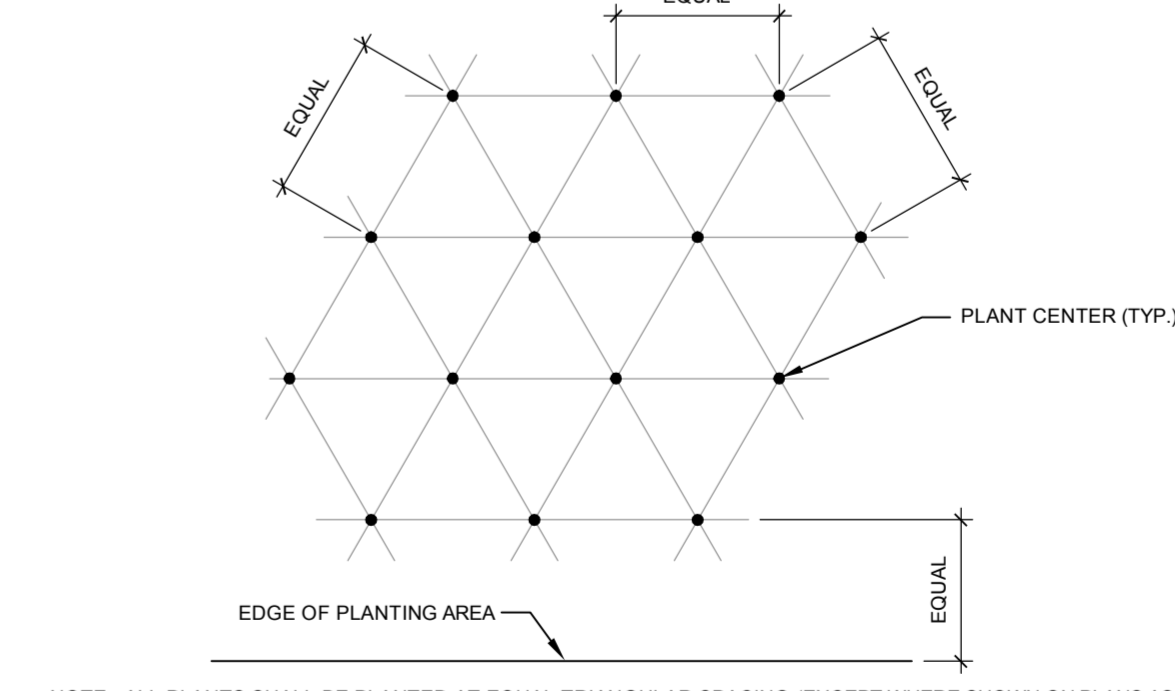


1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (8" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD BEAMS, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
 3. FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6" | 0.22 | 18" | 1.95 |
| 8" | 0.39 | 24" | 3.46 |
| 10" | 0.60 | 30" | 5.41 |
| 12" | 0.87 | 36" | 7.79 |
| 15" | 1.35 | | |
- 2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

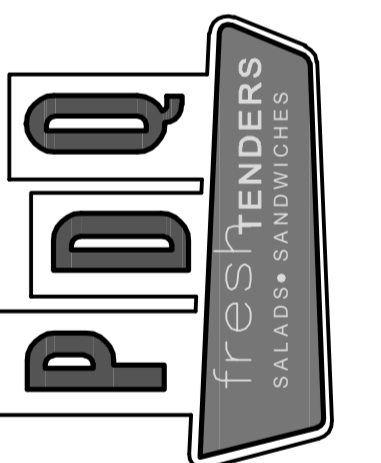
C PLANT SPACING
SCALE: NTS

THIS DOCUMENT IS NOT FOR CONSTRUCTION UNLESS THE ARCHITECT OR ENGINEER SIGNATURE AND SEAL APPEAR BELOW.



8/29/2017 EXPIRES 8/31/2019

PDQ ORLAND PARK
SVC 156th ST. & LAGRANGE ROAD
ORLAND PARK, ILLINOIS
CLIENT: PDQ 4343 ANCHOR PLAZA PARKWAY TAMPA, FLORIDA



DATE	DESCRIPTION

DATE	DESCRIPTION
08.25.2017	PRELIMINARY SUBMITTAL COMMENTS



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DATE: October 10, 2017

REQUEST FOR ACTION REPORT

File Number: **2017-0046**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions & Appearance Review**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Nectarios Pittos, Interim Planning Division Manager
Date: October 10, 2017
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 are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Appearance Review Petitions

Dumpster Enclosure – 9918 Shady Lane
Replacement of dumpster enclosure for multi-family residential building

Dumpster Enclosure – 15115 Orland Brook Drive
Replacement of dumpster enclosure located between apartment buildings

Certificate of Appropriateness Petitions

Twin Towers Chapel Roof – 9967 144th Street
Replacement of roof on two conical towers

Kelliher Roof – 9970 144th Street
Replacement of residential roof in historic district

Development Petitions