

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, April 21, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

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

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2020-0287](#) Minutes of April 7, 2020 Plan Commission Meeting

Attachments: [04-07-2020 PC Meeting Minutes](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

[2020-0098](#) Villas of Cobblestone - Development Petition for Site Plan, Landscape Plan, Elevations, Rezoning, Subdivision, Special Use Permit with Modifications

Attachments: [Preliminary Landscape Plan](#)
[Preliminary Plat of Subdivision](#)
[Preliminary Site Plan](#)
[Rezoning Standards](#)
[Special Use Permit Modifications](#)
[Special Use Standards](#)
[2018 Board Approved Plans](#)
[Building Elevations - Black & White](#)
[Building Elevations - Colored](#)
[Existing Conditions](#)
[Preliminary Engineering Plan](#)

BS

CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2020-0288](#) Memo: New Petitions

Attachments: [04-21-2020 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: April 21, 2020

REQUEST FOR ACTION REPORT

File Number: **2020-0287**

Orig. Department:

File Name: **Minutes of April 7, 2020 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, 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*

CALLED TO ORDER/ROLL CALL (AUDIO: 2:04)

Present: 7 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli; Member Zaatar, Member Sanchez

APPROVAL OF MINUTES (AUDIO: 3:55)

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

2020-0254 Minutes of March 17, 2020 Plan Commission Meeting

A motion was made by Member John J. Paul, 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

Abstain: 1 - Member Murphy

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 9:04)**

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: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

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

Staff presentation was given by James Harris in accordance with written report dated April 7, 2020. Ed Lelo, Bethany Salmon and Sean Marquez were also present.

Members of the public, petitioners, Commissioners and staff were in attendance via Zoom. Chairman Parisi swore in Steve Panko, Owner/Developer. Panko expressed his gratitude for the opportunity and indicated that there are other members of the project team present to answer questions.

Natalie Schilke was sworn in by Chairman Parisi. Schilke expressed concerns about the project. She indicated that she is part of a family that owns local

restaurants in Orland Park. Schilke has worked for 94 West in Orland Park since they opened. She indicated that she thinks this is poor timing due to there being a lot of restaurant sites that are empty and vacant at the moment. These sites should be filled before trying to open any new restaurants. Schilke indicated she is scared that there will be even more vacant restaurants and places are not going to be able to survive the pandemic.

Chairman Parisi swore in Bryan Sord. Sord expressed concern of having a meeting to introduce five new restaurants at the current time while there are quite a few restaurants in Orland Park that have gone out of business or are struggling to stay open. Sord also indicated that he is with the 94 West Restaurant and he hopes all of Orland Park supports the small local restaurants by doing carry out during this time.

Chairman Parisi expressed understanding for the comments made in regard to the concerns for the timing as well as the restaurants that have closed, but indicated that the Plan Commission acts as an advisory board, and that ultimately the Board of Trustees has the final decision on if a project is approved. Chairman Parisi expressed that if a project wants to come to Orland Park and meets the Village Code, it is not the job of the Plan Commission to make a determination on whether said project is a good financial decision or not.

Chairman Parisi polled the Commissioners for comments. Commissioner Zomparelli expressed appreciation for all the comments made by the residents. He continued that he has concerns about the drive-through for Panera Bread being able to only accommodate seven cars.

Salmon indicated that the drive-through would hold seven cars and that does meet the Land Development Code requirements.

Chairman Parisi swore in Jon Grzywa, Civil Engineer of Woolpert as well as Brendan May, Traffic Engineering Consultant of KLOA, Inc. who prepared the traffic study for this project.

May responded that the traffic impact study that they prepared included a drive-through stacking evaluation for the Panera Bread Restaurant, and other Panera Bread restaurants have an average que for the drive-through of six vehicles with a maximum of nine. The proposed seven would be adequate in accommodating the six vehicle average que. Any spillover, which would be minor, would be accommodated in the parking lot for the shared development.

Commissioner Zomparelli indicated that he is excited to see this land redeveloped and also said, with the current situation, drive-throughs are a lifeline for quite a few restaurants.

Commissioner Murphy expressed an understanding for the local restaurants and

businesses during these times. She expressed support for the project and noted that it offered hope that businesses are going to come back.

Commissioner Zaatar also expressed concern regarding the proposed Panera drive-through, indicating that the building is significantly smaller than Raising Cane's but the drive-through capacity is half. He expressed that if another restaurant was to ever move into that site in the future, the drive-through could create a dangerous situation with spillover into the parking lot.

Panko indicated that there is a signed lease with Panera Bread and the reason they are coming to this site is specifically for the drive-through.

Justin Knepper, Development Project Manager for Panera Bread was sworn in by Chairman Parisi. Knepper explained that the time vehicles move through the drive-through is anywhere from one to a little over two minutes on average. In addition to the drive-through and dine-in, the rapid pick-up option is available to patrons.

Commissioner Zaatar questioned the parking capacity for the entire site. He continued that he would like to know the planned occupancy specifically for BJ's Brewhouse as well as the planned number of parking spaces for that space.

May explained that the traffic study did address the adequacy of the proposed parking supply in addition to meeting the parking requirement for the Village as well as parking generation. The development will have an average peak parking demand of 196 parking spaces, which can be accommodated by the proposed 246 spaces. May continued that the average peak parking demand for specifically BJ's Restaurant would occur approximately at 8:00 p.m. on Fridays and would be 86 spaces. The average peak parking demand on a Saturday afternoons at approximately 1:00 p.m. would be 94 spaces.

Tom Hundreiser, Director of Real Estate for BJ's Restaurants was sworn in by Chairman Parisi. Hundreiser indicated that, with regard to the proposed occupancy, there would be seating for approximately 255 people at BJ's. He continued that the parking demand is 150 spaces and that the peak times are Friday and Saturday evening for dinner. There is enough parking given the usage time of the other restaurants located on the property. Hundreiser expressed that the other restaurants located on the site are more oriented to lunch while BJ's is more oriented for dinner.

Salmon expressed that the Village does promote shared parking on-site which was one of the conditions of approval. She further explained that if there is one particular part of the site that has no parking available, there will be the ability for customers to park in another location onsite.

Commissioner Zaatar indicated he would like some consideration given to

providing electric car charging stations at this property. Salmon explained that there is no requirement for electric car charging stations, but that there is a section of the code where they are allowed to put in electric car charging stations. She added that the mall has recently petitioned for new electric car charging stations and there are some in the parking garage structure at the University of Chicago and the Main Street Triangle downtown area.

Commissioner Paul asked if Chipotle and Panera Bread are relocating from their current location. Panko answered that the Chipotle is relocating due to the Whole Foods expansion. Panera Bread is relocating so the business can have a drive-through.

Commissioner Paul expressed support, stating that this is a good project to replace a building that has been vacant and is providing good use of the land.

Commissioner Sanchez indicated support for the project.

Commissioner Schussler asked if there is shared parking with Dave & Busters as well as with Simon. Panko explained that there is cross parking and access from Parcel D going to the east of Dave & Busters. Salmon explained that the petitioner is working with Simon on Parcel D to get approval from Simon who owns Dave & Busters.

Commissioner Schussler continued that he would like to see what is commonly known as a porkchop, which is a raised triangular portion in a driveway preventing left turns in. The porkchop should be re-installed or a permanent barrier be constructed to prevent left turns from 151st Street along the shared access road along the east side of the site.

Harris explained that the porkchop was included in previous staff review letters. He also indicated that Simon owns a portion of the land with the private access easement so permission would need to be granted from them. Harris indicated that staff will continue to work with the petitioner to see what can be done to remedy the situation.

Chairman Parisi expressed that this is a good project and a nice way to incorporate restaurants so that patrons could dine out. He also indicated that this is a tremendous improvement for that site.

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

The Commission added an extra condition to the recommended Motion for the Preliminary Site Plan.

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.
9. Contact Simon Property Group to attempt to obtain permission to construct a raised channelizing island within the ingress and egress easement to prohibit left turns at 151st Street and the access drive.

And

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

BJ's Restaurant and Brewhouse, titled "BJ's Restaurant and Brewhouse", prepared by WD Partners, dated March 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
5. Submit dumpster enclosure elevations meeting the requirements of Section 6-302.D.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "Landscape Plan" (Sheet C500) and "Landscape Details" (Sheet C501), prepared by Woolpert, Inc., dated October 2, 2019 and last revised February 25, 2020, with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Submit a revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F and addressing all previous and future landscape plan review letter comments.
3. Provide additional plant material between the proposed drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to screen the drive-through lane from the streets and to create a solid buffer at a minimum height of 36 inches that meets the requirements listed in Section 6-210.F.4.
4. Provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of all buildings on all lots, or provide an alternative landscaping option such as planter boxes.
5. Provide additional shrubs within the north bufferyard to meet Type 1 Landscape Bufferyard requirements in accordance with Section 6-305.D.4.
6. Provide a shade tree in the parking lot island located to the north of the multi-tenant building on Lot 2 and relocate the proposed light pole to the landscape area directly to the south to meet the requirements of Section 6-305.D.6.
7. Provide additional documentation on landscaping restrictions within all easements and work with staff to determine if code requirements can be met. Provide cash-in-lieu of trees if any required mitigation trees or other code required trees cannot be provided on site due easement restrictions, in accordance with

Section 6-305.F.3.

8. If parking lot trees cannot be provided within the parking lot islands along 151st Street, then the petitioner must work with staff to determine suitable plant material and plant diversity that will provide year-round visual interest equally effective for the purposes of screening in the winter and the summer seasons.

And

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

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

And

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

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

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

CLOSE PUBLIC HEARING

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: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez
Nay: 0

OPEN PUBLIC HEARING (AUDIO: 1:26:40)

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: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez
Nay: 0

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

Staff presentation was given by Bethany Salmon in accordance with written report dated April 7, 2020.

Members of the public, petitioners, Commissioners and staff were in attendance via Zoom. Dan Szkirpan, Developer for Megan Nicole Ridge, was sworn in by Chairman Parisi. Szkirpan indicated that the petition is similar to the last one that was presented to the Plan Commission in November. One of the minor changes that was made was the enlargement of the pond volume to accommodate the east lot identified with PIN ending in 042. Szkirpan explained that the pond setback has been made slightly larger by this change. He also clarified that the utilities will all be underground at the site.

Members of the public were also present via Zoom. Robert Skik, a future purchaser of Lot 7 was sworn in by Chairman Parisi.

Dwayne Starostka, property owner was also sworn in.

James Kirk, Attorney for George DeVries, the developer of Parkview Highlands was sworn in by Chairman Parisi. Kirk explained that there was some confusion as to who owns the parcel of land titled Outlot B, the strip of land that runs from 88th Avenue to Adria Court on the North side of Beverly Lane. He explained that at one point the strip of land ran further to the east covering the area that is now Adria Court. Kirk continued that his client DeVries transferred the title to another developer to constitute the street now known as Adria Court, but that he continues to own the rest of the Outlot stretching from 88th Avenue to Adria Court. Kirk explained that he has recently been in contact with the developer of this parcel to straighten out the question of ownership of the strip of land.

Dave Kobza was sworn in by Chairman Parisi. Kobza lives to the east of the property, and expressed concern for the steepness of the pond and safety if a child were to fall in while the pond is full.

Kobza also questioned the ownership of the curved triangle area on Adria Court and the accessibility of the driveway of Lot 7.

Salmon explained that the triangle piece is part of the Village right-of-way. She continued that normally driveways are not on preliminary drawings and that whatever driveway was proposed for Lot 7 would need to meet Village code requirements.

Marquez, the Village Engineer, confirmed that it is indeed a Village owned right-of-way and happens to be a corner based on the way the land is shaped and also this area will provide access to the pond from the right-of-way.

Kobza questioned who would be responsible for maintaining the pond and what is the consequence if it was not being maintained properly. Salmon indicated that due to the pond not meeting Village code requirements, it would be recommended that the pond be privately maintained.

Lelo explained that previously it was the policy that the Village maintain residential detention ponds after they are accepted by the Village. Lelo continued that recently direction had been provided by the Village Manager's Office to possibly bring a policy question to the Board to see if in the future all detention ponds be privately owned and maintained due to the significant cost implication. Lelo also explained that if the Homeowner's Association disbanded or doesn't maintain a pond, then the Village would activate the special service area where the Village would have the right to tax property owners to receive the funds to maintain the pond adequately.

Kobza expressed concern for the overflow of water from the pond if there is a large rain event. He inquired if there is a requirement to keep the price of these lots at the projected \$600,000. Lelo explained that there is no requirement for the price range of the house that is being built there.

Kobza asked if the width of Lot 7 could be reduced from 120 feet down to 80 feet to assist in making the pond wider and not so deep.

Mike Roach was sworn in by Chairman Parisi. Roach asked if instead of the \$50,000 fee for cutting down the trees on that site, if some more mature trees could be planted to enhance the look of the site. Lelo explained that the \$50,000 was not a fine and that the petitioner is in compliance with the Village code. It would be up to the Plan Commission if they would like to make that a condition of this project.

Szkipan further explained regarding the spillover of the pond that they will be connected into the storm sewer directly in front of Lot 9. Szkipan continued that the volume required by the Village is double what the Metropolitan Water

Reclamation District (MWRD) requirement is.

Commissioner Zaatar questioned the possibility of Lot 7 being downsized to accommodate some of the variances or potentially combining Lots 8 and 9.

Skik explained that he purchased the plans for the house he wants to build and the reason for not changing the size was to accommodate a side loaded garage for safety, so that a vehicle wouldn't be able to drive through his house if they drove down Adria Court.

Commissioner Zomparelli asked the square footage of the house that was being planned on Lot 7 and wanted to know if there was going to be anything in the by-laws for a minimum size requirement for homes. Szkirpan indicated that the plans reflect a proposed 3,700 square foot home for Lot 7. Lelo indicated that they would need to be compliant with the residential home building code and code requirements.

Commissioner Murphy asked if the petitioner had met all the conditions that the Commissioners brought up at the November Plan Commission meeting. Commissioner Murphy also asked if there would be a Homeowner's Association. Salmon indicated that the pond did not meet all Village code requirements so a Homeowner's Association would be responsible for the pond. Lelo indicated that a Homeowner's Association would be a requirement.

Commissioner Paul asked if pond access off Adria Court would still be required if the one foot strip of land along Beverly Lane was acquired by the petitioner. Lelo explained that potentially that could be an option, but the ownership of that land needed to be determined.

Commissioner Sanchez had no additional questions.

Commissioner Schussler expressed concern regarding flooding with regard to the detention pond. He noted that the variance standards submitted by the petitioner do not appear to be met. The petitioner appears to have created the problem by pre-selling a lot that does not exist yet. There do not appear to be unique circumstances that warrant a variance or that make it impossible to comply with the detention pond code requirements.

The Commissioners expressed a number of concerns and voted to deny this project.

I move to recommend to the Village Board of Trustees denial of the following Variances:

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)

And

I move to recommend to the Village Board denial of the Rezoning of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And

I move to recommend to the Village Board denial 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.

And

I move to recommend to the Village Board denial of the Plat of Subdivision titled "Megan Nicole Ridge", prepared by Landmark Engineering, LLC.

And

I move to recommend to the Village Board denial 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.

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

CLOSE PUBLIC HEARING

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: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0256 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 2:48:26)

Meeting adjourned at 9:47 p.m.

ADJOURNED

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Respectfully submitted,

Gerianne Flannery
Recording Secretary

REQUEST FOR ACTION REPORT

File Number: **2020-0098**
 Orig. Department: **Development Services Department**
 File Name: **Villas of Cobblestone - Development Petition for Site Plan, Landscape Plan, Elevations, Rezoning, Subdivision, Special Use Permit with Modifications**

BACKGROUND:

Project
 Villas of Cobblestone - 8010-8030 W. 143rd Street
 2020-0098

Petitioner
 James Marth - Marth Construction

Purpose
 The petitioner seeks approval to construct eighteen (18) dwelling units within nine (9) duplex buildings on a 3.9 acre site located at 8010 W. 143rd Street and 8030 W. 143rd Street.

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

Address: 8010 W. 143rd Street; 8030 W. 143rd Street
P.I.N.: 27-02-411-016-0000; 27-02-411-017-0000
Parcel Size: 3.97 acres

Comprehensive Plan Planning District & Designation: Silver Lake North Planning District with Neighborhood Mixed Use Designation

Existing Zoning: E-1 Estate Residential District
Proposed Zoning: R-4 Residential District

Existing Land Use: Two single-family detached homes
Proposed Land Use: Single-family attached duplex homes (Residential Planned Development)

Surrounding Land Uses & Zoning:
 North: OS Open Lands District - Village-owned detention pond; R-3 Residential District - Single-family detached residential in the Ishnala Subdivision
 South: R-3 Residential District - (across 143rd Street) Single-family detached residential in the Silver Lake Woods Subdivision
 East: E-1 Estate Residential District - (across 80th Avenue) Vacant land
 West: R-4 Residential District - Single-family attached residential (townhomes) in the Wedgewood Glens subdivision

BACKGROUND
 The two properties were previously utilized as large estate lots for two-single family homes with various accessory structures. Both houses are currently vacant and will be demolished to accommodate the proposed development. The site is relatively flat, and currently includes many mature trees.

On May 7, 2018, the Village Board of Trustees approved a Site Plan, Landscape Plan, Elevations, Subdivision, Rezoning, and Special Use Permit for a Residential Planned Development with Modifications for the Cobblestone subdivision (Legistar File ID 2017-0541). The previously approved plans by McNaughton Development included the construction of 21 dwelling units in 6 duplex and 3 triplex buildings, a detention pond, a new dead-end private street (142nd Place) with carriage walks that bisected the site east to west and connected to 80th Avenue, and a vehicular turn around area. Several Modifications were previously approved for the project:

1. Reduce building to building and building to property side setbacks from twenty-five feet (25') to twenty feet (20').
2. Increase the maximum cul-de-sac length from 400' to 550'.
3. Increase the maximum pond slope from 4:1 to 3:1.
4. Reduce the required detention pond setback and flat maintenance strip.
5. Modify tree mitigation requirements, as finalized at the time of Development Agreement.
6. Reduce sidewalk and parkway requirements to allow 4' wide carriage walks with no parkway on both sides of the private street.

Final engineering and other post-Board approval items were never finalized for this project and the residential subdivision was not constructed. The property has now been acquired by a new developer, Marth Construction.

PROJECT DESCRIPTION

The petitioner is requesting approval of a Site Plan, Landscape Plan, Elevations, Subdivision, Rezoning from E-1 Estate Residential District to R-4 Residential District, and a Special Use Permit for a Residential Planned Development with Modifications for the Villas of Cobblestone, a residential duplex development on a 3.97 acre parcel located at 8010-8030 W. 143rd Street. The subject property is located at the northwest corner of 143rd Street and 80th Avenue.

The petitioner proposes to subdivide two (2) existing lots into an eleven (11) lot subdivision. The proposed site plan consists of nine (9) duplex buildings containing eighteen (18) dwelling units, a detention pond outlot, a private park outlot, and a new public street (142nd Place).

The proposed duplex buildings are similar to the single-family attached duplex homes constructed by Marth Construction in the Villas of Grasslands subdivision near 167th Street and Wolf Road, as well as the Villas of Tallgrass subdivision located on the south side of 167th Street, just east of the railroad crossing.

Proposed Modifications to the Land Development Code include:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as eight (8) feet (Section 6-409.E.18; Section 6-412.D.1)
2. Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18)
3. Reduce the building to building setback from twenty-five (25) feet to twenty (20) feet (Section 6-205.E.2.b.4)
4. Reduce the side setback between the building and side property line from twenty-five (25) feet to as little as ten (10) feet (Section 6-205.E.2.b.4)
5. Reduce the required minimum right-of-way width for 142nd Place, a local street to be dedicated to the Village, from sixty (60) feet to fifty (50) feet (Table 6-405 (A)(2))
6. Reduce the minimum centerline radius from one-hundred and seventy-five (175) feet to eighty (80) feet (Table 6-405 (A)(2))
7. Reduce the parkway from eight (8) feet to as little as four (4) feet (Section 6-406.A.2)

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

Nine (9) of the eleven (11) lots will be occupied by residential duplex buildings. All of the proposed duplex buildings will be accessible from driveways connecting to 142nd Place, a new public street to be

dedicated to the Village of Orland Park. The proposed street will provide a connection between 80th Avenue and 143rd Street. A detention pond will be constructed on Outlot A located on the west side of the proposed subdivision. A small private park measuring approximately 5,775 square feet in size is proposed on Outlot B, at the northeast corner of 143rd Street and 142nd Place.

A 42 inch tall metal ornamental fence with brick piers will be installed along the rear of the proposed homes along 143rd Street (Lots 6-9) and the corner sides of the homes along 80th Avenue (Lots 5-6).

As shown on the proposed site plan, a patio or deck will be constructed for each dwelling unit on the rear of the buildings. The proposed plans meet both the private open space and common open space requirements of the R-4 Residential District for Residential Planned Developments.

As is the case with many of Orland Park's remaining infill opportunities, the site is challenging to develop because of its 4-acre size, narrow depth, and numerous existing trees.

The petitioner, Marth Construction, is proposing the following changes to the site plan approved by the Village Board in 2018:

- Reduction in Density & Building Type. Three (3) triplex buildings and six (6) duplex buildings were previously approved on the site in 2018. The site plan consisted of a total of twenty-one (21) dwelling units with a total density of 5.82 dwelling units per acre. Under the current plans, a total of eighteen (18) dwelling units are proposed within nine (9) duplex buildings, resulting in a total density of 4.97 dwelling units per acres. The maximum density allowed for Residential Planned Developments in the R-4 District is 6 dwelling units per acre.

- Side Setbacks. Similar to the previously approved plans by McNaughton Development, the petitioner is requesting a modification to reduce the building to building setback from 25 feet to 20 feet. Under the current proposed, the petitioner also requests a modification to reduce the side setback between the buildings and side property lines from 25 feet to as little as 10 feet. This modification was not previously proposed in the plans by McNaughton as the entire development in 2018 was to be located on one consolidated, commonly owned lot. As a result, there were no interior side setback lines for each individual building. With the exception of the proposed side setbacks, the plans meet all other bulk requirements of the R-4 Residential District, including lot size, lot coverage, and building height. The proposed buildings will meet other setback requirement, including a 20 foot front setback from 142nd Place, a 30 foot rear setback for Lots 1-5, a 35 foot rear setback for Lots 6-9 from 143rd Street, and a 30 foot corner side setback for Lot 5-6 from 80th Avenue.

- Street Configuration. In the previously approved 2018 plans, 142nd Place was to be a dead-end private street. The project was approved for a modification to increase the maximum cul-de-sac length from 400 feet to 550 feet, and a modification to reduce the sidewalk and parkway requirements to allow 4 foot wide carriage walks with no parkway on both sides of the private street. Bollards and fencing were proposed at the end of the cul-de-sac and around the pond for safety. A vehicular turn around was also proposed between two of the existing buildings along the south side of 142nd Place.

Under the current petition, the petitioner is proposing to construct 142nd Place as a public street to be dedicated to the Village. Instead of dead-ending, the new public street will connect from 80th Avenue to 143rd Street. The petitioner is proposing to reduce the required minimum right-of-way width for 142nd Place from 60 feet to 50 feet, reduce the minimum centerline radius from 175 feet to 80 feet, and reduce the parkway to as little as 4 feet.

- Pond Design and Setbacks. A detention pond will be constructed on Outlot A located on the west side of the proposed subdivision. The petitioner is proposing similar modifications to the previously approved plans. In 2018, the Board approved modifications to increase the maximum pond slope from 4:1 to 3:1 as well as to reduce the required detention pond setback and flat maintenance strip to approximately 9 feet on the north side of the pond. A 15 foot setback was approved on the south and west sides of the pond.

The current plans by Marth Construction also propose a 3:1 pond slope and to reduce the required detention pond setback and landscape area to as little as 8 feet on the east side of the pond. A 10.1 foot setback is proposed from the property line on the north side of the pond and a 16.6 foot setback is proposed on the south and west sides of the pond. The required 25 foot pond setback is maintained between the pond and the duplex building on Lot 1. Additionally, the length of the proposed retaining wall has been reduced from approximately 200 feet to 115 feet. The proposed retaining wall has a maximum height of 3 and meets all Land Development Code requirements per Section 6-302.C.31.

- Private Park. The petitioner is proposing a 5,775 square foot park on Outlot B. The park will be privately owned and maintained in perpetuity by a future homeowner's association. The park will include substantial landscaping and two park benches covered by a pergola for residents to utilize. The previous plans approved in 2018 did not include an amenity space for residents.

MOBILITY

Vehicular/Traffic

All of the proposed units will be accessible from a driveway connecting to 142nd Place, a new public road to be dedicated to the Village. 142nd Place will connect to 80th Avenue, a major collector under the Village's jurisdiction, and to 143rd Street, a major arterial under the Village's jurisdiction, via a right-in right-out intersection.

Each of the proposed units will have two parking spaces located within the attached garages, which meets the parking requirements per Section 6-306. Two additional parking spaces can be accommodated in the driveway of each unit.

As noted above, the petitioner is requesting a modification to reduce the required minimum right-of-way width for 142nd Place from sixty (60) feet to fifty (50) feet. The paved roadway section is proposed to be thirty (30) feet wide measured between the back of curbs, which is typical for local streets in the Village and meets the requirements of Table 6-405 (A)(2). The reduction in the overall right-of-way width will allow for a reduced four (4) foot wide parkway. In order to accommodate the proposed site plan and provide a public right-of-way that connects 80th Avenue to 143rd Street, the petitioner is proposing a curved street design on the west leg of 142nd Place and is requesting that the minimum centerline radius be reduced from one-hundred and seventy-five (175) feet to eighty (80) feet.

The Village has approved 50 foot wide public right-of-ways in other subdivisions. For example, a 50 foot right-of-way that includes sidewalks and parkway trees was previously approved for the Deer Haven Estates and Deer Haven Estates II subdivision located off of Deer Haven Lane and 143rd Street.

Pedestrian Access

The existing sidewalk along 143rd street will be removed and replaced with a new five (5) foot wide sidewalk. The existing sidewalk along 80th Avenue will be maintained, except for the section where the new 142nd Place curb cut will be located and near the intersection of 80th Avenue and 143rd Street. The proposed plans will accommodate five (5) foot wide sidewalks on both sides of 142nd Place to tie into the existing sidewalks along 80th Avenue and 143rd Street.

BUILDING ELEVATIONS

The proposed duplex buildings will primarily be constructed of brick and include minor accents of siding and panel board in the gabled roof areas. The front facades facing 142nd Place are accentuated by dormers, window shutters, stone accents, front entrances, and garage doors. The petitioner has provided several colored renderings showing different building options for the dormers, gabled roof areas, and styles of windows as well as different brick color options.

The petitioner is proposing enhanced building elevations for all of the rear and side facades facing public streets. The additional architectural features will create a more attractive appearance along highly visible facades on 142nd Place, 143rd Street, and 80th Avenue. The rear elevations for the proposed buildings on Lots 6-9 (Units 11-18) backing up to 143rd Street will be constructed with stone accents at the corners of the buildings, two raised gables with clerestory windows, an additional gabled area covered in siding,

and a chimney. The rear for Lots 1-5 (Units 1-10) feature two raised gabled areas with clerestory windows, and glass doors that will provide access to either a rear deck or patio. The side elevations for Unit 10 on Lot 5 and Unit 11 on Lot 6 facing 80th Avenue as well as Unit 18 on Lot 9 facing 142nd Place will be enhanced with a centrally located bay window covered in siding and stone wainscoting, a gabled roof area covered with panel board siding, and stone accents at the corners of the buildings.

Each building will include two ranch condominium units measuring approximately 2,000 square feet in size and will typically have 2 bedrooms. The proposed buildings will have a height of approximately 26 feet, although there may be minor variations depending on adjacent grading. As a condition of approval, all duplex buildings must conform to all Village codes and ordinances.

LANDSCAPE PLAN

A 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 in conjunction with final engineering. All current and future comments 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.

Landscape Parkways, Landscape Corridors, Landscape Bufferyards, Interior Lot Landscaping, and Signage Landscape requirements have been met and will be confirmed during final landscape plan review.

As shown on the submitted landscape plan, parkway trees will be provided along 142nd Place, 143rd Street, and 80th Avenue. As previously noted, the petitioner is requesting a modification to reduce the parkway along 142nd Place from eight (8) feet to four (4) feet. Eight (8) foot wide parkways are required per Section 6-406.A.2. However, the landscape code in Section 6-305.D.2, which has been more recently updated, allows for narrower parkways and would allow for four (4) foot wide parkways. A modification has been added for approval due to the inconsistent code requirements stated in the Land Development Code.

Landscaping is provided along the north and west sides of the site to provide a buffer between adjacent land uses. A 42" ornamental metal fence with brick piers and landscaping is also proposed along 143rd Street and 80th Avenue. An existing privacy fence is also currently along the west property line of the Wedgewood Glens townhomes, which provides additional screening between the neighboring developments.

Because the petitioner is requesting a reduction to the 25 foot setback around the pond and an increase to the side slopes, 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 the 15 foot naturalized landscape area, particularly around the proposed retaining wall on the east side of the pond.

The site currently includes a considerable number of mature trees. A tree survey and tree mitigation plan has been submitted by the petitioner and is currently under review. The petitioner is proposing to preserve some existing trees, particularly at the southwest corner of the site. The project will be required to meet all of the tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code. In cases where tree replacement or mitigation cannot be accommodated on site, the petitioner will be required to pay cash in lieu of the tree replacement amount. It should be noted that it can be difficult for small redevelopment sites with numerous existing mature trees to meet tree mitigation requirements. The Village will continue to work with the petitioner during the final landscape plan review to ensure that the proposed plans meet code requirements. Final tree mitigation requirements will be determined at the time of Development Agreement.

Duplex buildings are exempt from providing Foundation Landscaping. However, the petitioner is proposing landscaping around each of the building foundations as an incremental improvement above code requirements.

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 or modification. All other preliminary engineering items have been met. Final engineering submittal must address all previous review letter comments as well as any future engineering comments.

Detention/Retention - The detention pond will be located on the west side of the site on Outlot A. As previously noted, the petitioner has requested a modification to reduce the pond setbacks and increase the side slopes of the pond. The pond high-water line is setback at least 25 feet from the closest building located on Lot 1.

Utilities - Nearby tie-ins are existing and available from 80th Avenue and 143rd Street.

Off Site Grading - To accommodate the proposed site plan and detention pond, minor off-site grading is proposed on the Village-owned lot detention pond lot to the north. According to the petitioner, no existing trees or landscaping will be impacted on the Village-owned property. The developer will be required to pay for any damages or needed restoration to the Village pond to the north if necessary as a result of any future off-site grading work. The Village will work with the petitioner to confirm agreement on off-site grading in the future Development Agreement.

Comprehensive Plan

According to the Village's Comprehensive Plan, the subject property is located in the Silver Lake North Planning District and is designated Neighborhood Mixed Use. Multi-family residential is considered an appropriate land use in this area. The proposed single-family attached duplex buildings as a Residential Planned Development on property zoned R-4 Residential is supported for this location by the Comprehensive Plan.

Land Use/Compatibility

The proposed single-family attached duplex subdivision is compatible with the R-4 Residential District, the surrounding existing land uses and zoning districts, and the Comprehensive Plan designation for this area. The proposed subdivision will continue the character of residential development located in the surrounding area. Townhomes (single-family attached homes) in the Wedgewood Glens subdivision are located directly to the west of the subject property and are zoned R-4 Residential District. A Village-owned detention pond zoned OS Open Lands District is located directly to the north of the Villas of Cobblestone site. Single-family homes in the Ishnala subdivision are located further north of the detention pond and are zoned R-3 Residential District. Single-family homes in the Silver Lake Woods subdivision are located to the south across 143rd Street and are zoned R-3 Residential District. The undeveloped property on the northeast corner of 143rd Street and 80th Avenue is currently zoned E-1 Estate Residential District. The Comprehensive Plan identifies the Cobblestone property and surrounding node to be suitable for mixed residential use, which could include attached multi-family units.

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 rezone the subject property from E-1 Estate Residential to the R-4 Residential District. The proposed R-4 District is compatible with the recommendations of the Comprehensive Plan. The proposed rezoning is consistent with the surrounding area as it matches the zoning district of the existing townhomes to the west of the subject property, which are also zoned R-4 Residential Zoning District.

Site Plan/Subdivision

The proposed subdivision consists of a total of eleven (11) lots. Nine (9) lots will be utilized for single-family attached duplex buildings, with a total of eighteen (18) dwelling units. The proposed detention pond is located on the west side of the property on Outlot A. A private park will be located on Outlot B, at the northeast corner of the proposed 142nd Place and 143rd Street. The proposed lots will have access from a new public road, 142nd Place, which will connect 80th Avenue to 143rd Street. Sidewalks will be provided on both sides of 142nd Place and will connect to the existing sidewalk on 80th Avenue as well as the newly constructed sidewalk on 143rd Street. A metal ornamental fence with brick piers will be constructed along 143rd Street and 80th Avenue.

The petitioner is proposing less dwelling units and a lower density than the previously approved plans in 2018. A density of 4.97 dwelling units per acres is proposed, which is below the maximum 6 dwelling units per acre allowed for Residential Planned Developments in the R-4 District. The proposed residential lots range in size from 11,322 square feet to 14,525 square feet, with an average lot size of 12,424 square feet. The proposed lots meet the minimum lot size requirements and lot width requirements for the R-4 Residential District. With the exception of the requested modifications, the subdivision will be consistent with the surrounding area and the adjacent townhomes to the west.

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 proposed Residential Planned Development requires approval of a Special Use Permit in the R-4 Residential District per Section 6-205.C.9 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 the following modifications to the Land Development Code:

Detention Pond:

- Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as eight (8) feet (Section 6-409.E.18; Section 6-412.D.1)
- Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18)

Sections 6-409.E.18.o and 6-412.D.1 require a setback of at least 25 feet from the high water line to all development and property lines. Detention ponds are also required to meet Stormwater Management Area Landscape requirements per Section 6-305.D.8. The petitioner is proposing a 16.6 foot setback from the high water line on the west and south sides of the pond, a 10.1 foot setback on the north side of the pond, and a 8 foot to 8.6 foot setback on the east side of the pond. The 25 foot required setback is maintained between the high water line and the proposed building on Lot 1.

The proposed setbacks are similar to the previously approved plans in 2018. The Board approved plans for the Cobblestone project in 2018 included a modification to reduce the pond setbacks to as little as 9 feet on the north side of the pond and 15 feet on the south and west sides of the pond. Approval of the proposed modification will allow the petitioner to construct a new public road through the site, which is an improvement over the previously approved dead-end private street and vehicle turn-around. The petitioner has also reduced the overall length of the retaining wall compared to the previously approved plans.

Similar to the 2018 approved plans, the petitioner is proposing an increase to the side slope of the pond from 4:1 to 3:1. The slope will help prevent the need for additional retaining walls to achieve adequate storm water capacity.

If the proposed modifications are 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.

Building Setbacks:

- Reduce the building to building setback from twenty-five (25) feet to twenty (20) feet (Section 6-205.E.2.b.4)
- Reduce the side setback between the building and side property line from twenty-five (25) feet to as little as ten (10) feet (Section 6-205.E.2.b.4)

The proposed setback modifications will allow the petitioner to construct ranch duplex units on a small infill site. The proposed duplex buildings by Marth Construction are similar to those built in the Villas of Tallgrass and the Villas of Grasslands. With the exception of the interior side setbacks, the proposed plans meet all other bulk requirements of the R-4 Residential District per Section 6-205. The requested modifications are similar to those previously approved for the 2018 Cobblestone project by McNaughton Development. Reduced building to building setbacks have been approved for other residential projects with single-family attached buildings.

Future Public Road (142nd Place):

- Reduce the required minimum right-of-way width for 142nd Place, a local street to be dedicated to the Village, from sixty (60) feet to fifty (50) feet (Table 6-405 (A)(2))
- Reduce the minimum centerline radius from one-hundred and seventy-five (175) feet to eighty (80) feet (Table 6-405 (A)(2))
- Reduce the parkway from eight (8) feet to as little as four (4) feet (Section 6-406.A.2)

The previous 2018 plans for Cobblestone included a long dead-end private street with a turn-around between two of the proposed buildings, carriage walks, and no parkway. The proposed street configuration provides a better alternative by providing road access with parkway trees and sidewalk connections between 80th Avenue and 143rd Street.

Because the existing site is long and narrow, there is a limited amount of space to provide a full 60 foot right-of-way for a new public road where the proposed buildings meet front and rear setback requirements. Although full width public streets with parkways are preferred for most developments, this would impede development of this narrow site for this type of unit that offers the benefit of a strong residential character. The proposed road will still meet the pavement width requirements and does not create any utility easement conflicts. The 10 foot reduction to the right-of-way will allow for a narrower parkway, which will still be planted with the required parkway trees. As previously noted, although 8 foot wide parkways are required per Section 6-406.A.2, the landscape code in Section 6-305.D.2 does allow for narrower parkways and would allow for a 4 foot wide parkway as proposed. Because of the inconsistent code requirements stated in the Land Development Code, a modification has been added for approval.

The curve on 142nd Place allows for a road connection between 143rd Street and 80th Avenue, rather than the previous dead end stub street. The larger street radii required by Code would potentially result in the loss of the proposed private park on Outlot B and several residential lots. Shortening the radii

requirement, in this case, offers the benefit of slowing traffic and allows for a new road connected to the adjacent streets to be constructed through the development.

The Village has approved 50 foot wide public right-of-ways in other subdivisions. For example, a 50 foot right-of-way that includes sidewalks and parkway trees was previously approved for the Deer Haven Estates and Deer Haven Estates II subdivision located off of Deer Haven Lane and 143rd Street.

Incremental Improvements Beyond Code Requirements

The petitioner is proposing several incremental improvements above code requirements to help offset any impacts of the modifications:

- Foundation Landscaping is proposed around each building. Duplex buildings are exempt from providing Foundation Landscaping.
- Enhanced building elevations on all facades facing public streets. Different architectural features, such as dormers, gables, and windows, will improve the appearance of rear and side elevations that face 80th Avenue and 143rd Street.
- Decorative ornamental fencing with brick piers along 143rd Street and 80th Avenue
- Construction of a privately owned and maintained park on Outlot B. Instead of paying the full cash-in-lieu of park land, the petitioner is providing a small park with seating for future residents to utilize. The previous plans approved in 2018 did not include an amenity space for residents.

Signage

A monument sign is proposed at the northwest corner of intersection at 80th Avenue and 142nd Place within a sign easement on Lot 5. The petitioner has provided conceptual elevations of the proposed monument sign. 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 has been typically recommended and has been approved for other similar infill developments. The Village Board can approve to accept cash in lieu of land from an applicant for a residential development and the amount of land required may be reduced depending on the amount of the improved land, up to two (2) acres established in a private park, provided that such land is determined to be of equivalent value and available by right to all residents of the development. The applicant shall present evidence that the private facility shall be equally available to all residents of the development.

The petitioner is proposing to construct a 5,775 square foot park on Outlot B, which will include an outdoor seating area covered by a pergola and landscaping improvements. Due to the small size of the proposed park, this park is to remain privately owned and maintained in perpetuity by the future homeowner's association. Staff recommends that the total cash in lieu of park land amount be reduced to give credit for the proposed private park land.

Staff recommends that the remaining required cash in lieu of land and park cash be directed toward improvements to the nearby Wedgewood Commons Park to benefit the future and current nearby residents. Wedgewood Commons Park is the nearest existing neighborhood park that will serve the new development. The Village's Parks Department has identified a need for improvements to this park and will provide specific guidelines as a part of the Development Agreement. The required park cash and cash in lieu of park land acreage will be finalized at the time of Development Agreement.

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 Development Agreement and Building Permits.

Bulk Requirements

Density

Maximum: 6 dwelling units per acre

Proposed: 4.97 dwelling units per acre

Lot Coverage:

Maximum: 60%

Proposed: 49.8%

Lot Size

Required - Minimum of 8,500 square feet

Proposed - 11,322 square feet to 14,525 square feet for residential lots

Lot Width

Required - Minimum of 70 feet for standard lots and 77 feet for corner lots

Proposed - 102 feet for standard lots and 121 feet for corner lots

Setbacks

Front Yard (142nd Place):

Required - 20 feet

Proposed - 20 feet

Corner Side Yard (80th Avenue):

Required - 30 feet

Proposed - 30 feet

Interior Side Yard (Not Abutting a Street):

Required - 25 feet between buildings and to adjacent property lines

Proposed - 20 feet between buildings and 10 feet to adjacent property lines

Rear Yard:

Required - 30 feet (Lots 1-5); 35 feet (Lots 6-9)

Proposed - 30 feet (Lots 1-5); 38 feet (Lots 6-9)

Building Height

Required - Maximum of 30 feet to the mean height of the roof and no more than 14 feet higher than adjacent structures

Proposed - 26 feet

This case is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number 2020-0098, also known as **The Villas of Cobblestone**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 21, 2020.

And

I move to recommend to the Village Board approval of the **Rezoning** of the subject property located at

8010 W. 143rd Street and 8030 W. 143rd Street from E-1 Estate Residential District to R-4 Residential District.

And

I move to recommend to the Village Board approval of the **Preliminary Site Plan** titled "Preliminary Site Plan for The Villas of Cobblestone", prepared by DesignTek Engineering, Inc., dated February 26, 2020 and last revised March 31, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. The proposed duplex buildings shall conform to all Village codes and ordinances, including the bulk requirements of the R-4 Residential District per Section 6-205 of the Land Development Code and the Building Code.
3. The detention pond shall be privately owned and maintained by an established homeowners association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards in the future, as finalized at the time of the Annexation Agreement.
5. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
6. Repair or replace any existing sidewalks on 80th Avenue that are damaged due to construction.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement. The required park contributions shall be directed toward improvements at Wedgewood Commons Park.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.

And

I move to recommend to the Village Board approval of the **Elevations** titled "Villas of Cobblestone - Marth Construction", prepared by IJM Architects, dated February 25, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.

And

I move to recommend to the Village Board approval of the **Plat of Subdivision** titled "Preliminary Subdivision Plat for The Villas of Cobblestone", prepared by DesignTek Engineering, Inc., dated February 26, 2020 and last revised March 31, 2020, 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 of the **Preliminary Landscape Plan**, titled "Landscape Plan for Villas of Cobblestone", prepared Metz & Company, dated January 15, 2020 and last revised March 31, 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. Meet all tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code.

And

I move to recommend to the Village Board approval of a **Special Use Permit** for a Residential Planned Development for the Villas of Cobblestone in the R-4 Residential District, subject to the same conditions as outlined in the Preliminary Site Plan motion. **Modifications** to the Special Use permit include:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as eight (8) feet (Section 6-409.E.18; Section 6-412.D.1)
2. Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18)
3. Reduce the building to building setback from twenty-five (25) feet to twenty (20) feet (Section 6-205.E.2.b.4)
4. Reduce the side setback between the building and side property line from twenty-five (25) feet to as little as ten (10) feet (Section 6-205.E.2.b.4)
5. Reduce the required minimum right-of-way width for 142nd Place, a local street to be dedicated to the Village, from sixty (60) feet to fifty (50) feet (Table 6-405 (A)(2))
6. Reduce the minimum centerline radius from one-hundred and seventy-five (175) feet to eighty (80) feet (Table 6-405 (A)(2))
7. Reduce the parkway from eight (8) feet to as little as four (4) feet (Section 6-406.A.2)

LANDSCAPE PLAN FOR:
VILLAS OF COBBLESTONE
 Orland Park, Illinois

Site Location Map



Developer:
 Marth Construction
 14800 S. 80th Avenue
 Orland Park, Illinois 60462

Landscape Architect:
 Metz & Company
 826 E. Maple Street
 Lombard, IL 60148
 630.561.3903

Engineer:
 DesignTek Engineering, Inc.
 9930 W. 190th Street, Suite L
 Mokena, Illinois 60448
 708.326.4961

SHEET INDEX

SHEET	TITLE
CS-1	COVER SHEET
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN & DETAILS
L-3	DETENTION BASIN & DETAILS
L-4	NATIVE AREA MANAGEMENT
TP-1	TREE PRESERVATION

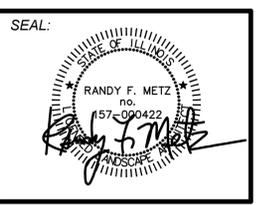
**CALL
 JULIE**
48 HOURS
 BEFORE YOU DIG
1-800-892-0123
 TOLL FREE
 Operates 24 Hours
 Every Day

REVISIONS

NO.	DESCRIPTION	DATE
3	Village Review Comments #2	3-31-20
2	Sitting Area	3-6-20
1	Village Review Comments	2-27-20

VILLAS OF COBBLESTONE
ORLAND PARK, ILLINOIS

PREPARED FOR:
 MARTH CONSTRUCTION



TITLE
COVER SHEET

PROJECT NO.:
 20-123
 DATE: 01-15-2020
 SCALE: as noted

SHEET
CS-1

© Copyright 2019 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited. If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale.

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (c.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials and ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

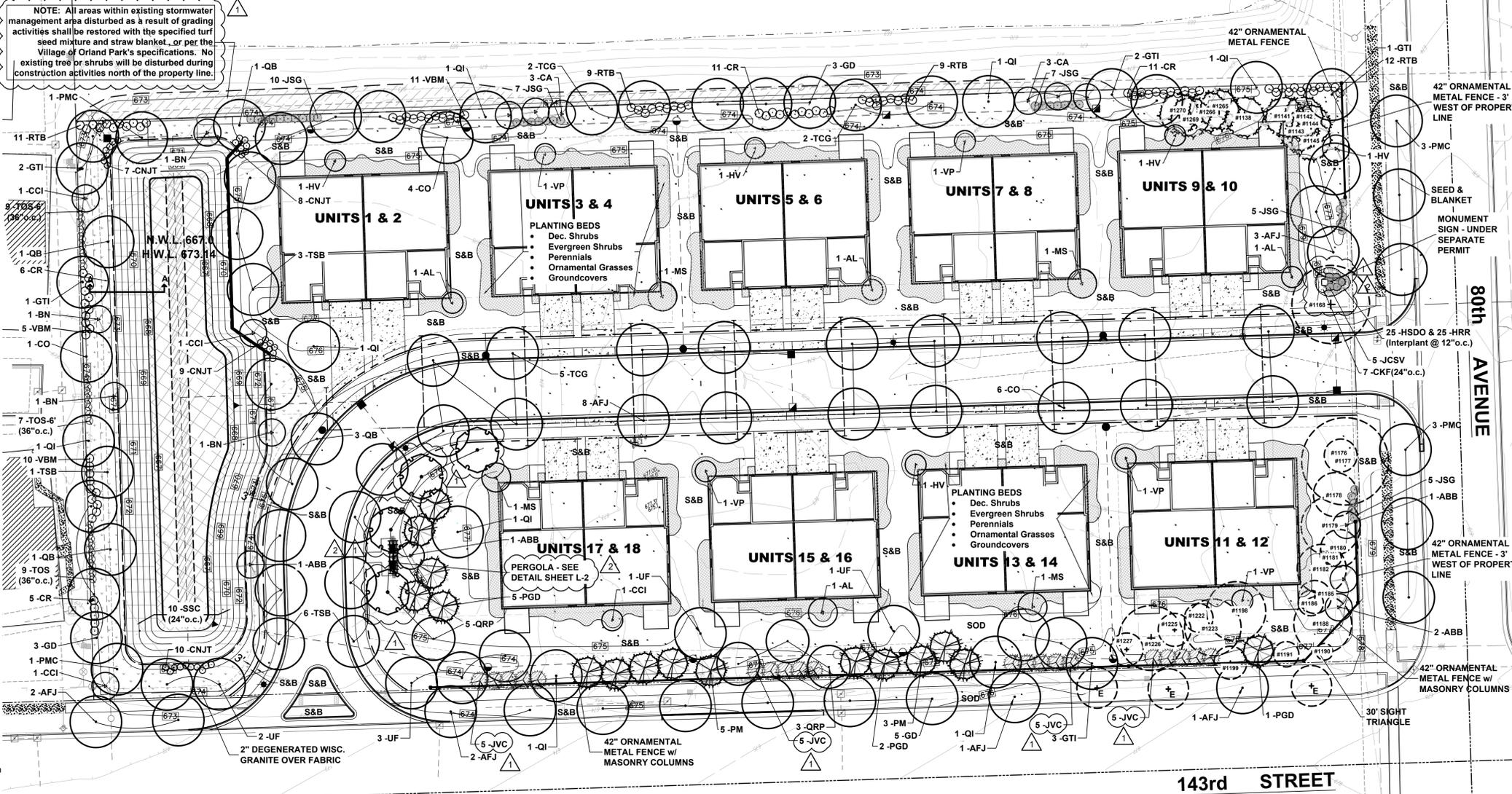
Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaced edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.



REVISIONS

3	Village Review Comments #2	3-31-20
2	Sitting Area	3-6-20
1	Village Review Comments	2-27-20

VILLAS OF COBBLESTONE

ORLAND PARK, ILLINOIS

PREPARED FOR:
MARTH CONSTRUCTION

SEAL:

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE PLAN

PROJECT NO.:
20-123

DATE: **01-15-2020**

SCALE: **1"=30'**

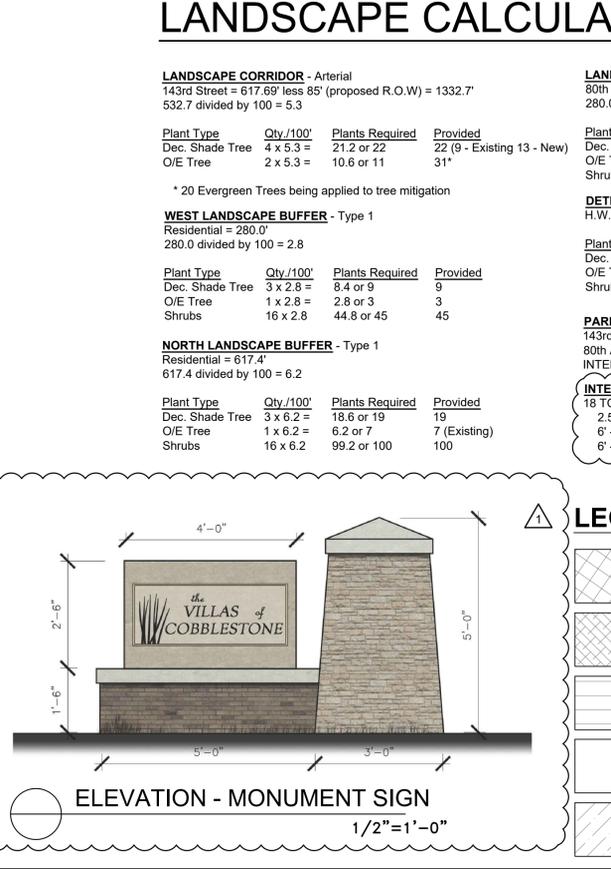
SHEET
L-1

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFJ	17	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
CO	11	Celtis occidentalis	Hackberry	2.5" BB
GTI	9	Gleditsia l. 'Impole'	Imperial Honeylocust	2.5" BB
GD	11	Gymnocladus dioica	Kentucky Coffeetree	2.5" BB
PMC	8	Platanus x a. 'Morton Circle'	Exclamation London Planetree	2.5" BB
QB	6	Quercus bicolor	Swamp White Oak	2.5" BB
QI	6	Quercus imbricaria	Shingle Oak	2.5" BB
QRP	8	Quercus r. 'Long'	Regal Prince English Oak	2.5" BB
TSB	10	Toxodoid d. 'Mickelson'	Shawnee Brave Bald Cypress	2.5" BB
TCG	9	Tilia c. 'Glenleven'	Glenleven Littleleaf Linden	2.5" BB
UF	7	Ulmus 'Frontier'	Frontier Elm	2.5" BB
EVERGREEN TREES				
JVC	20	Juniperus v. 'Canadensis'	Canadensis Eastern Red Cedar	8" BB
JVH	12	Juniperus v. Cupressifolia'	Hillspire Spruce	8" BB
PGD	8	Picea g. 'Densata'	Black Hills Spruce	6" BB
PM	8	Pseudotsuga menziesii	Douglas Fir	6" BB
TOS	16	Thuja o. 'Smargad'	Emerald Green Arborvitae	6" BB
TOS	15	Thuja o. 'Smargad'	Emerald Green Arborvitae	8" BB
DECIDUOUS ORNAMENTAL TREES				
ANB	5	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6" BBcl.
AL	4	Amelanchier l. 'Allegheny'	Allegheny Serviceberry	6" BBcl.
BN	4	Betula nigra	River Birch	6" BBcl.
CA	6	Cornus alternifolia	Pagoda Dogwood	6" BBcl.
CCI	4	Crataegus c. inermis	Thornless Cockspur Hawthorn	6" BBcl.
HV	4	Hamelamelis virginiana	Common Witchhazel	6" BBcl.
MS	4	Magnolia s. 'Royal Star'	Star Magnolia	6" BBcl.
VP	4	Viburnum prunifolium	Blackhaw Viburnum	6" BBcl.
DECIDUOUS SHRUBS & SHRUB ROSES				
CR	38	Cornus racemosa	Grey Dogwood	3" BB
CNJT	34	Ceanothus americanus	New Jersey Tea	#5/24"
DL	54	Diervilla lonicera	Dwarf Bush Honeysuckle	#5/24"
DKO	54	Diervilla r. 'G2X8544'	Orange Kodiak Diervilla	#3/18"
FG	54	Fothergilla gardenii	Dwarf Fothergilla	#3/18"
HA	45	Hydrangea a. 'Abelco'	Incandiball Hydrangea	#5/24"
HVS	54	Hydrangea p. 'Rennyh'	Vanilla Strawberry Hydrangea	30"/#5
RTB	41	Rhus l. 'Ballger'	Tiger Eyes Sleighum Sumac	3"/#5
SSS	45	Sorbaria s. 'Sem'	Sem Unal Falls Spirea	#5/24"
VBM	38	Viburnum d. 'Christom'	Blue Muffin Arrowwood Viburnum	30"/#5
EVERGREEN SHRUBS				
JKC	39	Juniperus c. 'Kalley's'	Kalley's Compact Juniper	24"/#5
JSG	34	Juniperus c. 'Sea Green'	Sea Green Juniper	24"/#5
JCSV	38	Juniperus c. sargentii 'Vridis'	Green Sargent Juniper	24"/#5
JBP	54	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	24"/#5
TMD	42	Taxus m. 'Densiformis'	Dense Yew	24"/#5

ORNAMENTAL GRASS

CKF	17	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
CID	15	Carex m. 'Ice Dance'	Ice Dance Sedge	#1
CL	35	Chasmanthium latifolium	Northern Sea Oats	#1
DPF	15	Desfontainia t. 'Pike Fountain'	Pike Fountain Tufted Hair Grass	#1
PCS	15	Panicum v. 'Cheyenne Sky'	Prairie Mink Switch Grass	#1
PAH	15	Pennisetum a. 'Hamelin'	Hamelin Fountain Grass	#1
SSC	35	Schizachyrium s. 'Carousef'	Carousef Little Bluestem	#1
SA	36	Sesleria autumnalis	Autumn Moor Grass	#1
PERENNIALS				
EPS	193	Echinacea p. 'Prairie Splendor'	Prairie Splendor Coneflower	#1
GR	50	Geranium 'Gerwat'	Geranium	#1
HRR	110	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1
HSDO	105	Hemerocallis 'Stella-de-Oro'	Stella-de-Oro Daylily	#1
HGP	45	Heuchera 'Georgia Peach'	Georgia Peach Alumroot	#1
HPP	45	Heuchera 'Purple Petticoats'	Purple Petticoats Coralbells	#1
HAM	54	Hosta 'August Moon'	August Moon Hosta	#1
LC	68	Liatris cylindracea	Cylindrical Blazing Star	#1
NCM	64	Nepeta x f. 'Cats Meow'	Cats Meow Catmint	#1
PHR	52	Penstemon d. 'Husker Red'	Husker Red Beardtongue	#1
RVLS	81	Rudbeckia h. 'Vette's Little Suzy'	Little Suzy Black-eyed Susan	#1
GROUNDCOVERS & VINES				
AR	26	Ajuga r. 'Bronze Beauty'	Carpet Bugleweed (360 plants)	from 12 flat
PT	27	Pachysandra l. 'Green Carpet'	Japanese Spruce (324 plants)	from 12 flat
MATERIAL & LABOR LIST:				
QTY	ITEM	DESCRIPTION		
172 SY	Native Seed w/ Straw/Coconut Blanket	Wetland Edge Seed Mix AEC Straw/Coconut Premier (equal)		
906 SY	Native Seed w/ Straw Blanket	Wet/Mesic Prairie Seed Mix AEC Straw Premier (equal)		
820 SY	Native Seed w/ Straw Blanket	No-Mow Fescue Seed Mix AEC Straw Premier (equal)		
5,930 SY	Turf Grass	IDOT Class A1 - Salt Tolerant Lawn Mix		
148 CY	Mulch	Shredded Hardwood Bark		
30 CY	Mulch	Compost (Mushroom or Yard Waste)		
570 LS	Plugs	Aquatic Wetland Plug Mix		
320 CY	Soil Mix	Bio-Retention Soil Mix		
570 LF	Fence	42" Ornamental Metal Fence		
10 LS	Brick Fence Columns	Item #: BU1419C, Color: Black, Mount: Surface		
2 LS	6" metal benches	By: Wabash Valley Manufacturing (or equivalent) See Architectural Drawings		
1 LS	Custom Pergola			
	Tree preservation measures			
3 YR	Native area monitoring and maintenance program			



Existing Trees

1	Excellent
2	Good to Fair
3	Fair
4	Fair to Poor
5	Poor
6	Dead

DETENTION LANDSCAPE
H.W.L. = 619'

Plant Type	Qty	Plants Required	Provided
Dec. Shade Tree	1 / 100'	6.2 or 7	7
O/E Tree	1 / 200'	3.1 or 4	4
Shrubs	3 / 50'	37.1 or 38	38

LEGEND

- EMERGENT WETLAND PLUG MIX @ 36" o.c.
- WETLAND EDGE SEED MIX w/ STRAW/COCONUT BLANKET
- WET-MESIC PRAIRIE SEED MIX w/ STRAW BLANKET
- NO-MOW NATIVE FESCUE w/ STRAW BLANKET
- TURF SEED w/ STRAW BASKET SEED MIX OR PER VILLAGE SPEC.

Tag #

Tag #	Tree Species	DBH	Condition
1138	Douglas Fir	13"	3
1141	Douglas Fir	9"	4
1142	Douglas Fir	10"	4
1143	White Pine	12"	3
1144	White Pine	12"	4
1145	White Pine	13"	3
1168	Black Walnut	19"	3
1176	Black Walnut	8"	4
1177	Catalpa	21"	4
1178	Black Walnut	11"	3
1179	Black Walnut	14"	3
1180	Black Walnut	9"	3
1181	Black Walnut	4"	3
1182	Black Walnut	12"	3
1185	American Elm	8"	3
1186	American Elm	6"	3
1188	Black Walnut	14"	3
1190	Black Walnut	4"	4
1191	Black Walnut	6"	3
1198	Black Walnut	14"	3
1199	Black Walnut	8"	3
1222	Black Walnut	7"	3
1223	Black Walnut	9"	3
1225	Black Walnut	8"	3
1226	Black Walnut	16"	3
1227	Black Walnut	8"	3
1265	Douglas Fir	17"	3
1266	Douglas Fir	6"	4
1269	Douglas Fir	8"	3
1270	Douglas Fir	7"	3

PROJECT NO.: 20-123

DATE: 01-15-2020

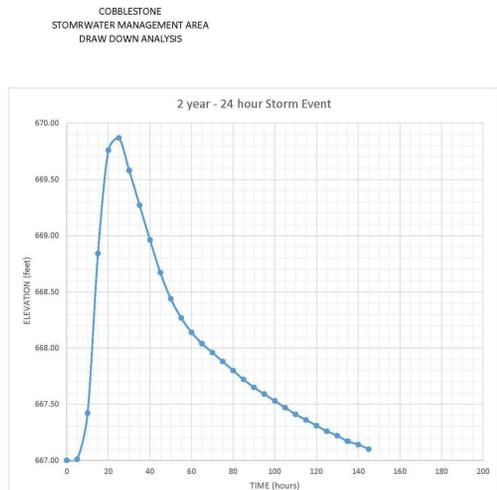
SCALE: 1"=30'

SHEET L-1

Copyright 2019, all rights reserved. The design and any all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited. If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale.

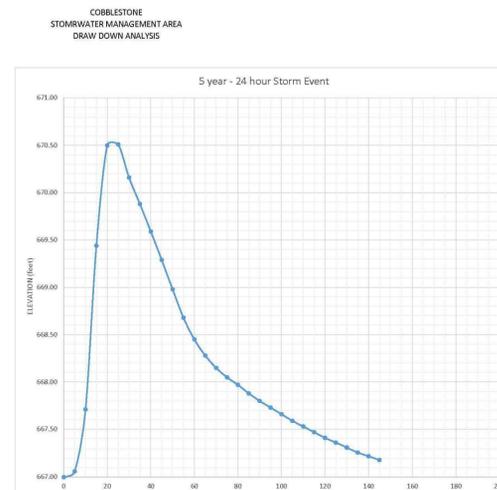
COBBLESTONE STORMWATER MANAGEMENT AREA DRAW DOWN ANALYSIS

TIME (hours)	ELEVATION (feet)
0	667.00
5.0	667.01
10.0	667.42
15.0	668.84
20.0	669.76
25.0	669.87
30.0	669.58
35.0	669.27
40.0	668.96
45.0	668.67
50.0	668.44
55.0	668.27
60.0	668.14
65.0	668.04
70.0	667.96
75.0	667.88
80.0	667.80
85.0	667.72
90.0	667.65
95.0	667.59
100.0	667.53
105.0	667.47
110.0	667.41
115.0	667.36
120.0	667.31
125.0	667.26
130.0	667.22
135.0	667.17
140.0	667.14
145.0	667.10



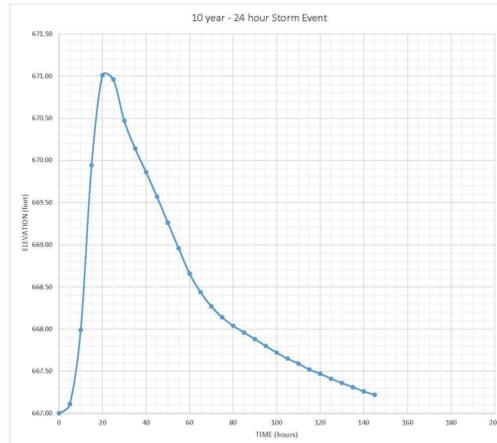
COBBLESTONE STORMWATER MANAGEMENT AREA DRAW DOWN ANALYSIS

TIME (hours)	ELEVATION (feet)
0	667.00
5.0	667.06
10.0	667.71
15.0	669.44
20.0	670.50
25.0	670.51
30.0	670.16
35.0	669.88
40.0	669.59
45.0	669.29
50.0	668.98
55.0	668.68
60.0	668.45
65.0	668.28
70.0	668.15
75.0	668.05
80.0	667.97
85.0	667.88
90.0	667.80
95.0	667.73
100.0	667.66
105.0	667.59
110.0	667.53
115.0	667.47
120.0	667.41
125.0	667.36
130.0	667.31
135.0	667.26
140.0	667.22
145.0	667.18



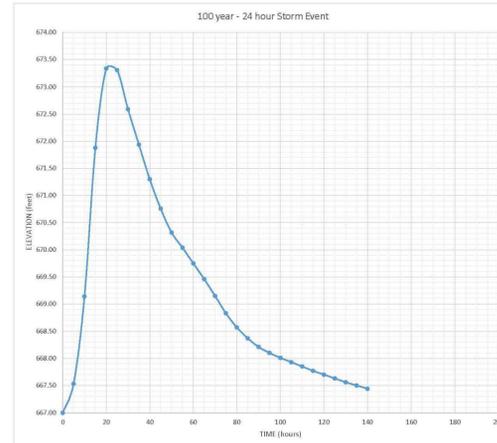
COBBLESTONE STORMWATER MANAGEMENT AREA DRAW DOWN ANALYSIS

TIME (hours)	ELEVATION (feet)
0	667.00
5.0	667.11
10.0	667.99
15.0	669.94
20.0	671.01
25.0	670.96
30.0	670.47
35.0	670.14
40.0	669.96
45.0	669.57
50.0	669.26
55.0	668.96
60.0	668.66
65.0	668.44
70.0	668.27
75.0	668.14
80.0	668.04
85.0	667.96
90.0	667.88
95.0	667.80
100.0	667.72
105.0	667.65
110.0	667.59
115.0	667.53
120.0	667.47
125.0	667.41
130.0	667.36
135.0	667.31
140.0	667.26
145.0	667.22



COBBLESTONE STORMWATER MANAGEMENT AREA DRAW DOWN ANALYSIS

TIME (hours)	ELEVATION (feet)
0	667.00
5.0	667.53
10.0	669.14
15.0	671.88
20.0	673.34
25.0	673.31
30.0	672.59
35.0	671.94
40.0	671.30
45.0	670.76
50.0	670.32
55.0	670.04
60.0	669.75
65.0	669.46
70.0	669.15
75.0	668.83
80.0	668.57
85.0	668.37
90.0	668.21
95.0	668.10
100.0	668.01
105.0	667.93
110.0	667.85
115.0	667.77
120.0	667.70
125.0	667.63
130.0	667.56
135.0	667.50
140.0	667.44
145.0	667.39



WET-TO-MESIC PRAIRIE SEED MIX

Cardno-JFNew

BOTANICAL/ (COMMON) NAME	PLS OZ/Ac
PERMANENT MATRIX:	
Andropogon gerardi (Big Bluestem)	24.00
Calamagrostis canadensis (Bluejoint Grass)	1.00
Carex spp (Prairie Sedge Mix)	4.00
Carex lurida (Bottlebrush Sedge)	2.00
Elymus virginicus (Virginia Wild Rye)	24.00
Panicum virgatum (Switch Grass)	2.00
Scirpus pendulus (Red Bulrush)	0.25
Sorghastrum nutans (Indian Grass)	6.00
Spartina pectinata (Prairie Cord Grass)	3.00
TOTAL	66.25
TEMPORARY COVER:	
Avena sativa (Seed Oats)	360.00
TOTAL	360.00
FORBS:	
Aster nove-angliae (New England Aster)	0.25
Baptisia lactea (White Wild Indigo)	0.75
Chamaecrista fasciculata (Partridge Pea)	12.00
Coreopsis lanceolata (Sand Coreopsis)	3.50
Coreopsis tripteris (Tall Coreopsis)	3.00
Desmodium illinoense (Illinois Tick Trefoil)	0.50
Echinacea purpurea (Purple Coneflower)	3.50
Eryngium yuccifolium (Rattlesnake Master)	2.50
Helenium autumnale (Sneezeweed)	2.50
Heliathus grosseserratus (Sawtooth Sunflower)	0.50
Liatris spicata (Marsh Blazing Star)	1.00
Monarda fistulosa (Wild Bergamot)	1.00
Parthenium integrifolium (Wild Quinine)	1.00
Physostegia virginiana (Obedient Plant)	0.25
Pycnanthemum virginianum (Common Mountain Mint)	1.00
Rattibida pinnata (Yellow Coneflower)	5.00
Rudbeckia hirta (Black-Eyed Susan)	5.50
Rudbeckia laciniata (Wild Golden Glow)	1.00
Rudbeckia subtomentosa (Sweet Black-Eyed Susan)	0.50
Silphium integrifolium (Rosin Weed)	1.00
Silphium laciniatum (Compass Plant)	2.00
Silphium perfoliatum (Cup Plant)	3.00
Silphium terebinthaceum (Prairie Dock)	6.00
Solidago juncea (Early Goldenrod)	0.25
Solidago rigida (Stiff Goldenrod)	1.00
Solidago rugosa (Rough Goldenrod)	0.25
Tradescantia ohimensis (Common Spiderwort)	1.25
Vernonia spp. (Ironweed Mix)	3.00
Veronicastrum virginicum (Culver's Root)	0.25
Zizia aurea (Golden Alexanders)	0.50
TOTAL	63.25

WETLAND EDGE SEED MIX

Cardno-JFNew

BOTANICAL/ (COMMON) NAME	PLS OZ/Ac
PERMANENT MATRIX:	
Carex comosa (Bristly Sedge)	1.00
Carex cristatella (Crested Oval Sedge)	2.00
Carex frankii (Bristly Cattail Sedge)	6.00
Carex vulpinoidea (Brown Fox Sedge)	3.00
Eleocharis palustris (Great Spike Rush)	0.50
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.00
Leersia oryzoides (Rice Cut Grass)	1.50
Scirpus atrovirens (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.75
Scirpus pungens (Chaimaker's Rush)	1.00
Scirpus validus (Great Bulrush)	2.50
TOTAL	32.25
TEMPORARY COVER:	
Avena sativa (Seed Oats)	360.00
TOTAL	360.00
FORBS:	
Acorus calamus (Sweet Flag)	0.50
Alisma spp. (Water Plantain Mix)	2.00
Asclepias incamata (Swamp Milkweed)	1.00
Aster puniceus (Bristly Aster)	1.00
Bidens spp. (Bidens Mix)	2.00
Eupatorium perfoliatum (Common Boneset)	1.00
Helenium autumnale (Sneezeweed)	2.00
Iris virginica (Blue Flag)	2.50
Lobelia siphilitica (Great Blue Lobelia)	1.00
Lycopus americanus (Common Water Horehound)	0.25
Mimulus ringens (Monkey Flower)	1.50
Ferthum sedoides (Ditch Stonecrop)	0.50
Polygonum spp. (Smartweed Mix)	0.50
Rudbeckia laciniata (Wild Golden Glow)	0.75
Sagittaria latifolia (Common Arrowhead)	2.00
Senna hebecarpa (Wild Senna)	2.00
Sparganium eurycarpum (Common Bur Reed)	4.00
Thalictrum dasycarpum (Purple Meadow Rue)	0.50
Verbena hastata (Blue Vervain)	1.50
Vernonia spp. (Ironweed Mix)	2.00
TOTAL	28.50

NO MOW FESCUE SEED MIX

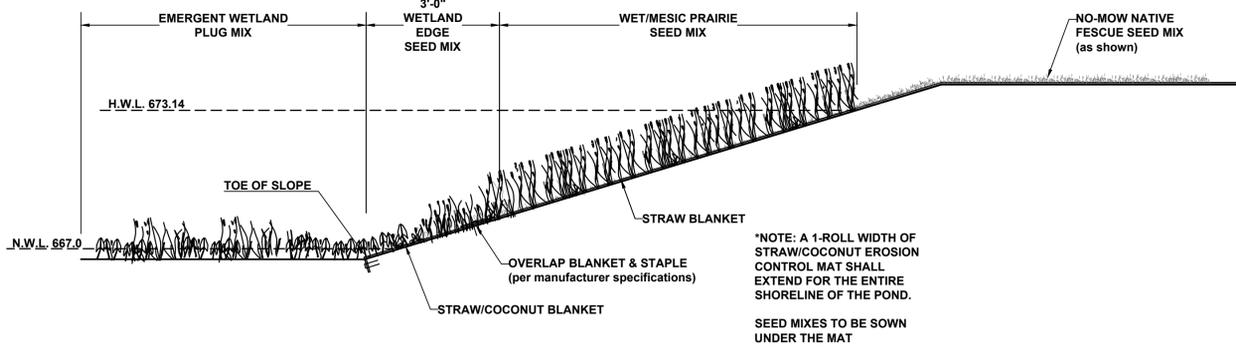
Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scalds Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

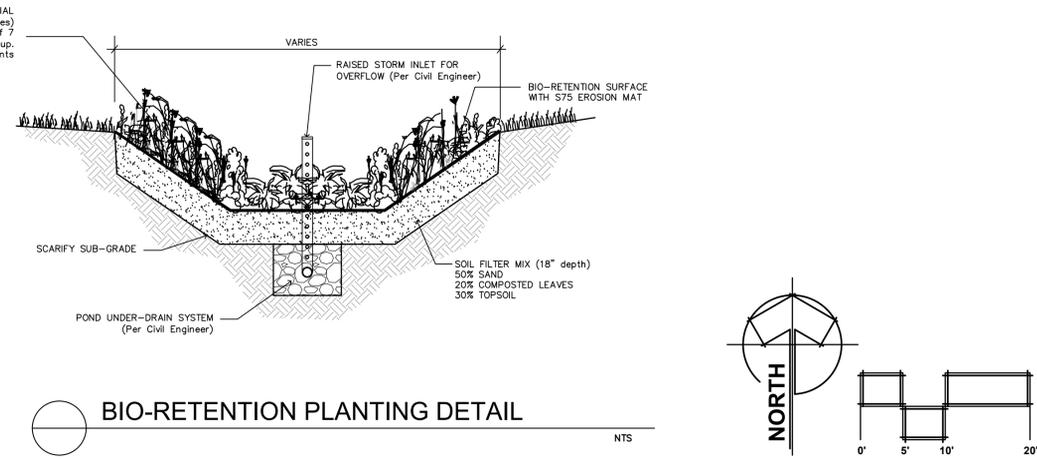
Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre

AQUATIC WETLAND PLUG MIX @ 36" o.c.

Species	Common Name	Quantity
<i>Asclepias incamata</i>	Swamp Milkweed	38
<i>Carex cristatella</i>	Crested Oval Sedge	38
<i>Carex frankii</i>	Bristley Cattail Sedge	38
<i>Carex lacustris</i>	Lake Sedge	76
<i>Carex vulpinoidea</i>	Brown Fox Sedge	38
<i>Juncus torreyi</i>	Torrey's Rush	38
<i>Iris virginica</i>	Blue Flag	38
<i>Leersia oryzoides</i>	Rice Cut Grass	38
<i>Scirpus atrovirens</i>	Dark Green Bulrush	76
<i>Scirpus pendulus</i>	Red Bulrush	76
<i>Scirpus validus creber</i>	Great Bulrush	76
Total:		570



SECTION - NATURALIZED DETENTION BASIN
n.t.s.



BIO-RETENTION PLANTING DETAIL
NTS

REVISIONS

NO.	DESCRIPTION	DATE
3	Village Review Comments #2	3-31-20
2	Sitting Area	3-6-20
1	Village Review Comments	2-27-20

If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale. Copyright 2019 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

VILLAS OF COBBLESTONE
ORLAND PARK, ILLINOIS

PREPARED FOR:
MARTH CONSTRUCTION

SEAL:

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
DETENTION BASIN & PRESERVATION DETAILS

PROJECT NO.:
20-123

DATE: **01-15-2020**

SCALE: **as noted**

SHEET
L-3

Debris/Litter Management												
Remove trash (e.g., paper, plastic, trash, glass, etc.) from inlet/outlet structures, basin slopes, and bottom and dispose in appropriate off-site location.												
Structure Management												
Perform structural inspection of control structure/spillway and clean-out/repair and dispose of debris in an appropriate off-site location.												
Inspect basin/pond slopes and embankments.												
Perform corrective maintenance any time the pond takes longer than design time to return to +6 inches of NWL.												
SESC Management												
Maintain SESC devices in functional condition at all times and correct deficiencies immediately.												
Conduct inspection within 24 hours of 1" storm event.												
Repair damage to slopes/embankment, including undercut or eroded areas if 1.0 sq. m. in size or 5 in. ft. or 4 in. x 4 in wide or greater.												
Repair and re-vegetate eroded areas.												
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												
Bush honeysuckle												
Cattails												
Common reed												
Purple loosestrife												
Reed canarygrass												
Sweet Clover												
General Weed Management CONT.												
Thistles												
Tensel												
Prescribed burning												
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.												
Mowing												
Conduct variable-height mowing to prevent weed seed production.												
Conduct variable-height mowing to prevent weed seed production.												
Conduct single-season mow in place of prescribed burning.												
Clearing/Removal												
Remove wetland plants killed by sediment build up to prepare bed for replanting. Dispose of material at an appropriate off-site location.												
Replanting												
Re-apply wetland and upland vegetation to meet performance standards.												
Other Management Actions												
Manage wildlife and control mosquitoes.												

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

Activity	Frequency												Calendar											
	Every other month	Quarterly	Semi-annual	Annual	As needed	After major storm	Every 2-4 years	Every 5-10 years	F	M	A	M	J	J	A	S	O	N	D					
																				Monthly	Quarterly	Semi-annual	Annual	As needed

Debris/Litter Management												
Remove trash (e.g., paper, plastic, trash, glass, etc.) from inlet/outlet structures, basin slopes, and bottom and dispose in appropriate off-site location.												

Structural Management												
Perform structural inspection of control structure/spillway and clean-out/repair and dispose of debris in an appropriate off-site location.												
Inspect basin/pond slopes and embankments.												
Repair damage to slopes/embankment, including undercut or eroded areas if 1 m2 in size or 5 in. ft. or 4 in x 4 in wide or greater.												
Perform corrective maintenance any time a basin takes longer than design time to return to +6 inches of NWL.												
Remove sediment and return basin to original grades when plants are choked with sediment. If pool volume has become significantly reduced (>20 percent), or basin becomes eutrophic.												

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												
Bush honeysuckle												
Cattails												
Common reed												
Purple loosestrife												
General Weed Management CONT.												
Reed Canarygrass												
Sweet Clover												
Tensel												
Prescribed burning												
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.												
Mowing												
Conduct a high mow (12 inches) to prevent weed seed production.												
Conduct single-season mow in place of prescribed burning.												
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 1.5 ft devoid of vegetation; and/or any area is actively eroding.												

Other Management Actions												
Manage wildlife and control mosquitoes.												

NEAR-TERM MONITORING AND REPORTING

2.1 Responsible Parties

McNaughton Development ("Owner") will be responsible for funding and implementing a near-term monitoring and management plan (typically three years in length) and for the long-term monitoring and managements set forth in Section 4.0 for establishing a naturalized landscape area(s) associated with the proposed Cobblestone residential development. If the performance standards are not achieved after the initial three-year monitoring and management period, then annual monitoring and management activities shall continue until the minimum performance standards are met. The Owner may elect to contract management and maintenance services to a third party to ensure proper implementation in accordance with the following standards.

2.2 Monitoring Methodology

Owner will monitor areas of naturalized landscaping following methodologies as outlined herein. Owner will perform meander survey monitoring on an annual basis for a minimum of three years after planting is substantially complete, or until the naturalized landscape area(s) in question is/are accepted by the Village. Annual vegetation monitoring will occur in August, September, or early October. Meander survey methodology will involve taking five to 10 representative site photographs and performing a review of at least 20 percent of each vegetative community to identify the following:

- a. the limits of all vegetation areas by general community type and dominant species within each planting zone (e.g., wetland and prairie zones),
- b. all plant species (native and non-native) in each planting zone,
- c. the approximate percent ground cover by native species within each planting zone,
- d. the percent ground cover by non-native or invasive species in each planting zone,
- e. erosion and sedimentation problems,
- f. water level or drainage problems,
- g. areas of bare soil larger than one square-meter, and
- h. observations on specific management strategies necessary to achieve acceptance requirements.

2.3 Reporting Requirements

Upon completion of landscape installation, the Owner will notify the Village that the natural landscape area installation has been installed as per the approved landscape plan. Owner will provide nursery packing lists indicating the species and quantities of materials installed with this notice.

In addition, the Owner will submit an annual monitoring report to the Village of Orland Park by February 28th of the following year evaluating the progress of the naturalized landscape toward design goals. The report will contain a location map, a summary of annual monitoring observations, a description of management performed during the year, a tabular summary of annual progress relative to acceptance standards, and a list of proposed management activities during the upcoming year.

2.4 Performance Standards

Satisfactory landscape development associated with naturalized vegetation in the stormwater facility will be based on the following items. If these standards are met at the end of the initial near-term monitoring and management period, as determined by the Village, the Village will approve the naturalized landscape area and return the letter of credit. If these standards are not met at the end of the initial near-term monitoring and management period, the time period will extend until the performance standards are met and the letter of credit will be held until the performance standards are met.

First Year:

- First Year: Within three months of seed installation (or three months after the start of the growing season following dormant seeding), at least 90 percent of the seeded area, as measured by aerial cover, will be vegetated or otherwise stabilized against erosion. The cover crop may be included in this measurement.

Second Year:

- Second Year: By the end of the second growing season, the planted areas shall have a minimum of 50 percent ground cover by species in the approved plant list and/or native species with native coefficient of conservation (C-) values of 2 or greater (per Swink and Wilhelm 1994 or more current version).

Third Year:

- Third Year: By the end of the third growing season, the planted areas (e.g. wetland, prairie) shall have a minimum of 75 percent ground cover and emergent areas shall have minimum of 35 percent ground cover (by species in the approved plant list and/or native species with native coefficient of conservation (C-) values of 2 or greater. The cumulative plant list, across all vegetative communities shall have a minimum native floristic quality index (FOI) of 20 and a (C-) value of 3.5 or greater.

Second and Third Year Additional Performance Standards:

- Naturalized landscapes shall not have more than one square-meter devoid of vegetation, as measured by aerial coverage.
- Seeded/planted areas (Excluding emergent zone) shall have no rills or gullies greater than four inches wide by four inches deep.
- Areas seeded to turfgrass or low-maintenance turf shall have 95 percent ground cover.
- Installed woody materials within the naturalized landscape area shall be alive, in healthy condition, and representative of the species.
- No more than 25 percent of any specific plant community shall be individually or collectively dominated by non-native or weedy species.
- None of the three-most dominant species may be non-native or weedy, including but not limited to the following:

Woody Plants	Box elder
<i>Acer negundo</i>	Box elder
<i>Anus glutinosa</i>	Black Alder
<i>Eleagnus umbellata</i>	Autumn olive
<i>Euonymus alatus</i>	Burning bush
<i>Lonicera</i> spp.	Honeysuckle
<i>Buckthorn</i>	Buckthorn
<i>Black locust</i>	Black locust
<i>Rosa multiflora</i>	Multiflora rose
<i>Ulmus pumila</i>	Siberian elm

Broadleaf Plants	Garlic mustard
<i>Alliaria petiolata</i>	Garlic mustard
<i>Ambrosia</i> spp.	Ragweed
<i>Arcium</i> spp.	Burdock
<i>Musk thistle</i>	Musk thistle
<i>Centaurea maculosa</i>	Spotted knapweed
<i>Cirsium arvense</i>	Canada thistle
<i>Conium maculatum</i>	Spotted hemlock
<i>Cornifolia varia</i>	Crown vetch
<i>Daucus carota</i>	Wild carrot
<i>Dipsacus</i> spp.	Tansel
<i>Euphorbia esula</i>	Leafy spurge
<i>Hesperis matronalis</i>	Dame's rocket
<i>Lotus corniculatus</i>	Bird's-foot trefoil
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Medicago</i> spp.	Alfalfa/medick
<i>Melilotus</i> spp.	Sweetclover
<i>Pastinaca sativa</i>	Wild parsnip
<i>Polygonum cuspidatum</i>	Japanese knotweed
<i>Solidago altissima</i>	Tall goldenrod
<i>Solidago sempervirens</i>	Seaside goldenrod
<i>Trifolium</i> spp.	Clover
<i>Cattails</i>	Cattails

Grass-like Plants	Quackgrass
<i>Agropyron repens</i>	Quackgrass
<i>Bromus tectorum</i>	Cheatgrass
<i>Bromus japonicus</i>	Japanese brome
<i>Bromus inermis</i>	Smooth brome
<i>Phalaris arundinacea</i>	Reed canarygrass
<i>Phragmites australis</i>	Common reed
<i>Poa pratensis</i>	Kentucky bluegrass

- Common Reed (*Phragmites australis*) is an aggressive invasive species that is especially problematic in the Orland Park region and is extremely difficult to control once established. Therefore, particular attention should be made for the early detection and eradication of Common Reed across the entire project property.

Cattails (*Typha* spp.) do not count towards the 25 percent weed criterion provided they represent no more than 20 percent cover.

NEAR-TERM MANAGEMENT FOR NATURALIZED LANDSCAPES

Near-term management for naturalized landscapes associated with the Cobblestone Subdivision will involve monitoring and management to promote germination and establishment of desired plants and to prevent the establishment of invasive species. The least costly and most effective action for controlling invasive species is early identification and eradication. The following is the near-term management plan that Owner shall follow for naturalized landscape areas associated with the Cobblestone Subdivision:

3.1 Near-term Management Tasks

For a minimum of three years after installation, Owner will manage naturalized landscapes on a regular basis to ensure successful establishment. The following management tasks provide a reasonable approach to most conditions likely to be encountered during the establishment of naturalized habitat. However, site characteristics can significantly influence how management and maintenance techniques are implemented. Therefore, vegetation management actions may differ from the tasks and frequencies indicated below based on specific recommendations from a qualified native landscape restoration specialist.

3.1.1 Undesirable Plant Control

The Owner acknowledges that it is best to perform corrective actions for vegetation management early in the revegetation effort. Owner will manage aggressive and/or non-native species such that their presence and density does not threaten the attainment of performance standards.

Depending on the type of plant being targeted, control of undesirable plant species may involve removing all above-ground and below-ground stems, roots, and flower masses prior to development of seeds. Weeding practices will avoid damaging the native plantings and be timed to prevent development of weed seeds. Therefore, the ability to differentiate between weeds and native seedlings is important and must be conducted by personnel with experience in the establishment of native vegetation.

Owner shall use various means of weed control, as appropriate, and may include mechanical control, chemical control, and/or biological control.

Mechanical Control: Mechanical control of nuisance plant species typically includes cutting, mowing and/or the digging up individual plants by hand. In many cases, cutting or mowing a plant before its seeds mature will minimize further spread. Cutting or mowing close to the ground surface with a weed-eater or hand-scythe can be an effective means of control for species such as sweet clover, various thistles, and ragweed. For general mowing of swaths of vegetation, mowers will be set to a height of 12+ inches above the ground surface or to a height that treats weedy species yet minimizes impacts on desirable plants.

For species such as common reed, purple loosestrife, Canada thistle, and reed canarygrass, mowing actually encourages the spread of underground stems. Hand digging these species and woody undesirables such as multiflora rose can result in control if there are fewer than 100 plants throughout the entire site. Where more than 100 individuals of a species are present, chemical control will be the primary method of control. (Note: Pulling and digging out weeds generally is discouraged because the soil disturbance can uproot desirable plants and encourage the growth of more weeds.)

Chemical Control: When employed in conjunction with prescribed burning and mechanical control, the judicious use of herbicides can be an important component of management programs for controlling weeds. Some weeds such as purple loosestrife, buckhorn (*Rhamnus* spp.) and honeysuckle (*Lonicera* spp.), reed canarygrass, common reed, sandbar willow, and cattails are controlled more effectively by chemical treatment than by most mechanical control measures.

For aggressive weeds, an appropriate herbicide will be applied. Because of the potential for damage to native plant communities, the use of preventative herbicides will be limited to problem areas and problem species for which manual control is ineffective. Aquatic herbicides will not be used to treat algal blooms.

Glyphosate herbicide (trade names Rodeo or Roundup) is often recommended for use in naturalized landscape areas. Other herbicides such as Transline, Plateau, and Garlon are also used. The application of herbicides will be performed only by persons licensed or certified in the State of Illinois for pesticide/herbicide application. Herbicide use will be in strict compliance with all application rates, procedures, warning labels and applicable codes, standards and best management practices.

Generally, wick application will be preferred over spray application, which is less selective. Wicking applies herbicide only to individual plants, typically using hand application or pipe dispersal methods. The handwicking or "glove of death" method for specifically targeting weedy plants while protecting higher quality plants in sensitive habitats. Pipe dispersal methods are also appropriate for targeting weedy plants while avoiding desirable plants growing alongside them by using a canvas-covered, perforated, chemical filled PVC pipe. Trained personnel walk the area, swinging pipe (commonly 8-foot long) from side to side above the native plants but deliberately striking invasive species. The pipe strikes and bends the weeds, smearing them with the chemical and destroying them within a few days. If used, spray applications will not occur on gusty days because non-target species could be affected.

Biological Control: An alternative to chemical treatment, use of biological controls for purple loosestrife will be considered provided site conditions are appropriate to support and maintain the insect population. Through this method, host-specific insects (one a root infesting weevil; others are leaf-eating chrysomelid beetles) are released to feed on the roots or leaves of purple loosestrife. If purple loosestrife becomes abundant, biological control can prove a cost-effective means of management.

3.1.2 Wildlife Management

Nuisance species such as ducks, geese or muskrats often forage on young emergent wetland plants. Herbivory fencing may be installed to protect the wetland plants during establishment. Herbivory fencing typically consists of chicken wire, netting or string to deter waterfowl from areas where native plugs have been installed. The fencing can be removed once the vegetation is well established. Additional control of nuisance species must be performed if monitoring indicates such species are responsible for poor plant establishment and performance. The method of control will be determined by a native landscape restoration specialist.

3.1.3 Fertilizer Application

For ecological reasons, a conservative approach to the application of fertilizers will be taken. Turf management chemicals will not be used within areas of naturalized plantings unless specifically prescribed by and per the direction of a native landscape restoration specialist. If used, special care will be taken to not apply fertilizers when inclement weather is forecast.

3.2 Schedule Of Near-Term Management Activities

Appendix 1, titled "Near-Term Management & Management Tasks for Naturalized Landscapes", and the following text provide the schedule of management and management tasks for installation and establishment of naturalized landscape areas. The actual schedule and tasks performed in any given year may differ from those indicated based on specific recommendations from a natural landscape restoration specialist.

3.2.1 Inspection Schedule - Near Term Activities

Inspections will be made as detailed in Appendix 1, which must be attached to this document prior to document approval.

3.2.2 First-Year Management Actions

To prevent weed seed development, Owner will mow to a height of 6 inches when vegetation reaches a height of 12 inches. (Note: Weekly mowing at turf lawn height will NOT be performed, as mowing too often can set-back native planting development.) Owner must use a rotary or flail-type mower to finely chop the cut material. If clippings shade the ground or smother the remaining plants, Owner will bag the clippings for off-site disposal or otherwise dispersed. The Owner must time the last mow so that vegetation can grow to a height of eight to 10 inches before winter.

Owner will avoid weeding practices that damage the native plantings and will time the practices to prevent development of weed seeds. For aggressive weeds, herbicide will be selectively applied (e.g., wick application, not spraying). Turf management chemicals will not be used on native plantings except as directed by a Village-approved landscape restoration specialist.

Debris and litter (e.g., paper, plastic, metal, concrete, grass clippings, brush, etc.) will be removed every other month between 1 March to 31 October to prevent floating materials from clogging the outlet. Debris will be disposed of at an appropriate off-site trash receptacle.

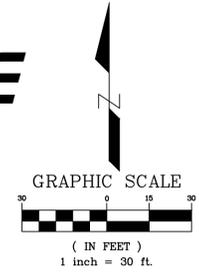
Other potential responsibilities may include, but are not limited to, access restriction enforcement, insect/pest control, erosion repairs, and wildlife management (e.g., control of carp, muskrats, geese, etc. as needed). The Owner will determine the need for other management actions on a quarterly basis when performing

Tag #	Tree Species	DBH	Condition	Save/Remove	Mitigation Required	Illinois Native	Replacement Tree Qty.	Preservation Credit
1138	Douglas Fir	13"	3	Save	No	No		
1139	Cherry	6"	4	Remove	No	No		
1140	Spruce	7"	4	Remove	No	No		
1141	Douglas Fir	9"	4	Save	No	No		
1142	Douglas Fir	10"	4	Save	No	No		
1143	White Pine	12"	3	Save	No	No		\$ 1,800.00
1144	White Pine	12"	4	Save	No	No		
1145	White Pine	13"	3	Save	No	No		\$ 1,950.00
1146	Douglas Fir	10"	4	Remove	No	No		
1147	Cedar	8"	4	Remove	No	No		
1148	Siberian Elm	6"	4	Remove	No	No		
1149	Cedar	13"	4	Remove	No	No		
1150	Cedar	12"	4	Remove	No	No		
1151	Cedar	7"	4	Remove	No	No		
1152	Cedar	11"	4	Remove	No	No		
1153	Douglas Fir	9"	4	Remove	No	No		
1154	Spruce	9"	4	Remove	No	No		
1155	Douglas Fir	10"	4	Remove	No	No		
1156	Cedar	9"	4	Remove	No	No		
1157	Cedar	8"	4	Remove	No	No		
1158	Cedar	10"	4	Remove	No	No		
1159	Douglas Fir	7"	4	Remove	No	No		
1160	Cedar	8"	4	Remove	No	No		
1161	Douglas Fir	6"	4	Remove	No	No		
1162	Cedar	6"	4	Remove	No	No		
1163	Ash	5"	6	Remove	No	No		
1164	Wild Black Cherry	9"	4	Remove	No	No		
1165	Silver Maple	19"	4	Remove	No	No		
1166	Mulberry	16"	4	Remove	No	No		
1167	Mulberry	6"	4	Remove	No	No		
1168	Black Walnut	19"	3	Save	No	No		\$ 2,850.00
1169	Norway Maple	18"	3	Remove	No	No		
1170	Apple	11"	5	Remove	No	No		
1171	Silver Maple	33"	4	Remove	No	No		
1172	Buckthorn	8"	4	Remove	No	No		
1173	Wild Black Cherry	5"	4	Remove	No	No		
1174	Mulberry	38"	4	Remove	No	No		
1175	Siberian Elm	18"	4	Remove	No	No		
1176	Black Walnut	8"	4	Save	No	No		
1177	Catalpa	21"	4	Save	No	No		
1178	Black Walnut	11"	3	Save	No	No		\$ 1,650.00
1179	Black Walnut	14"	3	Save	No	No		\$ 2,100.00
1180	Black Walnut	9"	3	Save	No	No		\$ 1,350.00
1181	Black Walnut	4"	3	Save	No	No		\$ 600.00
1182	Black Walnut	12"	3	Save	No	No		\$ 1,800.00
1183	Black Walnut	10"	3	Remove	yes	No	2	
1184	Black Walnut	8"	4	Remove	yes	No		
1185	American Elm	8"	3	Save	No	No		\$ 1,200.00
1186	American Elm	6"	3	Save	No	No		\$ 900.00
1187	Wild Black Cherry	5"	6	Remove	No	No		
1188	Black Walnut	14"	3	Save	No	No		\$ 2,100.00
1189	Box Elder	9"	4	Remove	No	No		
1190	Black Walnut	4"	4	Save	No	No		
1191	Black Walnut	6"	3	Save	No	No		\$ 450.00
1192	Pine	9"	6	Remove	No	No		
1193	Pine	11"	6	Remove	No	No		
1194	Box Elder	5"	5	Remove	No	No		
1195	Pine	13"	6	Remove	No	No		
1196	Black Walnut	10"	3	Remove	Yes	No	2	
1197	Pine	12"	6	Remove	No	No		
1198	Black Walnut	14"	3	Save	No	No		\$ 2,100.00
1199	Black Walnut	8"	3	Save	No	No		\$ 1,200.00
1201	Linden	14"	3	Remove	Yes	No	4	
1202	White Pine	14"	3	Remove	Yes	No	4	
1203	Hawthorn	15"	6	Remove	No	No		
1204	Buckthorn	12"	6	Remove	No	No		
1205	Buckthorn	5"	6	Remove	No	No		
1206	Box Elder	4"	5	Remove	No	No		
1207	Mulberry	9"	3	Remove	No	No		
1208	Mulberry	6"	3	Remove	No	No		
1209	Scottish Pine	12"	4	Remove	No	No		
1210	Black Walnut	8"	3	Remove	Yes	No		
1211	Buckthorn	10"	4	Remove	No	No		
1212	Cedar	17"	4	Remove	No	No		
1213	White Pine	11"	3	Remove	Yes	No		
1214	White Pine	22"	3	Remove	Yes	No	4	
1215	Norway Spruce	18"	4	Remove	No	No		
1216	Norway Spruce	14"	4	Remove	No	No		
1217	Norway Spruce	18"	4	Remove	No	No		
1218	Norway Spruce	12"	4	Remove	No	No		
1219	Norway Spruce	21"	4	Remove	No	No		
1220	Norway Spruce	10"	4	Remove	No	No		
1221	Tulip Tree	26"	4	Remove	No	No		
1222	Black Walnut	7"	3	Save	No	No		\$ 1,050.00
1223	Black Walnut	9"	3	Save	No	No		\$ 1,350.00
1224	Black Walnut	14"	3	Remove	yes	No	4	
1225	Black Walnut	8"	3	Save	No	No		\$ 1,200.00
1226	Black Walnut	16"	3	Save	No	No		\$ 2,400.00
1227	Black Walnut	8"	3	Save	No	No		\$ 1,200.00
1228	Pine	5"	6	Remove	No	No		
1229	Pine	6"	6	Remove	No	No		
1230	Cedar	5"	5	Remove	No	No		
1231	Black Walnut	13"	4	Remove	No	No		
1232	Black Walnut	9"	3	Remove	Yes	No	2	
1233	Box Elder	4"	4	Remove	No	No		
1234	Black Walnut	13"	3	Remove	Yes	No	4	
1235	Black Walnut	5"	3	Remove	Yes	No	2	
1236	Black Walnut	10"	3	Remove	Yes	No	2	
1237	Black Walnut	9"	3	Remove	Yes	No	2	
1238	Box Elder	5"	4	Remove	No	No		
1239	White Pine	9"	3	Remove	Yes	No	2	
1240	Linden	9"	3	Remove	Yes	No	2	
1241	Linden	16"	4	Remove	No	No		
1242	Siberian Elm	18"	4	Remove	No	No		
1243	Siberian Elm	31"	4	Remove	No	No		
1244	Silver Maple	13"	4	Remove	No	No		
1245	Siberian Elm	31"	4	Remove	No	No		

1246	Silver Maple	17"	4	Remove	No	No		
1247	Norway Spruce	18"	3	Remove	Yes	No	2	
1248	Douglas Fir	15"	3	Remove	Yes	No	2	
1249	Buckthorn	4"	4	Remove	No	No		
1250	Mulberry	10"	4	Remove	No	No		
1251	Siberian Elm	27"	4	Remove	No	No		
1252	Siberian Elm	30"	4	Remove	No	No		
1253	Siberian Elm	28"	4	Remove	No	No		
1254	Buckthorn	4"	4	Remove	No	No		
1255	Buckthorn	6"	4	Remove	No	No		
1256	Apple	6"	4	Remove	No	No		
1257	Black Walnut	9"	4	Remove	No	No		
1258	Black Walnut	7"	4	Remove	No	No		
1259	Box Elder	4"	3	Remove	No	No		
1260	Hickory	22"	3	Remove	Yes	No	4	
1261	Hawthorn	6"	6	Remove	No	No		
1262	Box Elder	18"	4	Remove	No	No		
1263	Hickory	19"	4	Remove	No	No		
1264	Wild Black Cherry	6"	4	Remove	No	No		
1265	Douglas Fir	17"	3	Save	No	No		
1266	Douglas Fir	6"	4	Save	No	No		
1267	Cedar	4"	4	Remove	No	No		
1268	Box Elder	4"	4	Remove	No	No		
1269	Douglas Fir	8"	3	Save	No	No		
1270	Douglas Fir	7"	3	Save	No	No		
1271	Douglas Fir	6"	3	Remove	Yes	No	1	
1272	Norway Spruce	4"	3	Remove	Yes	No	1	
1273	Norway Spruce	4"	4	Remove	No	No		
1274	Blue Spruce	9"	4	Remove	No	No		
1275	Douglas Fir	12"	4	Remove	No	No		
1276	Blue Spruce	5"	4	Remove	No	No		
1277	Douglas Fir	11"	4	Remove	No	No		
1278	Douglas Fir	11"	4	Remove	No	No		
1279	Spruce	4"	6	Remove	No	No		
1280	Blue Spruce	7"	4	Remove	No	No		
1281	Douglas Fir	11"	3	Remove	Yes	No	1	
1282	Douglas Fir	6"	4	Remove	No	No		
1283	Douglas Fir	11"	4	Remove	No	No		
1284	Cedar	6"	4	Remove	No	No		
1285	Blue Spruce	6"	3	Remove	Yes	No	1	
1286	Blue Spruce	4"	4	Remove	No	No		
1287	Douglas Fir	4"	4	Remove	No	No		
1288	Douglas Fir	4"	4	Remove	No	No		
1289	Douglas Fir	4"	4	Remove	No	No		
1290	Douglas Fir	13"	4	Remove	No	No		
1291	Douglas Fir	7"	6	Remove	No	No		
1292	White Pine	4"	4	Remove	No	No		
1293	Douglas Fir	10"	4	Remove	No	No		
1294	Douglas Fir	12"	4	Remove	No	No		
1295	Douglas Fir	8"	4	Remove	No	No		
1296	Douglas Fir	9"	4	Remove	No	No		
1297	White Pine	7"	4	Remove	No	No		
1298	Douglas Fir	7"	4	Remove	No	No		
1299	Blue Spruce	7"	4	Remove	No	No		
1300	Douglas Fir	6"	4	Remove	No	No		
1301	Douglas Fir	8"	4	Remove	No	No		
1302	Douglas Fir	8"	4	Remove	No	No		
1303	Blue Spruce	6"	4	Remove	No	No		
1304	Douglas Fir	7"	4	Remove	No	No		
1305	Douglas Fir	8"	4	Remove	No	No		
1306	Blue Spruce	4"	4	Remove	No	No		
1307	Douglas Fir	4"	4	Remove	No	No		
1308	Douglas Fir	7"	4	Remove	No	No		
1309	Blue Spruce	8"	4	Remove	No	No		
1310	Silver Maple	19"	3	Remove	No	No		
1311	Silver Maple	17"	3	Remove	No	No		
1312	Silver Maple	17"	3	Remove	No	No		
1313	Silver Maple	27"	3	Remove	No	No		
1314	Silver Maple	15"	3	Remove	No	No		
1315	Silver Maple	4"	3	Remove	No	No		
1316	Silver Maple	10"	3	Remove	No	No		
1317	Silver Maple	25"	3	Remove	No	No		
1318	Silver Maple	11"	3	Remove	No	No		
1319	Silver Maple	7"	3	Remove	No	No		
1320	Silver Maple	12"	3	Remove	No	No		
1321	Silver Maple	12"	3	Remove	No	No		
1322	Silver Maple	8"	3	Remove	No	No		
1323	Silver Maple	10"	3	Remove	No	No		
1324	Silver Maple	13"	3	Remove	No	No		
1325	Silver Maple	7"	3	Remove	No	No		
1326	Silver Maple	14"	3	Remove	No	No		
1327	Silver Maple	10"	3	Remove	No	No		
1328	Silver Maple	30"	3	Remove	No	No		
1329	Silver Maple	25"	3	Remove	No	No		
1330	Norway Maple	5"	3	Remove	No	No		
1331	Norway Maple	7"	3	Remove	No	No		
1332	Norway Maple	9"	3	Remove	No	No		
1333	Douglas Fir	8"	3	Remove	Yes	No	1	
1334	White Pine	5"	3	Remove	Yes	No	2	
1335	Douglas Fir	7"	3	Remove	Yes	No	1	
1336	White Pine	9"	3	Remove	Yes	No	2	
1337	Pine	6"	6	Remove	No	No		
1338	Mulberry	17"	3	Remove	No	No		
1339	White Pine	8"	3	Remove	Yes	No	2	
1340	White Pine	4"	3	Remove	Yes	No	2	
1341	White Pine	7"	3	Remove	Yes	No	2	
1342	Douglas Fir	7"	4	Remove	No	No		
1343	Pine	6"	6	Remove	No	No		
1344	Mulberry	10"	3	Remove	No	No		
1345	White Pine	8"	4	Remove	No			

PRELIMINARY SUBDIVISION PLAT FOR **THE VILLAS OF COBBLESTONE** ORLAND PARK, ILLINOIS

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP
36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SITE DATA
AREA: 172,918 SQUARE FEET
BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE
PARCEL IDENTIFICATION NUMBER
Lot 1: 27-02-411-016-0000
Lot 2: 27-02-411-017-0000

COMMON ADDRESSES
Lot 1: 8030 W. 143rd STREET ORLAND PARK, IL
Lot 2: 8010 W. 143rd STREET ORLAND PARK, IL

RESERVED FOR: COOK COUNTY RECORDER



**LOCATION MAP
NOT TO SCALE**

MARTH CONSTRUCTION
14800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

**PRELIMINARY SUBDIVISION PLAT
FOR
THE VILLAS OF COBBLESTONE
N.W. CORNER 143RD ST. & 80TH AVE.
ORLAND PARK, ILLINOIS**

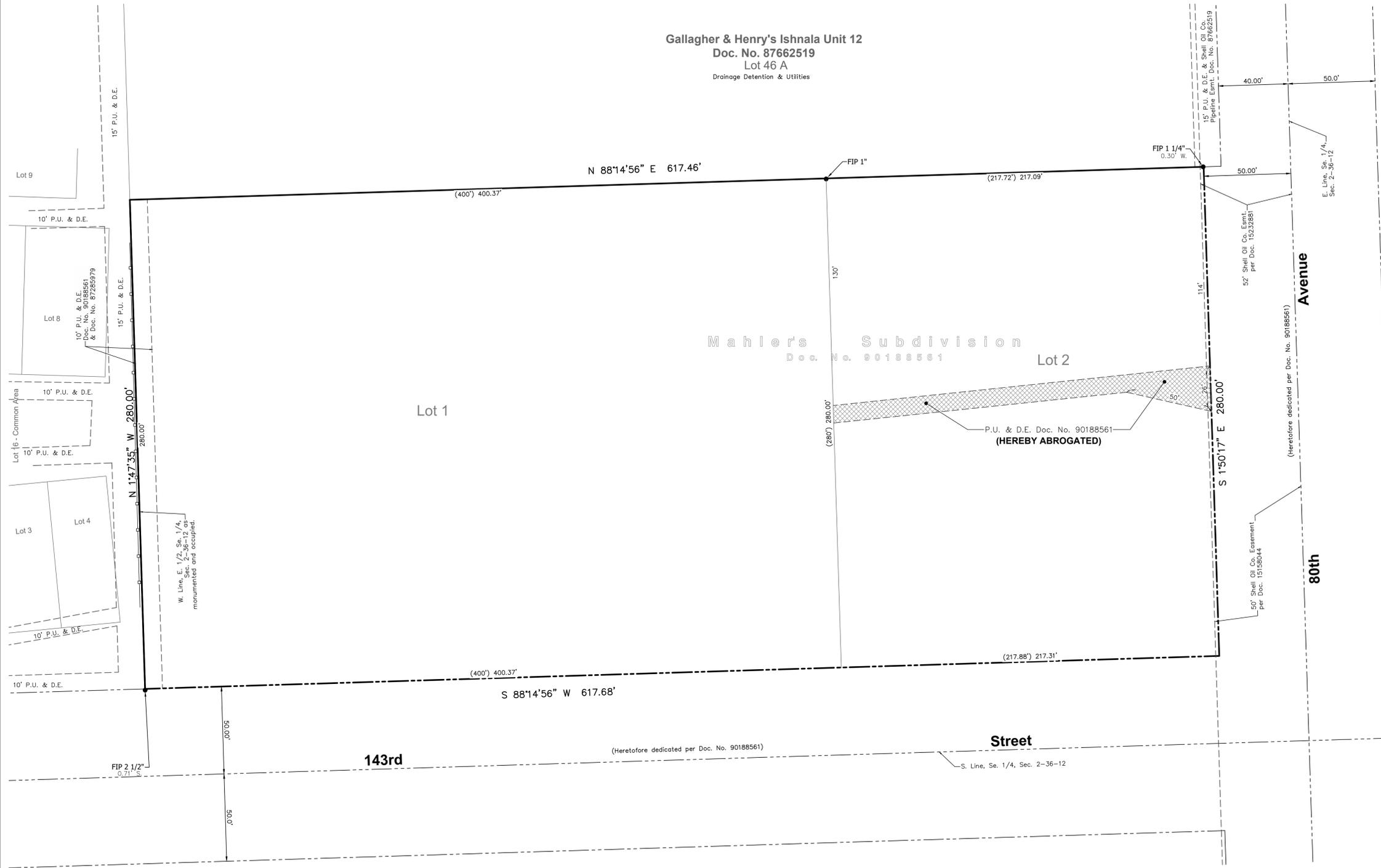
DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No.: 184 - 003740



PROJECT INFORMATION
Project No.: 19-0050
Scale: 1" = 30'
Date: 02-26-2020
Design By: SDD
Drawn By: DMV
Checked By: SDD

1
OF
3

PRELIMINARY SUBDIVISION PLAT



EXISTING CONDITIONS

LEGEND

● FIP	FOUND IRON PIPE
○ FIR	FOUND IRON ROD
○ SIP	SET 1" x 24" IRON PIPE
○ SMN	SET MAG. NAIL
■ SCM	CONCRETE MONUMENT
—	BOUNDARY LINE
---	LOT LINE
- - -	RIGHT-OF-WAY LINE
- - -	SECTION LINE
- - -	EXISTING EASEMENT LINE
- - -	PROPOSED EASEMENT LINE

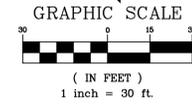
ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##)	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
		W	WEST
FIP	FOUND IRON PIPE		
FIR	FOUND IRON ROD OR PIN		
FBM	FOUND BRASS MONUMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
L.E.	LANDSCAPE EASEMENT		
SQ. FT.	SQUARE FEET		
L	ARC DIMENSION		
R	RADIUS DIMENSION		

L:\Projects\35019\19-0050\Drawings\Subdivision\19-0050_Prelim_Plat.dwg Date: 2/27/2020 2:45:49 PM By: sdd

PRELIMINARY SUBDIVISION PLAT FOR **THE VILLAS OF COBBLESTONE** ORLAND PARK, ILLINOIS

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP
36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SITE DATA	
AREA:	172,918 SQUARE FEET
BASIS OF BEARING	
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE	
PARCEL IDENTIFICATION NUMBER	
Lot 1:	27-02-411-016-0000
Lot 2:	27-02-411-017-0000

COMMON ADDRESSES	
Lot 1:	8030 W. 143rd STREET ORLAND PARK, IL
Lot 2:	8010 W. 143rd STREET ORLAND PARK, IL

SUBDIVISION DATA - UNIT COUNTS AND ACREAGE	
GROSS AREA:	172,918 SQ. FT. OR 3.97 ACRES
NUMBER OF LOTS:	11
NUMBER OF BUILDINGS:	9
NUMBER OF UNITS PROPOSED:	18
BUILDABLE LOT AREAS (LOTS 1-9):	112,073 SQ. FT.
NON-BUILDABLE LOT AREA (OUTLOT "A"):	23,810 SQ. FT.
NON-BUILDABLE LOT AREA (OUTLOT "B"):	5,775 SQ. FT.

- GENERAL NOTES**
- ALL AREAS ARE PLUS OR MINUS.
 - ALL PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS.
 - ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THERE SHALL BE NO DIRECT ACCESS FROM OUTLOT "A" OR OUTLOT "B" TO 143RD STREET.
 - OUTLOT "A" AND OUTLOT "B" SHALL BE CONSIDERED NON-BUILDABLE LOTS.

Gallagher & Henry's Ishnala Unit 12
Doc. No. 87662519
Lot 46 A
Drainage Detention & Utilities

RESERVED FOR: COOK COUNTY RECORDER



**LOCATION MAP
NOT TO SCALE**

LEGEND

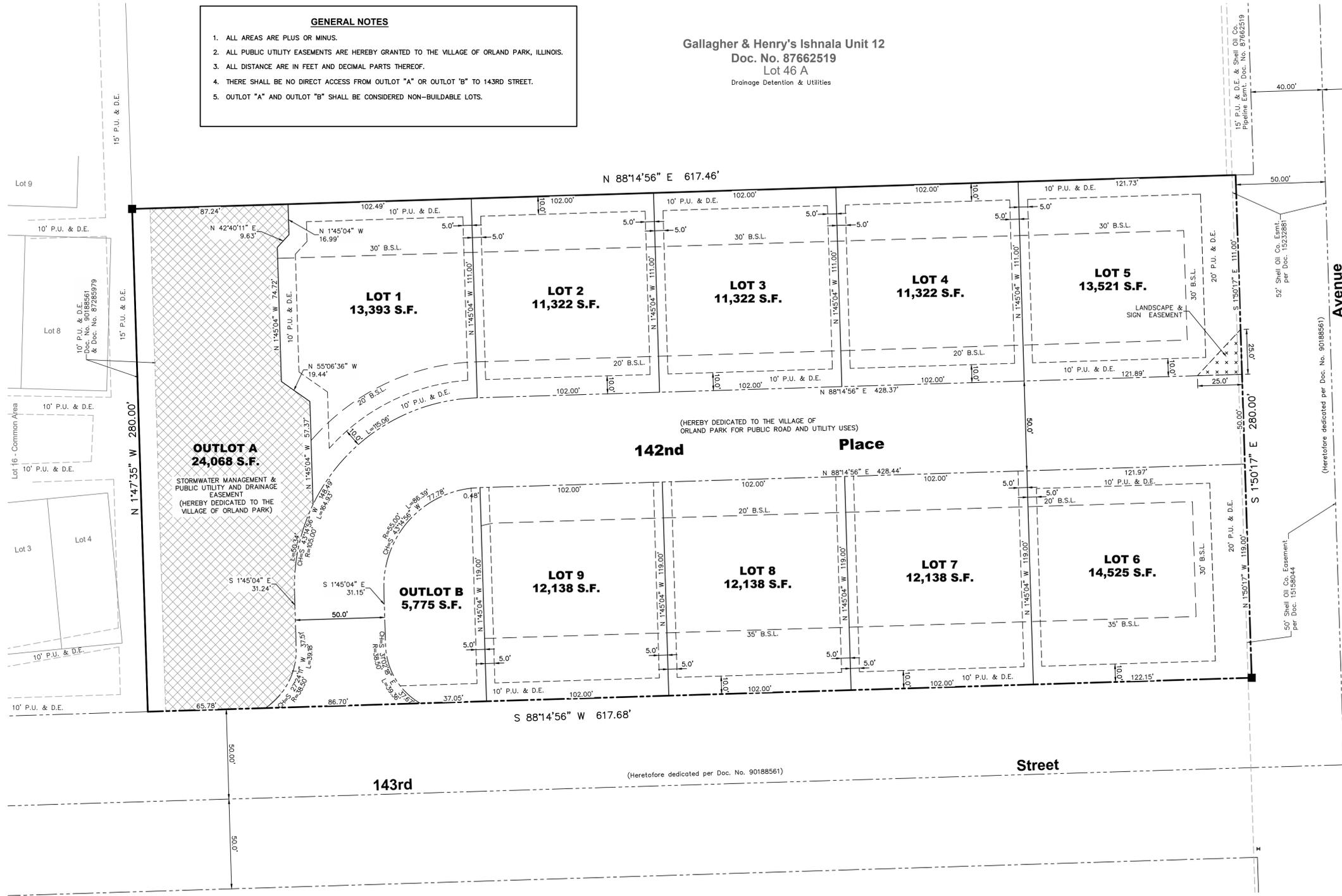
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- SIP SET 1" x 24" IRON PIPE
- SMN SET MAG. NAIL
- SCM CONCRETE MONUMENT
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###)##	RECORD DIMENSION	S	SOUTH
###)##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
FIR	FOUND IRON ROD OR PIN		
FBM	FOUND BRASS MONUMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
L.E.	LANDSCAPE EASEMENT		
SQ. FT.	SQUARE FEET		
L	ARC DIMENSION		
R	RADIUS DIMENSION		

HATCHING

- STORMWATER MANAGEMENT & P.U. & D.E.
- LANDSCAPE & SIGN EASEMENT

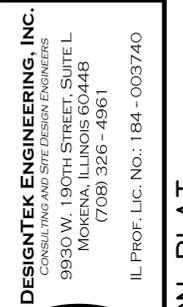


NO.	DATE	DESCRIPTION
1	03-31-20	PER VILLAGE REVIEW

MARTH CONSTRUCTION
14800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

PRELIMINARY SUBDIVISION PLAT
FOR
THE VILLAS OF COBBLESTONE
N.W. CORNER 143RD ST. & 80TH AV.
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No.: 184 - 003740



PROJECT INFORMATION	
Project No.:	19-0050
Scale:	1" = 30'
Date:	02-26-2020
Design By:	SDD
Drawn By:	DMV
Checked By:	SDD

L:\Projects\2019\19-0050\Drawings\19-0050_Prelim_Plat.dwg, Date: 3/1/2020, 2:54:43 PM, By: dmv

EXISTING ZONING = E-1 ESTATE RESIDENTIAL
 PROPOSED ZONING = R-4 RESIDENTIAL
 (SINGLE-FAMILY ATTACHED)
 PLANNED DEVELOPMENT

ZONING REGULATION	REQUIREMENT	PROPOSED
FRONT YARD SETBACK	20'	20'
CORNER SIDE SETBACK (80TH AVENUE)	30'	30'
SIDE SETBACK	25'	10'
BUILDING TO BUILDING SETBACK	25'	20'
REAR YARD SETBACK (LOTS 1-5)	30'	30'
REAR YARD SETBACK (LOTS 6-9)	35'	35'
DETENTION POND SETBACK	25'	8'
POND LANDSCAPE BUFFER	15'	8'
LOT COVERAGE	60%	49.8%
PRIVATE OPEN SPACE	200 ft ²	1,525 ft ²
COMMON OPEN SPACE	20%	21%
POND SLOPE	4:1	3:1
142ND STREET R.O.W.	60'	50'
CENTERLINE RADIUS	175'	80'
PARKWAY WIDTH	8'	4'
MINIMUM LOT SIZE	8,500 ft ²	11,322 ft ²

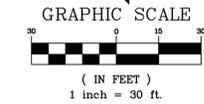
PRELIMINARY SITE PLAN FOR **THE VILLAS OF COBBLESTONE** ORLAND PARK, ILLINOIS

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	172,918 SQ. FT. OR 3.97 ACRES
NUMBER OF LOTS PROPOSED:	11
NUMBER OF BUILDINGS PROPOSED:	9
NUMBER OF DWELLING UNITS PROPOSED:	18
INTERIOR STREET:	16,748 SQ. FT.
PUBLIC WALK @ NORTH & SOUTH SIDE OF 142ND PLACE:	6,568 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (ELEV. 668.00):	7,357 SQ. FT.
BUILDING FOUNDATIONS:	45,018 SQ. FT.
DRIVEWAYS:	7,676 SQ. FT.
PATIOS/DECKS:	4,050 SQ. FT.
TOTAL IMPERVIOUS AREA:	(2.01 ACRES) 87,417 SQ. FT.
TOTAL PERVIOUS AREA:	(1.96 ACRES) 85,501 SQ. FT.
POND AREA @ HWL (673.14):	0.35 ACRES
NET BUILDABLE AREA:	3.62 ACRES
DENSITY:	4.97 DU/ACRE
LANDSCAPE AREA:	1.96 ACRES

LOT SIZE SUMMARY

LOT	AREA
1	13,393 ft ²
2	11,322 ft ²
3	11,322 ft ²
4	11,322 ft ²
5	13,521 ft ²
6	14,525 ft ²
7	12,138 ft ²
8	12,138 ft ²
9	12,138 ft ²
OUTLOT "A"	24,068 ft ²
OUTLOT "B"	5,775 ft ²



LOCATION MAP
 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	SDD
1	03-31-20	PER VILLAGE REVIEW		

MARTH CONSTRUCTION
 14800 S. 80TH AVENUE
 ORLAND PARK, ILLINOIS 60462
 (708) 873-9700

PRELIMINARY SITE PLAN
 FOR
THE VILLAS OF COBBLESTONE
 N.W. CORNER 143RD ST. & 80TH AVE.
 ORLAND PARK, ILLINOIS

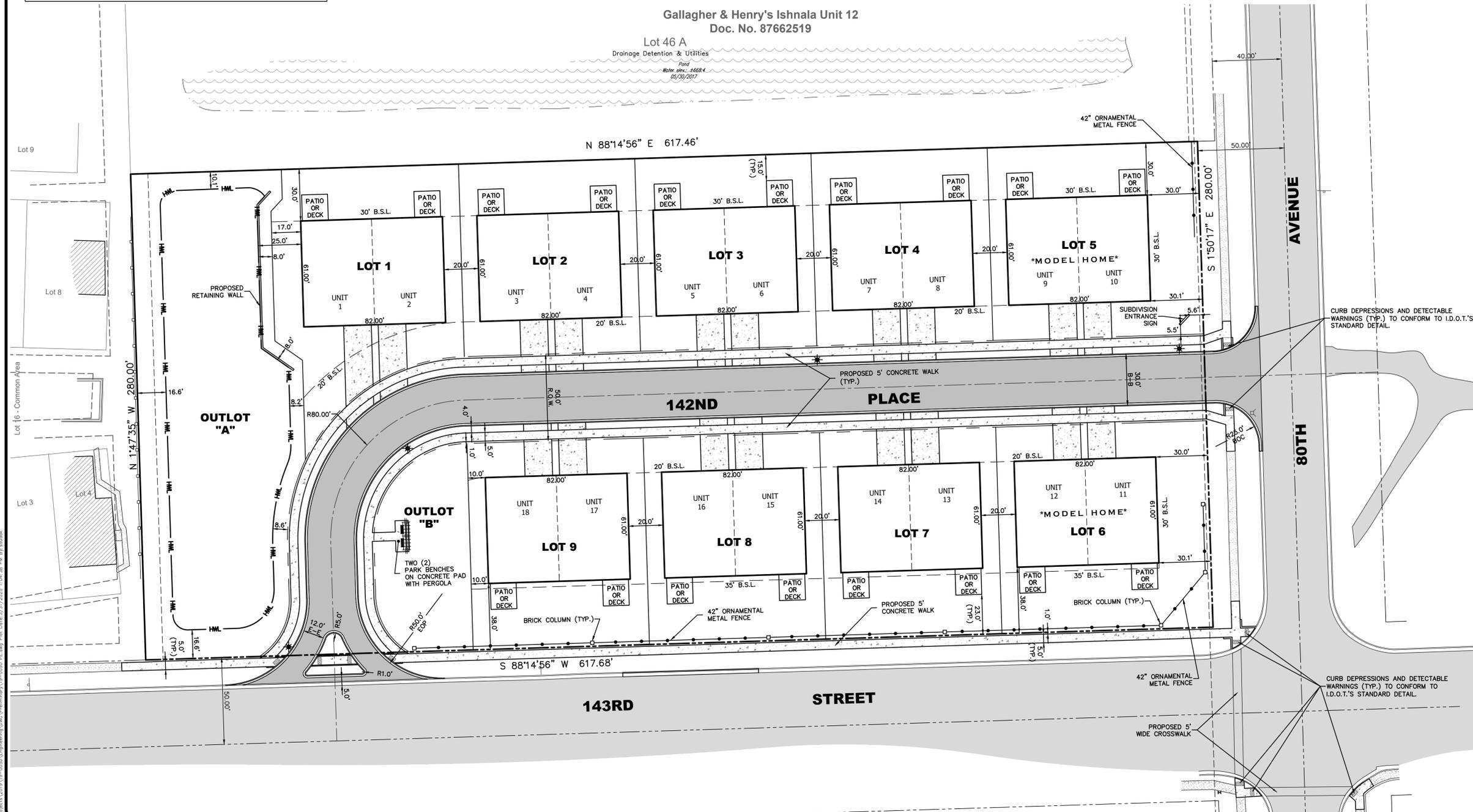
DESIGNTEK ENGINEERING, INC.
 CONSULTING AND SITE DESIGN ENGINEERS
 9930 W. 190TH STREET, SUITE L
 MOKENA, ILLINOIS 60448
 (708) 326-4961
 ILL. PROF. LIC. NO.: 184 - 003740



PROJECT INFORMATION	
Project No.:	19-0050
Scale:	1" = 30'
Date:	02-26-2020
Design By:	SDD
Drawn By:	DMV
Checked By:	SDD

1
 OF
 1

PRELIMINARY SITE PLAN



L:\Projects\2019\19-0050\Engineering\DWG\Preliminary\19-0050_Prel_Site_Plan.dwg Plot Date: 2/27/2020 1:04:38 PM By: dmv

**Villas of Cobblestone
by Marth Homes
Orland Park**

Re-Zoning from E-1 Estate Residential to R-4 Residential

1. ***The existing uses and zoning of nearby property.***

The site is zoned E-1 Estate Residential by Orland Park. The site is surrounded by higher density residential zoning and uses, with townhomes in Orland Park R-4 zoning located to the west with commercial in the BIZ zone further West; open space zoning (detention) followed by R-3 residential zoning and single family use to the North, and vacant E-1 estate zoning across 80th Ave. to the East. R-3 Single Family zoning and use is across 143rd Street to the South.

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

The value of the subject property is limited by the current E-1 Estate Zoning, rather than Orland Park R-4 as requested. The existing surrounding mixed residential single family and townhome development in Orland Park R-3 and R-4 zoning set the pattern for development of the area, consistent with the surrounding pattern of R-3 and R-4 zoning.. No negative impact on surrounding land will occur from R-4 zoning and attached single family development as the proposed development.

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

There would be no destruction of anyone's property value from initial R-4 zoning of the subject property and development as proposed. The proposed R-4 zoning allowing attached single family as proposed will promote the health, safety, morals and general welfare and that related to the surrounding property. The destruction of the property value of the subject site by continuation of Estate zoning in an area with established mixed townhome and single family development provides no benefit to the public health, safety, morals, or general welfare.

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

There will be public gain from development of attached single family homes under Orland Park R-4 zoning as proposed from the promotion of new housing opportunities consistent with the Village plan, and no hardship imposed on any property from such development, as planned by the Village as part of a mixed residential region. No gain to the public from continuation of the E-1 Estate zoning exists.

5. ***The suitability of the subject property for its zone purposes.***

The property is well suited for development under initial R-4 zoning, as attached single family homes, in an area surrounded by townhomes and single family homes, and planned for mixed residential development. The site is seriously unsuited for estate home development under the existing E-1 zoning.

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

The property has long been vacant (two small antiquated single family homes) under E-1 estate zoning, however development with attached single family homes, as proposed is appropriate to increase the mix of housing options in the context of surrounding townhome and single family development.

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

Planning by the Village anticipates mixed use residential development of the site, and has previously been approved by the Village for townhome development. The proposed zoning and development is consistent with Village planning.

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

Strong demand for the proposed attached single family homes exists, and is shown by Marth Homes' sales of similar attached homes at 167th and Wolf, and further east on 167th Street in the Villas of Grasslands and the Villas of Tallgrass. The attached homes are sought particularly by existing Village residents seeking one floor living, and common property maintenance, all consistent with the Village planning for a mix of housing needs in this part of the of the Village.

**Villas of Cobblestone
by Marth Homes
Orland Park**

Special Use Permit Modifications.

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as eight (8) feet (Section 6-409.E.18; Section 6-412.D.1)

Allowing the requested reduction allows redesign of the previously approved development at this location to have through connection between 143rd Street and 80th Ave, rather than the previous stub street, and allows for passive recreational space on Out Lot B. The setback from homes to pond of 25 feet is maintained.

2. Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18)

Allowing the requested pond slope modification in this infill project allows the site plan to include a through connection between 143rd Street and 80th Ave, rather than the previous stub street, and allows for passive recreational space Out Lot B, and still provide all needed detention volume.

3. Reduce the building to building setback from twenty-five (25) feet to twenty (20) feet (Section 6-205.E.2.b.4)

The requested building to building setback allows the location of the very successful Marth attached single family home designs on this tight infill site, and allows preservation of more usable rear yard space.

4. Reduce the side setback between the building and side property line from twenty-five (25) feet to as little as ten (10) feet (Section 6-205.E.2.b.4)

The requested side setback allows the location of the very successful Marth attached single family homes on this tight infill site, and allows preservation of more usable rear yard space, and allows for the location of the passive recreation area - Outlot B.

5. Reduce the required minimum right-of-way width for 142nd Place, a local street to be dedicated to the Village, from sixty (60) feet to fifty (50) feet (Table 6-405 (A)(2))

The reduced ROW is for a very limited use one block long street - similar to the ROW approved in Deer Haven. Allowing the reduced ROW allows for more usable area on each lot, the space to continue 142nd Place between 143rd Street and 80th Ave, rather than the previous dead end stub street, and allows for passive recreational space Out Lot B. A full required pavement width will be provided. All utility easements required for the one block long project are provided.

6. Reduce the minimum centerline radius from one-hundred and seventy-five (175) feet to eighty (80) feet (Table 6-405 (A)(2)).

The request allows the curve needed to allow for continuation of 142nd Place between 143rd Street and 80th Ave, rather than the previous dead end stub street.

7. Reduce the parkway from eight (8) feet to as little as four (4) feet (Section 6-406.A.2)

This request, companion to the ROW width request, allows for a full width pavement, space for all utilities to serve this on block long infill site, allows connection between 80th Ave and 143rd Street rather than a dead end stub, and allows space for the Out Lot B passive recreation space.

**Villas of Cobblestone
by Marth Homes
Orland Park**

Special Use Standards

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.***

The proposed **Villas of Cobblestone** attached single family home development, located between townhomes on the west, with commercial beyond; detention pond with four single family homes backing to the pond to the North; public road (80th Ave), vacant land, and single family homes to the East, and single family homes across 143rd Street to the South, with more townhomes to the Southwest, furthers the Village's planning for neighborhood mixed residential opportunities.

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

The proposed attached single family development fits well with the character of the residential townhome and single family development of the nearby area. The provision of a small improved park as part of the development, with detention used as buffering to the west and north helps as well.

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

The design of the proposed development and of the attached single family homes themselves, will enhance the area, as well as the views from surrounding property.

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

Development as proposed, with quality architecture and construction, as part of a mix of residential uses sought by the Village, will enhance the value of surrounding property.

5. ***The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service***

The small proposed development, consistent with Village planning for neighborhood mixed residential uses, including a small park to serve the development, and road access to both 80th Ave and 143rd Street, is well within the service capacity of all public facilities.

6. ***The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.***

The park and detention onsite provide open space in scale with the scope of the development. A homeowners association, established by covenant, will have the resources and the authority to maintain both the park and detention area.

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

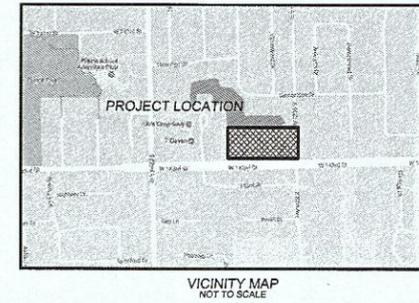
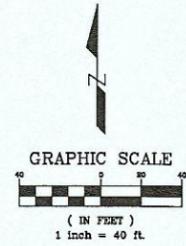
No such resources are known to exist on the site.

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.***

The development is designed to comply with all known Village requirements.

PRELIMINARY SITE PLAN
FOR
Cobblestone
ORLAND PARK, ILLINOIS

WEST PARCEL LEGAL DESCRIPTION
LOTS 1 AND 2 IN MAHLER'S SUBDIVISION OF THE SOUTH 330.0 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 80188561, IN COOK COUNTY, ILLINOIS.



REVISIONS

NO.	DATE	DESCRIPTION
1	12-27-2017	EDITED TURN AROUND ON WEST END
2	12-27-2017	PER CLIENT REVIEW
3	12-27-2017	PER VILLAGE REVIEW
4	12-26-2017	PER VILLAGE REVIEW
5	12-05-2018	PER VILLAGE REVIEW
6	12-08-2018	PER VILLAGE REVIEW
7	12-08-2018	PER VILLAGE REVIEW
8	4-26-2018	PER VILLAGE/PRD REVIEW

McNAUGHTON DEVELOPMENT
220 S. JACKSON STREET
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

PRELIMINARY SITE PLAN
FOR
COBBLESTONE
ORLAND PARK, ILLINOIS

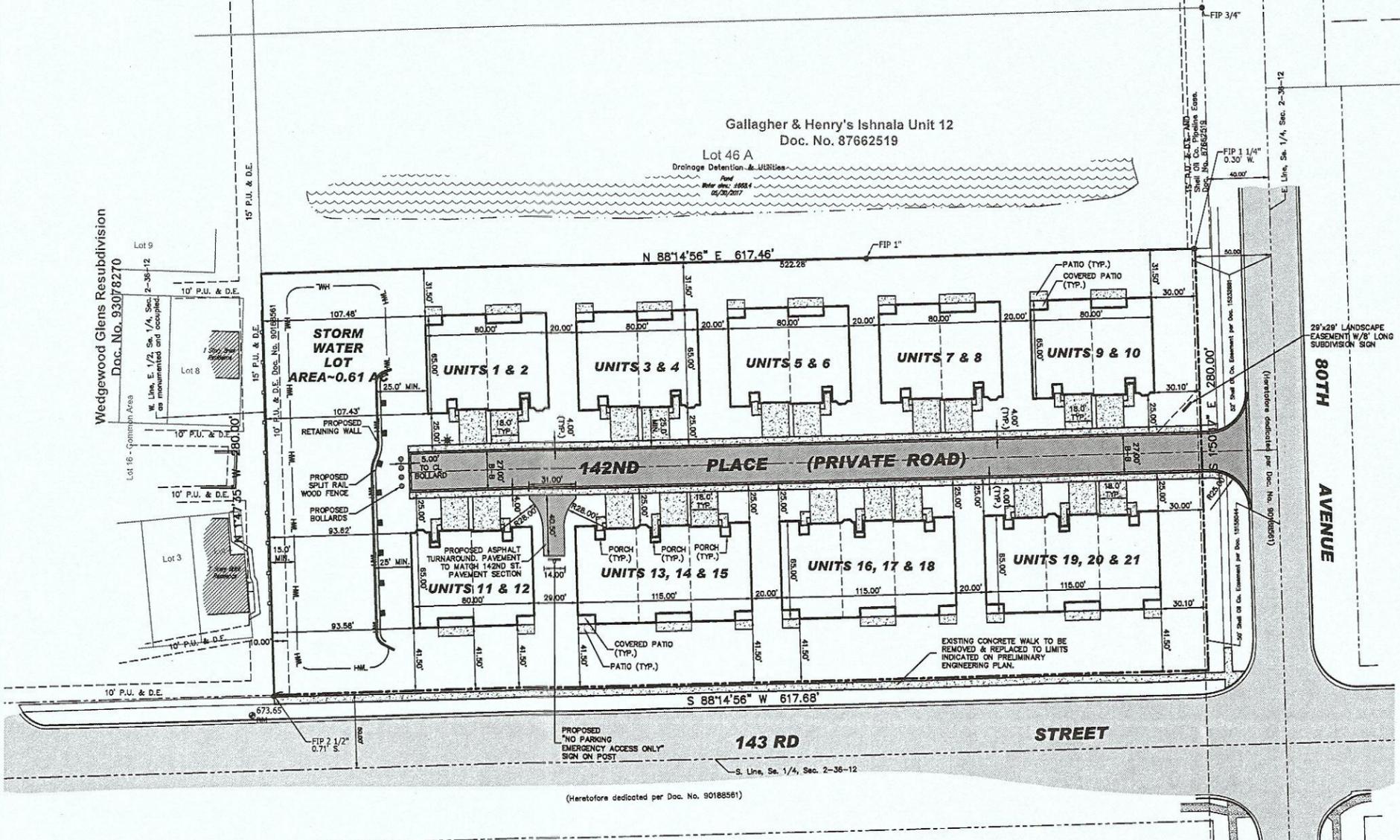
DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION

Project No.:	17-0033
Scale:	1" = 40'
Date:	07-17-17
Design By:	SDS
Drawn By:	DEI
Checked By:	SDS

PRELIMINARY SITE PLAN



SITE PLAN DATA: R-4 RESIDENTIAL PLANNED DEVELOPMENT

SETBACK	ZONED REQUIREMENT	REQUESTED	DIFFERENCE /VARIANCE
FRONT YARD	20'	20'	0'/NO
CORNER SIDE FROM ROW OF 80TH AVENUE	30'	30'	0'/NO
BETWEEN BUILDINGS	25'	20'	5'/YES
REAR YARDS UNITS 1-10	30'	30'	0'/NO
REAR YARDS UNITS 11-21	35'	41.5'	0'/NO
CUL-DE-SAC LENGTH	400'	+/-544'	+/-144'/YES
POND LANDSCAPE BUFFER	15'	15'	0'/NO
LOT COVERAGE	60%	51.25%	0/NO
POND SLOPE	4:1	3:1	YES

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA (WEST PARCEL):	172,918 SQ. FT. OR 3.97 ACRES
NUMBER OF BUILDINGS PROPOSED:	9
NUMBER OF UNITS PROPOSED:	21
NUMBER OF DUPLEX BUILDINGS:	6
NUMBER OF TRIPLEX BUILDINGS:	3
INTERIOR STREET (TO BE PRIVATE):	14,166 SQ. FT.
PUBLIC WALK @ NORTH & SOUTH SIDE OF 142ND PLACE:	4,191 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (ELEV. 668.00):	6,820 SQ. FT.
BUILDING FOUNDATIONS:	49,440 SQ. FT.
ASPHALT TURNAROUND:	713 SQ. FT.
PORCHES (FRONT):	660 SQ. FT.
WALKS:	1,179 SQ. FT.
DRIVEWAYS:	8,532 SQ. FT.
COVERED PATIOS (REAR):	2,078 SQ. FT.
PATIOS (REAR):	2,078 SQ. FT.
TOTAL IMPERVIOUS AREA:	89,853 SQ. FT.
LOT COVERAGE:	= 89,853 SQ FT/172,918 SQ FT = 51.96%
POND BOTTOM (668 CONTOUR):	0.16 ACRES
POND HWL (673.26):	0.33 ACRES
DENSITY:	= 21/(172,918 - 14,352) = 158,566 = 21/3.64 AC. = 5.77 DU/ACRE

NOTE:
- UNITS TO BE CONVEYED AS CONDOMINIUMS.
- ALL AREAS BEYOND THE STRUCTURES SHALL BE COMMON AREAS WITH H.O.A. CONTROL.

PARCEL IDENTIFICATION NUMBER

West Lot 1: 27-02-411-016-0000
West Lot 2: 27-02-411-017-0000

SITE DATA

WEST AREA: 172,918 SQUARE FEET

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

RECEIVED
APR 27 2018

BOARD APPROVED
CASE NO. 2017-0541
DATE 5.7.18
W/CONDITIONS yes
W/O CONDITIONS _____

BENCHMARKS

INITIAL BENCHMARK: NGS CONTROL MONUMENT DN4690
ELEVATION: 728.45 (NAVD 88)

SITE BENCHMARK: NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF PROJECT, SHOWN HEREON.
ELEVATION: 672.37 (NAVD 88)

L:\Projects\2017\17-0033\Engineering\dwg\preliminary\17-0033 PE.dwg, 4/26/2018 11:05:15 AM, rmcasko, DWG To PDF.plt

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Turf grass seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

PARKWAY TREES SHALL NOT BE PLANTED WITHIN 15' OF ANY TRAFFIC SIGN; 12' FROM A STREET LIGHT; 10' OF A FIRE HYDRANT; OR 10' OF A DRIVEWAY. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED DURING INSTALLATION.

LEGEND

 EMERGENT WETLAND PLUG MIX @ 36"o.c.

 WETLAND EDGE SEED MIX w/ STRAW/COCONUT BLANKET

 WET-MESIC PRAIRIE SEED MIX w/ STRAW BLANKET

SITE LANDSCAPE PLAN

1"=30'

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFJ	10	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
AFM	3	Acer f. 'Marmo'	Marmo Freeman Maple	2.5" BB
AMM	8	Acer m. 'Morton'	State Street Maple	2.5" BB
CS	1	Catalpa speciosa	Northern Catalpa	2.5" BB
CO	15	Celtis occidentalis	Hackberry	2.5" BB
GPS	2	Ginkgo b. 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" BB
GTS	13	Gleditsia li 'Skyline'	Skyline Honeylocust	2.5" BB
GD	8	Gymnocladia dioica	Kentucky Coffeetree	2.5" BB
NS	1	Nyssa sylvatica	Black Gum	2.5" BB
PMC	4	Platanus x a. 'Morton Circle'	Exclamation London Planetree	2.5" BB
QB	5	Quercus bicolor	Swamp White Oak	2.5" BB
QI	2	Quercus imbricaria	Shingle Oak	2.5" BB
QE	3	Quercus ellipsoidalis	Hills Oak	2.5" BB
QRP	7	Quercus r. 'Long'	Regal Prince English Oak	2.5" BB
TSB	4	Taxodium d. 'Nickelson'	Shawnee Brave Bald Cypress	10" BB
TAM	6	Tilia a 'McSentry'	American Sentry Linden	2.5" BB
TCG	5	Tilia c. 'Clemens'	Glanjeven Littleleaf Linden	2.5" BB
UF	6	Ulmus 'Frontier'	Frontier Elm	2.5" BB
UM	5	Ulmus 'Morton'	Acolade Elm	2.5" BB
EVERGREEN TREES				
PGD	3	Picea g. 'Densata'	Black Hills Spruce	6" BB
PP	4	Picea pungens	Colorado Green Spruce	6" BB
PM	4	Pseudotsuga menziesii	Douglas Fir	6" BB
DECIDUOUS ORNAMENTAL TREES				
AC	2	Amelanchier canadensis	Shadblow Serviceberry	6" BBcl.
AAB	7	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6" BBcl.
BN	3	Betula nigra	River Birch	6" BBcl.
CA	3	Cornus alternifolia	Pagoda Dogwood	6" BBcl.
CCI	4	Cornus c. inermis	Thornless Cocksbur Hawthorn	6" BBcl.

DECIDUOUS SHRUBS & SHRUB ROSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
AAB	22	Aronia a. 'Brilliantissima'	Red Chokeberry	3" BB
CR	14	Cornus racemosa	Grey Dogwood	3" BB
CSB	18	Cornus s. 'Baileyi'	Red Twig Dogwood	3" BB
CAP	30	Coloneaster acutifolia	Peking Coloneaster	3" BB
FM	23	Forsythia 'Meadowlark'	Meadowlark Forsythia	#5/24"
SC	10	Sambucus canadensis	Elderberry	#3
VBM	10	Viburnum d. 'Christom'	Blue Muffin Arrowwood Viburnum	30"/#5
VD	27	Viburnum dentatum	Arrowwood Viburnum	3" BB
VLM	3	Viburnum l. 'Mohican'	Mohican Viburnum	3" BB
EVERGREEN SHRUBS				
JKC	3	Juniperus c. 'Kalleys'	Kalleys Compact Juniper	24"/#5
JSG	14	Juniperus c. 'Sea Green'	Sea Green Juniper	24"/#5
TOS	25	Thuja o. 'Smargad'	Emerald Green Arborvitae	4" BB
ORNAMENTAL GRASSES & PERENNIALS				
CKF	6	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	#1
HGB	9	Hemocalis 'Going Bananas'	Going Bananas Daylily	#1
HSW	9	Hemocalis 'Summer Wine'	Summer Wine Daylily	#1
MATERIAL & LABOR LIST:				
QTY	ITEM	DESCRIPTION		
172 SY	Native Seed w/ Straw/Coconut Blanket	Wetland Edge Seed Mix		
832 SY	Native Seed w/ Straw Blanket	AEC Straw/Coconut Premier (equal) Wet/Mesic Prairie Seed Mix		
2,240 SY	Turf Grass	AEC Straw Premier (equal) DOT Class A1 - Salt Tolerant Lawn Mix		
6,370 SY	Sod	AEC Straw Premier (equal) KBG Blend w. Mineral Base		
47 CY	Mulch	Shredded Hardwood Bark		
1 CY	Mulch	Compost (Mushroom or Yard Waste)		
570 Each	Plugs	Aquatic Wetland Plug Mix		
320 CY	Soil Mix	Bio-Retention Soil Mix		
724 LF	Fence	42" Ornamental Metal Fence		
180 LF	Fence	2-Rail Cedar Fence		
355 SF	Decorative Stone	1-1/2" to 2" Heritage Stone over fabric		

LANDSCAPE CALCULATIONS

LANDSCAPE CORRIDOR - Arterial
143rd Street = 617.69
617.69 divided by 100 = 6.2

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	4 x 6.2 =	24.8 or 25	25
O/E Tree	2 x 6.2 =	12.4 or 13	13

WEST LANDSCAPE BUFFER - Type 1
Residential = 280.0'
280.0 divided by 100 = 2.8

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	3 x 2.8 =	8.4 or 9	9
O/E Tree	1 x 2.8 =	2.8 or 3	3
Shrubs	16 x 2.8 =	44.8 or 45	45

NORTH LANDSCAPE BUFFER - Type 1
Residential = 617.4'
617.4 divided by 100 = 6.2

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	3 x 6.2 =	18.6 or 19	19
O/E Tree	1 x 6.2 =	6.2 or 7	7
Shrubs	16 x 6.2 =	99.2 or 100	100

LANDSCAPE CORRIDOR - Typical
80th Avenue = 280.0'
280.0 divided by 100 = 2.8

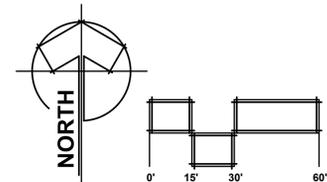
Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	3 x 2.8 =	8.4 or 9	9
O/E Tree	1 x 2.8 =	2.8 or 3	3
Shrubs	None Required		10

DETENTION LANDSCAPE
H.W.L. = 618'
616 divided by 100 = 6.2

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	1 x 6.2 =	6.2 or 7	7
O/E Tree	5 x 6.2 =	31.1 or 4	4
Shrubs	6 x 6.2 =	37.2 or 38	38

PARKWAY TREES
143rd St. = 617.7' @ 1 TREE/40' = 15.4 TREES - 15 PROVIDED
80th Ave. = 280.0' @ 1 TREE/40' = 7.0 TREES - 6 PROVIDED

INTERIOR LOT LANDSCAPE
21 TOTAL UNITS - 21 DEC. SHADE TREES PROVIDED

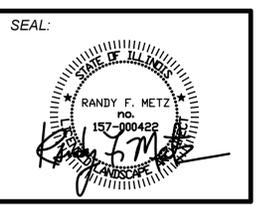


REVISIONS

NO.	DESCRIPTION	DATE
1	Village Review/New Site Plan	2/6/18
2	Village Review/New Site Plan	4/26/18

COBBLESTONE SUBDIVISION
Orland Park, Illinois

McNaughton Development Inc.



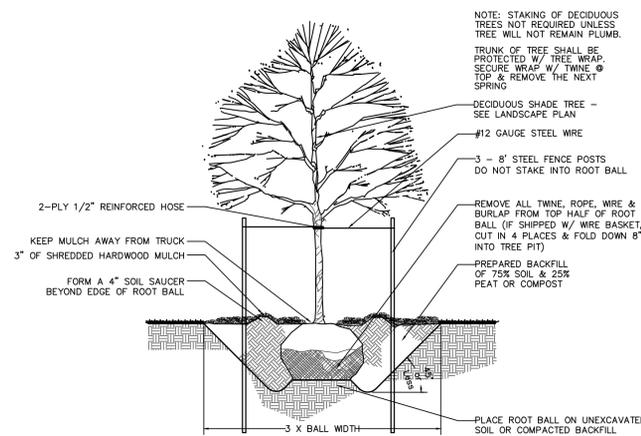
METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

LANDSCAPE PLAN

PROJECT NO.:
11-078
DATE: 11-9-17
SCALE: 1"=30'

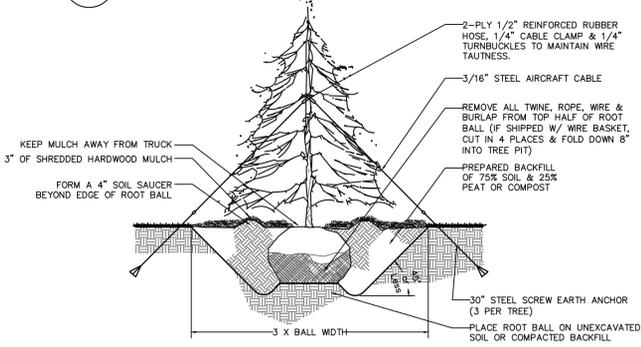
SHEET
L-1

Copyright 2017, all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited. If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale.



DECIDUOUS TREE

n.t.s.



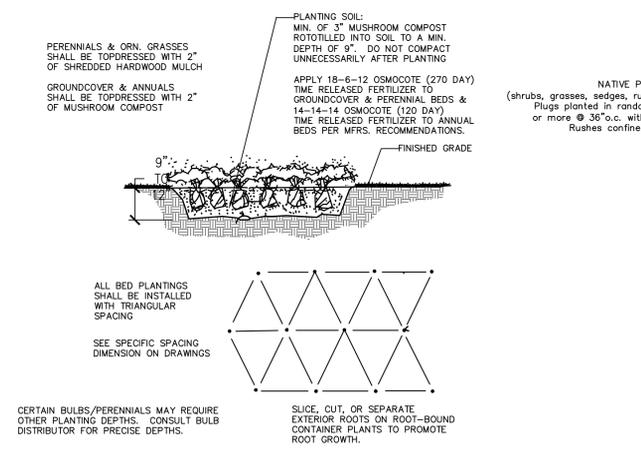
EVERGREEN TREE

n.t.s.



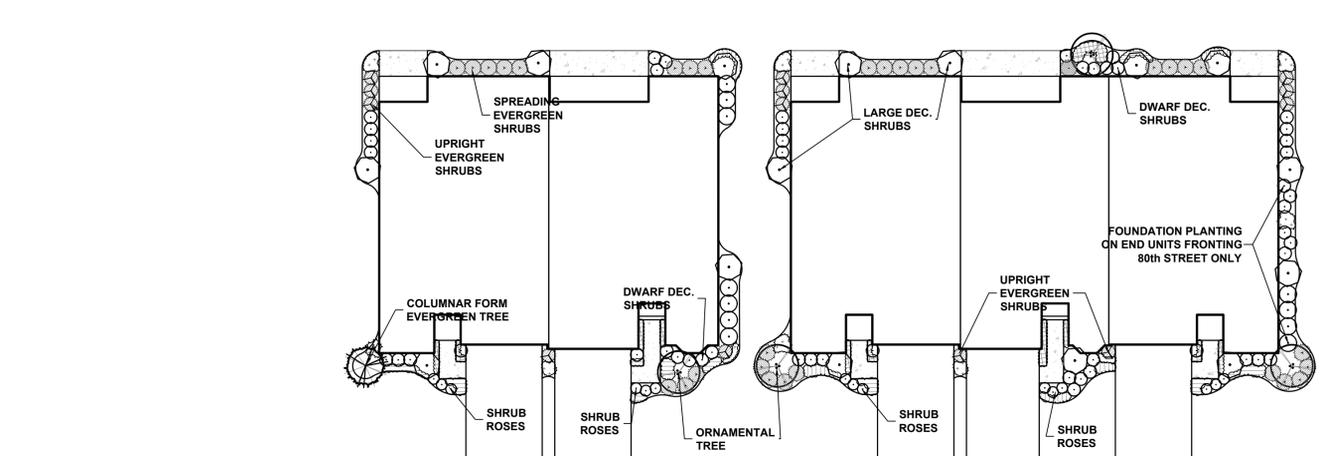
SHRUBS

n.t.s.



BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVER & ANNUALS)



PROTOTYPICAL FOUNDATION LANDSCAPE PLAN

1"=20'

WET-TO-MESIC PRAIRIE SEED MIX

Cardno-JFNew

BOTANICAL / (COMMON) NAME	PLS OZ/Ac
Andropogon gerardi (Big Bluestem)	24.00
Calamagrostis canadensis (Bluejoint Grass)	1.00
Carex spp (Prairie Sedge Mix)	4.00
Carex lurida (Bottlebrush Sedge)	2.00
Elymus virginicus (Virginia Wild Rye)	24.00
Panicum virgatum (Switch Grass)	2.00
Scirpus pendulus (Red Bulrush)	0.25
Sorghastrum nutans (Indian Grass)	6.00
Spartina pectinata (Prairie Cord Grass)	3.00
TOTAL	66.25

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
TOTAL	360.00

FORBS:

Aster novae-angliae (New England Aster)	0.25
Baptisia lactea (White Wild Indigo)	0.75
Chamaecrista fasciculata (Partridge Pea)	12.00
Coreopsis lanceolata (Sand Coreopsis)	3.50
Coreopsis tripteris (Tall Coreopsis)	3.00
Desmodium illinoense (Illinois Tick Trefoil)	0.50
Echinacea purpurea (Purple Coneflower)	3.50
Eryngium yuccifolium (Rattlesnake Master)	2.00
Helenium autumnale (Sneezeweed)	2.50
Helianthus grosseserratus (Sawtooth Sunflower)	0.50
Liatris spicata (Marsh Blazing Star)	1.00
Monarda fistulosa (Wild Bergamot)	1.00
Parthenium integrifolium (Wild Quinine)	1.00
Physostegia virginiana (Obedient Plant)	0.25
Pycnanthemum virginianum (Common Mountain Mint)	1.00
Ratibida pinnata (Yellow Coneflower)	5.00
Rudbeckia hirta (Black-Eyed Susan)	5.50
Rudbeckia laciniata (Wild Golden Glow)	1.00
Rudbeckia subtomentosa (Sweet Black-Eyed Susan)	0.50
Silphium integrifolium (Rosin Weed)	1.00
Silphium laciniatum (Compass Plant)	2.00
Silphium perfoliatum (Cup Plant)	3.00
Silphium terebinthinaceum (Prairie Dock)	6.00
Solidago juncea (Early Goldenrod)	0.25
Solidago rigida (Stiff Goldenrod)	1.00
Solidago rugosa (Rough Goldenrod)	0.25
Tradescantia ohiensis (Common Spiderwort)	1.25
Vernonia spp. (Ironweed Mix)	3.00
Veronicastrum virginicum (Culver's Root)	0.25
Zizia aurea (Golden Alexanders)	0.50
TOTAL	63.25

WETLAND EDGE SEED MIX

Cardno-JFNew

BOTANICAL / (COMMON) NAME	PLS OZ/Ac
Carex comosa (Bristly Sedge)	1.00
Carex cristatella (Crested Oval Sedge)	2.00
Carex frankii (Bristly Cattail Sedge)	6.00
Carex vulpinoidea (Brown Fox Sedge)	3.00
Eleocharis palustris (Great Spike Rush)	0.50
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.00
Leersia oryzoides (Rice Cut Grass)	1.50
Scirpus atrovirens (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.75
Scirpus pungens (Chairmaker's Rush)	1.00
Scirpus validus (Great Bulrush)	2.50
TOTAL	32.25

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
TOTAL	360.00

FORBS:

Acorus calamus (Sweet Flag)	0.50
Alisma spp. (Water Plantain Mix)	2.00
Asclepias incarnata (Swamp Milkweed)	1.00
Aster puniceus (Bristly Aster)	1.00
Bidens spp. (Bidens Mix)	2.00
Eupatorium perfoliatum (Common Boneset)	1.00
Helenium autumnale (Sneezeweed)	2.00
Iris virginica (Blue Flag)	2.50
Lobelia siphilitica (Great Blue Lobelia)	1.00
Lycopus americanus (Common Water Horehound)	0.25
Mimulus ringens (Monkey Flower)	1.50
Penthorum sedoides (Ditch Stonecrop)	0.50
Polygonum spp. (Smartweed Mix)	2.50
Rudbeckia laciniata (Wild Golden Glow)	0.75
Sagittaria latifolia (Common Arrowhead)	2.00
Senna hebecarpa (Wild Senna)	2.00
Sparganium eurycarpum (Common Bur Reed)	4.00
Thalictrum dasycarpum (Purple Meadow Rue)	0.50
Verbena hastata (Blue Vervain)	1.50
Vernonia spp. (Ironweed Mix)	2.00
TOTAL	28.50

AQUATIC WETLAND PLUG MIX @ 36" o.c.

Species	Common Name	Quantity
Asclepias incarnata	Swamp Milkweed	38
Carex cristatella	Crested Oval Sedge	38
Carex frankii	Bristly Cattail Sedge	38
Carex lacustris	Lake Sedge	76
Carex vulpinoidea	Brown Fox Sedge	38
Juncus torreyi	Torrey's Rush	38
Iris virginica	Blue Flag	38
Leersia oryzoides	Rice Cut Grass	38
Scirpus atrovirens	Dark Green Bulrush	76
Scirpus pendulus	Red Bulrush	76
Scirpus validus creber	Great Bulrush	76
Total:		570

- PLANT LIST - FOUNDATIONS PLANTINGS**
- The following is a general listing of quality plant material from which final plant species assignments may be selected.
- Plants to be used in heavy shade locations (North Sides of Buildings)
 - Plants to be used in part shade or sun
- EVERGREEN TREES**
- Picea a. 'Pendula' Weeping Norway Spruce
 - Picea g. 'Densata' Black Hills Spruce
 - Picea p.g. 'Fat Albert' Fat Albert Colorado Spruce
 - Pinus s. 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine
 - Pinus s. 'Fastigiata' Upright White Pine
- DECIDUOUS ORNAMENTAL TREES**
- Amelanchier canadensis Shadblow Serviceberry
 - Amelanchier g. 'Autumn Brilliance' Autumn Brilliance Serviceberry
 - Betula p. 'Whitespire' Whitespire Gray Birch
 - Crataegus crus-galli v. inermis Thornless Cockspur Hawthorn
 - Hamelis verticillata Vernal Witch Hazel
 - Magnolia 'Jane' Jane Magnolia
 - Malus 'Red Jewel' Red Jewel Crabapples
 - Pyrus c. 'Jazzam' Jack Callery Pear
 - Syringa r. 'Ivory Silk' Ivory Silk Japanese Tree Lilac
 - Viburnum prunifolium Blackhaw Viburnum
- LARGE DECIDUOUS SHRUBS**
- Cornus s. 'Isanti' Redosier Dogwood
 - Cotoneaster acutifolia Peking Cotoneaster
 - Hydrangea a. 'Aetwo' Incredible Hydrangea
 - Hydrangea p. 'Limelight' Limelight Hydrangea
 - Hydrangea p. 'Renhy' Vanilla Strawberry Hydrangea
 - Physocarpus o. 'Seward' Summer Wine Ninebark
 - Syringa p. 'Miss Kim' Miss Kim Dwarf Lilac
 - Viburnum d. 'Christom' Blue Muffin Viburnum
 - Viburnum x juddii Judd Viburnum
 - Viburnum cayuga Cayuga Viburnum
 - Weigela f. 'Alexandra' Wine & Roses Weigela
- DWARF DECIDUOUS SHRUBS & SHRUB ROSES**
- Cotoneaster aciculata Cranberry Cotoneaster
 - Fothergilla Dwarf Fothergilla
 - Diervilla 'G2X85411' Kodiak Red Bush-honeysuckle
 - Diervilla s. 'Butterfly' Southern Bush-honeysuckle
 - Hydrangea m. 'Bailmer' Bobo Summer Hydrangea
 - Hydrangea p. 'ILVOBO' Bobo Hydrangea
 - Hypericum kalmianum Kalm St. John's Wort
 - Rhus a. 'Green Mound' Green Mound Alpine Currant
 - Ribes a. 'Green Mound' Apricot Drift Rose
 - Rosa 'Meimirore' Pink Drift Rose
 - Rosa 'Mejocos' Red Drift Rose
 - Rosa 'Meigallo' Red Drift Rose
 - Rosa 'Balmi' Kashm. Easy Elegance Rose
 - Rosa 'Algrim' My Girl Easy Elegance Rose
 - Rosa 'Radtko' Double Knock Out Rose
 - Sorbaria a. 'Sem' Sem Ural Faes Spirea
 - Spiraea b. 'Tor' Birchleaf Spirea
 - Spiraea x b. 'Anthony Waterer' Anthony Waterer Spirea
 - Spiraea x b. 'Freelb' Froebel's Spirea
 - Spiraea x b. 'Gold Flame' Gold Flame Spirea
 - Spiraea x m. 'Darnsom' Snow Storm Spirea
 - Weigela x 'Dark Horse' Dark Horse Weigela
- EVERGREEN/BROADLEAF SHRUBS**
- Buxus 'Glencoe' Chicago Land Green Boxwood
 - Euonymus f. 'Emerald Gaiety' Emerald Gaiety Euonymus
 - Sarcocoe Euonymus Sarcocoe Euonymus
 - Juniperus c. 'Gold Lace' Gold Lace Juniper
 - Juniperus c. 'Kallay's Compact' Kallay's Compact Juniper
 - Taxus m. 'Densiformis' Dense Yew
- PERENNIALS**
- Achillea millefolium sp. Yarrow
 - Astilbe chinensis sp. Astilbe
 - Coreopsis v. 'Moonbeam' Moonbeam Coreopsis
 - Echinacea sp. Coneflower
 - Geranium 'Gerwat' Rozanne Geranium
 - Geranium s. 'Max Fre' Max Frei Biody Cranesbill
 - Hemerocallis sp. Daylily
 - Heuchera sp. Coralbells
 - Hosta 'Brother Stefan' Brother Stefan Hosta
 - Hosta 'Francee' Francee Hosta
 - Hosta 'Halcyon' Halcyon Hosta
 - Hosta 'Patriot' Patriot Hosta
 - Nepeta r. 'Walker's Low' Walker's Low Catmint
 - Rudbeckia f. 'Viette's Little Suzy' Little Suzy Black-eyed Susan
 - Sedum s. 'Autumn Joy' Autumn Joy Sedum
- GROUNDCOVERS**
- Aljuga r. 'Bronze Beauty' Bronze Beauty Bugleweed
 - Euonymus f. 'Coloratus' Purpleleaf Wintercreeper
 - Pachysandra l. 'Green Carpet' Japanese Spurge
 - Sedum kamtschaticum Russian Stonecrop
- ORNAMENTAL GRASSES**
- Calamagrostis a. 'Karl Foerster' Feather Reed Grass
 - Carex m. 'Ice Dance' Ice Dance Sedge
 - Deschampsia c. 'Pixie Fountain' Pixie Fountain Tufted Hair Grass
 - Hakonechloa m. 'All Gold' Japanese Forest Grass
 - Panicum v. 'Cherry Sky' Cherry Sky Switch Grass
 - Panicum v. 'Shenandoah' Shenandoah Red Switch Grass
 - Pennisetum a 'Hamel' Hameln Fountain Grass
 - Schizachyrium s. 'Carouse' Carousel Little Bluestem
 - Sesleria autumnalis Autumn Moor Grass
 - Sporobolus heterolepis Prairie Dropseed

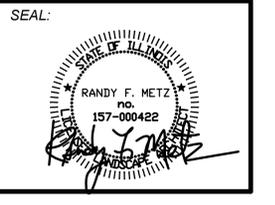
REVISIONS

NO.	DESCRIPTION	DATE
2	Village Review/New Site Plan	4/26/18
1	Village Review/New Site Plan	2/6/18

COBBLESTONE SUBDIVISION

Orland Park, Illinois

McNaughton Development Inc.



METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

LANDSCAPE PLAN

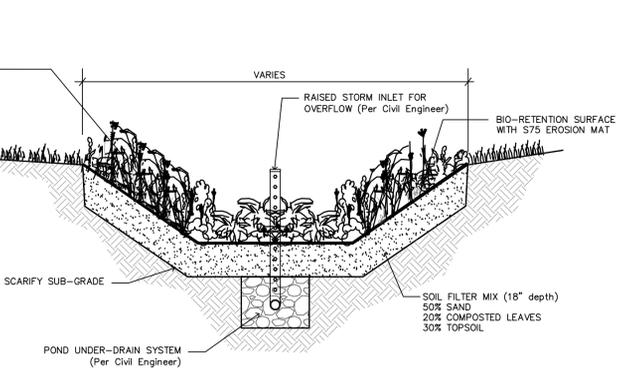
PROJECT NO.: 17-078

DATE: 11-9-17

SCALE: 1"=20'

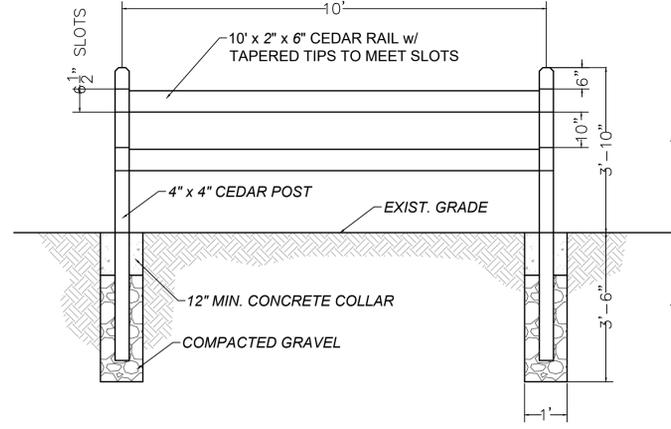
SHEET **L-2**

© Copyright 2017, all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited. If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale.



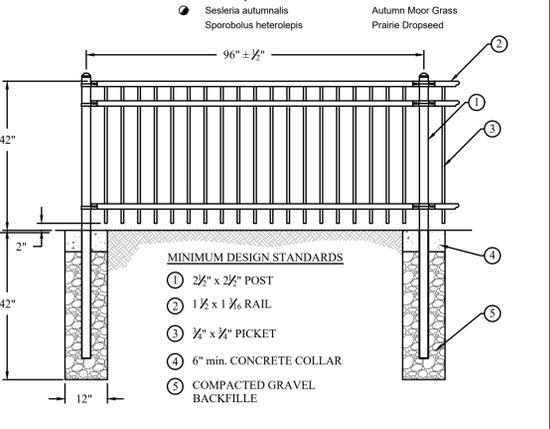
BIO-RETENTION PLANTING DETAIL

NTS



DETAIL - 2-RAIL FENCE

1/2"=1'-0"



DETAIL - ORNAMENTAL METAL FENCE

1/2"=1'-0"

REVISIONS
4/18/18 REV PER VILLAGE

TOWNHOME FOR MCNAUGHTON DEV.
COBBLESTONE
 143RD AND 80TH AVE.
 ORLAND PARK, ILLINOIS

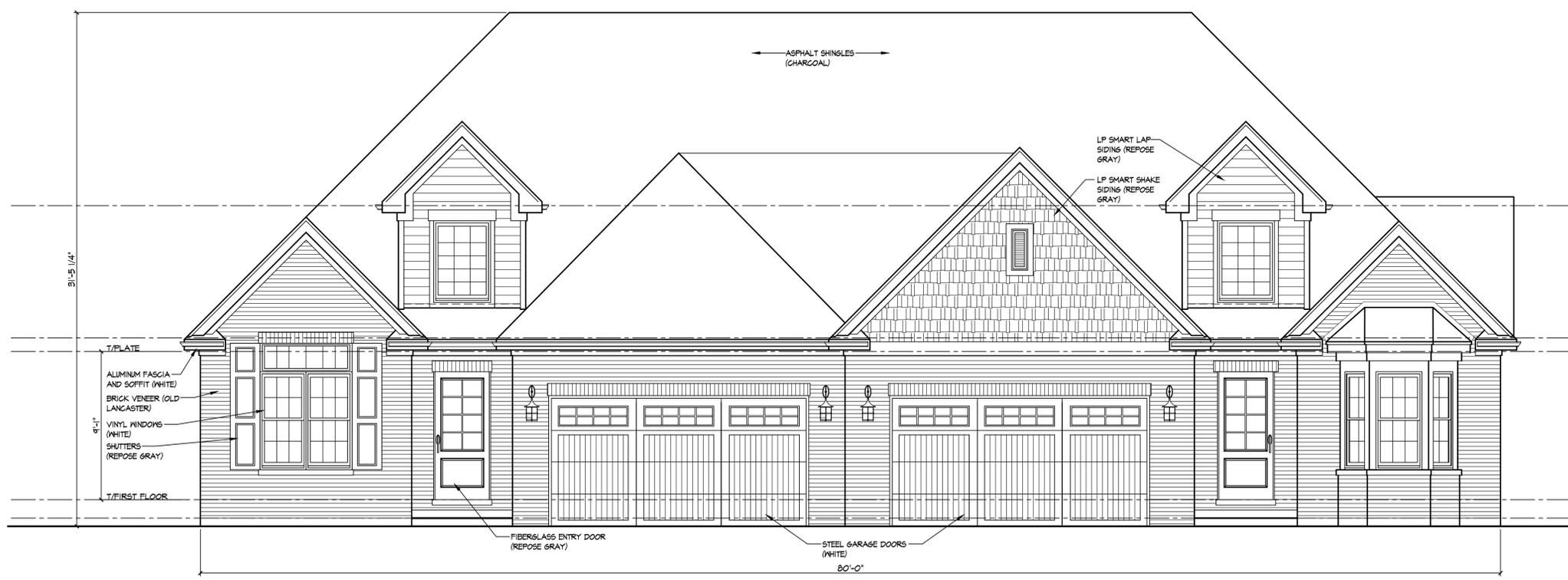
14334 Town Center Dr.
 Homer Glen, Illinois 60491

WKSOLSON ARCHITECTS INC.
 Tel: (708)301-6111
 Fax: (708)301-2503
 E-mail: wksolsonarc@aol.com

FRONT AND RIGHT AND RIGHT ELEVATION

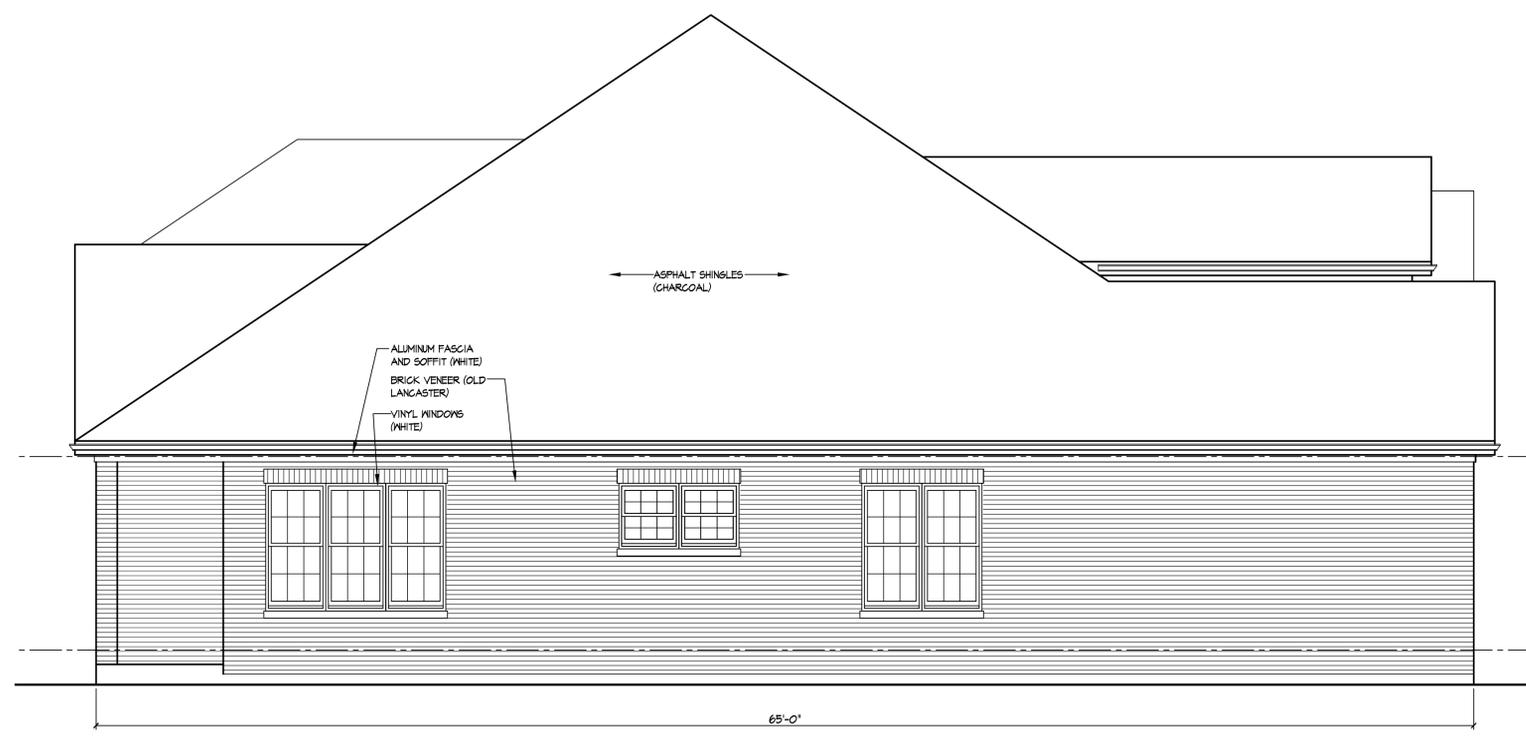
APP'D:	WKO
CHECKED:	WKO
DRAWN:	SEB/SF
DATE:	8/8/17
PROJ NO:	--
PREV NO:	()

SHEET NUMBER
A-3
OF 4



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

CADD REF : --

REVISIONS
4/18/18 REV PER VILLAGE

TOWNHOME FOR MCNAUGHTON DEV.
COBBLESTONE
 143RD AND 80TH AVE.
 ORLAND PARK, ILLINOIS

14334 Town Center Dr.
 Homer Glen, Illinois 60491

WKSOLSON ARCHITECTS INC.
 Tel: (708)301-6111
 Fax: (708)301-2503
 E-mail: wksolsonarc@aol.com

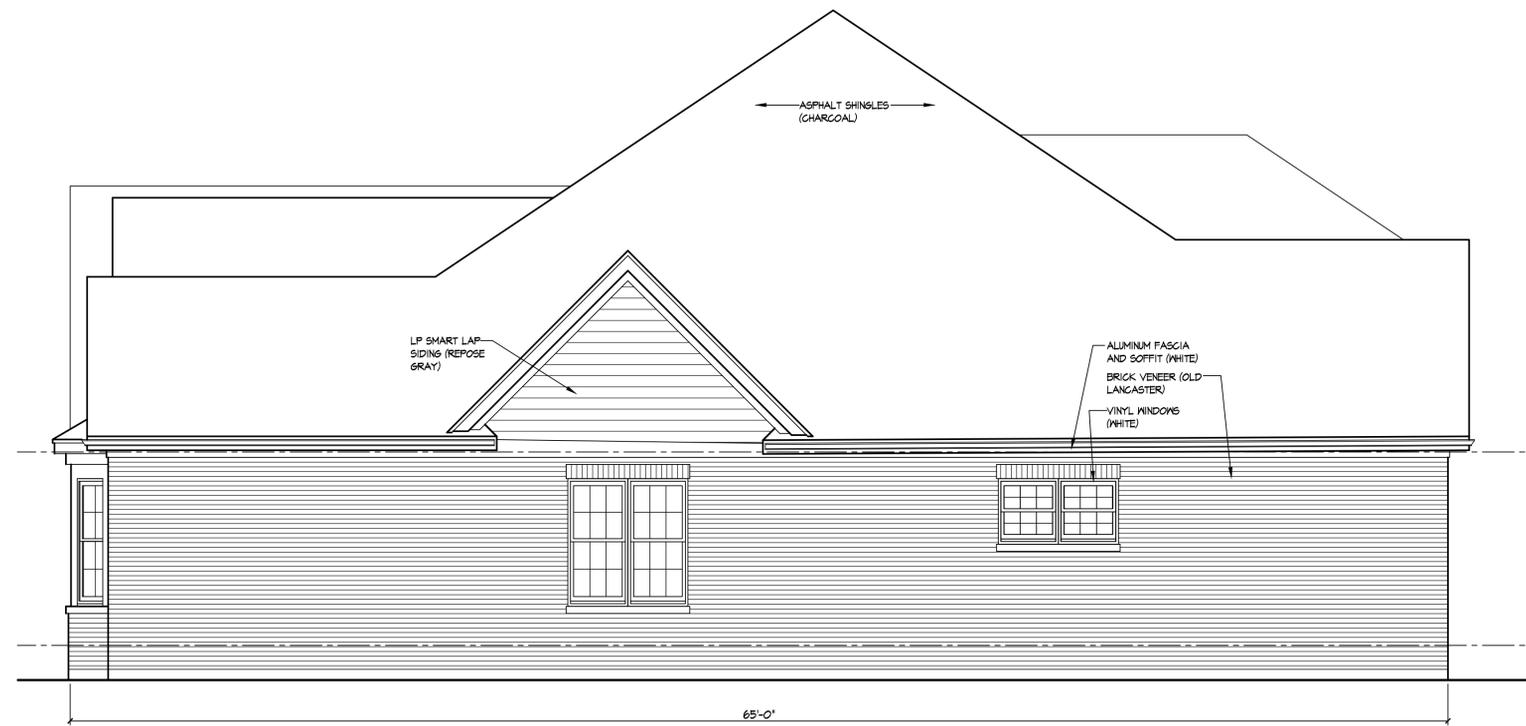
REAR AND LEFT ELEVATION

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SEB/SF
DATE:	8/8/17
PROJ NO:	--
PREV NO:	()

SHEET NUMBER
A-4
OF 4



REAR ELEVATION



LEFT ELEVATION

CADD REF : --

REVISIONS
4/18/18 REV PER VILLAGE

TOWNHOME FOR MCNAUGHTON DEV.
COBBLESTONE
 143RD AND 80TH AVE.
 ORLAND PARK, ILLINOIS

14334 Town Center Dr.
 Homer Glen, Illinois 60491

WKSOLSON ARCHITECTS INC.
 Tel: (708)301-6111
 Fax: (708)301-2503
 E-mail: wksolsonarc@aol.com

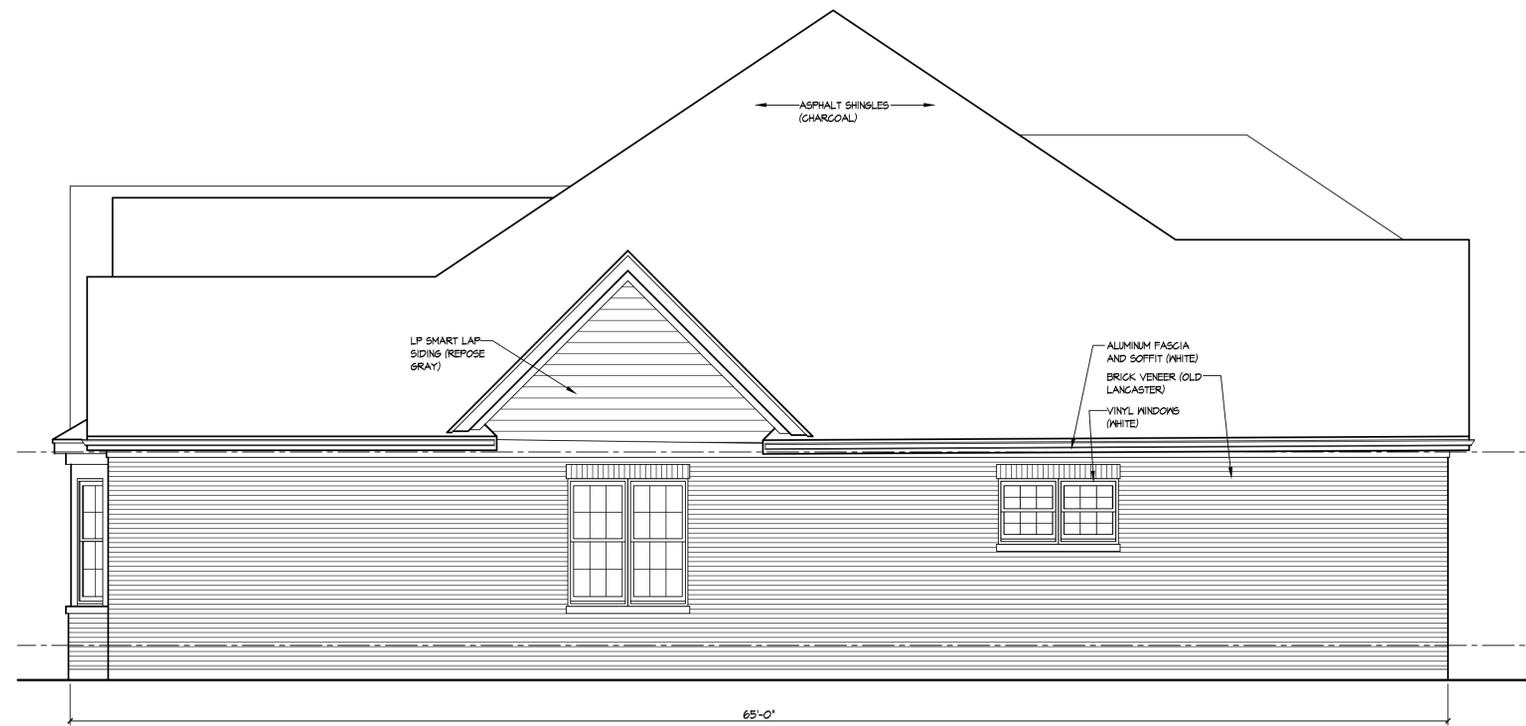
REAR AND LEFT ELEVATION

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SEB,SF
DATE:	8/8/17
PROJ NO:	--
PREV NO:	()

SHEET NUMBER
A-4
OF 4



REAR ELEVATION



LEFT ELEVATION

CADD REF : --

REVISIONS
4/18/18 REV PER VILLAGE

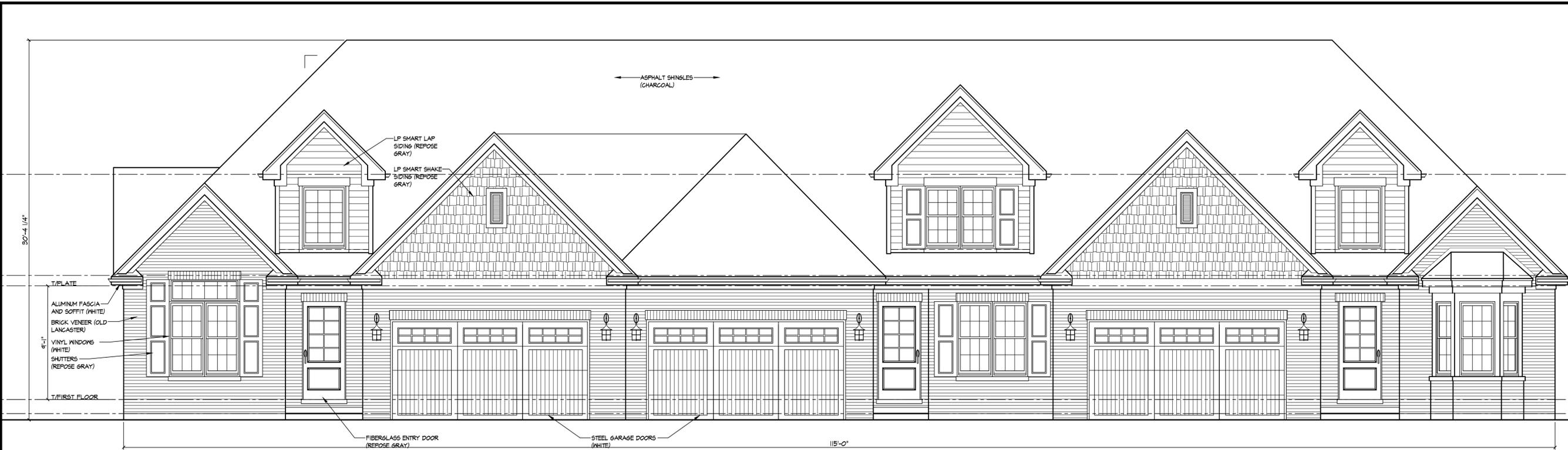
TOWNHOME FOR MCNAUGHTON DEV.
COBBLESTONE
 143RD AND 80TH AVE.
 ORLAND PARK, ILLINOIS

14334 Town Center Dr.
 Homer Glen, Illinois 60491
WIKOLSON ARCHITECTS INC.
 Tel: (708)301-6111
 Fax: (708)301-2503
 E-mail: wikolsonarc@aol.com

FRONT AND RIGHT ELEVATION

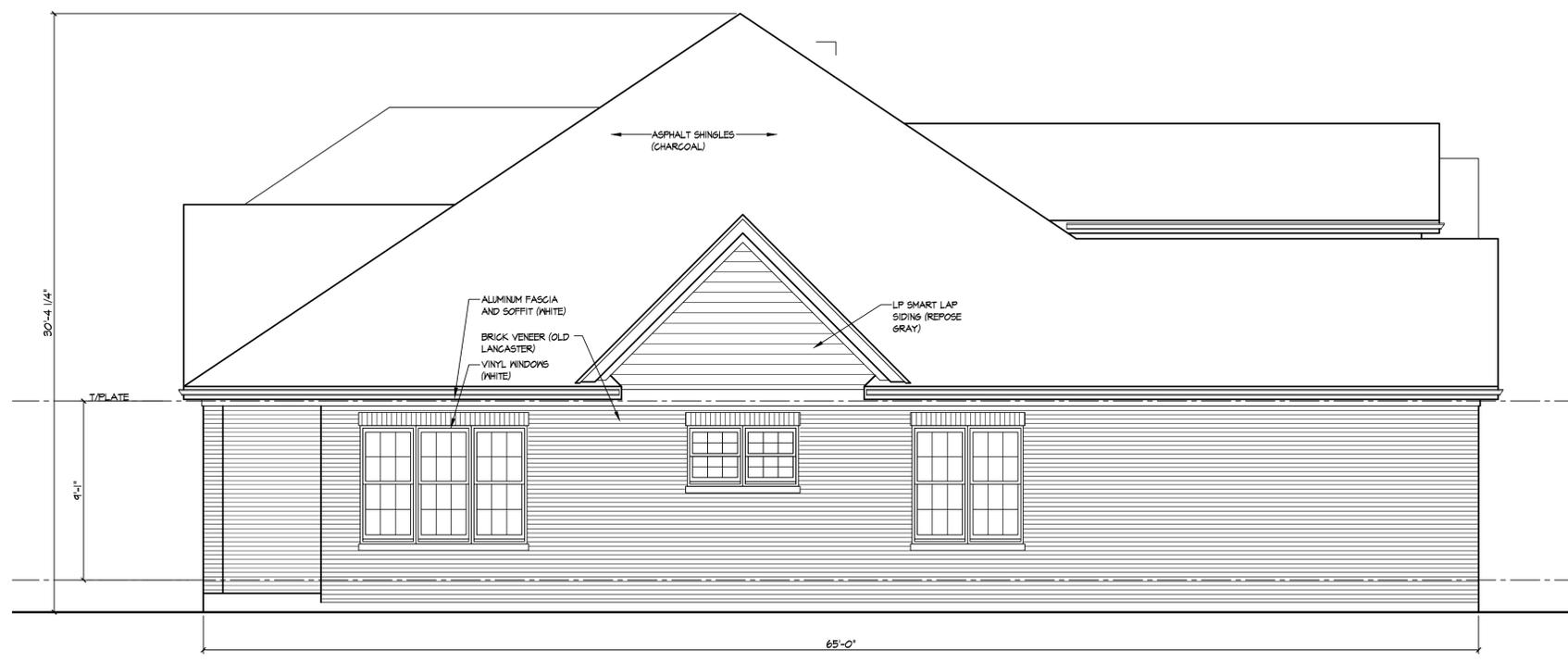
APP'D: WKO
 CHECKED: WKO
 DRAWN: SEB/SF
 DATE: 8/8/17
 PROJ NO: --
 PREV NO: ()

SHEET NUMBER
A-1
 OF 4



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

CADD REF: ---

REVISIONS
4/18/18 REV PER VILLAGE

TOWNHOME FOR MCNAUGHTON DEV.
COBBLESTONE
 143RD AND 80TH AVE.
 ORLAND PARK, ILLINOIS

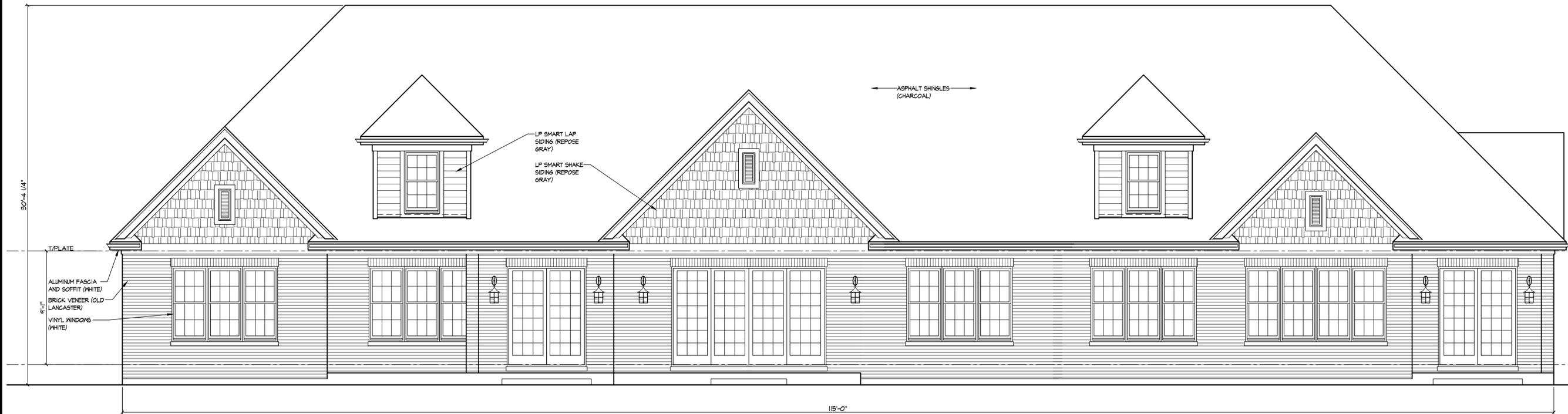
14334 Town Center Dr.
 Homer Glen, Illinois 60491
WKSOLSON ARCHITECTS INC.
 Tel: (708)301-6111
 Fax: (708)301-2503
 E-mail: wksolsonarc@aol.com

REAR AND LEFT ELEVATIONS

APP'D: WKO
 CHECKED: WKO
 DRAWN: SEB/SF
 DATE: 8/8/17
 PROJ NO: --
 PREV NO: ()

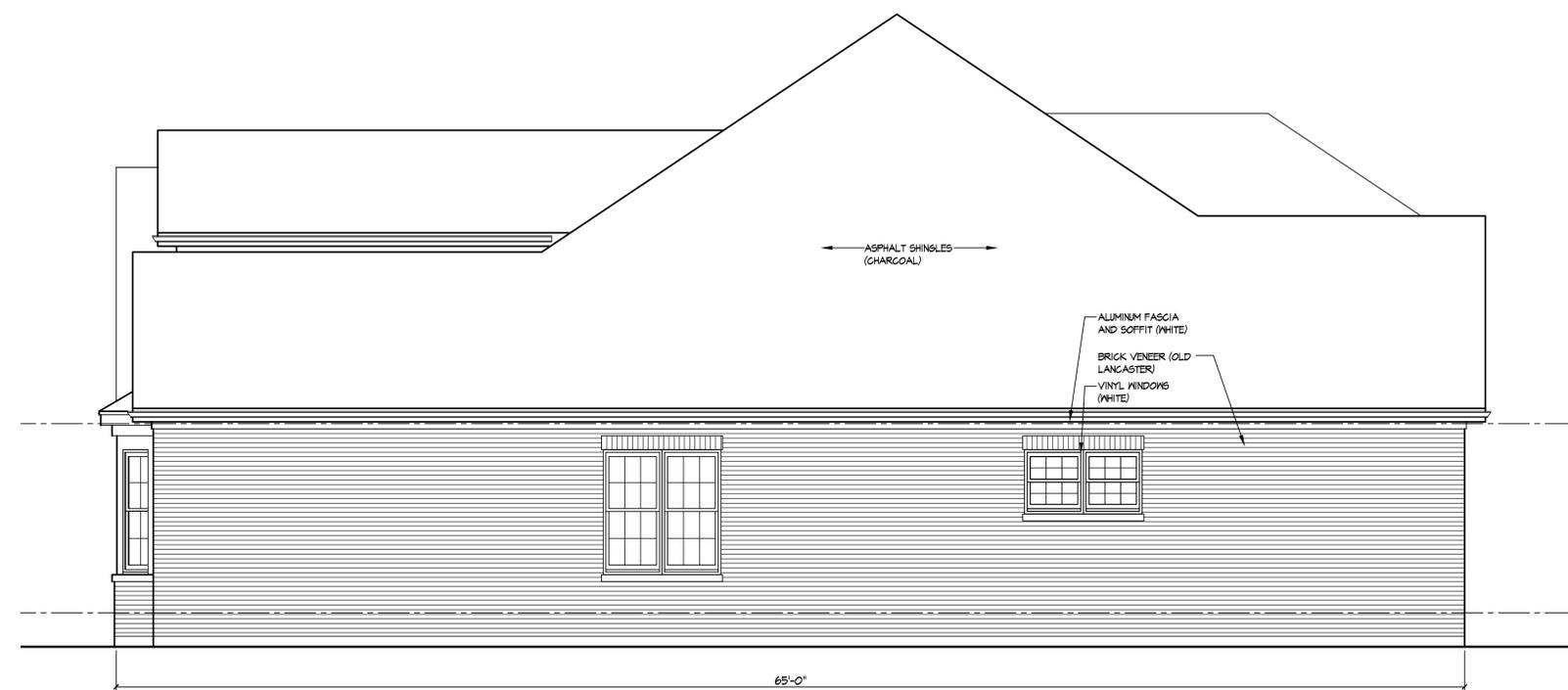
APP'D: WKO
 CHECKED: WKO
 DRAWN: SEB/SF
 DATE: 8/8/17
 PROJ NO: --
 PREV NO: ()

SHEET NUMBER
A-2
 OF 4



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

CADD REF: ---

REVISIONS
4/18/18 REV PER VILLAGE

TOWNHOME FOR MCNAUGHTON DEV.
COBBLESTONE
 143RD AND 80TH AVE.
 ORLAND PARK, ILLINOIS

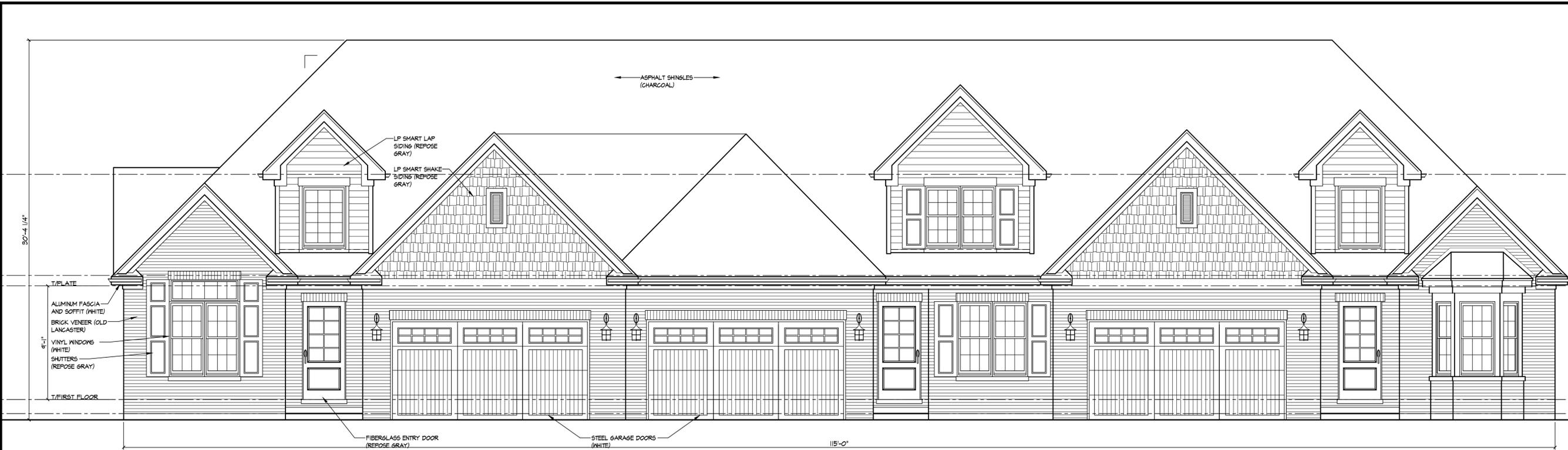
14334 Town Center Dr.
 Homer Glen, Illinois 60491
WIKOLSON ARCHITECTS INC.
 Tel: (708)301-6111
 Fax: (708)301-2503
 E-mail: wkolsonarc@aol.com

FRONT AND RIGHT ELEVATION

APP'D: WKO
 CHECKED: WKO
 DRAWN: SEB/SF
 DATE: 8/8/17
 PROJ NO: --
 PREV NO: ()

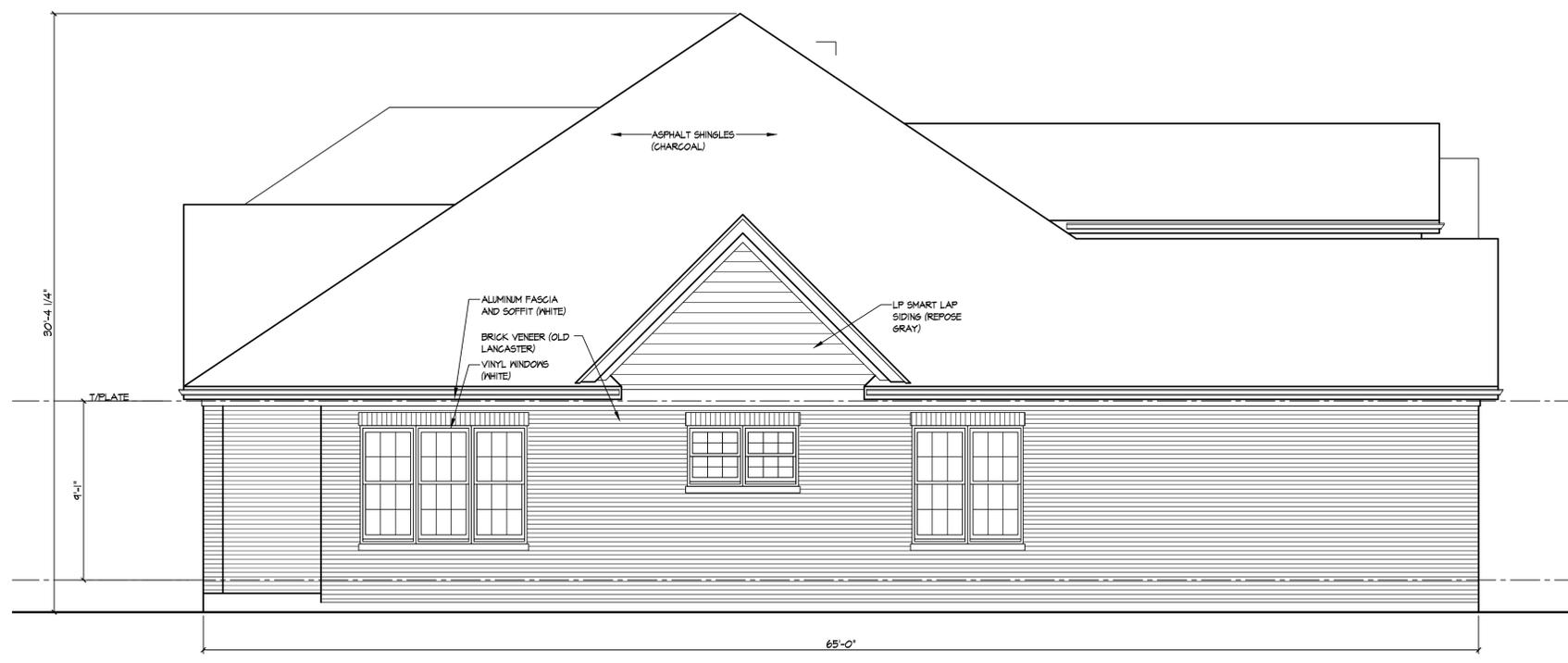
SHEET NUMBER
A-1

OF 4



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

CADD REF: --













Cobblestone of Orland Park Color & Material Legend

Brick: Old Lancaster



Siding/ Shake & Shutters: LP Smartside in Sherwin Williams Repose Gray SW 7015



Roof: GAF Timberline Shingle in Charcoal



Facia/ Soffit & Gutter: Aluminum in White



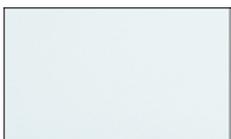
Front Doors: Fiberglass in Sherwin Williams Repose Gray SW 7015



Garage Doors: Metal in Prefinished White



Windows: Pella Encompass in White

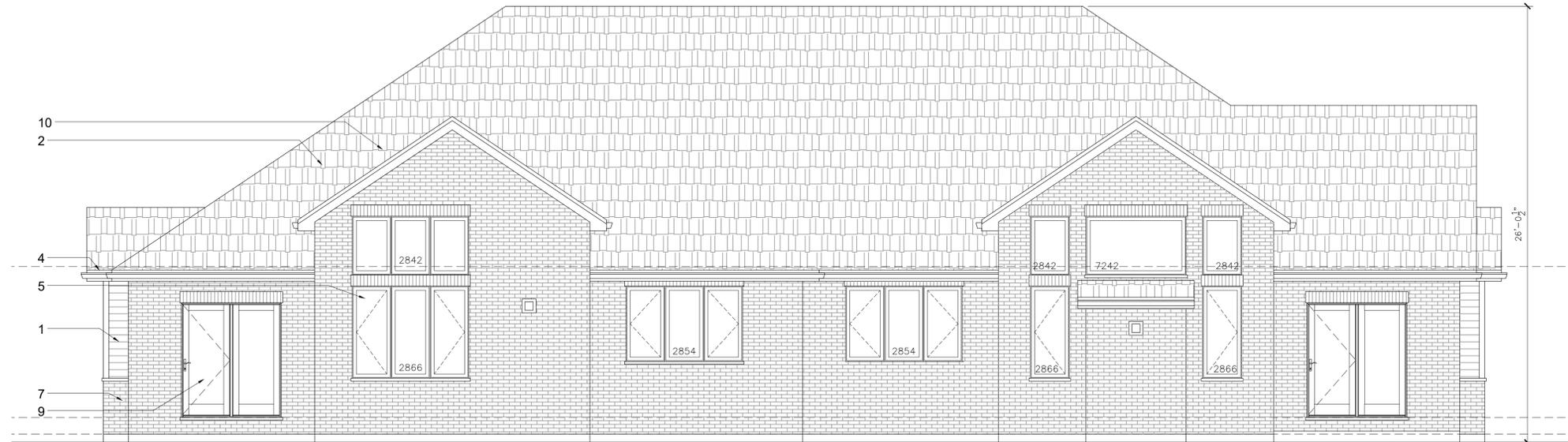


- KEY NOTES

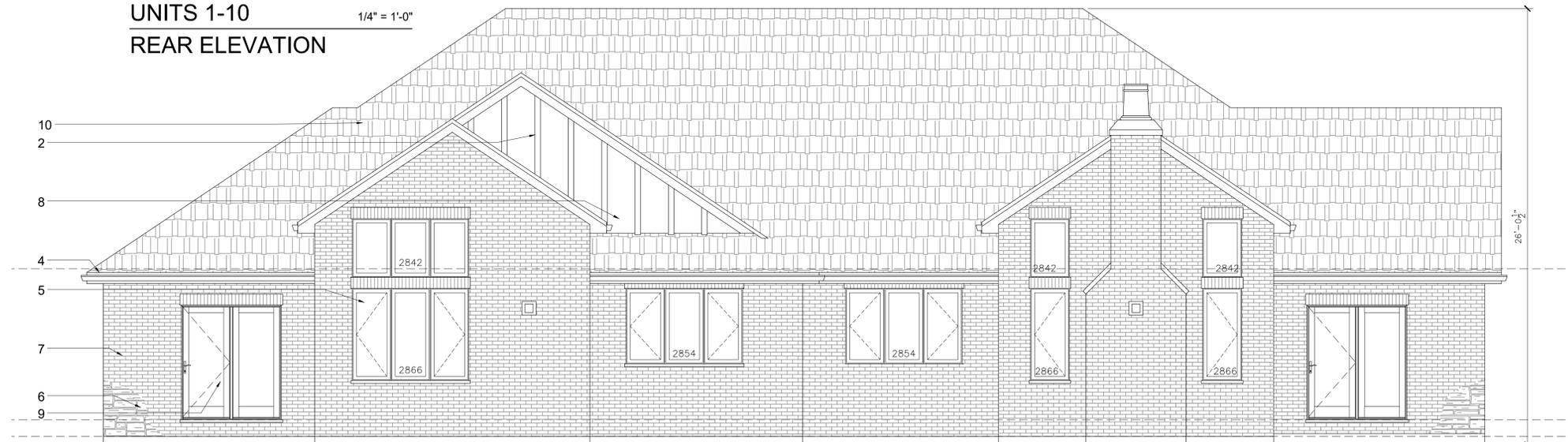
- 1 LP SIDING
- 2 LP PANEL BOARD
- 3 METAL ROOF
- 4 ALUMINUM SOFFIT AND GUTTER - BRONZE COLOR
- 5 JELD WEN WINDOWS - CHESTNUT BRONZE COLOR
- 6 MASONRY STONE SELECTION BY GENERAL CONTRACTOR
- 7 MASONRY BRICK SELECTION PER COLORS PROVIDED
- 8 NON OPERABLE LOUVER VENT
- 9 FRONT DOOR SELECTION BY GENERAL CONTRACTOR
- 10 ARCHITECTURAL GRADE 30 YR. ASPHALT SHINGLES - OWENS CORNING DRIFTWOOD
- 11 4" LIMESTONE SILL
- 12 CEDAR SHUTTER STAINED TO MATCH SOFFIT
- 13 CEDAR BRACKET STAINED TO MATCH



FRONT ELEVATION 1/4" = 1'-0"

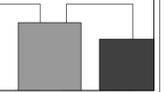


UNITS 1-10
REAR ELEVATION 1/4" = 1'-0"



UNITS 11-18
REAR ELEVATION 1/4" = 1'-0"

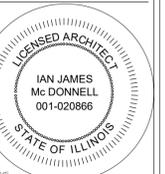
IJM
ARCHITECTS



608 Hillgrove Ave
Western Springs, IL
60558
o: 708-469-7674
p: 708-404-4451

NO.	REVISION

VILLAS OF COBBLESTONE
MARTH CONSTRUCTION

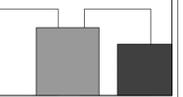


NO.	DATE	DESCRIPTION

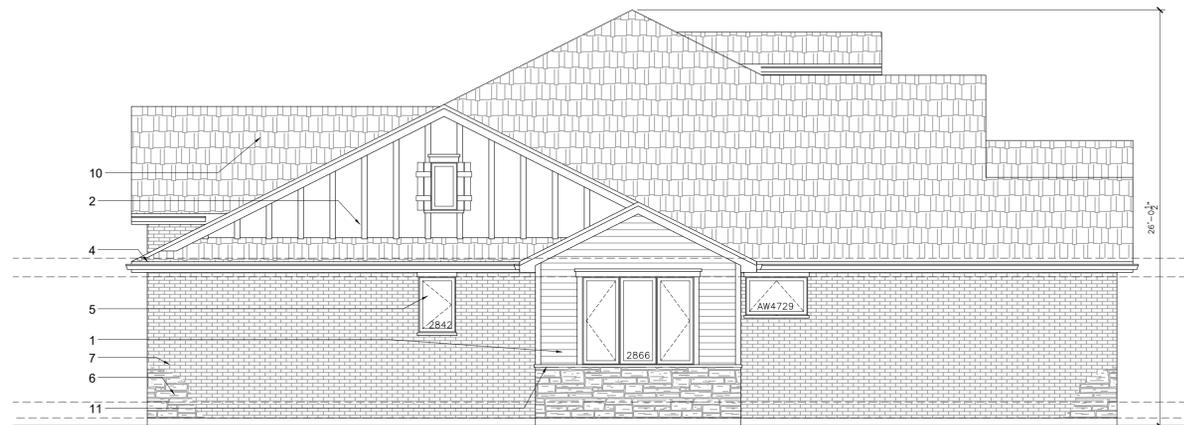
02.25.2020

2019-335

SHEET



PROJECT	



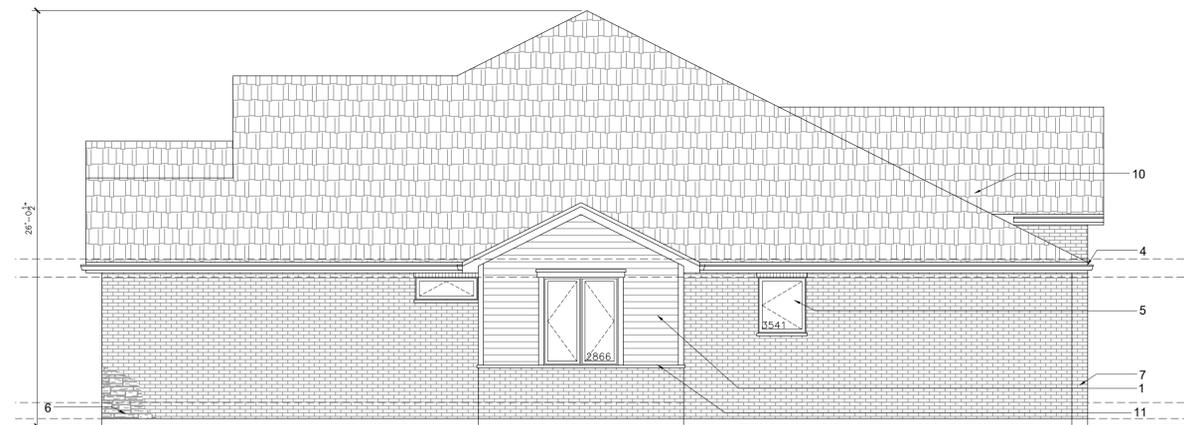
UNIT 11
LEFT ELEVATION
3/16" = 1'-0"



UNITS 1,3,5,7,9,13,15,17
LEFT ELEVATION
3/16" = 1'-0"



UNITS 10 + 18
RIGHT ELEVATION
3/16" = 1'-0"

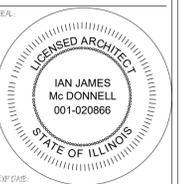


UNITS 2,4,6,8,12,14,16
RIGHT ELEVATION
3/16" = 1'-0"

- KEY NOTES

1	LP SIDING
2	LP PANEL BOARD
3	METAL ROOF
4	ALUMINUM SOFFIT AND GUTTER - BRONZE COLOR
5	JELD WEN WINDOWS - CHESTNUT BRONZE COLOR
6	MASONRY STONE SELECTION BY GENERAL CONTRACTOR
7	MASONRY BRICK SELECTION PER COLORS PROVIDED
8	NON OPERABLE LOUVER VENT
9	FRONT DOOR SELECTION BY GENERAL CONTRACTOR
10	ARCHITECTURAL GRADE 30 YR. ASPHALT SHINGLES - OWENS CORNING DRIFTWOOD
11	4" LIMESTONE SILL
12	CEDAR SHUTTER STAINED TO MATCH SOFFIT
13	CEDAR BRACKET STAINED TO MATCH

VILLAS OF COBBLESTONE
MARTH CONSTRUCTION



DATE	
02.25.2020	
JOB#	
2019-335	
SHEET	

02.25.2020

2019-335

SHEET

Villas of Cobblestone



PHONE: (708) 873-9700



Elevation 1



Elevation 2



Elevation 3



Elevation 4



Elevation 5



Elevation 6

WWW.MARTHCONSTRUCTION.COM



Exterior Colors #1:

Brick: Keeneland General Shale Keeneland	Roof: Owens Corning General Shale
LP Siding: Sandstone	Windows: Jeld-Wen Chestnut Bronze
Garage Door: Sandstone	Aluminum: Chestnut Bronze



Exterior Colors #2

<p><small>Brick: Smokey Mountain Boral</small></p> <p>Brick: Boral Smokey Mountain</p>	<p><small>Roof: Owens Corning Driftwood</small></p> <p>Roof: Owens Corning Driftwood</p>
<p><small>LP Siding: Sandstone</small></p> <p>LP Siding: Sandstone</p>	<p><small>Windows: Jeld-Wen Chestnut Bronze</small></p> <p>Windows: Jeld-Wen Chestnut Bronze</p>
<p><small>Garage Doors: Sandstone</small></p> <p>Garage Doors: Sandstone</p>	<p><small>Aluminum: Chestnut Bronze</small></p> <p>Aluminum: Chestnut Bronze</p>



Exterior Colors #3

<small>Brick: Smokey Mountain Sioux City</small> Brick: Sioux City Smokey Mountain	<small>Roof: Owens Corning Driftwood</small> Roof: Owens Corning Driftwood
---	---

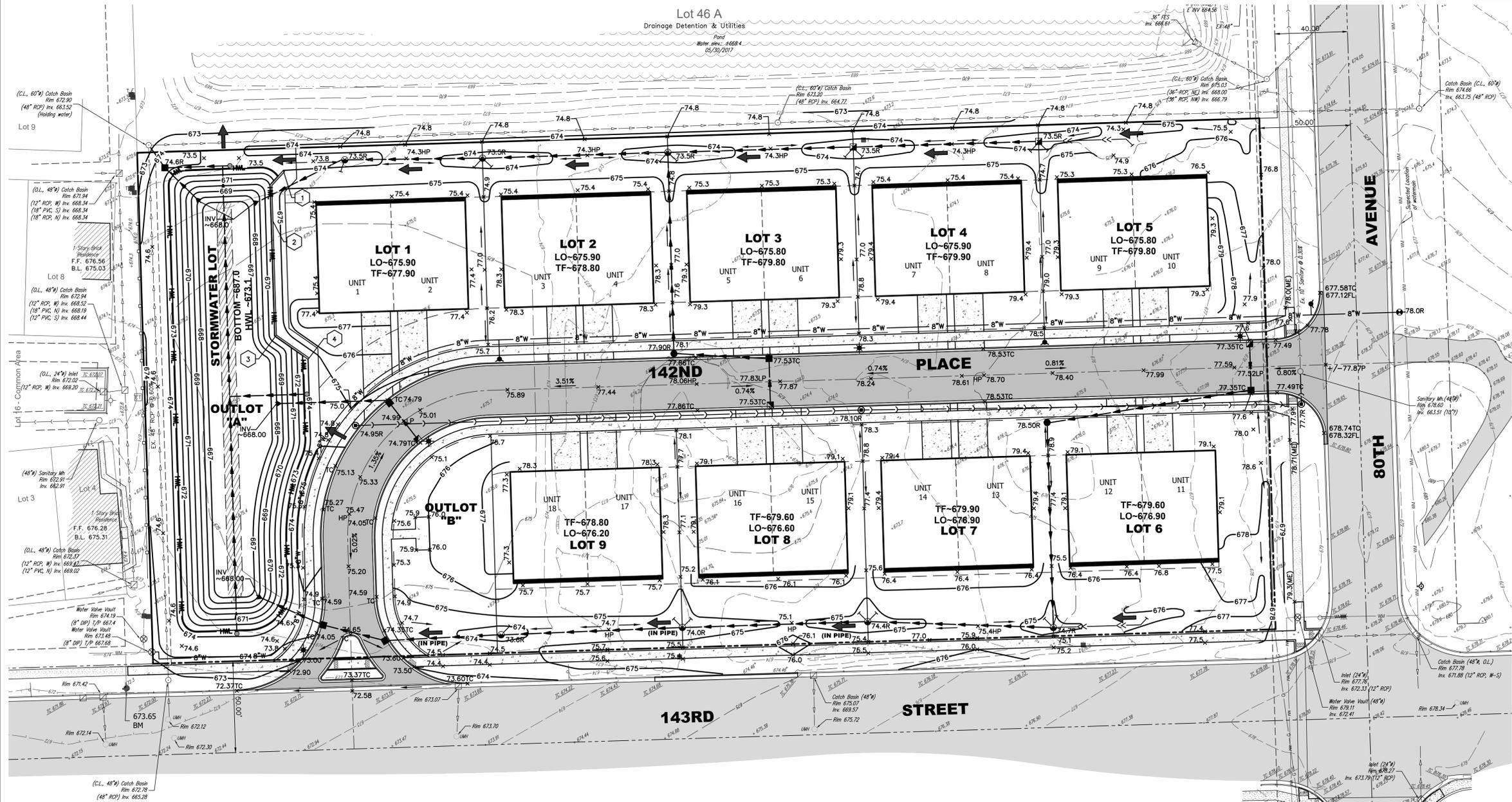
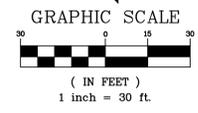
<small>LP Siding: Sandstone</small> LP Siding: Sandstone	<small>Windows: Jeld-Wen Chestnut Bronze</small> Windows: Jeld-Wen Chestnut Bronze
---	---

<small>Garage Doors: Sandstone</small> Garage Doors: Sandstone	<small>Aluminum: Chestnut Bronze</small> Aluminum: Chestnut Bronze
---	---



Rear Elevation

PRELIMINARY ENGINEERING PLAN FOR THE VILLAS OF COBBLESTONE ORLAND PARK, ILLINOIS



LEGEND

EXISTING	PROPOSED

NO.	DATE	DESCRIPTION
1	03-31-20	PER VILLAGE REVIEW

MARTH CONSTRUCTION
14800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

PRELIMINARY ENGINEERING PLAN
FOR
THE VILLAS OF COBBLESTONE
N.W. CORNER 143RD ST. & 80TH AV.
ORLAND PARK, ILLINOIS

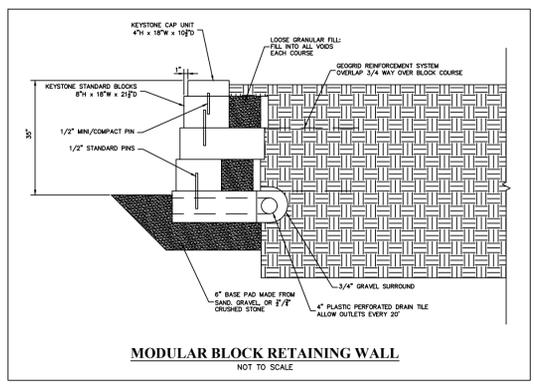
DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
ILL. PROF. LIC. NO.: 184 - 003740



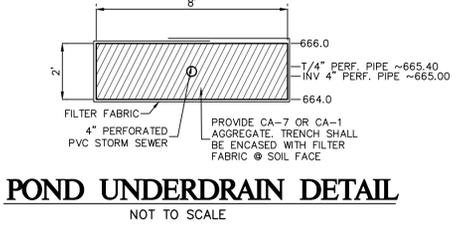
PROJECT INFORMATION

Project No.:	19-0050
Scale:	1" = 30'
Date:	02-26-2020
Design By:	SDS
Drawn By:	DMV
Checked By:	SDS

1 OF 1



- ### RETAINING WALL
- 1 TW-674.00
BW-674.00
 - 2 TW-674.00
BW-671.10
 - 3 TW-674.00
BW-671.10
 - 4 TW-674.00
BW-674.00



STORM WATER REQUIREMENTS

DETENTION:	
VOLUME REQUIRED	= 1.50 Ac. Ft.
VOLUME PROVIDED @ WEIR	= 1.63 Ac. Ft. (STORM WATER LOT)
VCBMP:	
VOLUME REQUIRED	= 0.15 Ac. Ft.
OR	
77,733 x (1"/12)	= 6,478 Cu. Ft.
VCBMP VOL. PROVIDED	= 0.152 Ac. Ft.
668.0-667.0 = 1.0' x (6,612) = 6,612 Cu. Ft. (STORM WATER LOT)	
POND UNDERDRAIN =	
= 8 FT x 1 FT x 210 FT = 1,680 CU-FT	
= (8 FT x 1 FT x 210 FT) x 0.50 = 840 CU-FT	
= 2,520 CU-FT x 0.36 = 907.20 CU-FT	
= 907.20/43,560 = 0.021 AC-FT	
TOTAL VCBMP VOL. PROVIDED	= 0.173 Ac. Ft.

BENCHMARKS

INITIAL BENCHMARK:	
NGS CONTROL MONUMENT DN4690	ELEVATION: 729.45 (NAVD 88)
SITE BENCHMARK:	
SITE BENCHMARK: NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF PROJECT, SHOWN HEREON.	ELEVATION: 672.37 (NAVD 88)

L:\Projects\2019\19-0050\Engineering\DWG\Pre\19-0050_Prelim_Eng_Plan_03-31-20.dwg Plot Date: 3/31/2020 10:55:32 AM By: dmv

PRELIMINARY ENGINEERING PLAN

DATE: April 21, 2020

REQUEST FOR ACTION REPORT

File Number: **2020-0288**

Orig. Department:

File Name: **Memo: New Petitions**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Ed Lelo, Director of Development Services
Date: April 21, 2020
Subject: New Petitions & Appearance Reviews

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

Appearance Review Petitions

Parkview Christian Church – Day Care Playground – 11100 Orland Parkway

Development Petitions

Certificate of Appropriateness Petition

Board Approved Petitions

Hope Covenant Church – Text Amendment and Special Use – 14401 West Avenue
Yasini Jewelers – Special Use - 30 Orland Square Drive