



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Meeting Agenda

Plan Commission

Louis Stephens, Chairman
Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Nick Parisi, John J. Paul and Laura Murphy

Tuesday, April 14, 2015

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

Minutes of the March 24, 2015 Plan Commission

Continuance

PUBLIC HEARINGS

Park Boulevard Luxury Ranch Villas

Attachments: [Standards](#)
[Colette Highlands \(Condos\) 2005-0275 Elevations.pdf](#)
[PBV PC PACKET.pdf](#)
[Aerial.jpg](#)
[Colette Highlands REVISED Final Plan.pdf](#)
Termination (NP)

Mo's Chinese Kitchen Expansion

Attachments: [Mos Floorplan](#)
[Site Plan](#)
Special Use (MM)

NICOR Regulator Station 276

Attachments: [PC Submittal 3.31.15 STA 276 - FINAL.pdf](#)
[Enclosure details.pdf](#)
[Special Use Standards.pdf](#)
Special Use (NP)

Hampton Court

Attachments: [Hampton Court Plan Commission Submittal.pdf](#)
[Rezoning Factors](#)
[Aerial of Subject Site.jpg](#)
[Variance Standards](#)
[Second PC Site Plan Submittal](#)
[Second PC Elevations Submittal](#)
Subdivision (NP)

Greystone Ridge

Attachments: [Site Plan](#)
[Aerial](#)
[Standards](#)
Subdivision (JT)

NON-PUBLIC HEARINGS

OTHER BUSINESS

Memo: New Petitions & Appearance Review

Attachments: [2-10-15 Plan Commission Memo](#)

ADJOURNMENT

**Park Boulevard Luxury Villas
Orland Park, IL**

Requested Variances (R-4)

- Side yard, from 25' to a minimum 10'(6-205 E. 1. b.)
- Rear yard setback, from 30' to 25' minimum at west property line (6-205 E. 1. d.)
- Lot coverage, from 45% to 55% (6-205 F.)
- Density variance from 6 du/ac to 12.5 du/ac (6-205 C. 11. A. 3.)
- Buffer yard variance at north and south lines, because of side yard variance (6-305 H.)

Variance Standards

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

Design footprints are based on the unit size needed meet the current market demand and number of units necessary to make the project economically feasible. Smaller units and/or less units would not be practical.

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

The property is an existing infill parcel that was previously approved for a high density mid-rise multifamily development. We are proposing a lower-density attached residential development that will result in lower impact to this property.

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

Much of the surrounding development is composed of similar attached and detached single family units. This development will be a good complement to the adjacent developments and would not change the character of the overall development.

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

The physical size and shape of the property are such that variance to the current R-4 zoning will be vital to make the unit count and square footage of the residences what the market will demand to make this project feasible.

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

Because of the change in market conditions, it is necessary to make changes to the original approved concept for this parcel. There is not a current market demand for condominium units. We have provided a development concept that will work with the current market.

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

The request for variances to the current zoning are based on current market conditions and not as a result of any act of a person having an interest in the property.

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

Granting of these variances will not have a detrimental effect to the public welfare. These variances will allow the development of a semi-developed parcel which, in its current form could be considered a hazard. It will bring new life to a dormant development.

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

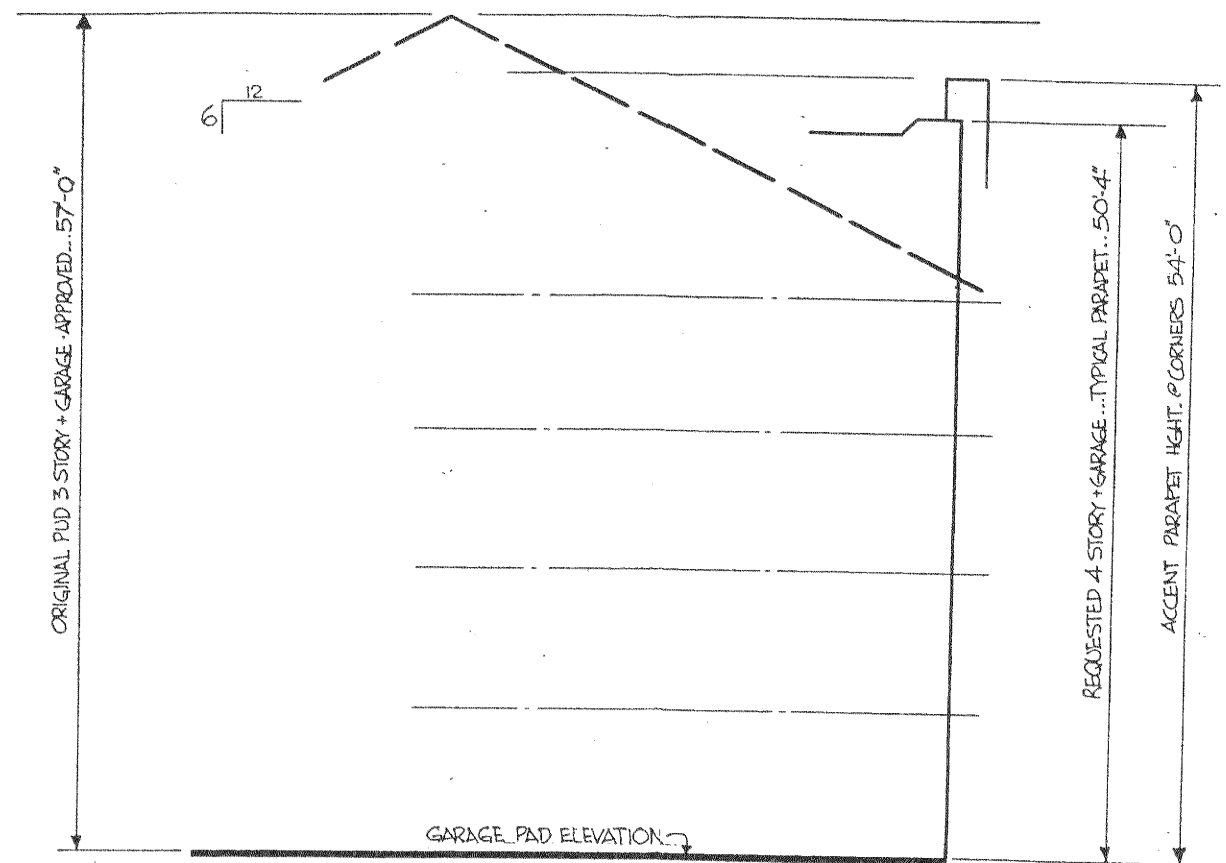
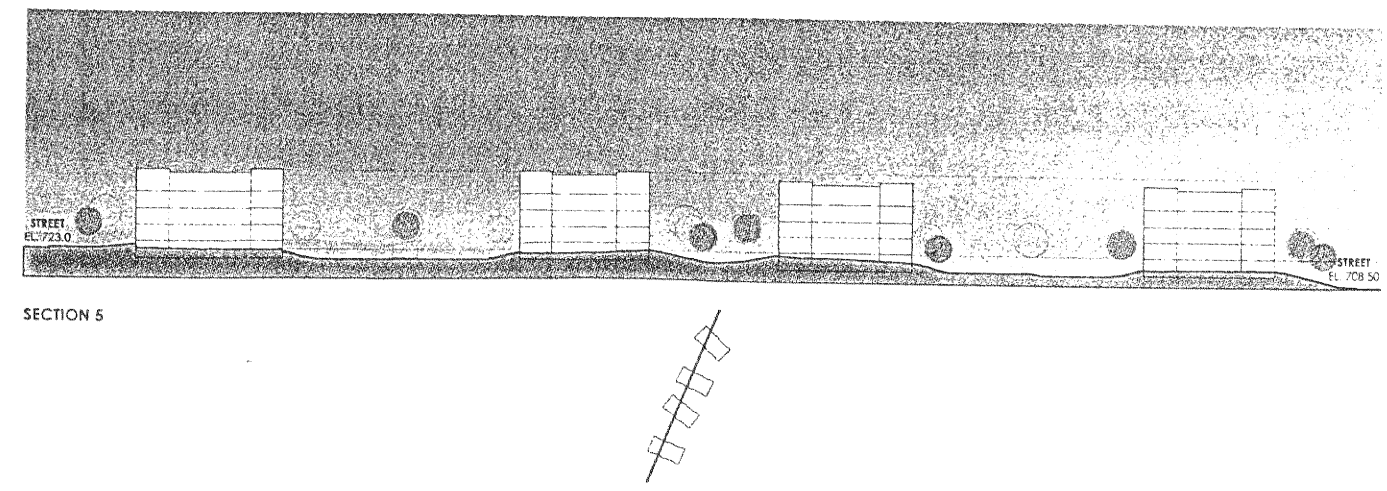
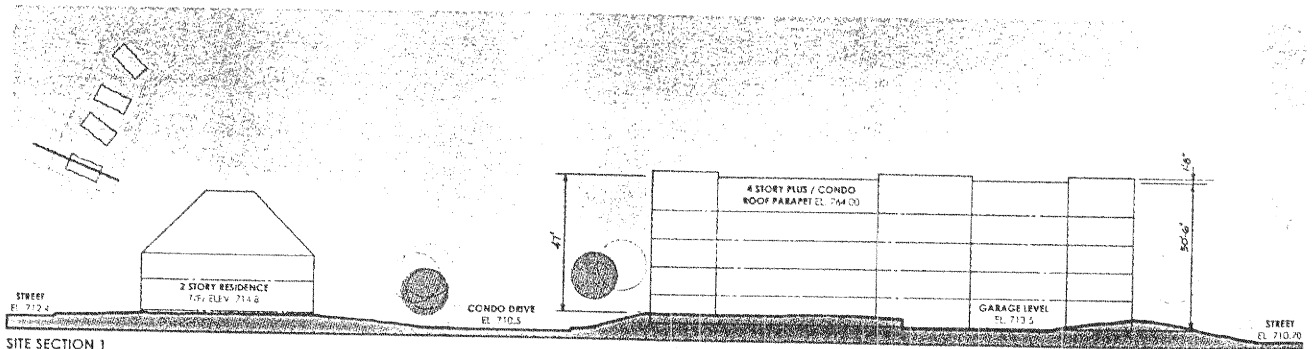
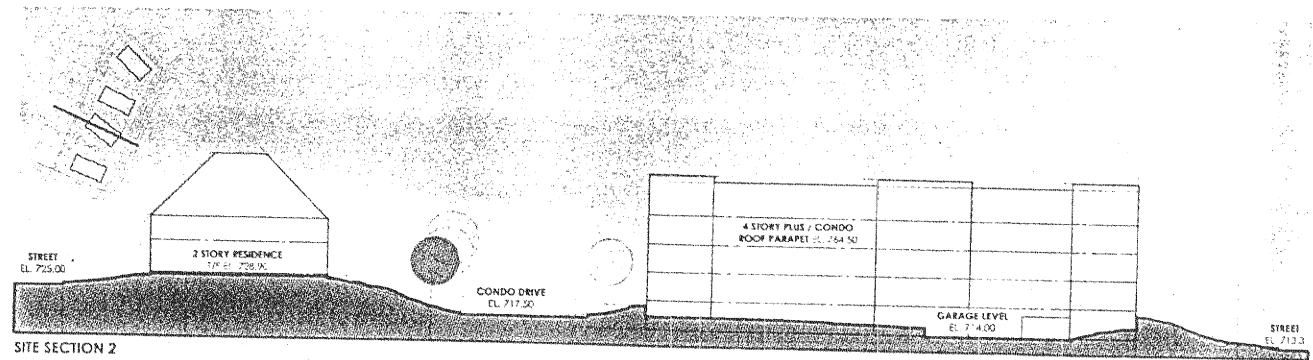
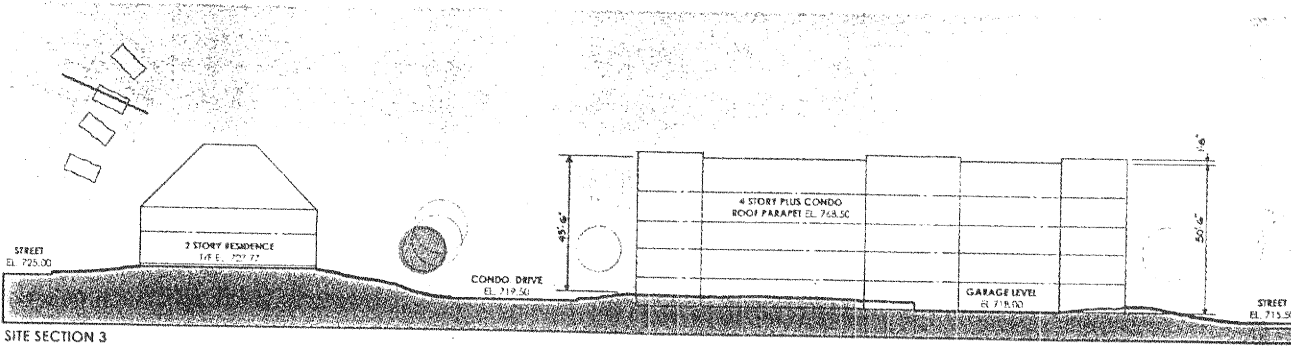
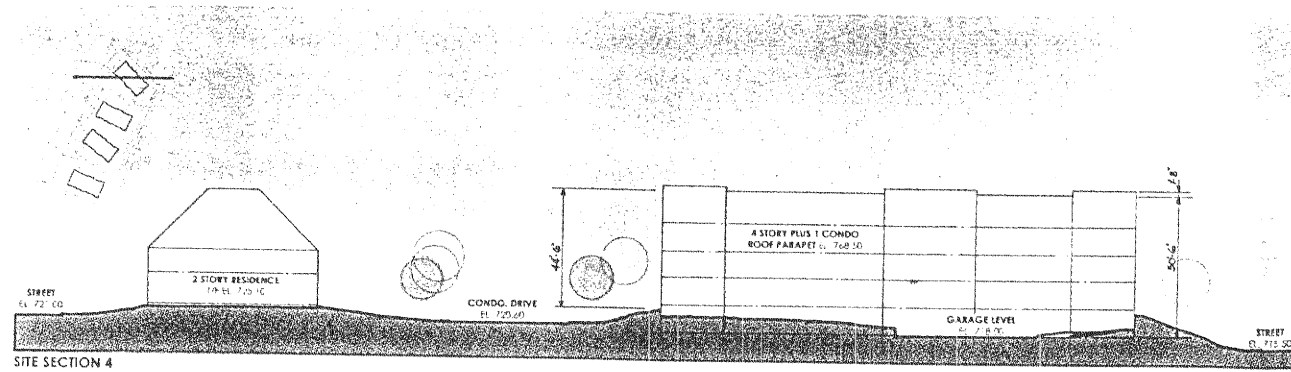
The proposed variation will be a much lower impact to the property than that of the existing approved development. There will be a lower density development with much lower elevations than what is currently approved for this parcel. This will provide improved views of the adjacent park for all surrounding properties.

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

The variances requested are the minimum that would make this new development feasible.

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

The variances requested will make it possible for the developer to provide a development that will fit well with the surrounding development and fit the market criteria so that the development will be able to be completed in a timely manner. These variances are critical for the success of the development.



BOARD APPROVED
CASE NO. 2005-0275.2
DATE 6-6-05
W/CONDITIONS
W/O CONDITIONS

ZAUSA COLETTE HIGHLANDS
• HOMES • Orland Park, IL

LINDEN GROUP INC.
Architecture - Land Planning - Interior Architecture
Project # 167-03 Date: 05-09-05



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 GRAND PAVANIA WAY, SUITE 110
P.O. BOX 279,400 | F203, 279,443
WWW.LINDENGROUP.COM

RECEIVED
MAR - 6 2015



PRELIMINARY SITE PLAN
1"=30'0"



DATE	DRAWN	DESCRIPTION
2014-01-16		
3-4-2015		

MEMBER
DATE
DRAWN BY
FINAL REVIEW
CORPORATE DESIGN GROUP INC.
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LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 GRAND PAVANIA WAY, SUITE 110
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PRELIMINARY SITE PLAN

SHEET NAME
S-1.0
SHEET OF

PRELIMINARY SITE PLAN

PARK BOULEVARD LUXURY RANCH VILLAS



PROPOSED CONDITION	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)
PARK BOULEVARD VILLA SITE	1.940	1.610	3.550
PROPERTY TO CONDO LOT	-0.020	-0.008	-0.028
PROPERTY FROM CONDO LOT	0.000	0.028	0.028
TOTAL AREA	1.920	1.630	3.550

VILLA SITE AREA = 54.08% IMPERVIOUS
- 1.92 ACRES
45.92% PERVIOUS
- 1.63 ACRES
3.55 ACRES

VILLA PARKING SUMMARY	
GARAGE PARKING (2/UNIT)	48
DRIVEWAY PARKING (2/UNIT)	48
PARK BOULEVARD PARKING (NORTH)	10
TOTAL PARKING	106
PARKING RATIO	4.4 TO 1

NUMBER OF LOTS	13
NUMBER OF BUILDINGS	12
NUMBER OF UNITS	24

F.A.R. = $\frac{\text{BUILDING FLOOR AREA}^*}{\text{TOTAL LAND AREA}}$ = .35916
*EXCLUDES GARAGES

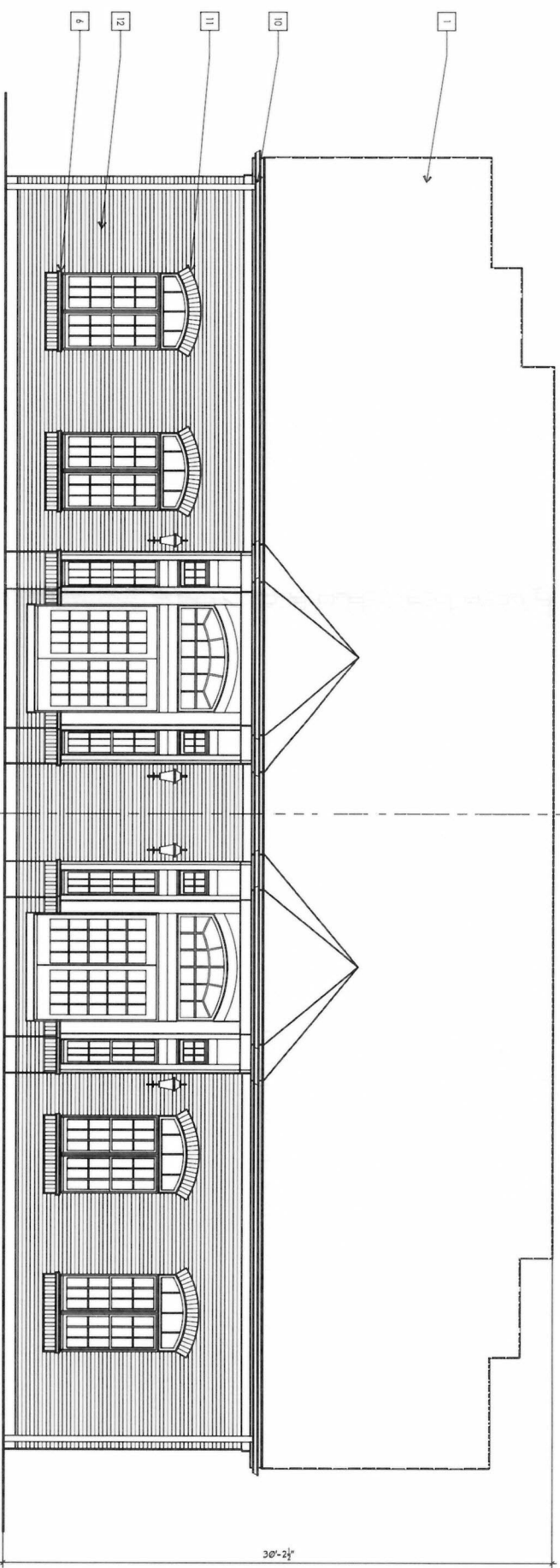
GREEN SPACE COMPARISON	USEABLE GREEN	PERVIOUS	IMPERVIOUS
VILLA AREA	1.30	1.63	1.92
2005 CONDO PLAN*	1.00	1.16	2.39

*ESTIMATE

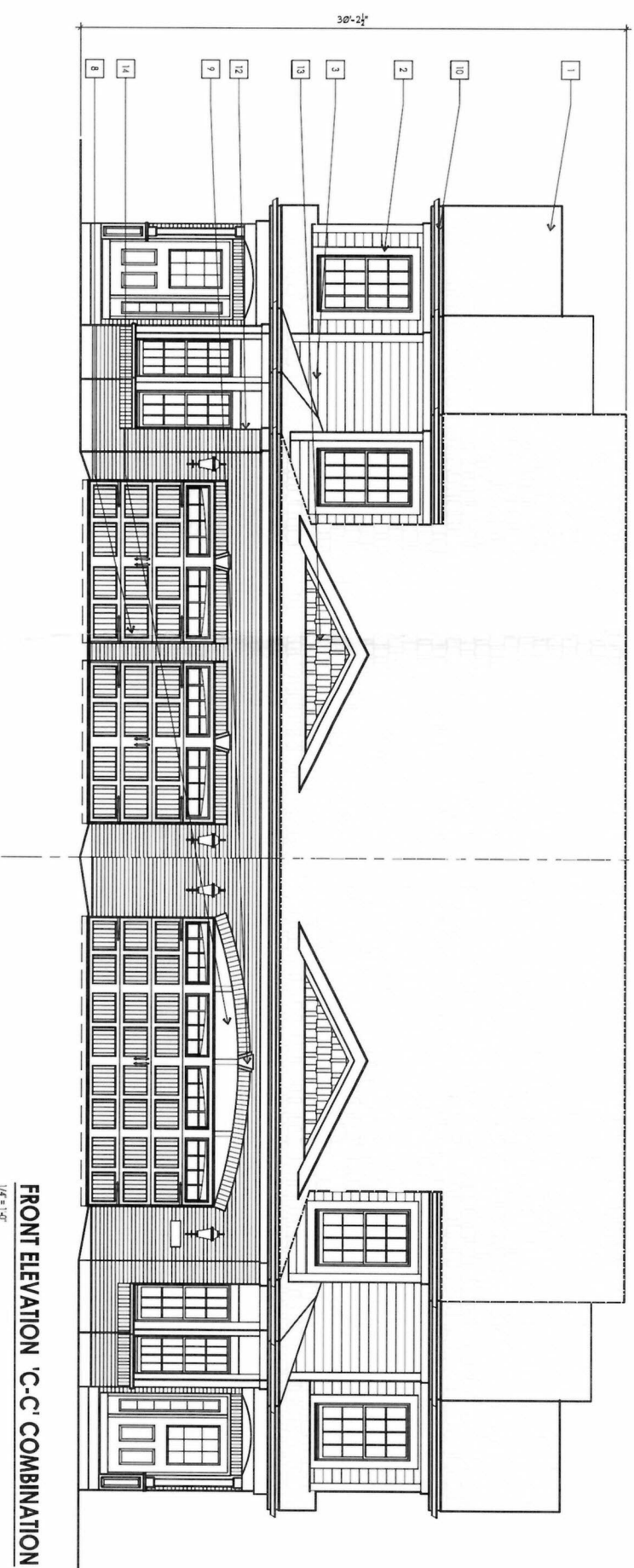
PRELIMINARY SITE PLAN	PARK BOULEVARD LUXURY RANCH VILLAS ORLAND PARK, ILLINOIS	CLIENT: PARK STATION LLC. c/o THE CROWN GROUP, INC. 1564 W. ALGONQUIN ROAD HOFFMAN ESTATES, IL 60192 PHONE: FAX:	<p>18311 NORTH CREEK DRIVE SUITE F TINLEY PARK, IL 60477</p> <p>T: 708.478.4004 INFO@VPENG.COM</p> <p>VPENG.COM CIVIL ENGINEERING LAND PLANNING SURVEYING PROFESSIONAL DESIGN FIRM NO. 184 005/785</p>
REVISIONS DATE: 02/09/15 SCALE: DRAWN BY: DESIGNED BY: BZ CHECKED BY: JIS DATE: BZ SHEET: 3 OF 4 V#E# 01-15	NOTE -- DISCLAIMER: The information contained herein is designed for the sole benefit of the Owner/Client. The Engineer assumes no liability whatsoever for the unauthorized use or reuse of this design document(s).		

ELEVATION TAG KEY

- 1 LIME WARRANT ARCHITECTURAL SHINGLES
- 2 CERAMIC HARD TERN
- 3 CEMENT BOARD SIDING WITH 6" REVEAL
- 4 BUILT UP W/WD POST
- 5 BRICK SOLIDER COURSE
- 6 CUT STONE SILL W/BRICK SOLIDER COURSE
- 7 STONE ADDRESS BLOCK
- 8 PANEL OVERHEAD DOOR
- 9 ARCH SOLIDER COURSE WITH CUT STONE KEYSTONE
- 10 ALUM. GUTTER AND DOWNPOUTS
- 11 BRICK ARCH SOLIDER COURSE
- 12 BRICK MASQUERY RUNNING BOND
- 13 CEMENT BOARD SHAKE SIDING
- 14 CEDAR PANEL W/WD OVER JOINTS



REAR ELEVATION 'C-C' COMBINATION
1/4" = 1'-0"



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



LINDENGROUP
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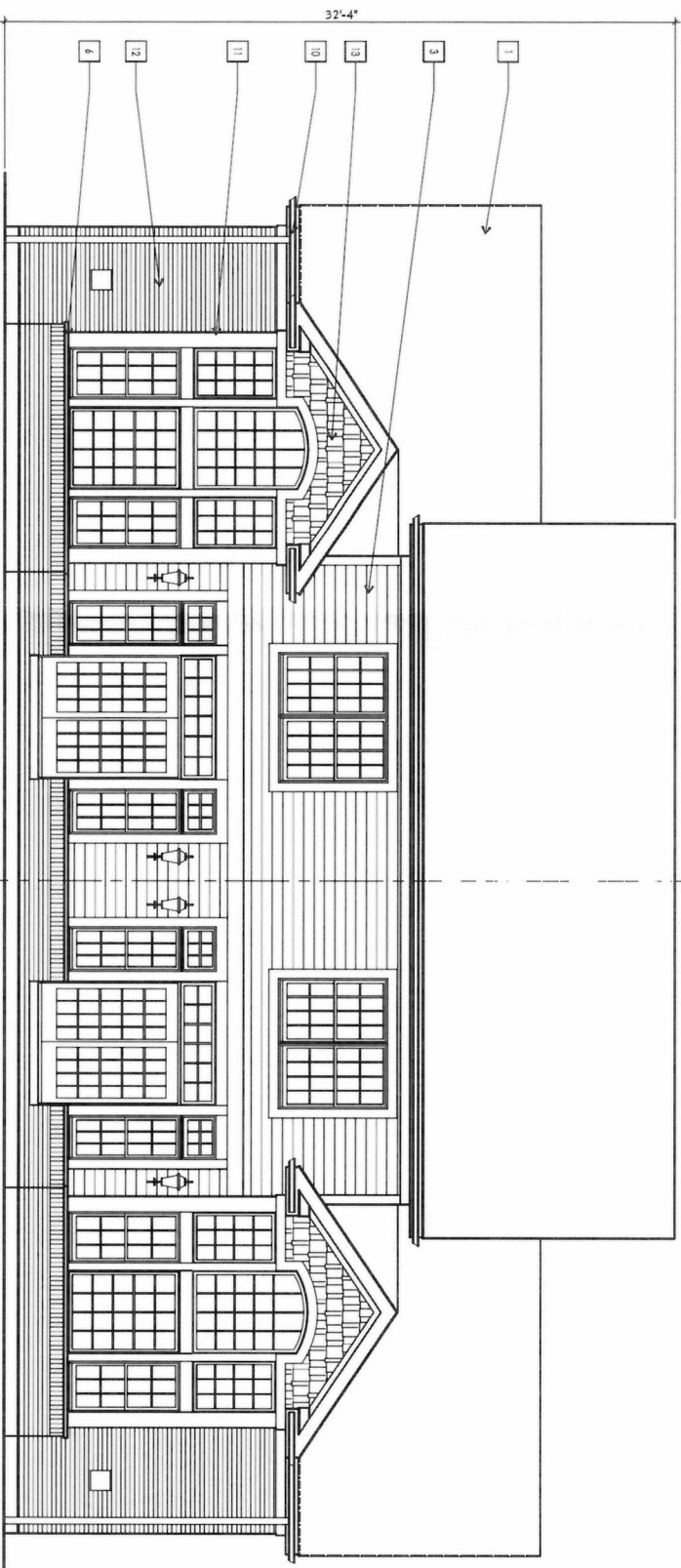
DATE	DRAWN	DESCRIPTION
2014-01-61		
PROJECT NUMBER		
REV. NUMBER		
DATE		
DRAWN BY		
FINAL REVIEW		

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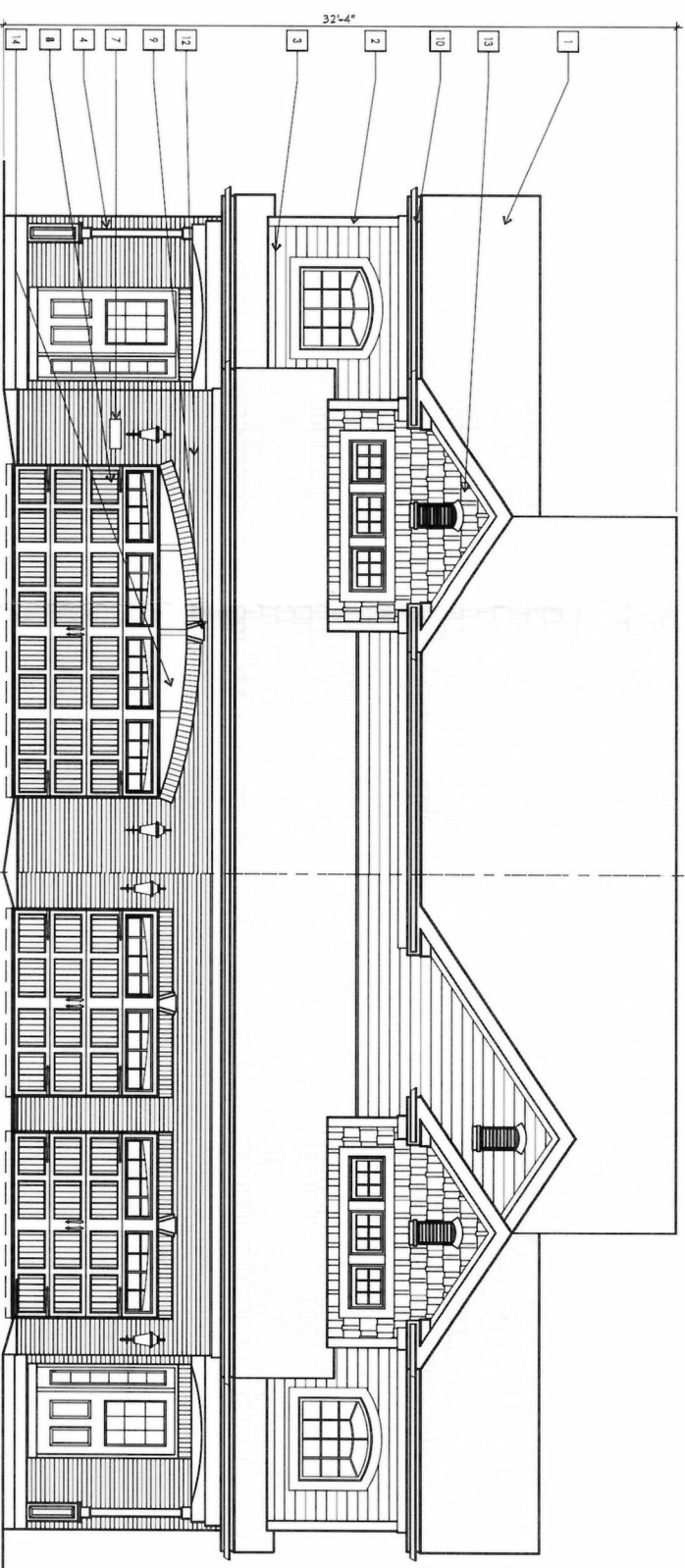
PRELIMINARY ELEVATIONS
 SHEET NAME
A-1.0
 SHEET OF

ELEVATION TAG KEY

- 1 LIFETIME WARRANTY ARCHITECTURAL SHINGLES
- 2 CEILING TOGS HARD TERN
- 3 CEILING BOARD SIDING WITH 6" REVEAL
- 4 BUILT UP W/D POST
- 5 BRICK SOLIDER COURSE
- 6 CUT STONE SILL W/ BRICK SOLIDER COURSE
- 7 STONE ADDRESS BLOCK
- 8 PANEL OVERHEAD DOOR
- 9 ARCH SOLIDER COURSE WITH CUT STONE KEYSTONE
- 10 ALUM. GUTTER AND DOWNSPOUTS
- 11 BRICK ARCH SOLIDER COURSE
- 12 BRICK MASQUERY RUNNING BOND
- 13 CEILING BOARD SHAKE SIDING
- 14 CEDAR PANEL W/ 1/4" OVER JOINTS



REAR ELEVATION 'E-E' COMBINATION
1/4" = 1'-0"



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



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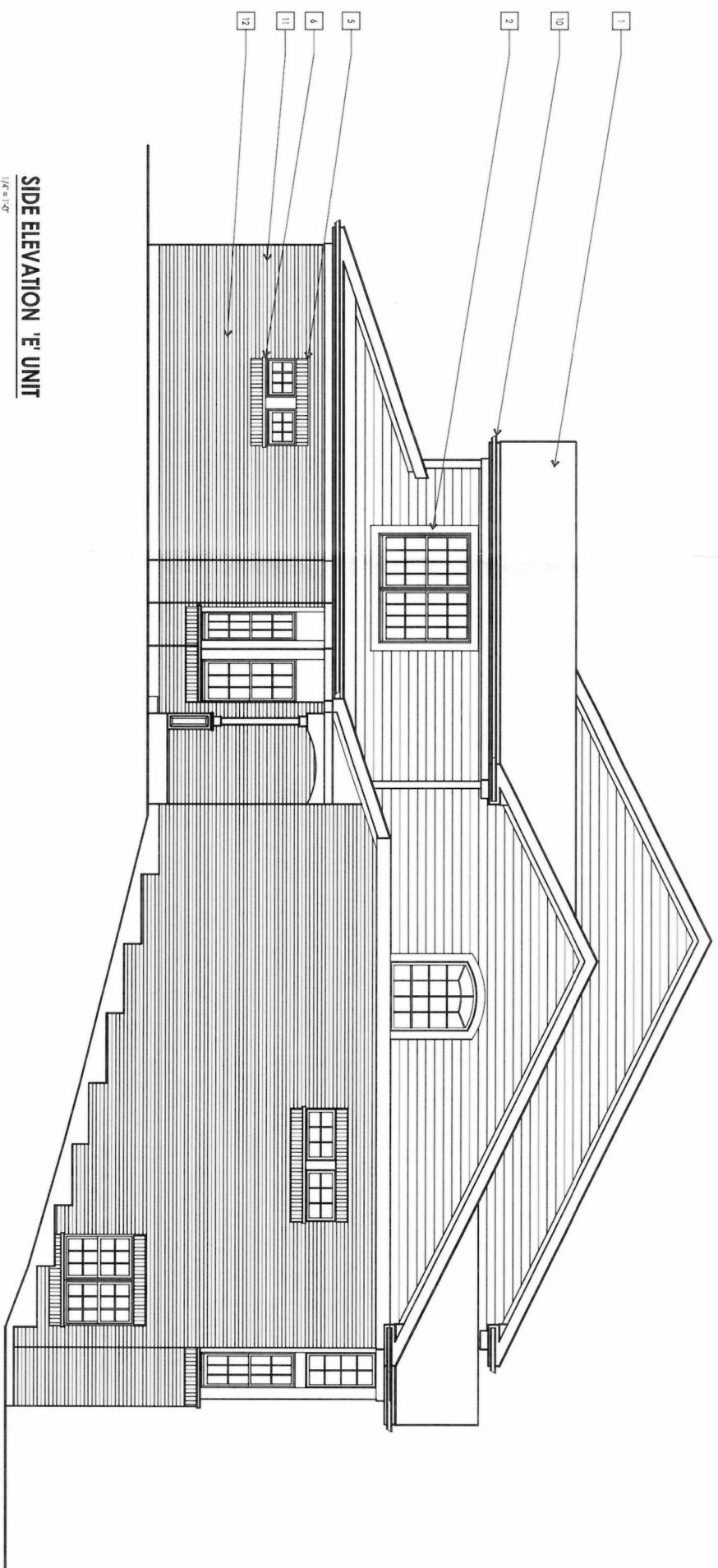
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2014-01-16		
2014-01-16		
3-4-2015	TJH	PRELIMINARY ELEVATIONS
	TJH	

FINAL REVIEW
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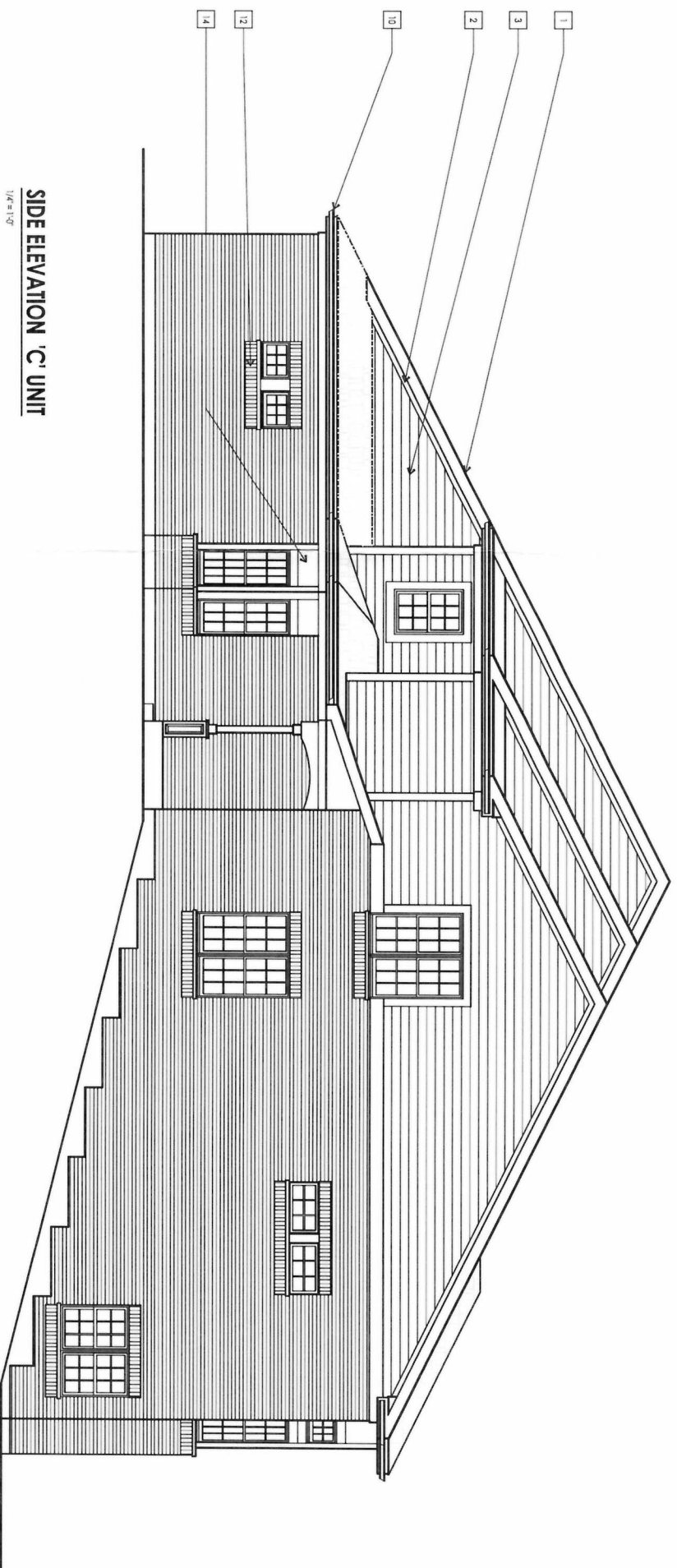
SHEET NAME
A-1.1
SHEET OF

ELEVATION TAG KEY

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- 3 CERAMIC BOARD SIDING WITH 6" REVEAL
- 4 BUILT UP W/ID POST
- 5 BRICK SOLIDER COURSE
- 6 CUT STONE SILL W/BRICK SOLIDER COURSE
- 7 STONE ADDRESS BLOCK
- 8 PANEL OVERHEAD DOOR
- 9 ARCH SOLIDER COURSE WITH CUT STONE KEYSTONE
- 10 ALUM. GUTTER AND DOWNSPOUTS
- 11 BRICK ARCH SOLIDER COURSE
- 12 BRICK HAZENRY RUNNING BOND
- 13 CERAMIC BOARD SHAKE SIDING
- 14 CEDAR PANEL W/1/4" OVER JOINTS



SIDE ELEVATION 'E' UNIT
1/4" = 1'-0"



SIDE ELEVATION 'C' UNIT
1/4" = 1'-0"



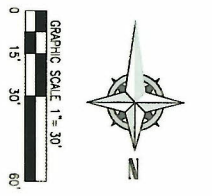
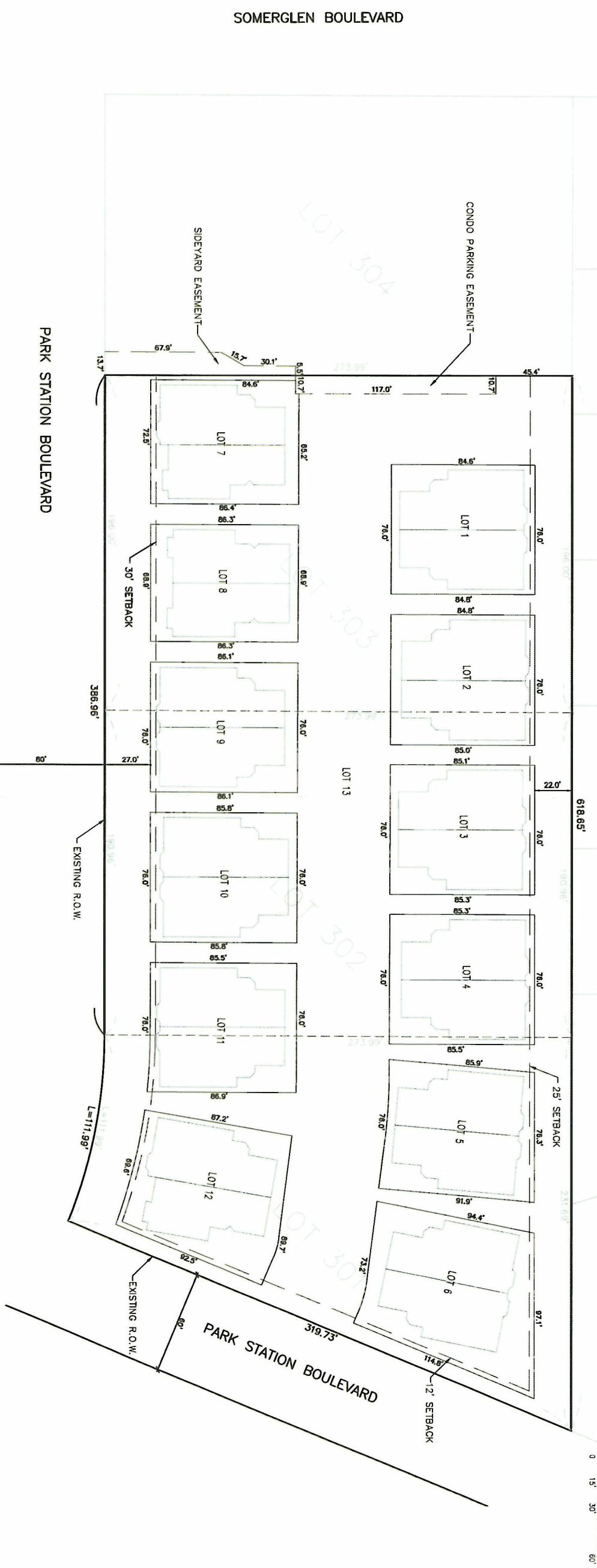
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DATE	DRAWN	DESCRIPTION
2014-01-61		
PROJECT NUMBER		
FILE NUMBER		
DATE		
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FINAL REVIEW		

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 ADDRESS: 10100 ORLAND PARKWAY, SUITE 110, FREDERICK, MD 21704
 PHONE: 703.797.4001, FAX: 703.797.4044, WWW.LINDENGROUP.COM
PRELIMINARY ELEVATIONS

SHEET NAME: **A-1.2**
 SHEET OF

PRELIMINARY PLAT OF SUBDIVISION EXHIBIT FOR PARK BOULEVARD LUXURY RANCH VILLAS



LEGAL DESCRIPTIONS OF PROPERTY

- Lot 301 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.
- Lot 302 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.
- Lot 303 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

LOT AREA SUMMARY	
LOT 1	6,435 S.F.
LOT 2	6,454 S.F.
LOT 3	6,474 S.F.
LOT 4	6,493 S.F.
LOT 5	6,682 S.F.
LOT 6	7,596 S.F.
LOT 7	6,254 S.F.
LOT 8	5,944 S.F.
LOT 9	6,535 S.F.
LOT 10	6,515 S.F.
LOT 11	6,512 S.F.
LOT 12	7,220 S.F.
LOT 13	75,929 S.F.
TOTAL	155,043 S.F.

LOT 13
 PROPOSED EASEMENT OVER ALL OF LOT 13 TO
 BE A PUBLIC UTILITY AND DRAINAGE EASEMENT
 AND AN INGRESS/EGRESS EASEMENT
 ALL EXISTING EASEMENTS LOCATED ON LOTS 301,
 302 AND 303 ARE TO BE VACATED.

<p>PRELIMINARY PLAT OF SUBDIVISION</p>	<p>PARK BOULEVARD <i>LUXURY RANCH VILLAS</i></p> <hr/> <p>ORLAND PARK, ILLINOIS</p>	<p>CLIENT: PARK STATION LLC. c/o THE CROWN GROUP, INC. 1564 W. ALGONQUIN ROAD HOFFMAN ESTATES, IL 60192</p> <p>PHONE: FAX:</p>	<p>VANTAGEPOINT ENGINEERING</p> <p><small>18311 NORTH CREEK DRIVE SUITE 110 TRENTON, IL 61877</small></p> <p><small>T: 708.478.4004 INFO@VPENG.COM</small></p> <p><small>VPENG.COM CIVIL ENGINEERING LAND PLANNING SURVEYING PROFESSIONAL DESIGN FIRM NO. 184-025786</small></p>
<p>DATE: 02/05/15</p> <p>SCALE:</p> <p>PROJECT: DESIGNED: BZ</p> <p>DRAWN BY: CHECKED: JLS</p> <p>SHEET: 1 OF 1</p> <p>VER# 01-15</p>		<p style="font-size: small;">NOTE -- DISCLAIMER: The information contained herein is designed for the sole benefit of the Owner/Client. The Engineer assumes no liability whatsoever for the unauthorized use or reuse of this design document(s).</p>	



SINGLE FAMILY
27.6 ACRES
67 LOTS

Administrative
Revision of
the Final Plan



PLAN DATA

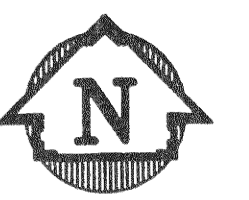
TOTAL AREA	+/-92.7 ACRES
EXTERIOR ROW	1.9 ACRES
COMMERCIAL	7.4 ACRES
METRA	11.5 ACRES
DETENTION	8.3 ACRES
NET AREA	63.6 ACRES
PARK	14.5 ACRES
BUILDING AREA	435,760 SF
SINGLE FAMILY (ASSUMES 60'x60' BLDG)	241,200 SF
TOWNHOMES (ASSUMES 24'x50' UNIT)	146,400 SF
CONDOMINIUMS (ASSUMES 70'x12' BLDG)	48,160 SF
LANDSCAPE AREA	1,776,916 SF
PARKING	
TOWNHOMES (ASSUMES 1/2 @ 3 BDRM. & 1/2 @ 2 BDRM.)	
REQUIRED	275 SPACES
PROVIDED	524 SPACES
(244 GARAGES, 244 DRIVEWAYS & 36 OFF-STREET)	
CONDOMINIUMS (ASSUMES 6 - 3 BDRM., 12 - 2 BDRM. & 6 - 1 BDRM. / BLDG)	
REQUIRED	204 SPACES
PROVIDED	204 SPACES
(196 REQ. & 8 HANDICAP)	
GROSS IMPERVIOUS AREA*	+/-1,120,830 SF
TOTAL UNITS	285
SINGLE FAMILY	67
TOWNHOMES	122
CONDOMINIUMS	96
AVERAGE S.F. LOT SIZE	13,144 SF
MOD. NET DENSITY	5.06 D.U./ACRE

* DOES NOT INCLUDE COMMERCIAL & METRA PARKING LOTS, ASSUMES 35% LOT COVERAGE FOR EACH S.F. LOT, INCLUDES PAVEMENT WITHIN DEDICATED ROADS AND ALLOWS AN ESTIMATED 10,360 L.F. FOR WALKS IN TOWNHOME AND CONDOMINIUM PARCELS.

SUMMARY OF 3/20/03 CHANGES:

- Added topography and surrounding site information
- Eliminated eastern most private drive curb cut from townhome parcel
- Illustrated proposed landscape areas.
- Dimensioned townhome and condominium envelopes.
- Illustrated the correct detention basin as proposed by Civil Engineer.
- Revised parking for condominiums to allow for 3 bedroom units and dimensioned parking stalls
- Moved lot #28 to the north to align pedestrian esmt. with sidewalk.
- Illustrated pedestrian connection to Metra Station.
- Extended the rear of lots 24 - 28 to the R.O.W. line.
- Expanded information on the plan data.

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE PENDING A BOUNDARY/TOPOGRAPHIC SURVEY, FINAL PLANNING, ENGINEERING & LANDSCAPE DESIGN.



Prepared For:
The Hugellet Company
P.O. Box 781
Frankfort, Illinois 60423

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REVISIONS

1. Revised Townhome Layout	5/20/02
2. Revised Townhome Layout	9/1/02
3. Per Planning Commission Comments	3/20/03
4. Townhome Layout	2/14/03
5. Townhome Layout	2/10/03
6. Condo. Layout	1/21/03
7. Added dimensions, lot sizes & walks	12/15/02

Preliminary Plan
Colette Highlands

Ives/Ryan
Group, Inc.

Land Planning
Landscape Architecture
Golf Course Architecture
1801-A North Mill Street
Naperville, IL 60563
Phone: (630) 717-0726
Fax: (630) 717-0875
E-Mail: Ivesryan@aol.com

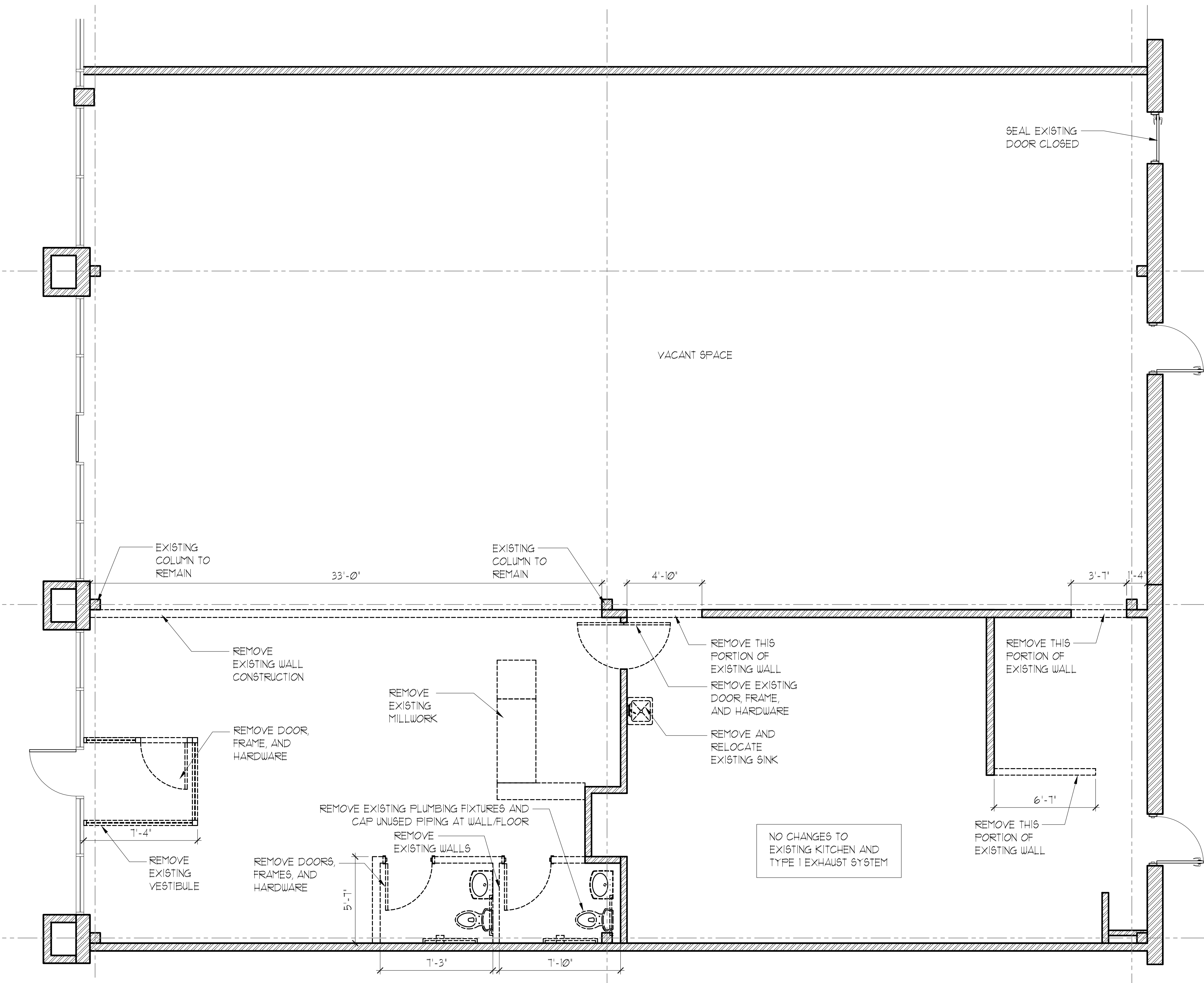
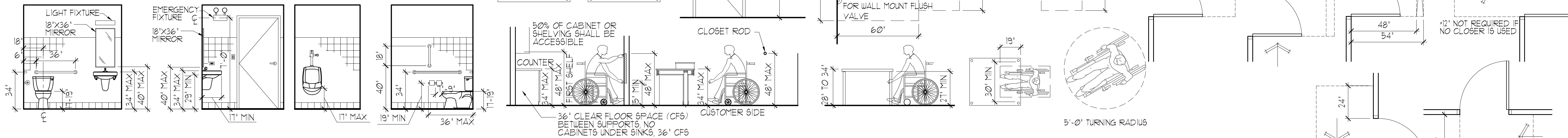
PROJECT NO.: 59202 JOB NO.: 6596

DATE: 10/11/02 SHEET
SCALE: 1"=100'-0"
PLANNER: Metz
DRAWN BY: Metz
CHECKED: _____

CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO GRAB BARS, HOOKS, HOLDERS, SOAP DISPENSERS, DRYERS, SHELVES, RACKS, SINKS, AND LIKE ITEMS. REFER TO MANUFACTURERS INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS.

ACCESSIBILITY REQUIREMENTS

ROOMS REQUIRED TO BE ACCESSIBLE SHALL CONFORM TO ALL ACCESSIBILITY REQUIREMENTS OF ILLINOIS ACCESSIBILITY CODE WHICH INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:



DIVISION 01 - GENERAL REQUIREMENTS

THESE DRAWINGS ARE SCOPE DOCUMENTS INDICATING THE GENERAL PROJECT DESIGN CONCEPT, DIMENSIONS OF THE PROJECT, MAJOR ARCHITECTURAL ELEMENTS, AND BASIC ORGANIZATION OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY DESCRIBE OR INDICATE ALL MATERIALS OR WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR(S) SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE PROPOSED PROJECT. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR(S) TO EXECUTE NECESSARY WORK OR TO SUPPLY REQUIRED MATERIALS FOR PROPER COMPLETION OF THIS PROJECT. FURTHER MORE THE ARCHITECT MAKES NO WARRANTY EXPRESSED OR IMPLIED ON THESE DOCUMENTS.

REASONABLE EFFORTS ARE MADE TO PROVIDE ACCURATE AND CURRENT INFORMATION. THE DRAWINGS, HOWEVER, MAY CONTAIN INACCURACIES OR GRAPHICAL ERRORS. NO REPRESENTATION IS MADE ABOUT THE ACCURACY, RELIABILITY, COMPLETENESS OF THE EXISTING CONDITIONS. DUE TO THE NATURE OF THIS WORK THE ARCHITECT DOES NOT WARRANT THE EXISTING CONDITIONS AS DEPICTED IN THESE DRAWINGS AS BUILT CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS. THE MEASUREMENTS ON THESE DRAWINGS ARE REASONABLY ACCURATE FOR THE PURPOSE OF "FIGURING." HOWEVER, IN THE EXECUTION OF WORK ON THE JOB, DO NOT SCALE DRAWINGS. EACH CONTRACTOR IS REQUIRED TO VERIFY ALL DIMENSIONS WITH THE ACTUAL CONDITIONS AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT, OWNER. IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS THE CONTRACTOR WILL BE DEEMED TO HAVE ESTIMATED ON, AND AGREED TO PROVIDE, THE GREATEST QUANTITY AND BEST QUALITY OF MATERIALS AND WORK.

CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS AND FEES REQUIRED TO PERFORM THE WORK, UNLESS DIRECTED OTHERWISE BY OWNER. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND SAFETY OF HIS OWN MATERIALS AND WORK, AND FOR PROPERLY REMOVING HIS DEBRIS FROM THE JOB SITE. GENERAL CONTRACTOR (GC) SHALL PROVIDE FOR ALL SITE DEMOLITION AND DEBRIS REMOVAL REQUIRED TO PERFORM NEW CONSTRUCTION WHILE ADEQUATELY MAINTAINING THE PREMISES AND ADJACENT PREMISES TO ENSURE NORMAL OCCUPANCY AND SECURITY. THE GC SHALL COORDINATE PROPER TRANSPORTATION AND STORAGE OF BUILDING MATERIALS ON THE SITE TO AVOID OVERLOADING OF EXISTING FLOOR.

CONTRACTORS INSTALLING PIPES, DUCTS AND CONDUIT WILL BE REQUIRED TO DO ALL CUTTING AND PATCHING IN CONNECTION WITH THEIR WORK, INCLUDING EXCAVATION AND DIGGING. THE OWNER WILL ASSUME NO RESPONSIBILITY FOR THE COST OF CHANGES OR EXTRA WORK MADE NECESSARY BY THE FAILURE OF TRADES TO COORDINATE THEIR WORK DURING CONSTRUCTION.

WHERE APPLICABLE THE GC SHALL CONSTRUCT PHYSICAL BARRIERS AROUND AREAS UNDER CONSTRUCTION AS REQUIRED TO ENSURE GENERAL PUBLIC AND PERSONAL SAFETY. THE GC SHALL SUPERVISE AND DIRECT THE WORK. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE GC SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK UNDER HIS CONTRACT. ALL WORK SHALL BE COMPLETED USING PRACTICES ACCEPTED AND ENDORSED BY THE CORRESPONDING TRADE INDUSTRIES.

THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL.

ALL WORK SHALL BE WARRANTED AND GUARANTEED FOR A PERIOD ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT.

SHOULD ANY DEFECTS DEVELOP IN WORK WITHIN THE SPECIFIED PERIOD DUE TO FAULTS IN MATERIAL AND/OR WORKMANSHIP, CONTRACTOR IS TO CORRECT DEFECTIVE WORK AS APPROVED AT NO EXTRA COST TO OWNER.

THE CONTRACT AND SUBCONTRACT AMOUNTS SHALL PROVIDE COMPLETE WORKING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS COMMENSURATE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE APPLICABLE CODES.

WHEN WALLS ARE TO BE "ALIGNED", THE ALIGNMENT OF SUCH WALLS IS TO THE OUTSIDE FINISHED SURFACE, SUCH AS DRYWALL SURFACE. ALL DIMENSIONS SHOWN ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.

DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

ALL STUDS SHALL BE SPACED TO AVOID INTERFERENCE WITH PLUMBING, DUCTWORK & ELECTRICAL WORK ETC. HOWEVER, IN NO CASE SHALL THE SPACING OF MEMBERS EXCEED 16" O.C. UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHERE NEW WORK ADJOINS EXISTING, ALL SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING TO ENSURE UNIFORM APPEARANCE. ANY REPAIR WORK REQUIRED TO EXISTING WORK SHOULD BE PERFORMED BY THE CONTRACTOR - PROVIDING ALL NECESSARY CUTTING, FITTING AND PATCHING. CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK.

ALL WORK REQUIRING SPECIAL DETAILING, AND NOT DETAILED ON THE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ OWNER.

THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING AND PROCEDURES AND SHALL COORDINATE ALL TRADES TO AVOID INTERFERENCE, TO PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL MEANS AND METHODS OF THE WORK NOR TO PROVIDE JOB SITE SUPERVISION, ENSURE SAFETY OR CONSTRUCTION MANAGEMENT AND DOES NOT VOLUNTARILY ASSUME ANY SUCH RESPONSIBILITIES.

DIVISION 02 - EXISTING CONDITIONS

CONTRACTOR SHALL PERFORM DEMOLITION AT AREAS INDICATED ON CONTRACT DOCUMENTS. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH ALL EXISTING CONDITIONS AND INTERFACE BETWEEN AREA OF DEMOLITION AND EXISTING AREA TO REMAIN (NOT IN CONTRACT - BY OTHERS).

ALL CHANGES/MODIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE WORK IS BEGUN.

CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS NOTED ON PLANS AND SHALL REMOVE SAID ITEMS OFF SITE UNLESS NOTED OTHERWISE. APPROVAL FROM ARCHITECT/OWNER IS REQUIRED ON THE REUSE OF ANY EXISTING MATERIALS UNLESS OTHERWISE NOTED BEFORE WORK IS BEGUN.

CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS NOTED ON PLANS AND SHALL REMOVE SAID ITEMS OFF SITE UNLESS NOTED OTHERWISE. APPROVAL FROM ARCHITECT/OWNER IS REQUIRED ON THE REUSE OF ANY EXISTING MATERIALS UNLESS OTHERWISE NOTED BEFORE WORK IS BEGUN.

REMOVE PLUMBING FIXTURES, PIPING, LIGHTING, WIRING, AND CONDUIT FROM ALL WALLS AND CEILINGS TO BE DEMOLISHED IN ALL AREAS WHERE PLUMBING FIXTURES ARE TO BE REMOVED PERMANENTLY. THE FLOORS ARE TO BE BROKEN OUT AROUND PIPING, DRAIN IS TO BE SUFFICIENTLY CAPPED BELOW FINISH FLOOR, AND SLAB IS TO BE REPAIRED TO MATCH EXISTING FLOOR SURFACE. VENTS AND WATER PIPING ARE TO BE ADEQUATELY CAPPED AND LINES REMOVED.

WHERE APPLICABLE REMOVE ALL FLOORING MATERIAL AND ASSOCIATED ADHESIVES. THE FLOOR IS TO BE GROUND SMOOTH AND PATCHED WHERE NECESSARY.

REMOVE ALL EQUIPMENT IN EXISTING AREA IF APPLICABLE, INCLUDING RACKS, FIXTURES, LIFTS AND ANY RELATED DUCTWORK AND PIPING AS REQUIRED. PATCH ALL FLOORS AND WALLS AS NECESSARY.

FOR OPENINGS IN EXISTING WORK, VERIFY EXACT LOCATIONS AND MATERIALS BEFORE PERFORMING WORK. CUTTING OF STRUCTURAL AND BEARING WALLS SHALL NOT BE DONE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

CONTRACTOR TO MAKE VERIFICATION OF EXISTING WORK WHERE SHOWN ON DRAWINGS. WORK WHICH IS "EXISTING" IS ASSUMED TO BE IN PLACE AND SUITABLE FOR THE NECESSARY ALTERATIONS AND/OR ADDITIONS REQUIRED.

ARCHITECT: PANTO-ULEMA INC. dba

Dearborn
architects

1006 S. MICHIGAN, SUITE 700 CHICAGO, IL 60605
P. 312-939-3838 F. 888-712-9370
PROFESSIONAL DESIGN FIRM #184-001977

Ng & Mo's Chinese Kitchen Inc.
18062 S. WOLF ROAD, ORLAND PARK, IL 60467

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ISSUE	DATE	DESCRIPTION
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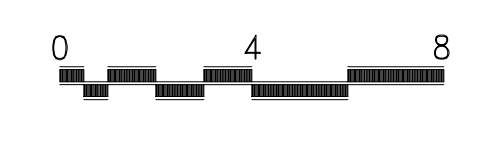
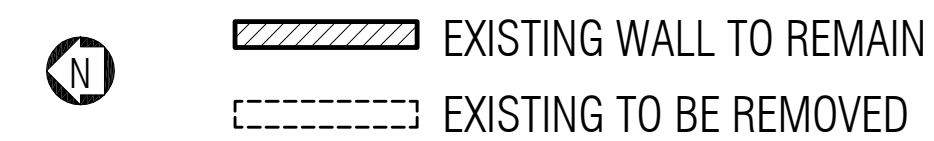
PROJECT NAME:
RESTAURANT EXPANSION
Mo's Chinese Kitchen #2
18062 WOLF ROAD
ORLAND PARK, IL 60467

PROJECT NUMBER:
CS15-001

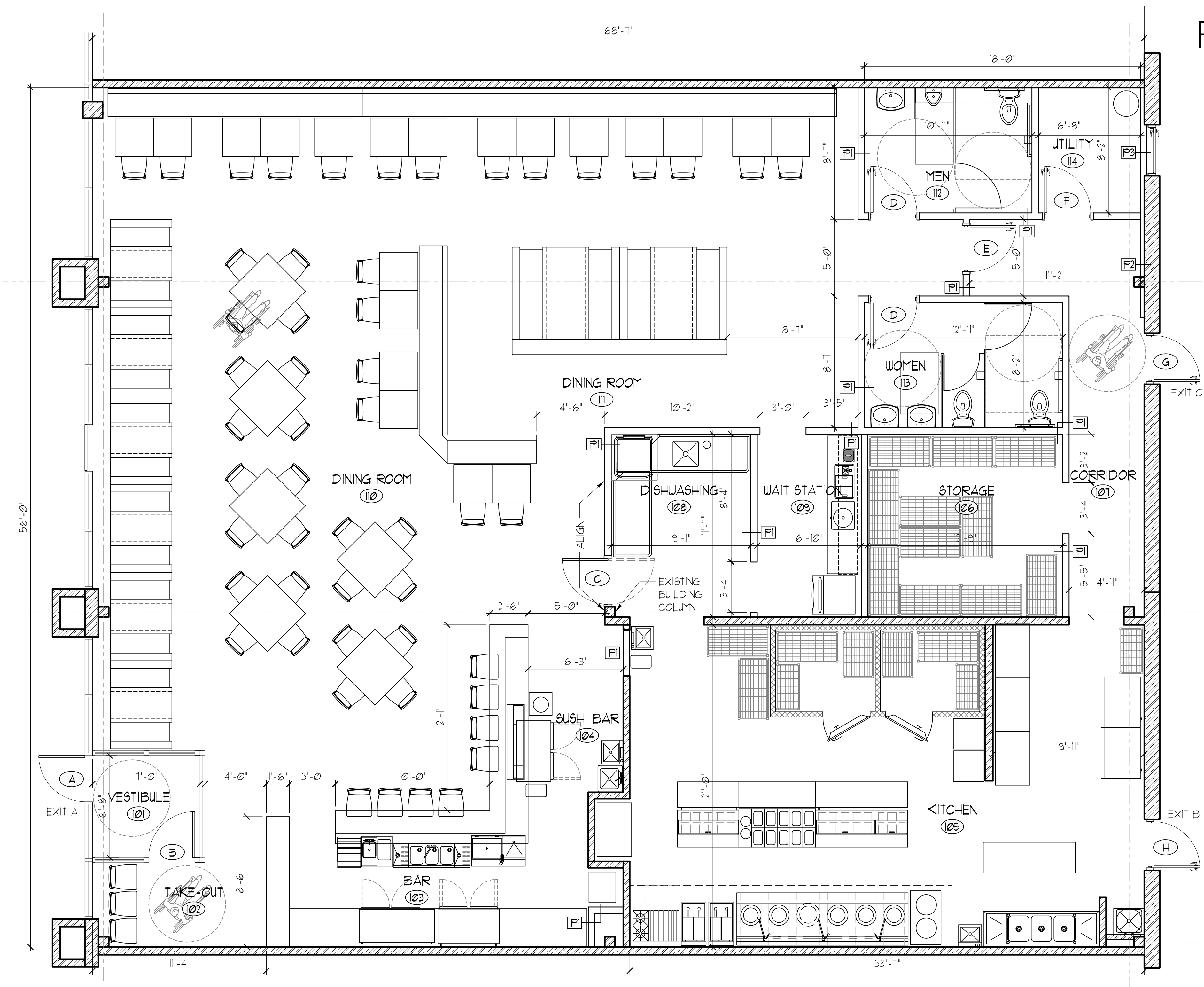
SHEET NAME:
REMOVAL PLAN AND
ACCESSIBILITY REQUIREMENTS

SHEET NUMBER:
A2

A REMOVAL PLAN
1/4" = 1'-0"



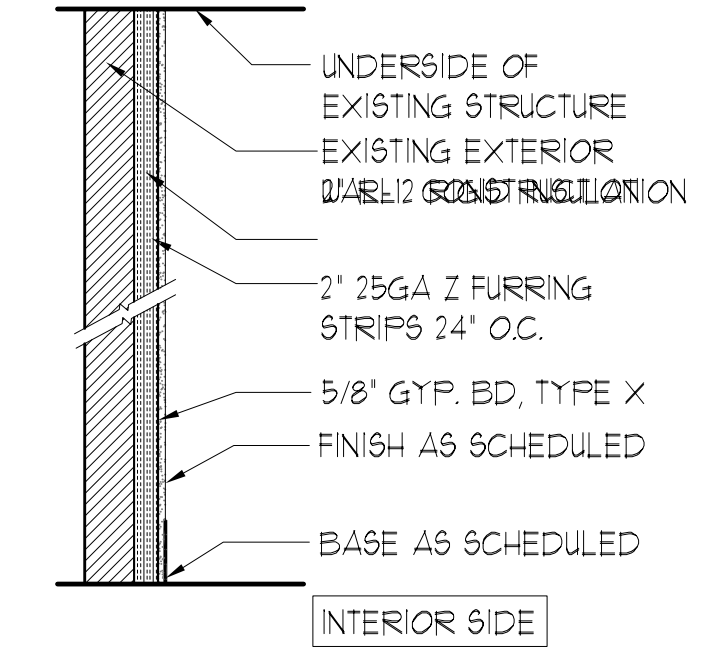
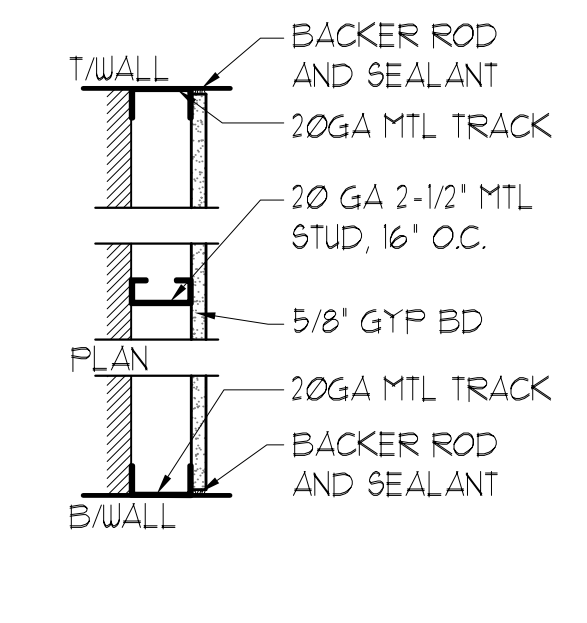
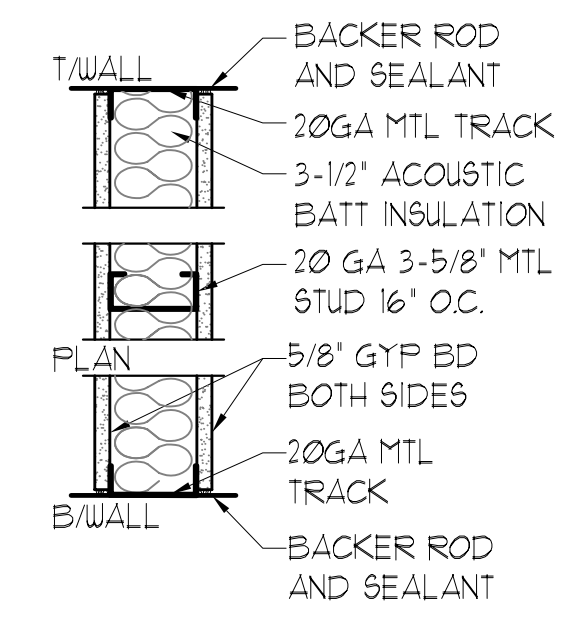
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A FLOOR PLAN
1/4" = 1'-0"

EXISTING WALL
NEW WALL

0 4 8



P1 INTERIOR WALL - NON-RATED
NOT TO SCALE

P2 FURRING WALL - NON-RATED
NOT TO SCALE

P3 FURRING WALL - EXTERIOR
NOT TO SCALE

DOOR SCHEDULE						
TAG	DESCRIPTION	FRAME CONST.	NOMINAL SIZE	DOOR FINISH	FRAME FINISH	HARDWARE TYPE
A	EXISTING STOREFRONT GLASS DOOR	METAL	3'-0" x 7'-0"	ALUM	ALUM	1
B	TEMPERED GLASS DOOR	METAL	3'-0" x 7'-0"	ALUM	ALUM	2
C	ELASION EHH-3 RESTAURANT SWING DOOR, 1" THICK W/ 3/4" SOLID CORE WOOD AND STAINLESS STEEL CLADDING, 9X14" FLUSH VISION PANEL	METAL	3'-0" x 7'-0"	PAINT	PAINT	3
D	HOLLOW METAL DOOR	METAL	3'-0" x 7'-0"	PAINT	PAINT	4
E	HOLLOW METAL DOOR	METAL	3'-0" x 7'-0"	PAINT	PAINT	5
F	HOLLOW METAL DOOR	METAL	3'-0" x 7'-0"	PAINT	PAINT	6
G	EXISTING METAL INSULATED EXTERIOR DOOR	METAL	3'-0" x 7'-0"	PAINT	PAINT	7
H	EXISTING HOLLOW METAL INSULATED EXTERIOR DOOR	METAL	3'-0" x 7'-0"	PAINT	PAINT	7

DOORS SHALL OPEN IN THE PATH OF EGRESS WITHOUT KEY OR SPECIAL KNOWLEDGE. ALL DOOR HARDWARE SHALL BE LEVERED TO MEET IAC. EXIT DOORS TO BE UNLOCKED DURING HOURS OF OPERATION.

DOOR HARDWARE SCHEDULE	
TAG	HARDWARE
1	3 BUTT HINGES, PANIC EXIT DEVICE, DOOR PULL, CLOSER, WEATHER STRIPPING, ADA WEATHER PROOF THRESHOLD.
2	3 BUTT HINGES, DOOR PULLS, CLOSER WITH HOLD-OPEN OPTION, FLOOR STOP, SILENCERS
3	FREE SWING HINGES, PUSH PLATES, HIDDEN HARDWARE, BUMPER STRIPS BY MANUFACTURER
4	3 BUTT HINGES, W/ LEVERED PRIVACY LOCKSET, CLOSER, SILENCERS, MOP PLATES
5	3 BUTT HINGES, W/ LEVERED PASSAGE SET, CLOSER, KICK PLATES SILENCERS
6	3 BUTT HINGES, W/ KNURLED LEVERED LOCKSET, CLOSER, STOP, MOP PLATES
7	3 BUTT HINGES, PUSH STYLE PANIC EXIT DEVICE, ADA COMPLIANT WEATHERPROOF THRESHOLD, WEATHER STRIPPING, CLOSER, OVERHEAD STOP, SWEEP, PEEP HOLES, KICK PLATES
8	

ALL DOOR HARDWARE SHALL BE LEVERED TO MEET IAC. DOOR CLOSERS SHALL BE SET TO COMPLY WITH IAC OPENING FORCE STANDARDS. 8.5LB EXTERIOR DOORS, 5LB INTERIOR DOORS

ROOM FINISH SCHEDULE					
NO	ROOM	WALLS	BASE	FLOOR	CEILING
101	VESTIBULE	PAINT	4" VINYL	NON-SLIP TILE	VINYL FACED LAY-IN CEILING
102	TAKE-OUT	PAINT	4" VINYL	NON-SLIP TILE	VINYL FACED LAY-IN CEILING
103	BAR	EPOXY PAINT	QUARRY TILE COVE BASE	QUARRY TILE	VINYL FACED LAY-IN CEILING
104	SUSHI BAR	EPOXY PAINT	QUARRY TILE COVE BASE	QUARRY TILE	VINYL FACED LAY-IN CEILING
105	KITCHEN	FRP / STAINLESS STEEL	QUARRY TILE COVE BASE	QUARRY TILE	VINYL FACED LAY-IN CEILING
106	STORAGE	FRP	QUARRY TILE COVE BASE	QUARRY TILE	VINYL FACED LAY-IN CEILING
107	CORRIDOR	PAINT	QUARRY TILE COVE BASE	QUARRY TILE	VINYL FACED LAY-IN CEILING
108	DISHWASHING	FRP	QUARRY TILE COVE BASE	QUARRY TILE	VINYL FACED LAY-IN CEILING
109	WAIT STATION	FRP	QUARRY TILE COVE BASE	QUARRY TILE	VINYL FACED LAY-IN CEILING
110	DINING ROOM	PAINT	TILE W/ COVE BASE	NON-SLIP TILE	VINYL FACED LAY-IN CEILING
111	DINING ROOM	PAINT	TILE W/ COVE BASE	NON-SLIP TILE	VINYL FACED LAY-IN CEILING
112	MEN	TILE / EPOXY PAINT	TILE W/ COVE BASE	NON-SLIP TILE	GYP BD EPOXY PAINTED
113	WOMEN	TILE / EPOXY PAINT	TILE W/ COVE BASE	NON-SLIP TILE	GYP BD EPOXY PAINTED
114	UTILITY	PAINT	QUARRY TILE COVE BASE	QUARRY TILE	VINYL FACED LAY-IN CEILING

* WALL AND CEILING FINISHES SHALL BE CLASS A WITH A FLAME SPREAD RATING BETWEEN 0-25
* FLOOR FINISHES SHALL BE CLASS 1 CRITICAL RADIANT FLUX GREATER THAN 0.45W/CM2

ARCHITECT: PANTO-ULEMA INC. dba

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PROFESSIONAL DESIGN FIRM #184-001977

Ng & Mo's Chinese Kitchen Inc.
18062 S. WOLF ROAD, ORLAND PARK, IL 60467

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ISSUE	DATE	DESCRIPTION
1	1/16/15	ISSUED FOR OWNER APPROV#
2	02/02/15	ISSUED FOR PERMIT

PROJECT NAME:
RESTAURANT EXPANSION
Mo's Chinese Kitchen #2
18062 WOLF ROAD
ORLAND PARK, IL 60467

PROJECT NUMBER:
CS15-001

SHEET NAME:
FLOOR PLAN, WALL TYPES AND SCHEDULES

SHEET NUMBER:

A3

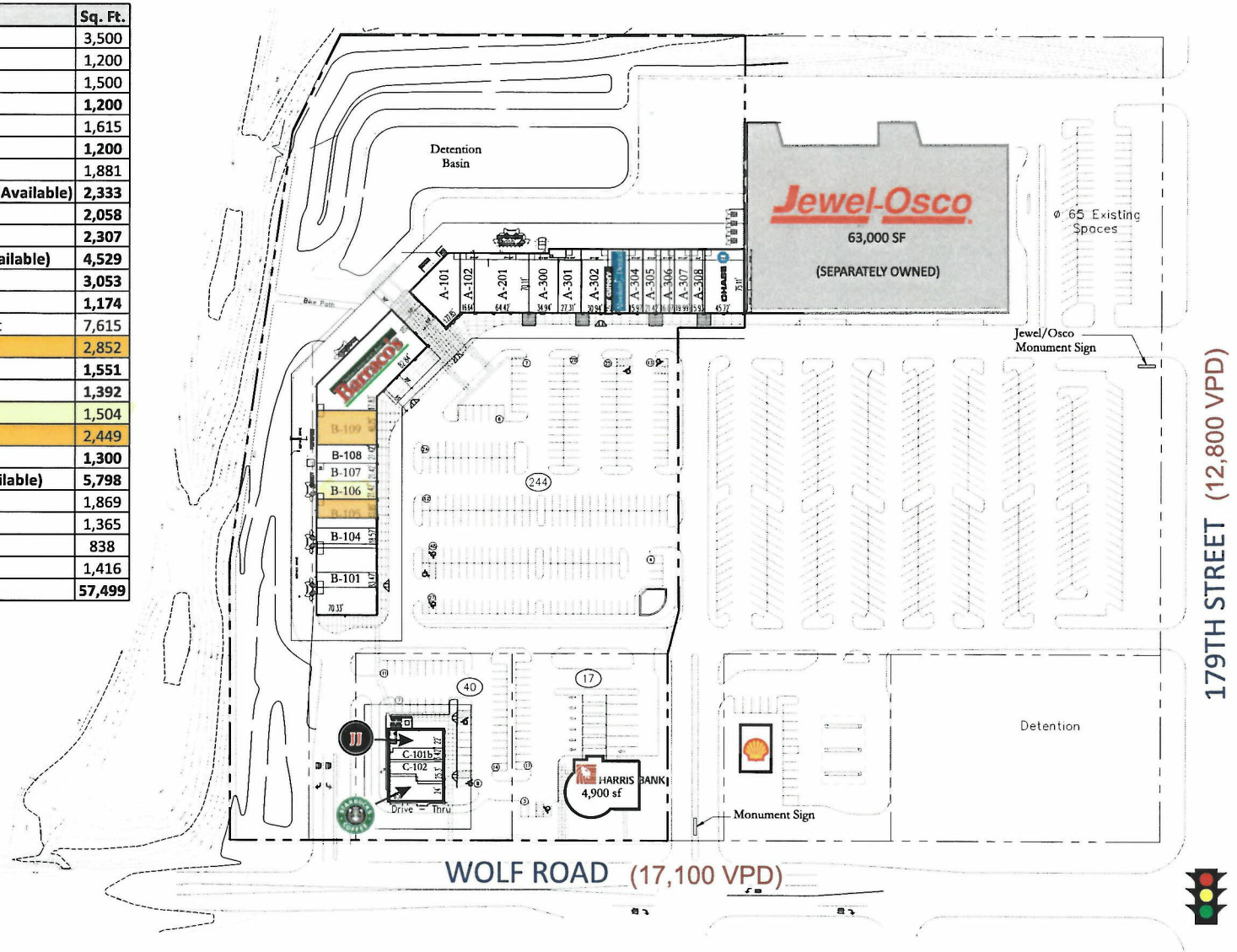
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MARLEY CREEK SQUARE

SWC 179TH & WOLF ROAD - ORLAND PARK, IL



Space #	Unit #	Tenant	Sq. Ft.
A309	18000	Chase	3,500
A308	18004	Hair Cuttery	1,200
A307	18006	Maxi Cleaners	1,500
A306	18008	Available	1,200
A305	18010	Lee Nails	1,615
A304	18012	Available	1,200
A303	18014	Absolute Dental	1,881
A302	18016	Former Phys. Therapy Office (Available)	2,333
A301	18020	Available	2,058
A300	18024	Available	2,307
A201	18030	Former Medical Office (Available)	4,529
A101	18038	Available	3,053
A102	18038	Available	1,174
B110-111	18040-46	Barraco's Restaurant	7,615
B109	18052	Lease Out	2,852
B108	18058	Available	1,551
B107	18060	Available	1,392
B106	18062	Mo's Kitchen	1,504
B105	18064	Lease Out	2,449
B104	18070	Available	1,300
B101	18080	Former Office Space (Available)	5,798
C103	18092	Starbucks	1,869
C102	18090-2	I Sold it on Ebay	1,365
C101b	18090-1	Postal Connections	838
C101a	18088	Jimmy John's	1,416
		Total GLA	57,499



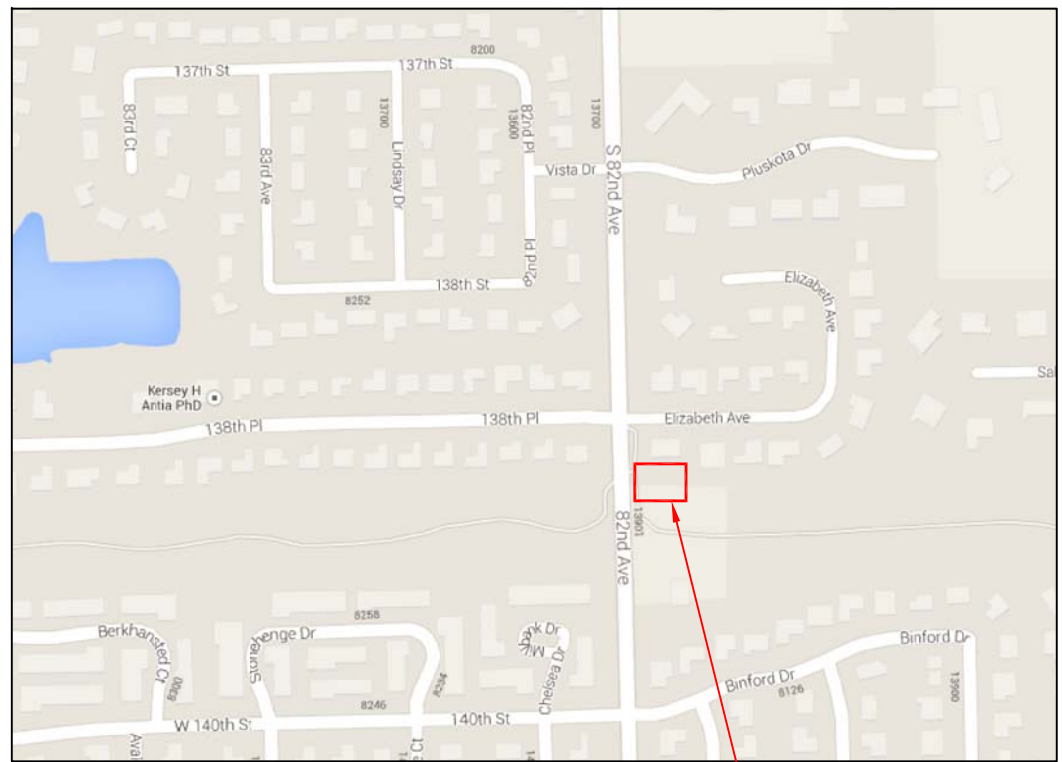
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

CONTACT INFORMATION

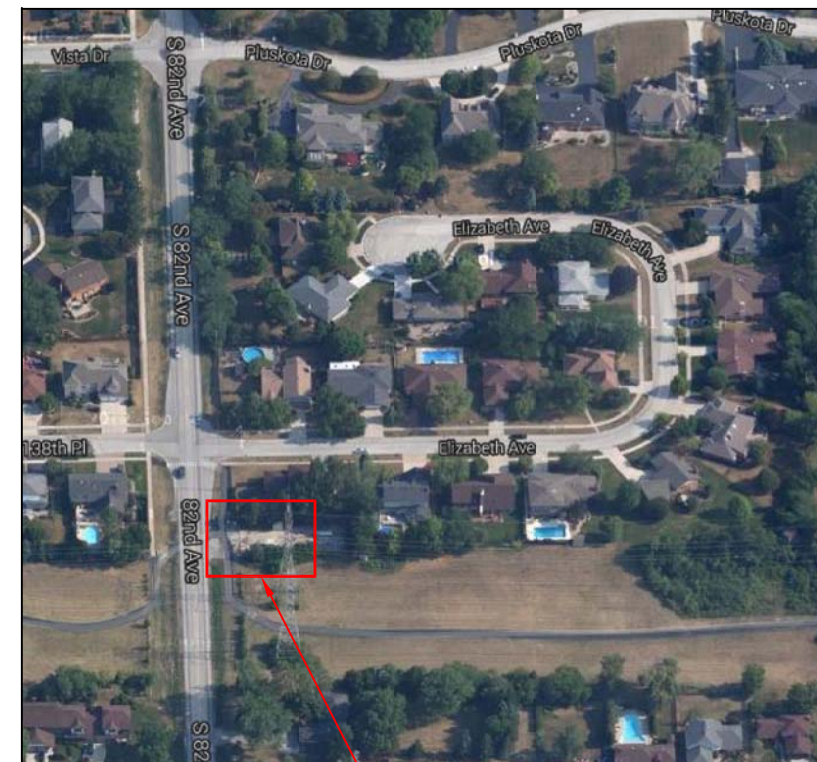
Samantha Spinell T: 630-954-7220 F: 630-954-7306
sspinell@midamericagrp.com

Angela Gasbarro T: 630-954-7208 F: 630-954-7306
agasbarro@midamericagrp.com

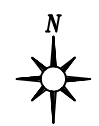
NICOR GAS 2013 - CENTRAL TRANSMISSION STATION 276 - ORLAND PARK SCADA INSTALLATION



STATION LOCATION



STATION LOCATION



LOCATION MAP
ORLAND PARK, ILLINOIS

NOTES:

A	ISSUED FOR DESIGN	RV	09-12-13
REV.	REVISION DESCRIPTION	DRN.	REV. DATE

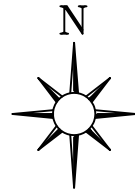
DRAWN: RITA VAYSBURG
DESIGN FIRM: DRAWN CONTROL INC.



ORLAND PARK
13801 82ND AVE.
ORLAND PARK, IL 60462
DATE: 09-12-13 D.M.: M.COUBURN SCALE: N.T.S.

ORLAND PARK STA 276 OVERALL LOCATION MAP		REV. NO. A
SIZE D	SHEET NO. 276-E-10	

ELIZABETH AVENUE



PROPOSED POWER METER SOCKET

12"x10"x4" STAINLESS STEEL JUNCTION BOX (SEE DETAIL 'A' SHT. 276-E-12)

NORTH

1-1/2" RIGID CONDUIT 3#6AWG CONDUCTORS

6'x6' PROPOSED SCADA ENCLOSURE LOCATION (SEE DETAIL 'A'-SHT. 276-E-12)

63'

EXISTING REGULATOR ENCLOSURE (TYP.) (SEE DETAIL 'B'-SHT. 276-E-12)

233 PSIG EX. REGUL. BLDG.

27'

67'-9"

82ND AVENUE

1" COATED RIGID CONDUIT W/6 COND. #16AWG SHIELDED CABLE

60 PSIG EX. REGUL. BLDG.

36'

1" COATED RIGID CONDUIT (SPARE)

EX. LINE HEATER

18'

1" COATED RIGID CONDUIT W/6 COND. #16AWG SHIELDED CABLE

34'

EAST

50'

SOUTH

50'

130'

10'

210'

EXISTING COMED R.O.W.

NOTES:

REV.	REVISION DESCRIPTION	DRN.	REV. DATE
0	ISSUED FOR CONSTRUCTION	RV	11-04-13

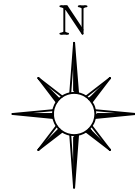
DRAWN: RITA VAYSBURG
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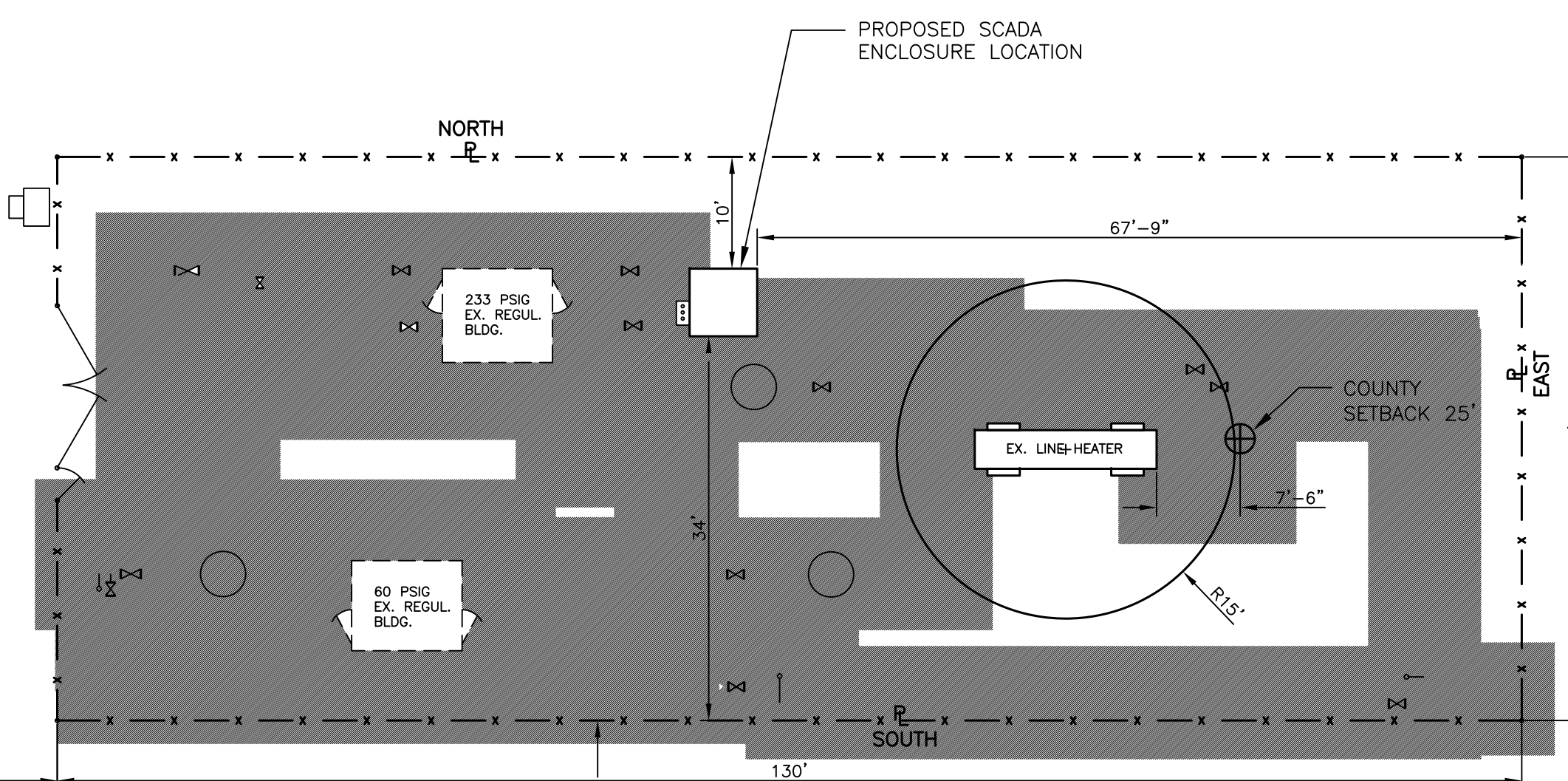
ORLAND PARK
 13801 82ND AVE.
 ORLAND PARK, IL 60462
 DATE: 09-12-13
 D.M.: M.COUBURN
 SCALE: 2"=1'-0"

ORLAND PARK
 STA 276
 SITE LAYOUT
 SIZE SHEET NO.:
 276-E-11
 REV. NO.: 0

ELIZABETH AVENUE



C 82ND AVENUE



LEGEND:

- ABOVE GROUND FACILITIES
- APPROX. BELOW GROUND FACILITIES

EXISTING COMED R.O.W.

NOTES:

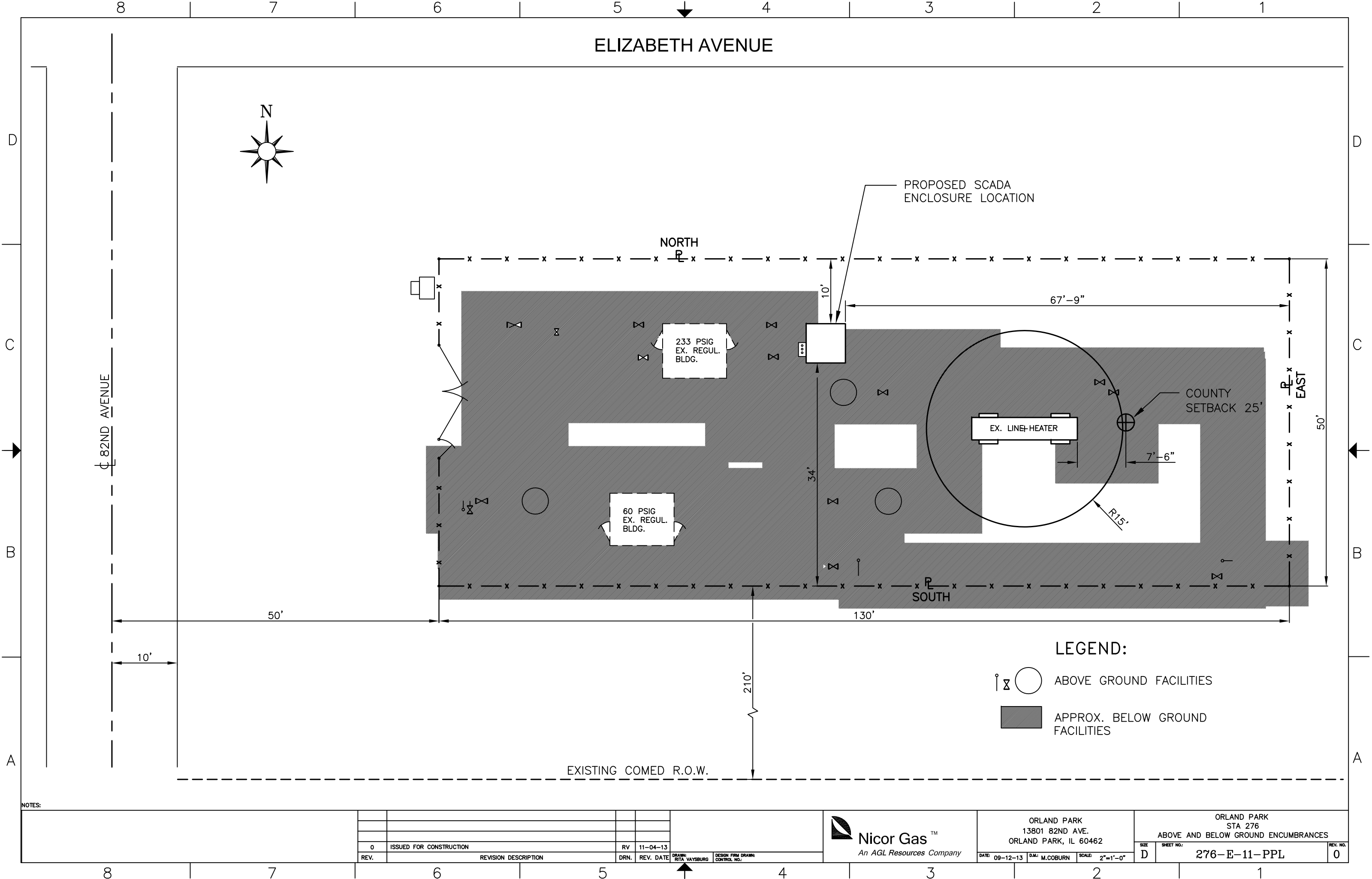
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0	ISSUED FOR CONSTRUCTION	RV	11-04-13

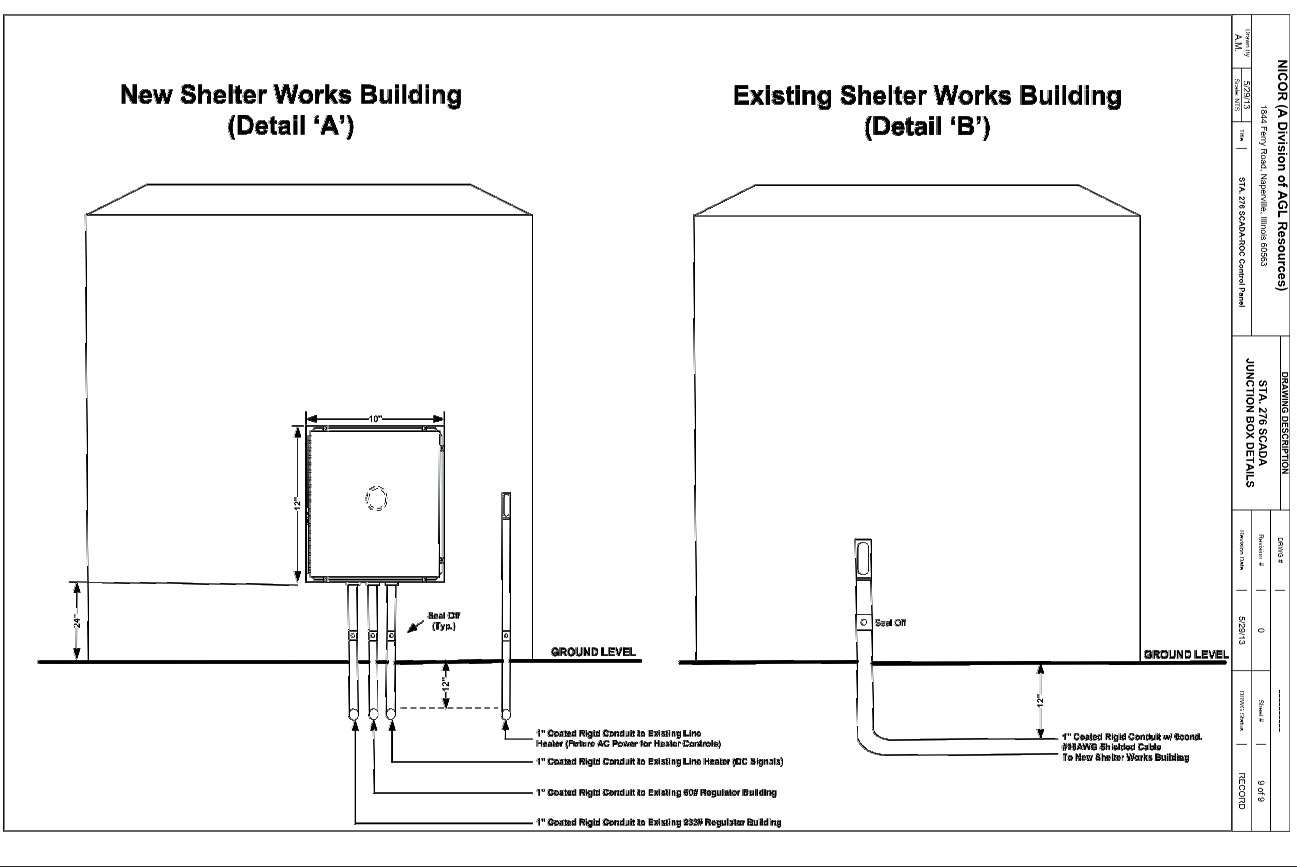
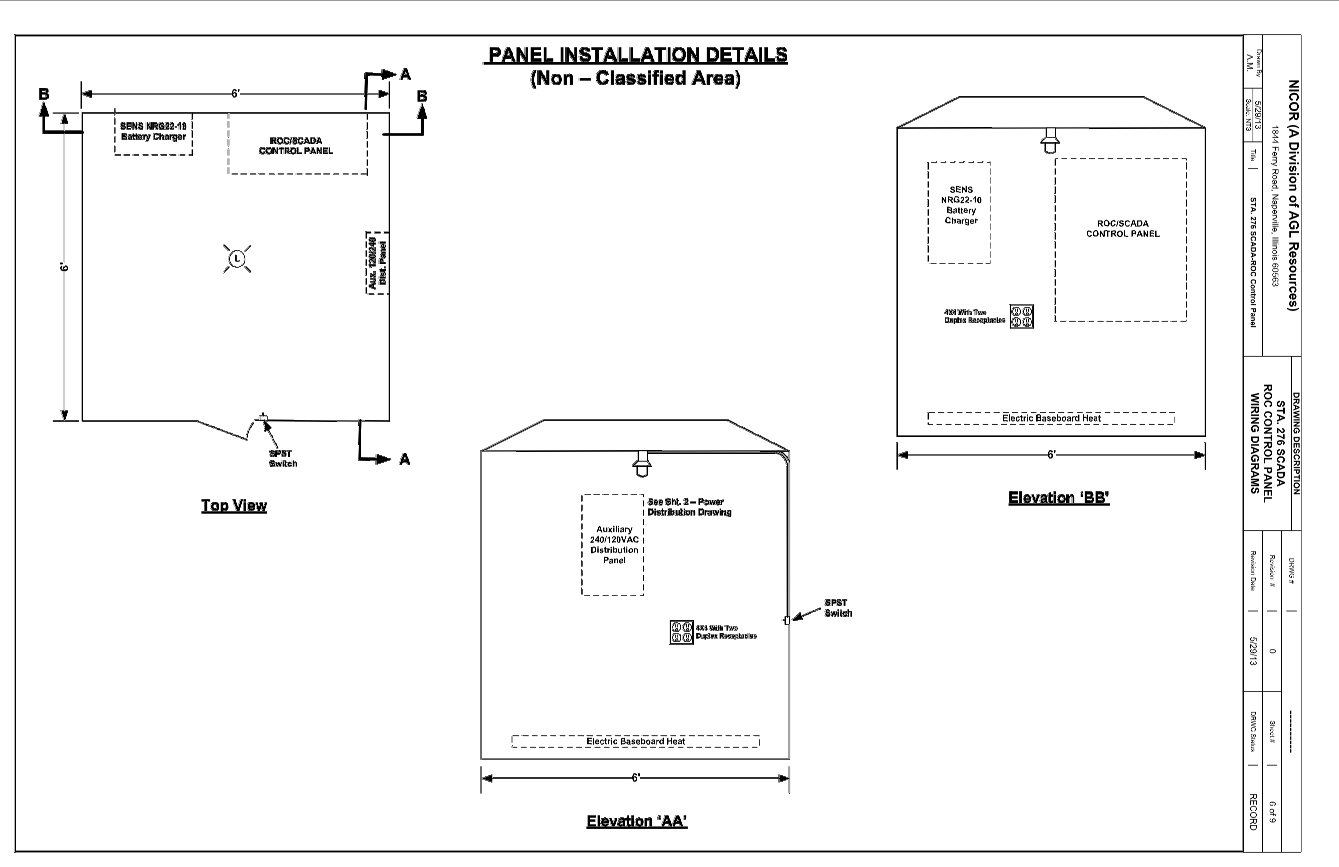
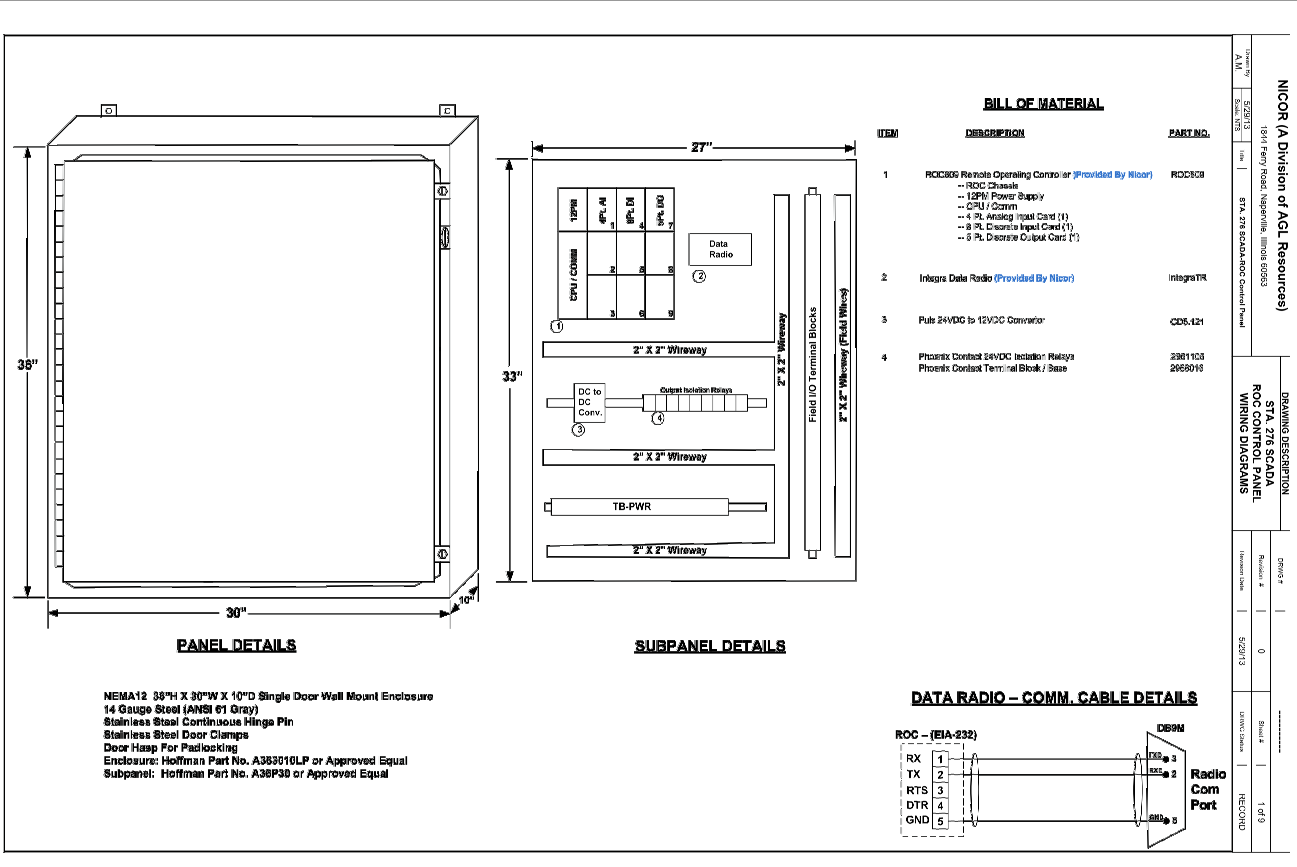
DRAWN: RITA VAYSBURG
 DESIGN FIRM: NICOR GAS
 CONTROL NO.:



ORLAND PARK
 13801 82ND AVE.
 ORLAND PARK, IL 60462
 DATE: 09-12-13 | D.M.: M. COBURN | SCALE: 2"=1'-0"

ORLAND PARK
 STA 276
 ABOVE AND BELOW GROUND ENCUMBRANCES
 SHEET NO.: 276-E-11-PPL
 REV. NO.: 0





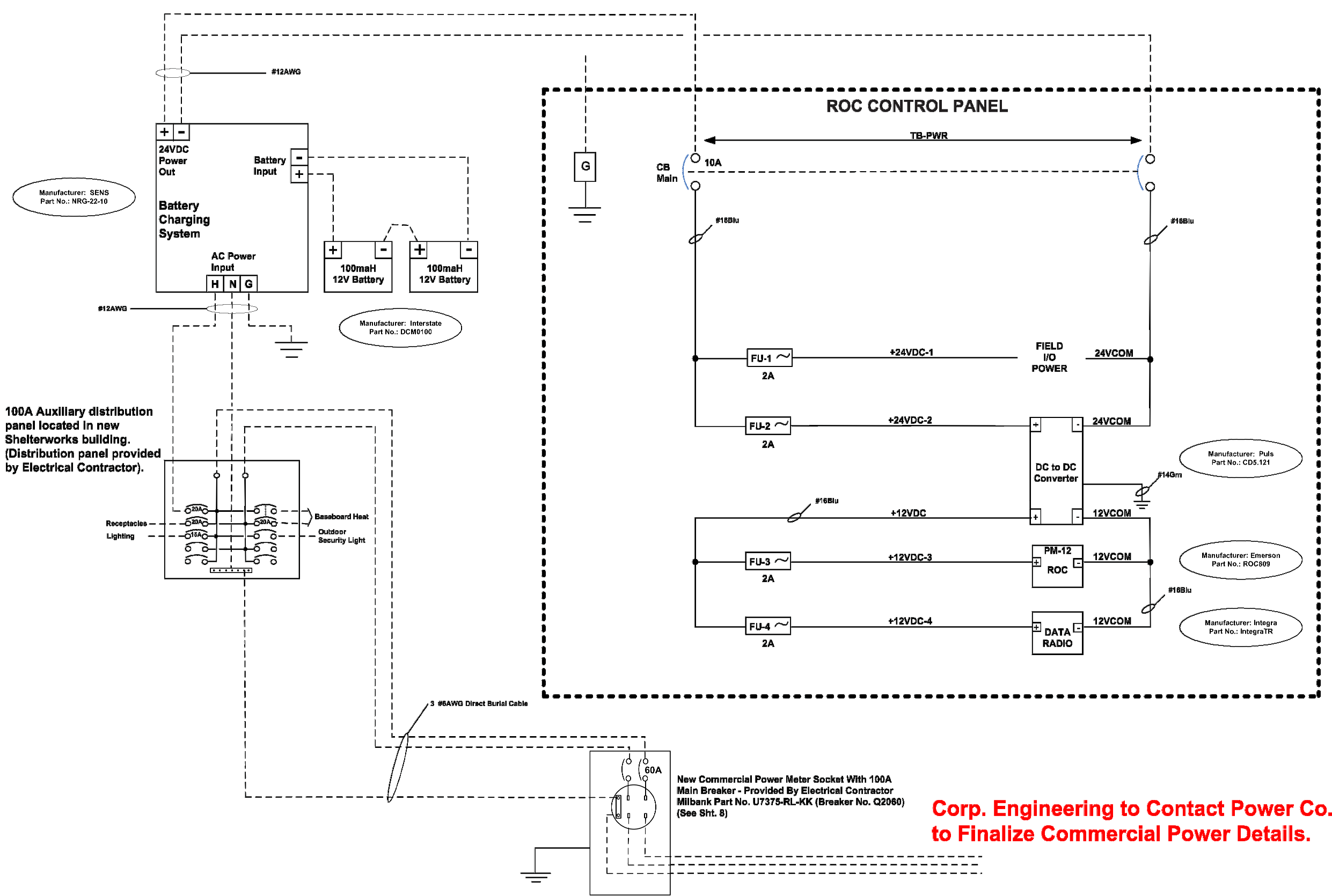
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REV.	REVISION DESCRIPTION	DRN.	REV. DATE
A	ISSUED FOR DESIGN	RV	10-24-13



ORLAND PARK
13801 82ND AVE.
ORLAND PARK, IL 60462
DATE: 09-16-13 D.M.: M. COBURN SCALE: N.T.S.

ORLAND PARK STA276
INSTALLATION DETAILS
SHEET NO.: 276-E-12
REV. NO.: A



Corp. Engineering to Contact Power Co. to Finalize Commercial Power Details.

NOTES:

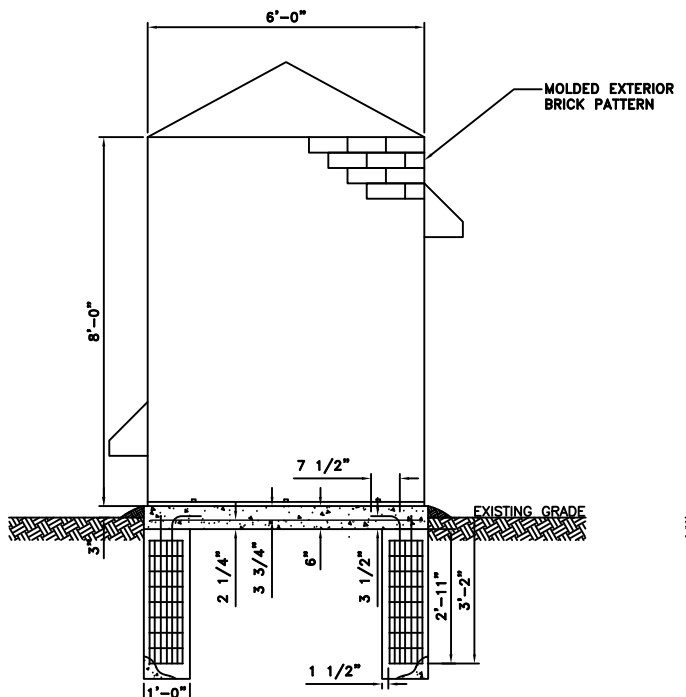
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A	ISSUED FOR DESIGN	RV	10-30-13



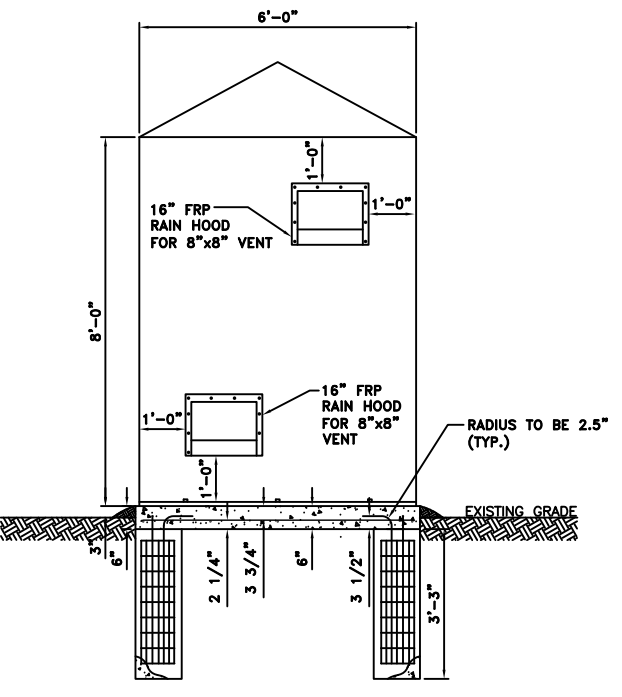
ORLAND PARK
 13801 82ND AVE.
 ORLAND PARK, IL 60462
 DATE: 09-16-13 D.M.: M. COBURN SCALE: N.T.S.

ORLAND PARK
 STA 276
 WIRING DIAGRAM
 SIZE: D SHEET NO.: 276-E-13 REV. NO.: A

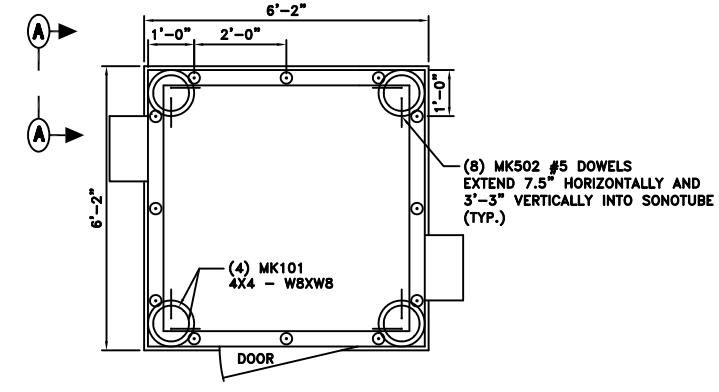
NO.		QTY.		DESCRIPTION	
#1	1	6'-0"	6'-0"	FIBERGLASS ENCLOSURE	
#2	12	1/2"	DIA. X 5" LG.	BOLT W/3" WASHER	
#3	12	1/2"	DIA	NUTS	
* SUPPLIED BY NICOR GAS					
** SUPPLIED BY CONTRACTOR					



NORTH ELEVATION
(SCALE: 1/2"=1'-0")

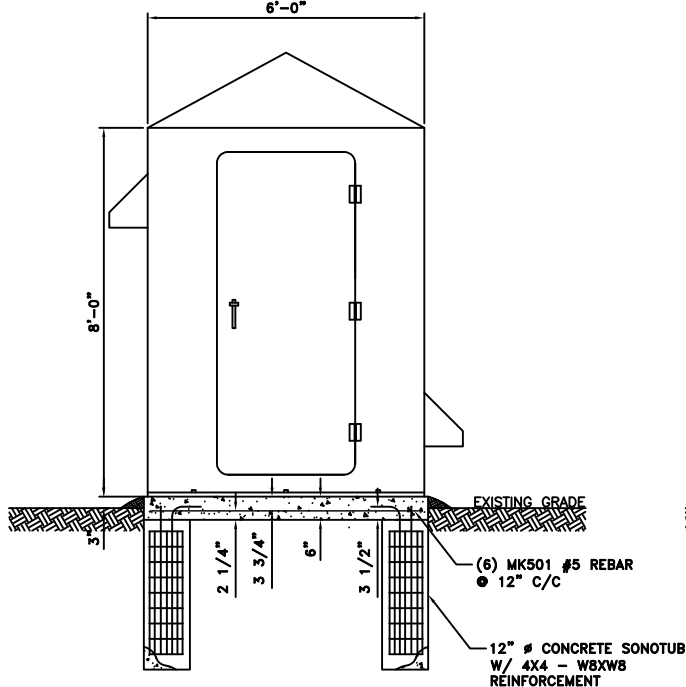


EAST ELEVATION
(SCALE: 1/2"=1'-0")

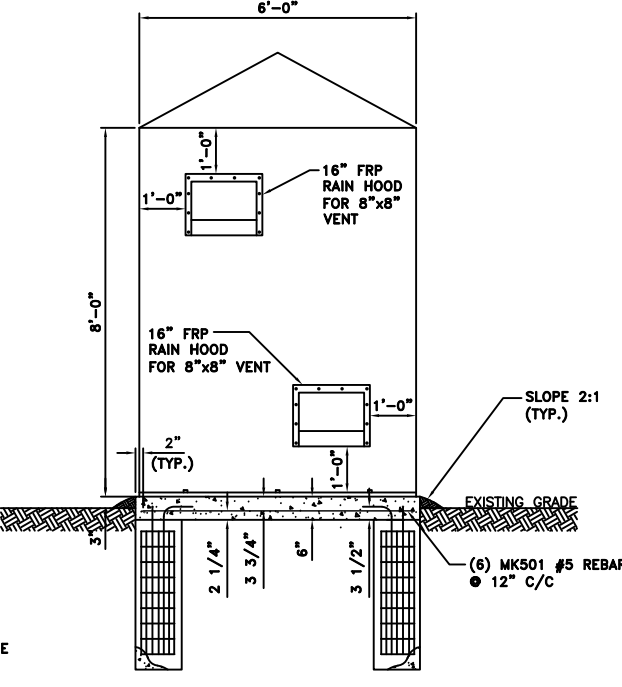


PLAN VIEW
(SCALE: 1/2"=1'-0")

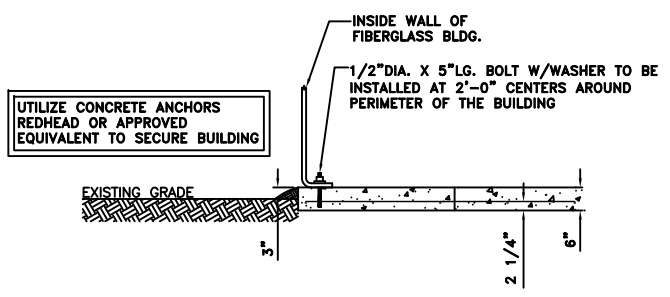
REBAR SCHEDULE FOR (4) SONOTUBE FOUNDATIONS								
BAR TYPE	MARK (MK)	TYPE	QTY.	SIZE	a	b	LENGTH	TOTAL LENGTH
a	501	A	12	#5	5'-10"	5'-10"	70'-0"	
b	502	B	8	#5	3'-3"	7.5"	3'-10.5"	23'-3"
c	101	C	4	4X4 - WBXWB	2'-4"	2'-8"	N/A	9'-4"



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



WEST ELEVATION
(SCALE: 1/2"=1'-0")



ELEVATION 'A-A'
(SCALE: 1/2"=1'-0")

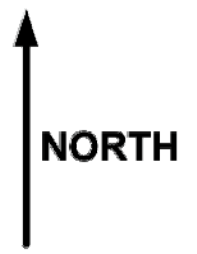
- NOTES:**
1. CONCRETE PIERS TO BE INSTALLED PER NICOR GAS SPECIFICATION T.S. 030.104.018.
 2. CONCRETE SHALL HAVE AT LEAST 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AND SHALL BE AIR ENTRAINED, MINIMUM 7 DAY CURE TIME.
 3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615-GR.60.
 4. CONTRACTOR TO PROVIDE THE FOLLOWING CONCRETE COVER FOR REINFORCING STEEL: (UNLESS OTHERWISE NOTED)
3" FOR CONCRETE DEPOSITED AGAINST SOIL
3" FOR CONCRETE EXPOSED TO WEATHER
 5. CONTRACTOR TO PROTECT CONCRETE FOUNDATIONS FROM FREEZING DURING DEPOSITING AND FOR A PERIOD OF NOT LESS THAN 5 DAYS. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
 6. BOTTOM OF FOUNDATION SHOULD BE PLACED AT THE ELEVATION SHOWN ON THE DESIGN DRAWING, EXCEPT WHERE THE SOIL DOES NOT APPEAR TO HAVE THE 1000 PSF REQUIRED BEARING CAPACITY. THE CONTRACTOR SHALL IMMEDIATELY INFORM NICOR GAS INSPECTOR IF THIS OCCURS.

NOTES:

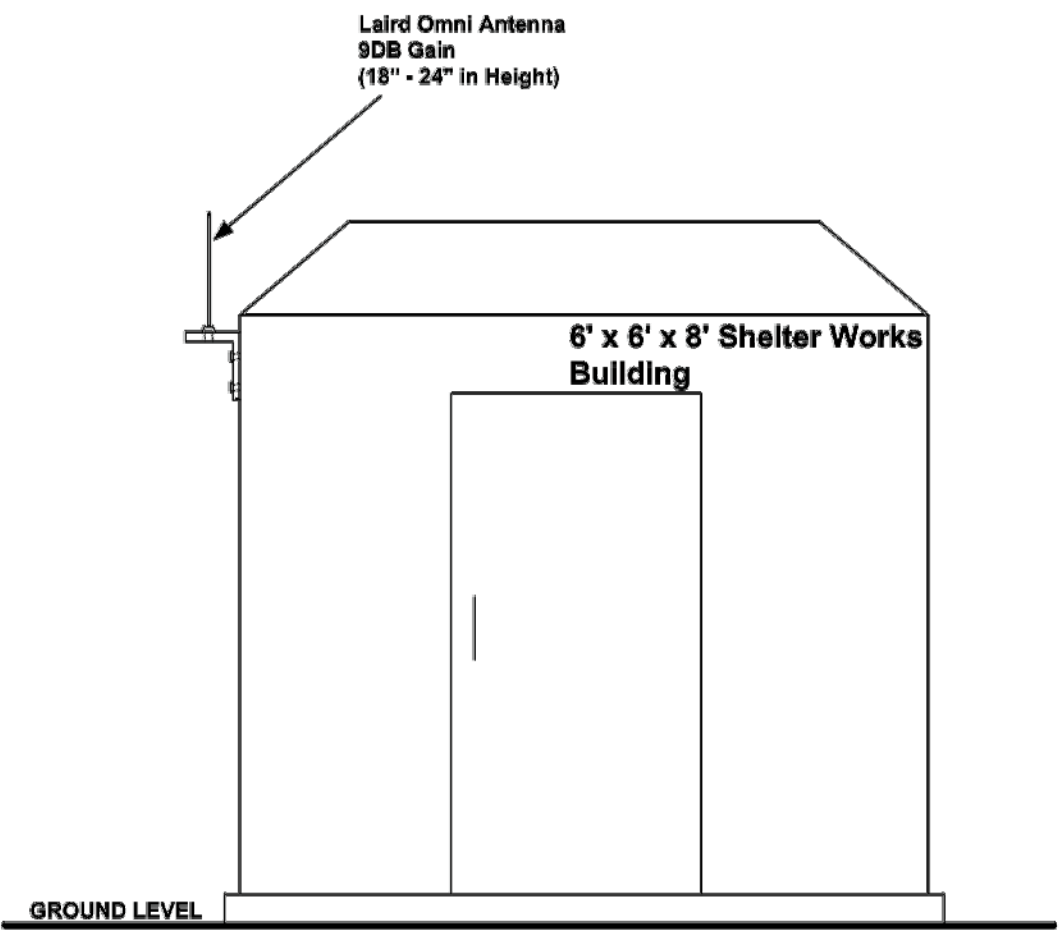
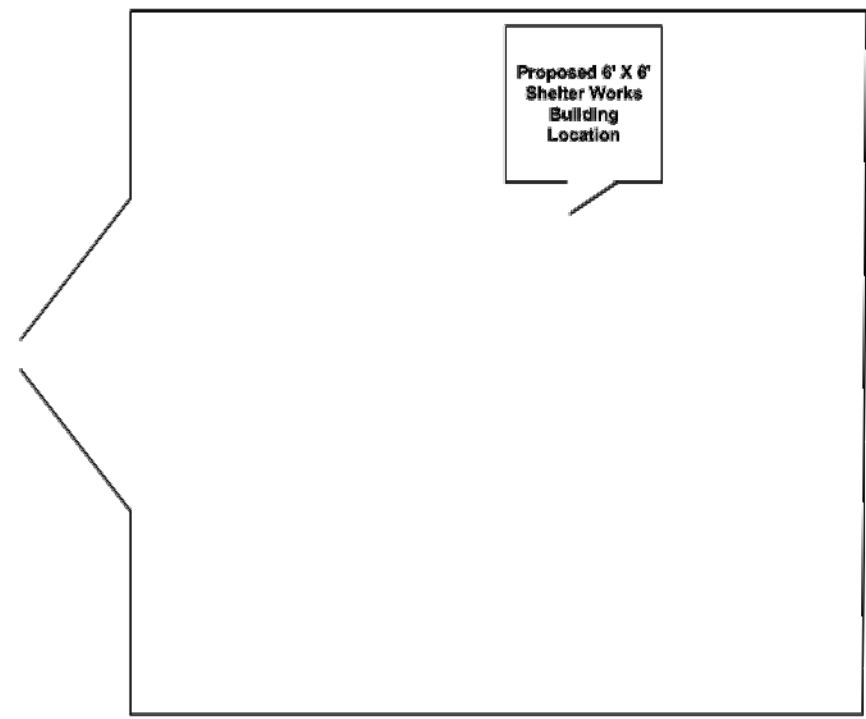
ORLAND PARK 13801 82ND AVE. ORLAND PARK, IL 60462		ORLAND PARK STA276 SCADA ENCLOSURE FIBERGLASS ENCLOSURE AND CONCRETE FOUNDATION																	
DATE: 09-16-13	D.M.: M.COUBURN	SCALE: N.T.S.	REV. NO. A																
<table border="1"> <thead> <tr> <th>REV.</th> <th>ISSUED FOR DESIGN</th> <th>DRN.</th> <th>REV. DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUED FOR DESIGN</td> <td>RV</td> <td>09-16-13</td> </tr> </tbody> </table>		REV.	ISSUED FOR DESIGN	DRN.	REV. DATE	A	ISSUED FOR DESIGN	RV	09-16-13	<table border="1"> <thead> <tr> <th>REV.</th> <th>REVISION DESCRIPTION</th> <th>DRN.</th> <th>REV. DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		REV.	REVISION DESCRIPTION	DRN.	REV. DATE				
REV.	ISSUED FOR DESIGN	DRN.	REV. DATE																
A	ISSUED FOR DESIGN	RV	09-16-13																
REV.	REVISION DESCRIPTION	DRN.	REV. DATE																



Orland Park Station 276 - Cell Modem Antenna Installation Details



82nd Avenue



CELL MODEM ANTENNA INSTALLATION NOTES:

- 1.) Omni antenna mounted to building with 'L' bracket as shown.
- 2.) **NO ANTENNA TOWER REQUIRED**

NOTES:

REV.	DESCRIPTION	DRN.	REV. DATE
A	ISSUED FOR DESIGN	RV	11-04-13

DRAWN: RITA VAYSBURG
DESIGN FIRM DRAWN: CONTROL NO.:



ORLAND PARK
13801 82ND AVE.
ORLAND PARK, IL 60462
DATE: 09-16-13 D.M.: M.COUBURN SCALE: N.T.S.

ORLAND PARK
STA 276
ANTENNA INSTALLATION DETAIL
SHEET NO.: 276-E-15
REV. NO. A

8

7

6

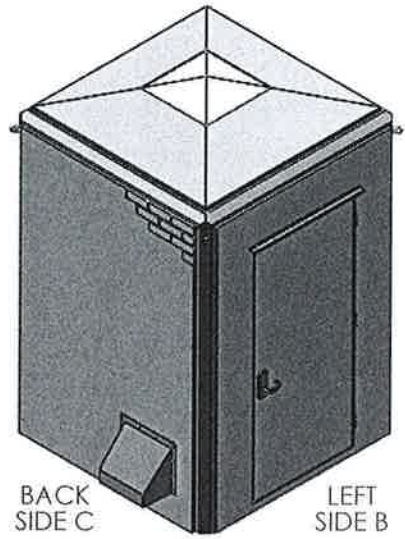
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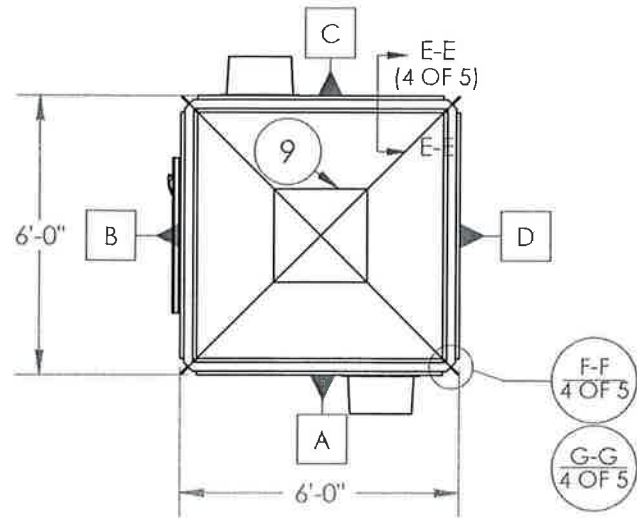
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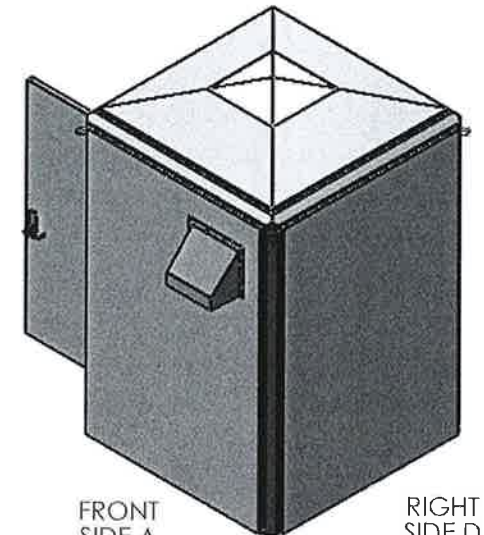


BACK SIDE C
LEFT SIDE B

REAR ISOMETRIC

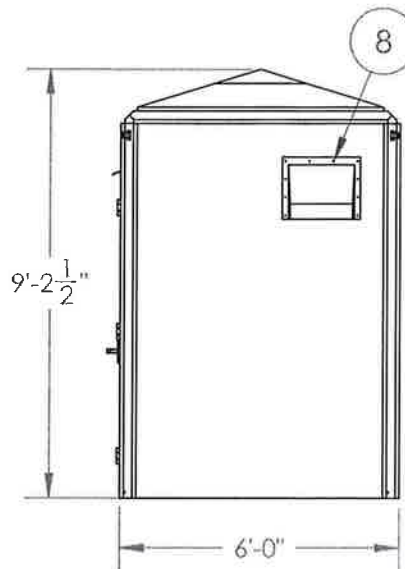


TOP VIEW

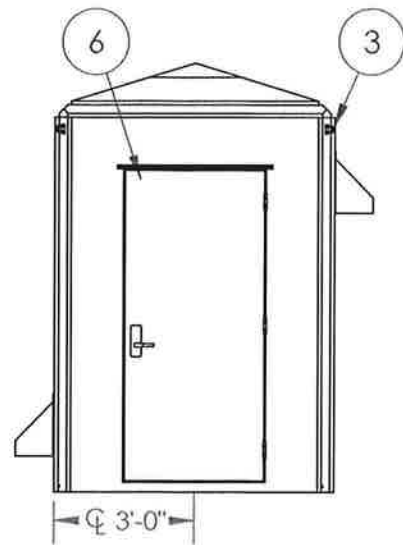


FRONT SIDE A
RIGHT SIDE D

ISOMETRIC VIEW

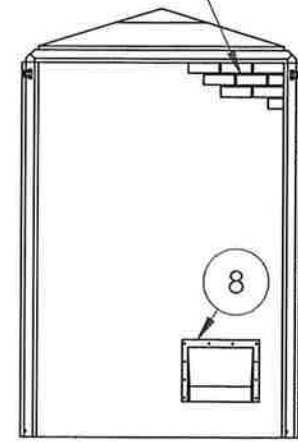


FRONT OUTSIDE VIEW
SIDE A

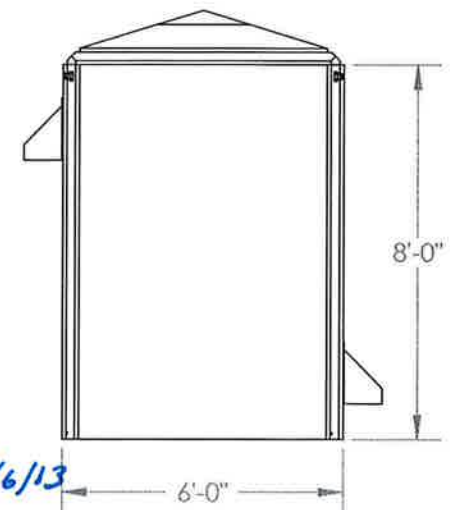
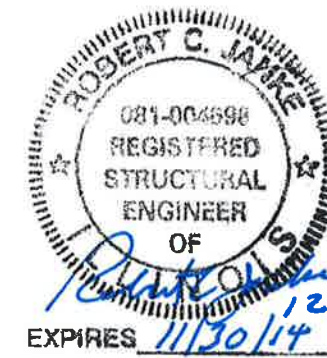


LEFT OUTSIDE VIEW
SIDE B

MOLDED EXTERIOR
BRICK PATTERN



BACK OUTSIDE VIEW
SIDE C



RIGHT OUTSIDE VIEW
SIDE D

NOTE: SEE SHEET 2 OF 6 FOR ITEMS LIST

REV.	DESCRIPTION	DATE	APPROVED
A	CHANGE D FASTENER SPACING, AND ROOF LOAD	12/02/2013	MP

RATINGS: 22 PSF ROOF LOAD 90 MPH WIND SPEED	EXTERIOR VIEWS			
	MODEL:	0139 Assembly		
	PLOT SCALE:	1:48	BY:	MP
		DATE:	11/22/2013	

PROPRIETARY TO SHELTER WORKS
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SHELTER WORKS 2616 South Third Street, St. Louis, MO 63118 Phone: (800)794-8037 Fax: (314) 664-9301 www.shelterworks.com		ORDER #:	0139
CUSTOMER: Nicor Gas		PROJECT:	-
TITLE: 6' x 6' x 8' Freedom Series Enclosure		SCALE:	1:48
DWG #: 0139 Assembly		SIZE:	B
		SHEET:	2 OF 5

8

7

6

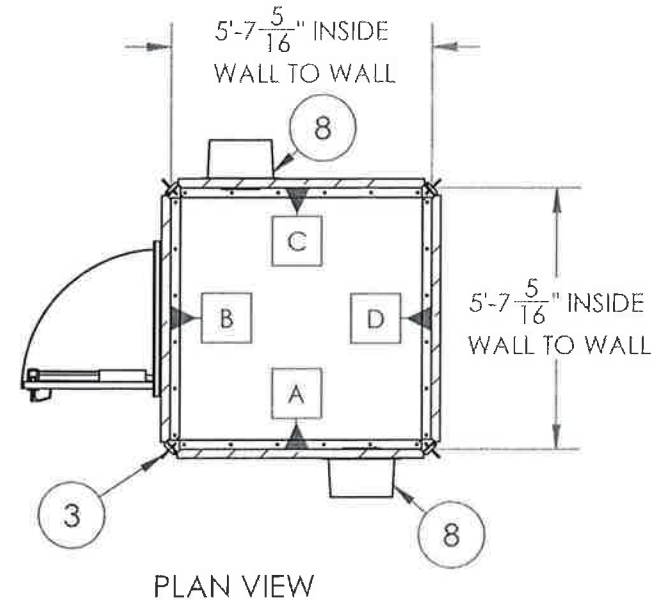
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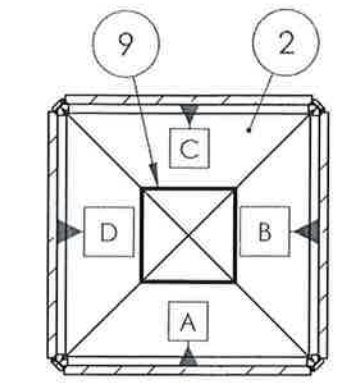
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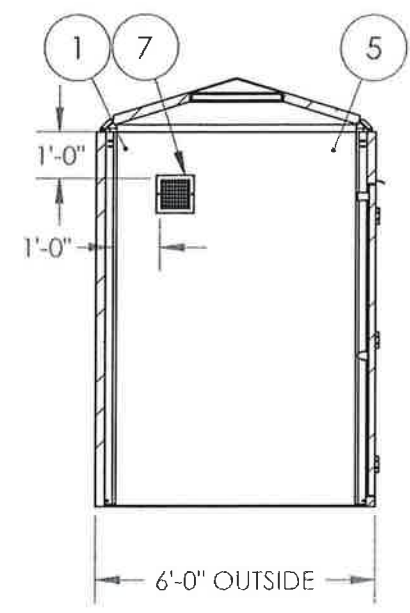
PLAN VIEW



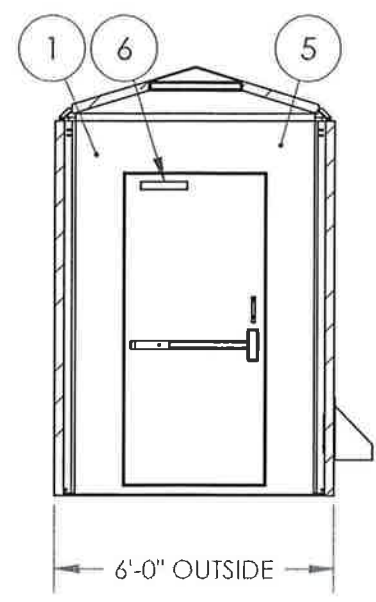
CEILING INTERIOR VIEW

INTERIOR COLOR:		White		EXTERIOR COLOR:		TBD	
ITEMS LIST							
ITEM	QTY	PART NUMBER	DESCRIPTION	NOTES	SHIPPED LOOSE		
1	-	POLYISO	1-1/2" FOAM CORE INSULATION -R-10	ALL WALLS TYPICAL	-		
2	-	POLYISO	1-1/2" FOAM CORE INSULATION -R-10	ROOF ONLY	-		
3	4	66263-1	3/8" SS U-BOLT	LIFTING RING	-		
4	2	CS-102B	CONSEAL BITUMAN BLENDED SEALANT	ROLLS OF 14'-6" GASKET	X		
5	-	59OSB	19/32" OSB PLYWOOD REINFORCEMENT	ALL WALLS TYPICAL (OPTIONAL)	-		
6	1	3068-NP	3' X 6'-8" DOOR, LEFT HAND	NICOR PANIC DOOR HARDWARE	-		
7	2	ALVM8	8"X 8" ADJUSTABLE ALUMINUM VENT	WITH SCREEN	-		
8	2	RH-16	16" FRP RAIN HOOD	-	-		
9	1	TSP2424	TRANSLUCENT SKYLIGHT PANEL	2' X 2'	-		

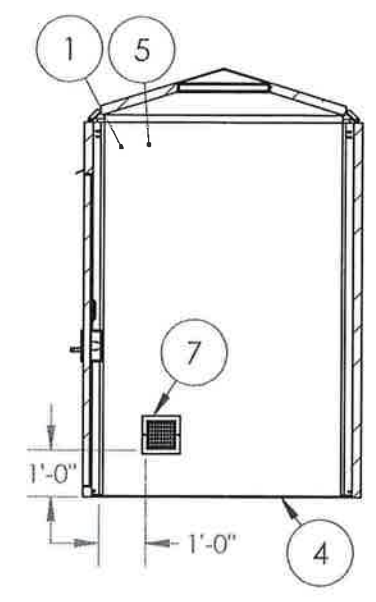
NOTES:
 1. 19/32" OSB PLYWOOD REINFORCEMENT IN ALL WALLS OPTIONAL
 2. VENT SIZE AND LOCATION MAY VARY
 3. DOOR LOCATION MAY VARY



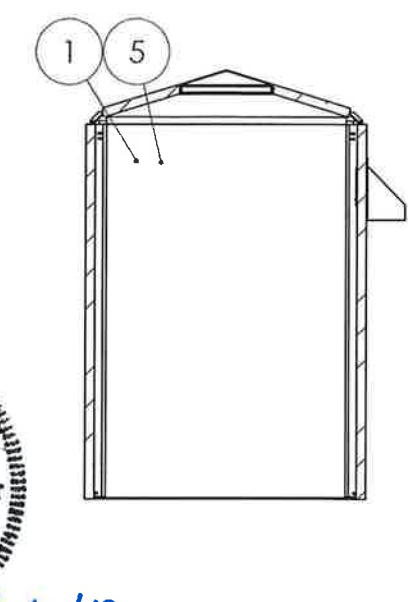
SECTION A-A
SIDE A INSIDE VIEW



SECTION B-B
SIDE B INSIDE VIEW



SECTION C-C
SIDE C INSIDE VIEW



SECTION D-D
SIDE D INSIDE VIEW



REV.	DESCRIPTION	DATE	APPROVED
A	CHANGE D FASTENER SPACING, AND ROOF LOAD	12/02/2013	MP

RATINGS: 22 PSF ROOF LOAD 90 MPH WIND SPEED	INTERIOR & PLAN VIEWS				PROPRIETARY TO SHELTER WORKS This document is confidential and proprietary to Shelter Works and cannot be used, disclosed, copied, or duplicated in any manner without the prior written consent of Shelter Works 2007 Switzer Industries, Inc, dba Shelter Works. All Rights Reserved.
	MODEL:	0139 Assembly			
	PLOT SCALE:	1:48	BY:	MP	

SHELTER WORKS
 Built for Life.

SHELTER WORKS
 2616 South Third Street, St. Louis, MO 63118
 Phone: (800)794-8037 Fax: (314) 664-9301
 www.shelterworks.com

CUSTOMER: Nicor Gas	ORDER #:
PROJECT: -	0139
TITLE: 6' x 6' x 8' Freedom Series Enclosure	SIZE: B
SCALE: 1:48	DWG #: 0139 Assembly
	SHEET: 3 OF 5

ATTACHMENT "A"

- 1. The special use will be consistent with the purposes, goals, and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; (List factors that demonstrate how your proposal meets this standard.)**

Nicor Gas' special use permit request is to install natural gas electronic monitoring equipment in a small 6' x 6' x 8' enclosure ("facility") on fenced property that is already owned by Nicor Gas and used for natural gas distribution purposes since the 1960s. The electronic equipment is for Supervisory Control And Data Acquisition or "SCADA," which allows for control of remote equipment and data recording over communication channels. The facility will not emit any noise or pollution and, as more fully explained in this Attachment, will not negatively impact neighboring properties.

One of the objectives of the Village of Orland Park is to continue to be a significant regional retail and entertainment destination. The facility for which Nicor Gas is requesting approval is consistent with this vision and goal. The planned improvements will provide for real time monitoring, increased communication, and allow for a faster response time in the event there is a problem. By granting approval of the Special Use Permit, this facility will enhance our ability serve the community and provide for safe, reliable, and affordable natural gas.

- 2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; (List factors that demonstrate how your proposal meets this standard.)**

The facility has been in its present location since the mid 1960's and has remained in its current configuration since. Currently, there are trees located within the fenced area on the north and the east sides which provide some buffer to the surrounding residential properties. In addition, there is also mature landscaping on the south side of the site. As a result of discussion in 2013 with Village staff, Nicor Gas installed PVC slats to provide additional screening. Nicor Gas will continue to maintain the site in a clean and safe manner.

- 3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; (List factors that demonstrate how your proposal meets this standard.)**

The facility has been in its present location since the mid 1960's. As mentioned, the site has landscaping on the north, east, and south sides that buffer the site from nearby residential uses.

Nicor Gas is sensitive to the residential character surrounding the site while maintaining the safety and security of the site. Nicor has upgraded the fence with PVC slats in 2013 to offer additional buffer to nearby residences and traffic.

- 4. The proposed use will not have an adverse effect on the value of the adjacent property; (Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)**

Nicor Gas acquired the property in early 1963 and the regulator station has been at this location since the mid 1960's. It appears that the site was constructed in the unincorporated area of Cook County. The site may have been annexed into the Village around the time that nearby Heritage Subdivision was developed. According to the Comprehensive Plan, homes within the Silver Lake North Planning District were constructed in the 1970's and 1980's. It also appears that there may have been some newer homes constructed more recently near the site location. Given that the site has been present in this location since the mid 60's it is difficult to say that the facility has had any adverse impact on values of property in the area.

- 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; (Insert explanation.)**

The site was established in the mid 1960's and is not a "manned" facility. If the special use permit is granted, the proposed work will allow Nicor to monitor equipment remotely, thereby reducing the number of times that field staff will need to obtain readings. The proposed improvements will reduce Nicor Gas traffic on 82nd Avenue and nearby roadways.

In addition, the proposed improvements will extend equipment life, provide for more effective communication, and allow for a faster response time, in the event there is a problem. All of the benefits associated with SCADA improvements will continue to allow Nicor Gas to provide safe, affordable, and reliable natural gas to the community.

There should be no additional impact or increased service demands on park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools as a result of granting the special use permit.

- 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; (Insert explanation.)**

The site location is 50' x 180', 9,000 square feet, and will remain in the same configuration as when it was acquired in 1963. As the facility is secured with fencing, currently houses existing equipment within the secured area and Nicor Gas isn't proposing to add any additional land to the parcel, there is no open space planned. With respect to the pending improvements if the special use permit is granted, Nicor Gas will continue to seek all necessary approvals and permits prior to commencing work.

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

An **ECOCAT** report has been obtained through the Illinois Department of Natural Resources. The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves near the site location. A copy of the report is attached hereto as "Attachment B". There are no known archaeological, historical, or cultural resources that will be disrupted by granting the special use permit.

- 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.**

Providing the special use permit is granted, an additional 6'x 6'x8' enclosure is planned (see site layout plans, attached). The proposed location of the enclosure is mostly dictated by existing infrastructure/equipment located on the property, much of which is below grade. In addition, the National Electric Code requires the enclosure to be a minimum of 15' from the line heater. Any distance closer to the heater line could pose a safety hazard.

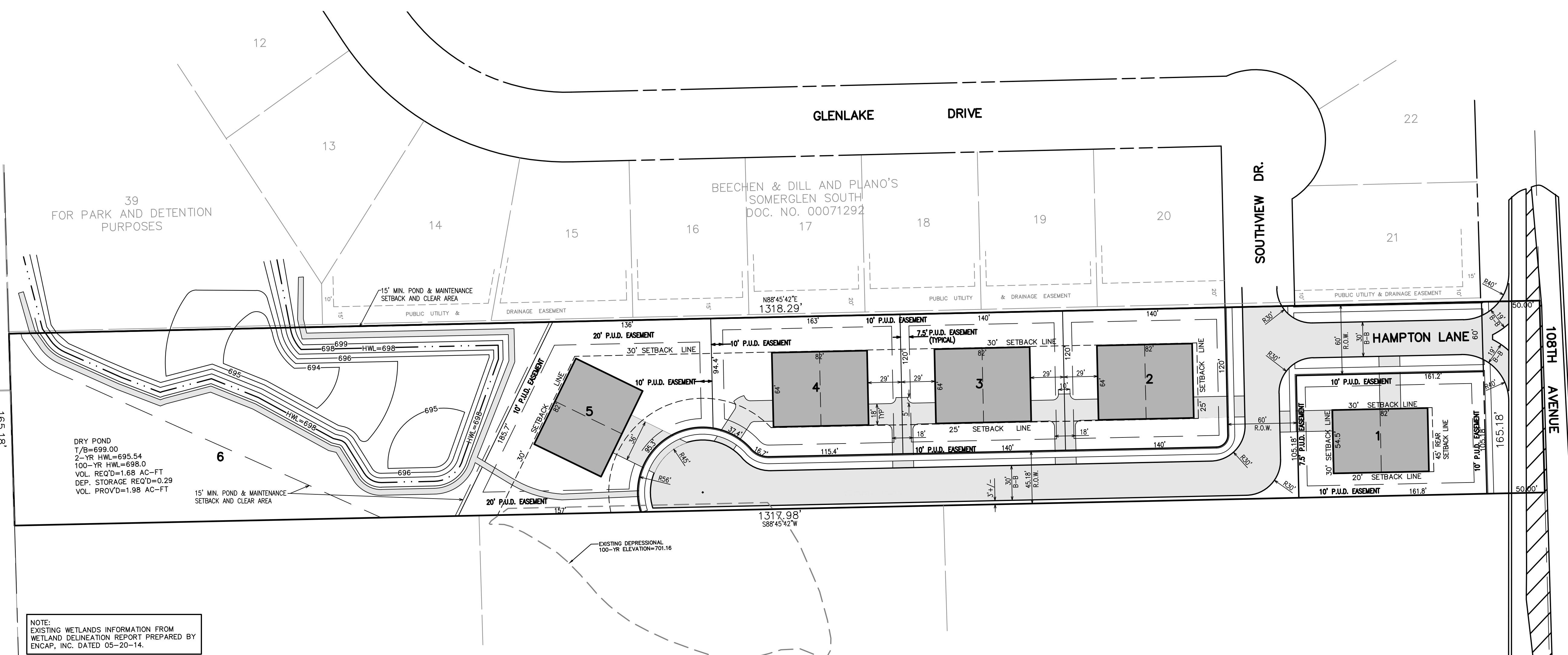
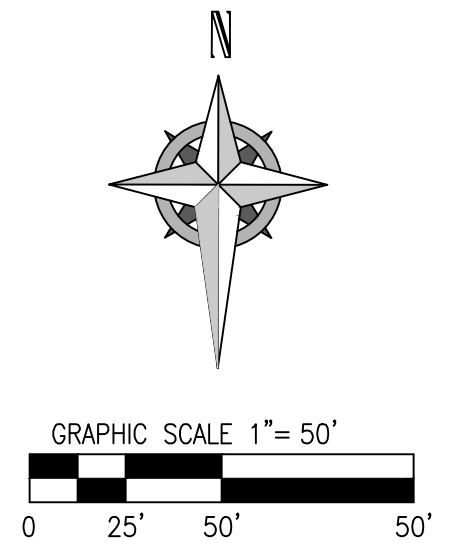
In keeping with past practice, Nicor Gas will continue to obtain all necessary approvals and permits from the Village of Orland Park and any other applicable agencies.

HAMPTON COURT

PRELIMINARY SITE PLAN

IMPERVIOUS =	70,777 S.F. (1.62 AC.)	- 33.8%
PERVIOUS =	138,680 S.F. (3.18 AC.)	- 66.2%
	209,457 S.F. (4.8 AC.)	- 100.0%
PARKING PROVIDED: 2 CARS IN GARAGE, 2 CARS IN DRIVEWAY		

SITE SUMMARY	
108th AVENUE R.O.W. DEDICATED	8,260 S.F.
HAMPTON COURT & LANE R.O.W.	44,307 S.F.
LOT 1 (105.2'x161.2')	16,989 S.F.
LOT 2 (120'x140')	16,780 S.F.
LOT 3 (120'x140')	16,801 S.F.
LOT 4 (120'x163'x94.4'x54.1'x115')JR	18,918 S.F.
LOT 5 (157'x185.7'x136'x94.4'x95.3')JR	25,429 S.F.
LOT 6 (425'x165')	70,233 S.F.
PROPERTY TOTAL	217,717 S.F. (5.0 AC)



NOTE:
EXISTING WETLANDS INFORMATION FROM
WETLAND DELINEATION REPORT PREPARED BY
ENCAP, INC. DATED 05-20-14.

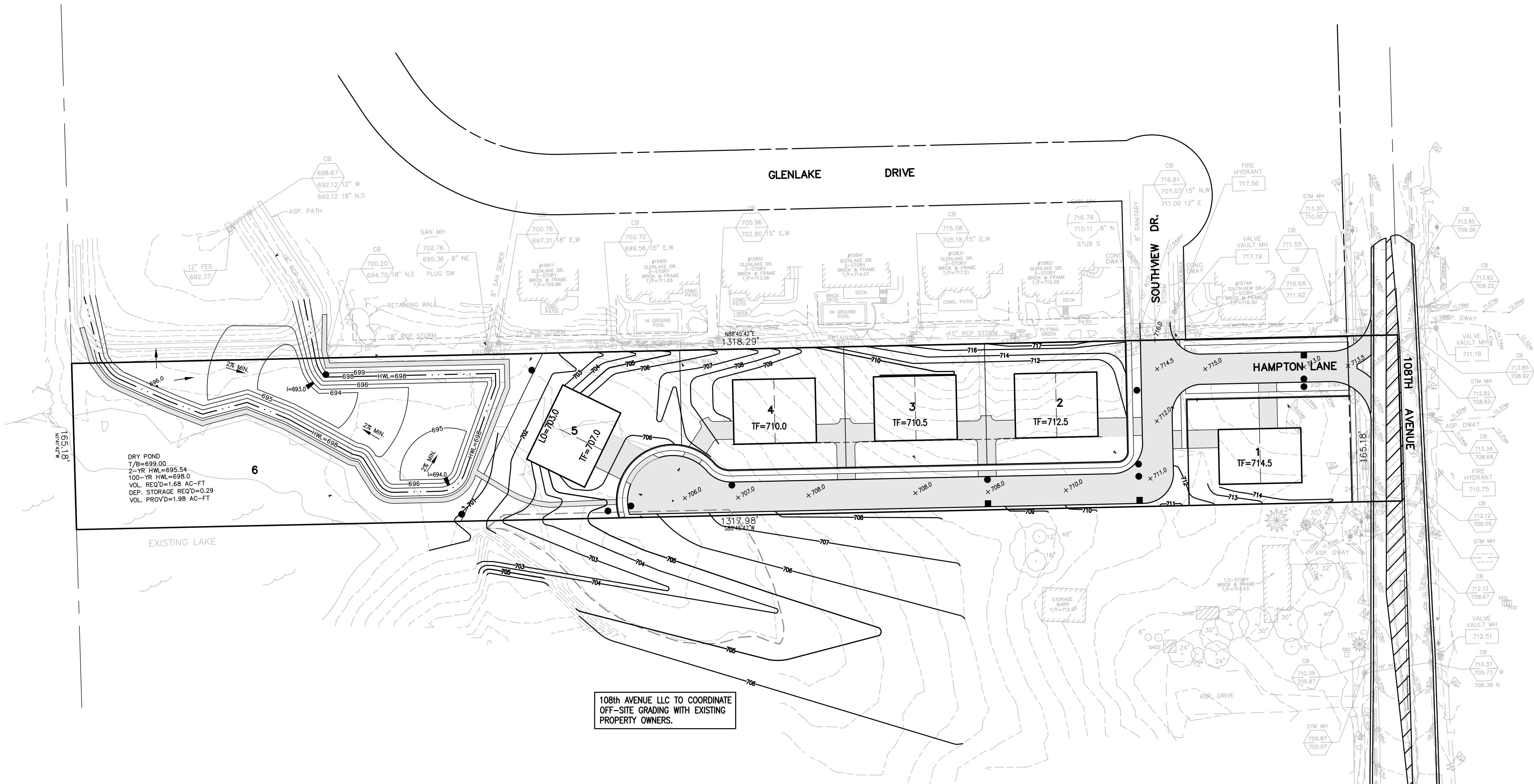
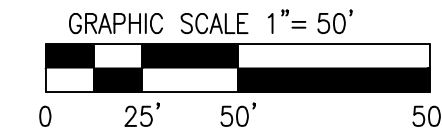
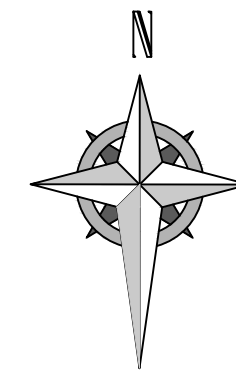
EQUESTRIAN PLACE SOUTH
DOCUMENT NO. 96672866
11
PUBLIC UTILITY & DRAINAGE EASEMENT

WOLF POINT PLAZA
DOCUMENT NO. 1026045035
5
CONSERVATION EASEMENT

VANTAGEPOINT ENGINEERING 18311 NORTH CREEK DRIVE ORLAND PARK, IL 60477 1.708.478.4004 INFO@VPENG.COM	REMARKS
	DATE
PRELIMINARY SITE PLAN HAMPTON COURT ORLAND PARK, ILLINOIS	NO.
108th AVENUE, LLC 445 W. 41st STREET CHICAGO, ILLINOIS 60609	DATE
JOB: 14-12 SHEET: SITE 1 OF 3	NO.

HAMPTON COURT

PRELIMINARY GRADING PLAN



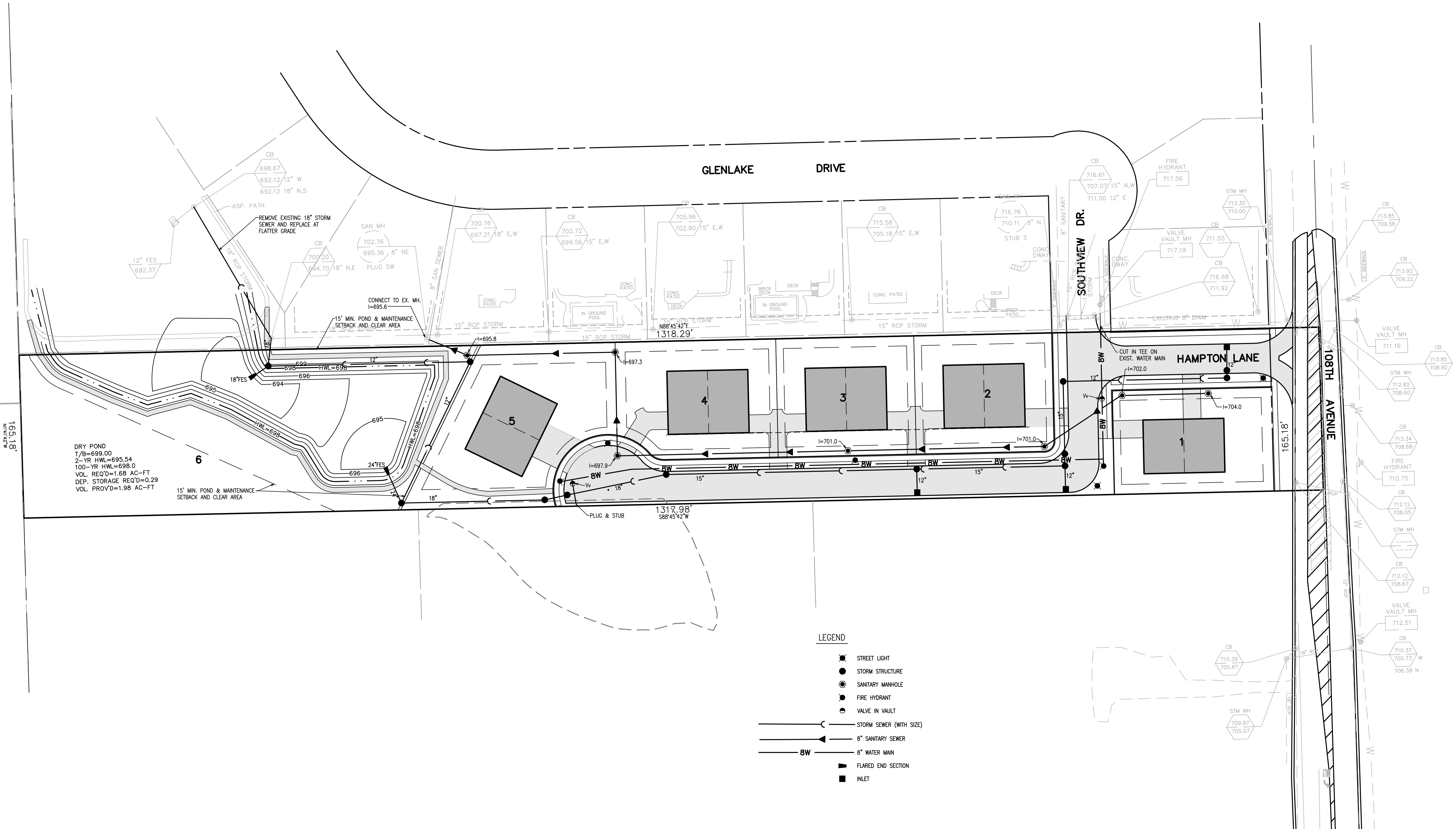
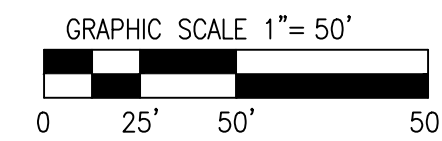
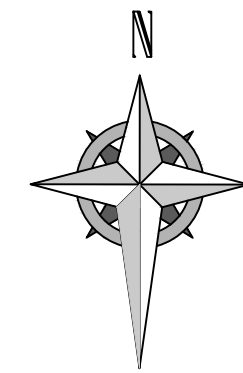
DRY POND
 T/B=699.00
 2-YR HWL=695.54
 100-YR HWL=698.0
 VOL. REQ'D=1.68 AC-FT
 DEP. STORAGE REQ'D=0.29
 VOL. PROV'D=1.98 AC-FT

108th AVENUE LLC TO COORDINATE
 OFF-SITE GRADING WITH EXISTING
 PROPERTY OWNERS.

VANTAGEPOINT ENGINEERING 18311 NORTH CREEK DRIVE ORLAND PARK, IL 60477 T: 708.478.4004 INFO@VPEINC.COM	NO.	DATE	REMARKS
PRELIMINARY GRADING PLAN HAMPTON COURT ORLAND PARK, ILLINOIS	108th AVENUE, LLC 445 W. 41st STREET CHICAGO, ILLINOIS 60609		
JOB: 14-12 SHEET: GRADE 2 OF 3			

HAMPTON COURT

PRELIMINARY UTILITY PLAN

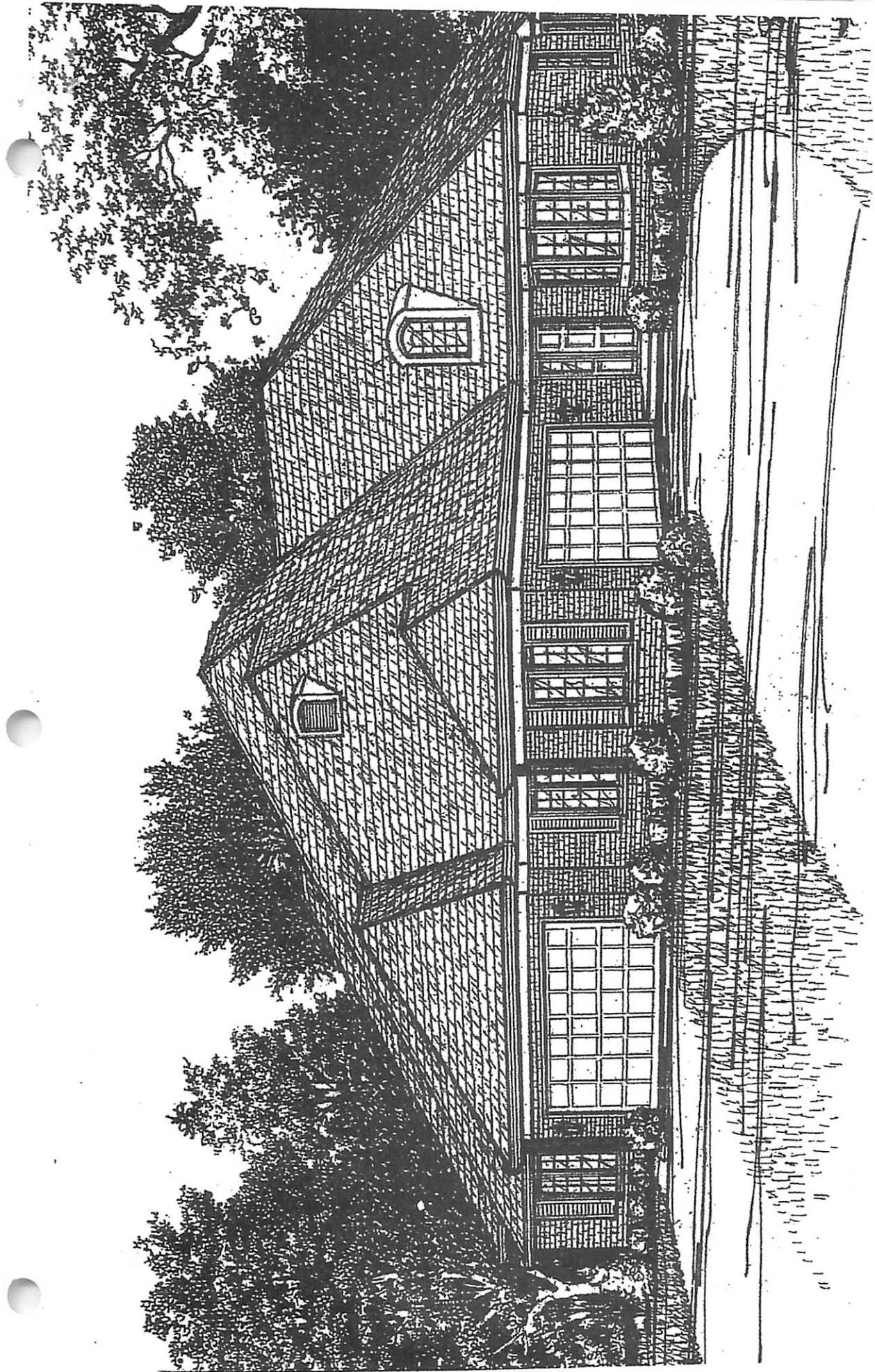


- LEGEND**
- STREET LIGHT
 - STORM STRUCTURE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - VALVE IN VAULT
 - STORM SEWER (WITH SIZE)
 - 8" SANITARY SEWER
 - 8" WATER MAIN
 - FLARED END SECTION
 - INLET

DRY POND
 T/B=699.00
 2-YR HWL=695.54
 100-YR HWL=698.0
 VOL. REQ'D=1.68 AC-FT
 DEP. STORAGE REQ'D=0.29
 VOL. PROV'D=1.98 AC-FT

15' MIN. POND & MAINTENANCE
 SETBACK AND CLEAR AREA

<p>VANTAGEPOINT ENGINEERING</p> <p>18311 NORTH CREEK DRIVE ORLAND PARK, IL 60477</p> <p>T: 708.478.4004 INFO@VPEINC.COM</p>	<p>PRELIMINARY UTILITY PLAN</p> <p>HAMPTON COURT ORLAND PARK, ILLINOIS</p>
<p>108th AVENUE, LLC 445 W. 41st STREET CHICAGO, ILLINOIS 60609</p>	<p>JOB: 14-12</p> <p>SHEET: UTIL</p> <p>3 OF 3</p>



HAMPTON COURT CONCEPT
SINGLE FAMILY ATTACHED

JAN. 22, 2015

HAMPTON CT.

1.	DESIGN - CONCEPT RANCH - STYLE	DUPLEX		
2.	UNIT A UNIT B	1800 SF 2100 SF	38'x64' 44'x64'	
3.	BLD PAD	UNIT A-A	76'x64'	2 UNITS 1800 S.F.
	BLD PAD	UNIT B-B	88'x64'	2 UNITS 2100 S.F.
	BLD PAD	UNIT A-B	82'x64'	1 UNIT 1800 S.F. 1 UNIT 2100 S.F.
4.	CONST.			
	1.	1 STORY	DUPLEX	RANCH
	2.	ALL BEIGE -	NO SIDING	
	3.	BRICK CORN	BEIGE	
	4.	FASCIA/SOFF	BEIGE	ALUMINUM
	5.	GUTTERS	BEIGE	ALUMINUM
	6.	ROOF	HALLMARK	BEIGE
	7.	GARAGE P	INS /	BEIGE
	8.	FI. DOOR	INS /	BEIGE
	9.	WINDOWS	ANDERSON	
	10.	SLAB CONST.		
	11.	BASEMENT	OPTION	
	12.	FIREPLACE	OPTION	
	13.	EXTERIOR WALLS	2x6	
	14.	INTERIOR WALLS	2x4	
	15.	INSULATION	BLOWN INS.	
	16.	90% UNVAC.	ENERGY EFFICIENT	
	17.	9'0" FOOT	CELLING	
	18.	DRY WALL	INTERIOR	1/2"
	19.	DRY WALL	GARAGE	5/8"
5.	20.	FOOTWEIGHT	20'0 TO 25'0	

REZONING EVALUATION FACTORS

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

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

1. The existing uses and zoning of nearby property;

The subject property is a five acre parcel located approximately 500 feet north of 159th Street with 165 feet of frontage on the west side of 108th Avenue and zoned E-1 Estate. Located directly north of the subject property is the single family Somerglen South Subdivision, which is zoned R2-A, and small portion of the Equestrian Park which is zoned OS Open Space. To the east across 108th Avenue is a two acre vacant parcel zoned R3 and a seven acre parcel to the southeast zoned R2-A. To the northeast is the Collette Highlands Subdivision, which is zoned R2-A and contains single family and townhome residential units. The 15 acre area located directly south of the subject property and extending to 159th Street includes three single family homes, a small storage facility with the majority of the area being vacant. The continuing to the west along 159th Street is an automobile dealership which is zoned BIZ General Business. South of 159th Street and west of 108th Avenue are the Meadow Ridge School and Century Junior High School. Southeast of 159th Street west of 108th Avenue the area contains a bank, medical suites and an ice arena all zoned MFR Manufacturing.

The analysis of existing land use and zoning demonstrates that zoning of nearby property demonstrates the existing E-1 Estate zoning of the subject property is unreasonable and at best would be considered a "holding" zone. The 15 acres area to the south is shown on the Comprehensive Plan as future Neighborhood Mixed Use and the subject property as R-4 Residential which will serve as a transition between the single family residential uses to the north and the proposed neighborhood mixed use to the south. The concept of transitioning land use is a common planning rationale. In my professional opinion the rezoning sought by the petitioner is consistent with this standard.

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

I analyzed this factor from a planning and zoning perspective and not as an appraiser. The Petitioner's property will not diminish the value of adjacent properties. The use to the north is single family homes, and the proposed use is attached single family homes. The proposed Hampton Court Subdivision will provide a transition between single family homes to its north and the proposed neighborhood mixed use to the south. As such it will serve to preserve the value of the properties both to its north and to its south by minimizing land use conflicts. The majority of the area surrounding the subject property is totally suburban in character and estate type housing would not be reasonable for the subject property. It is my professional opinion from a planning and zoning perspective that property value of the subject premises is diminished by the E-1 Estate zoning classification.

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

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

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

Factors 3 and 4 are often considered together. Given fact that the existing residential and commercial land uses around the subject property are suburban in character, there would be no gain to the public by maintaining the existing E-1 zoning classification, and the E-1 Zoning would be contrary to the Comprehensive Plan.

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

It is my professional opinion that the subject property is not suitable for estate type residential uses, and that the E-1 zoning classification does not represent the highest and best use of the property based upon the opinions set forth under standards 1, 2, 3 and 4 and the fact that the E-1 zoning classification does not implement the Comprehensive Plan designation for the subject property as an R4 Residential area with roadway connectivity to the north and south.

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

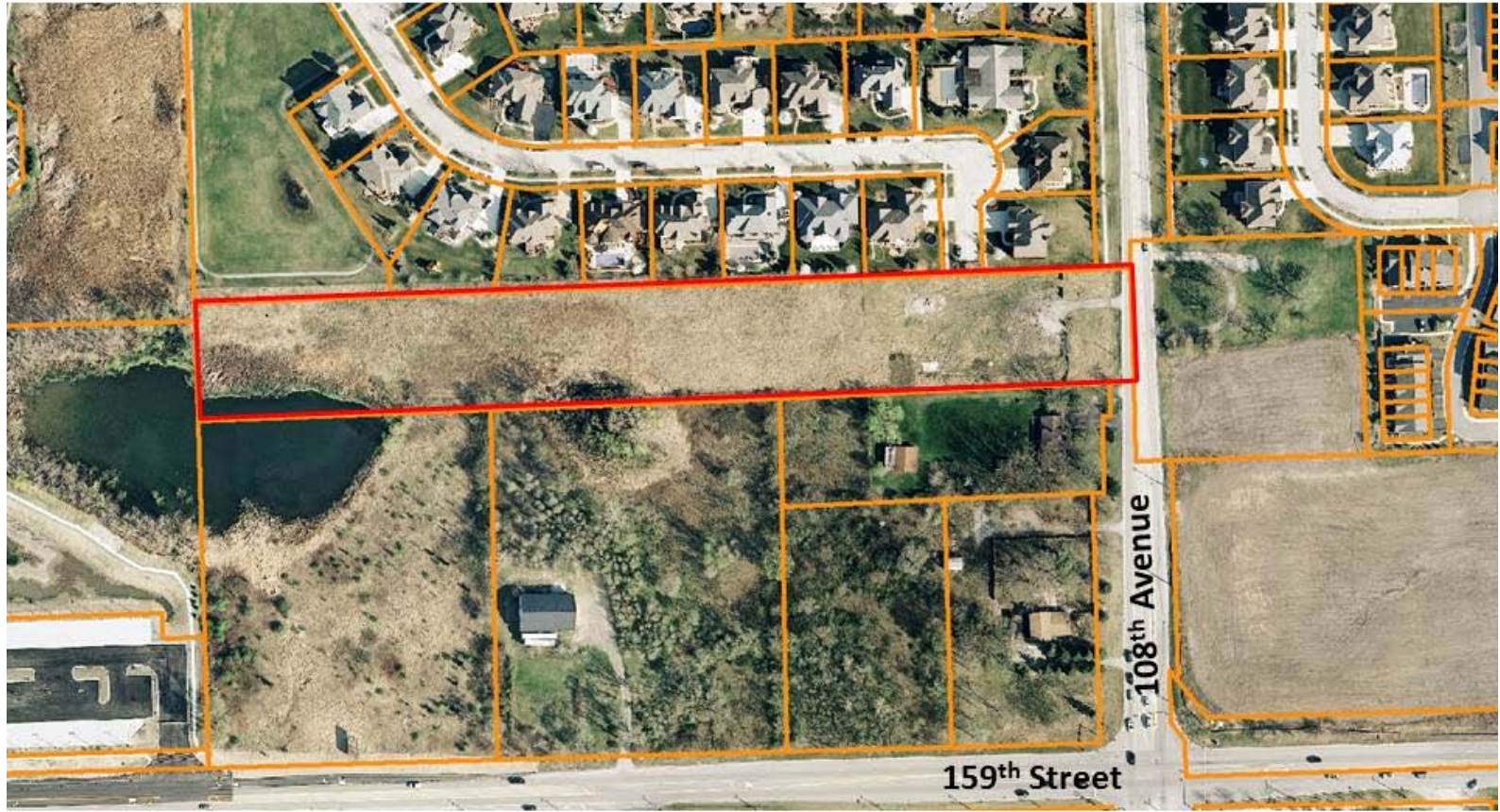
The Petitioner's property has been previously occupied by a single family home. Petitioner would have great difficulty marketing this property for just one single family home given that the property is so near a major intersection and it would be surrounded by more intense residential and commercial land uses.

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

Orland Park has a history of planning carefully for development of the community, and for the entire Centennial Planning District in which the subject property is located. The most recent edition of the Villages Comprehensive Plan was adopted by the Village in August of 2013. The Comprehensive Plan designates specifically the subject property as a Development Opportunity area to be rezoning R4 with proposed connectivity to the north and south.

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

There has been demand for single family attached residences throughout the Orland Park Area. Examples include Collette Highlands Subdivision that contains single family attached residences located to the east of the subject property and the Eagle Ridge area.



15760 108th Avenue: Hampton Court site

D. Standards Applicable to all Variances. The findings of the Hearing Officer(s) or Plan Commission and the Board shall be based on data submitted pertaining to each standard in this section as it relates to the development. A variance shall be granted only if the applicant demonstrates: (Ord.4411 - 9/2/08)

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

The subject premises consists of lot which is approximately 5 acres and rectangular in shape, but has a north-south dimension of along 108th Street of only 165 feet and a depth of 1,318 feet. Based upon the recently adopted Comprehensive Plan it is apparent that the E-1 Estate Residence Zoning Classification of the subject property was intended to be a holding category. The few variations requested are necessary due to the unique shape, topography and environmental constraints associated with of this property.

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

The attributes of the subject property described above are not applicable to any other properties in the nearby area and the variations related to road improvements are temporary in nature.

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

The variations granted will not alter the essential character of the area and will implement the Village's Comprehensive Plan.

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

The particular physical shape, topography and environmental features of the subject property create a hardship in designing a residential development that would implement the Comprehensive Plan recommendations for the subject property.

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

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

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

The current lot dimensions and physical obstacles to development of the subject property were not the result of any act of the current property owner.

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

Granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood and will implement the Comprehensive Plan as it relates both to land use and thoroughfare planning.

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

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

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

The variances granted are the minimum adjustment necessary for the reasonable use of the land. There is only a temporary variation being requested for the road right-of-way and not for the roadway itself and the temporary cul-de-sac. The property would be very difficult to develop without variations for set back from the wetlands and without reducing the maintenance setback from the storm water detention area.

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

The variations requested are not based upon an issue of loss of value. The variations are requested due to the physical limitations of the subject property preventing its development in

a manner consistent with the Comprehensive Plan and future development of the vacant areas to the south.

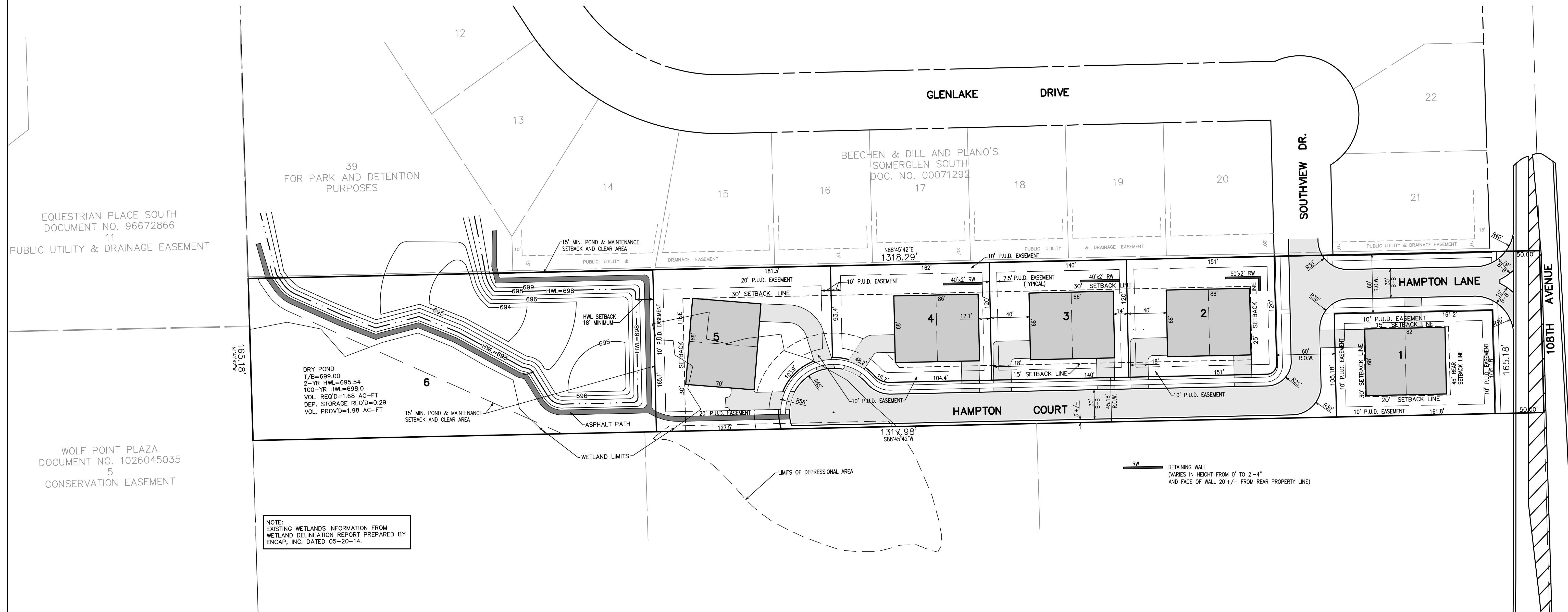
HAMPTON COURT

PRELIMINARY SITE PLAN

IMPERVIOUS = 77,166 S.F. (1.77 AC.) - 36.8%
 PERVIOUS = 132,291 S.F. (3.03 AC.) - 63.2%
 209,457 S.F. (4.8 AC.) -100.0%

PARKING PROVIDED: 2 CARS IN GARAGE, 2 CARS IN DRIVEWAY

SITE SUMMARY	
108th AVENUE R.O.W. DEDICATED	8,260 S.F.
HAMPTON COURT & LANE R.O.W.	44,307 S.F.
LOT 1 (105.2'x161.2')	18,099 S.F.
LOT 2 (120'x151')	18,099 S.F.
LOT 3 (120'x140')	16,801 S.F.
LOT 4 (120'x162'x93.4'x48.2'x16.7'x104.4')IR	18,536 S.F.
LOT 5 (181.3'x165.1'x127.5'x103.9'x93.4')IR	25,540 S.F.
LOT 6 (412.4'x165.1')	68,087 S.F.
PROPERTY TOTAL	217,729 S.F. (5.0 AC)



NOTE:
 EXISTING WETLANDS INFORMATION FROM
 WETLAND DELINEATION REPORT PREPARED BY
 ENCAP, INC. DATED 05-20-14.

NO.	DATE	REMARKS

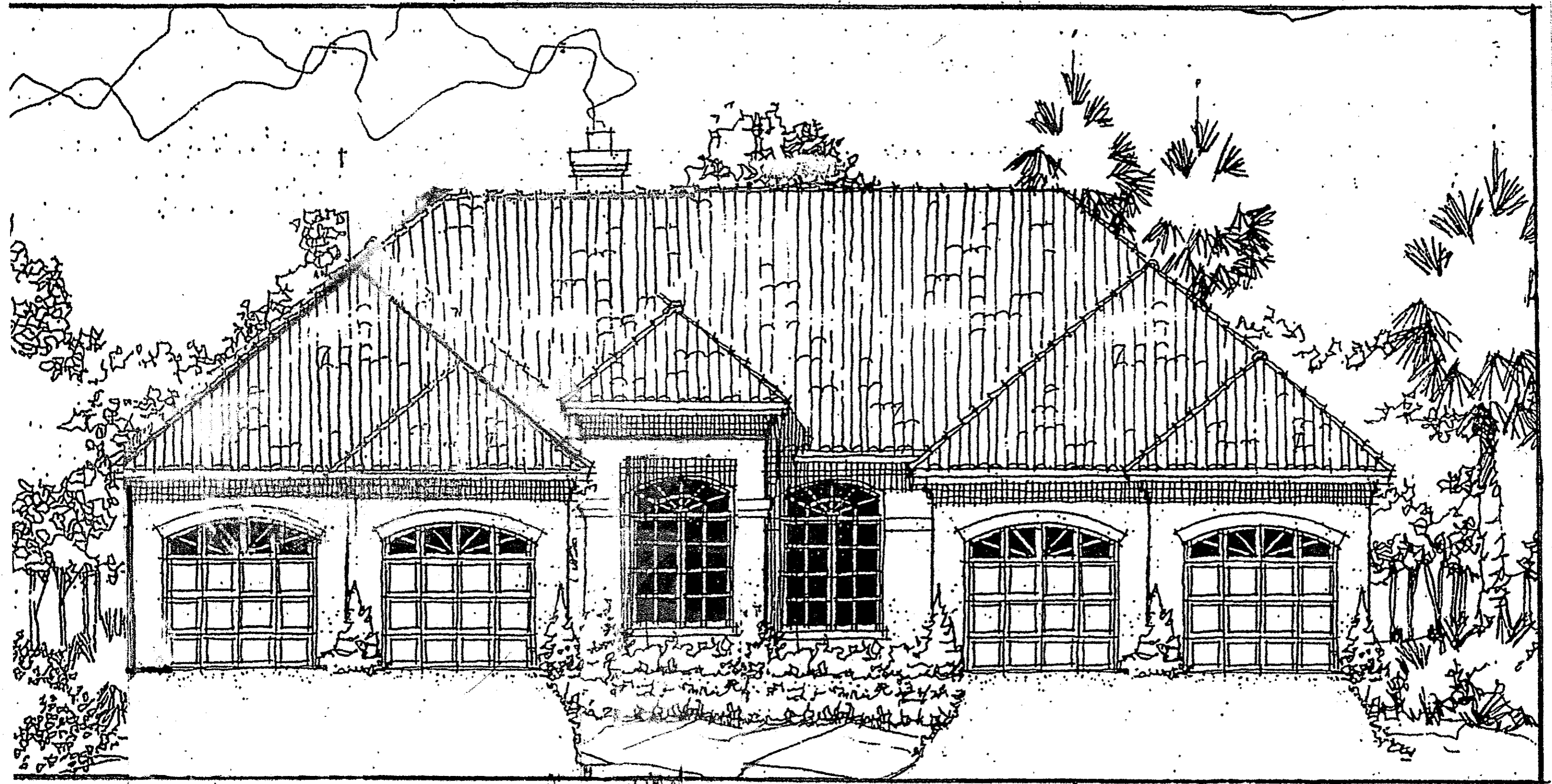
VANTAGEPOINT
 ENGINEERING

18311 NORTH CREEK DRIVE
 TIMBER LAKE, IL 60077
 708.478.4000
 info@vantagepoint.com

Civil Engineering | Water Resources | Land Planning | Surveying

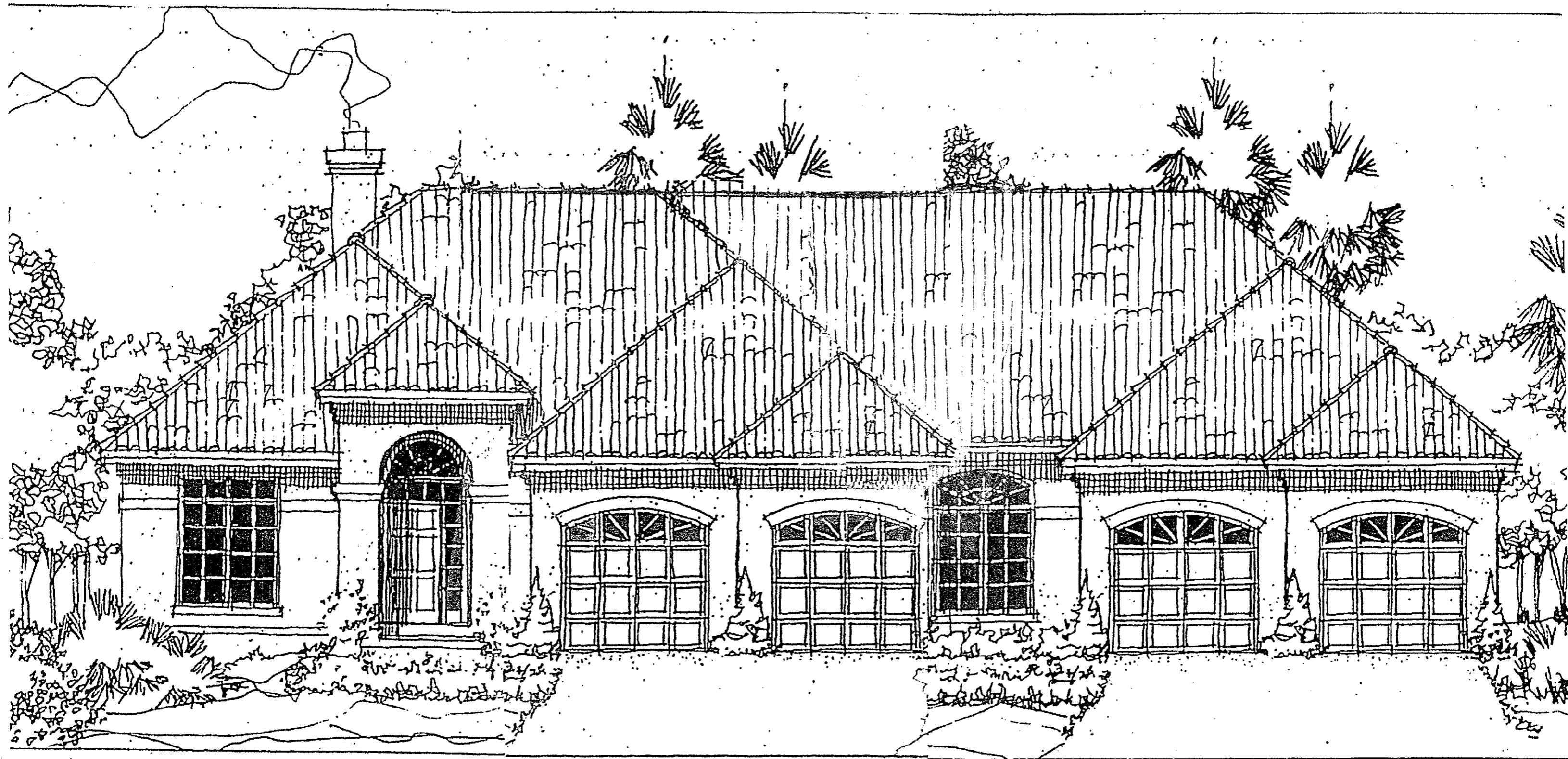
PRELIMINARY SITE PLAN
 HAMPTON COURT
 ORLAND PARK, ILLINOIS

108th AVENUE, LLC
 445 W. 41st STREET
 CHICAGO, ILLINOIS 60609



A

A



A

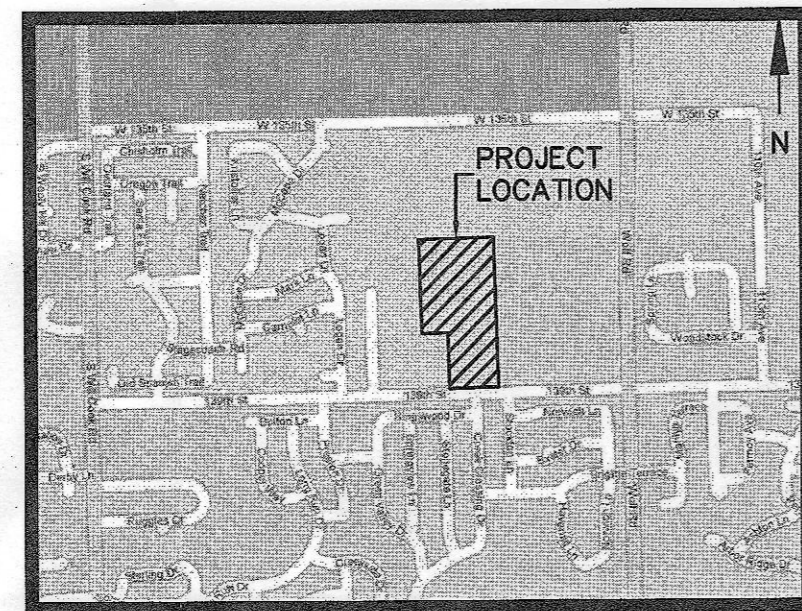
B

PRELIMINARY SITE PLAN FOR GREYSTONE RIDGE

ORLAND PARK, ILLINOIS

LEGEND

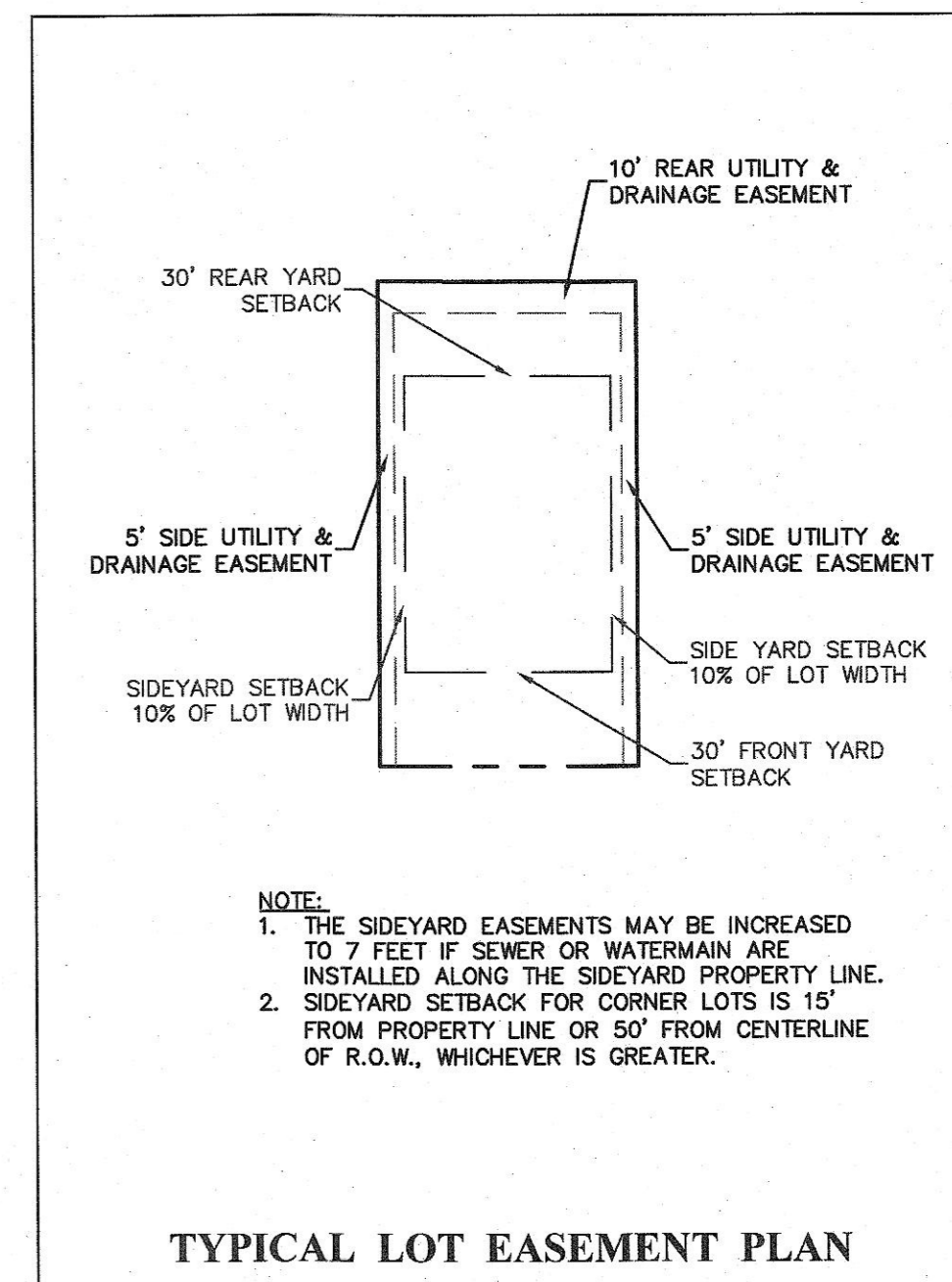
EXISTING	PROPOSED



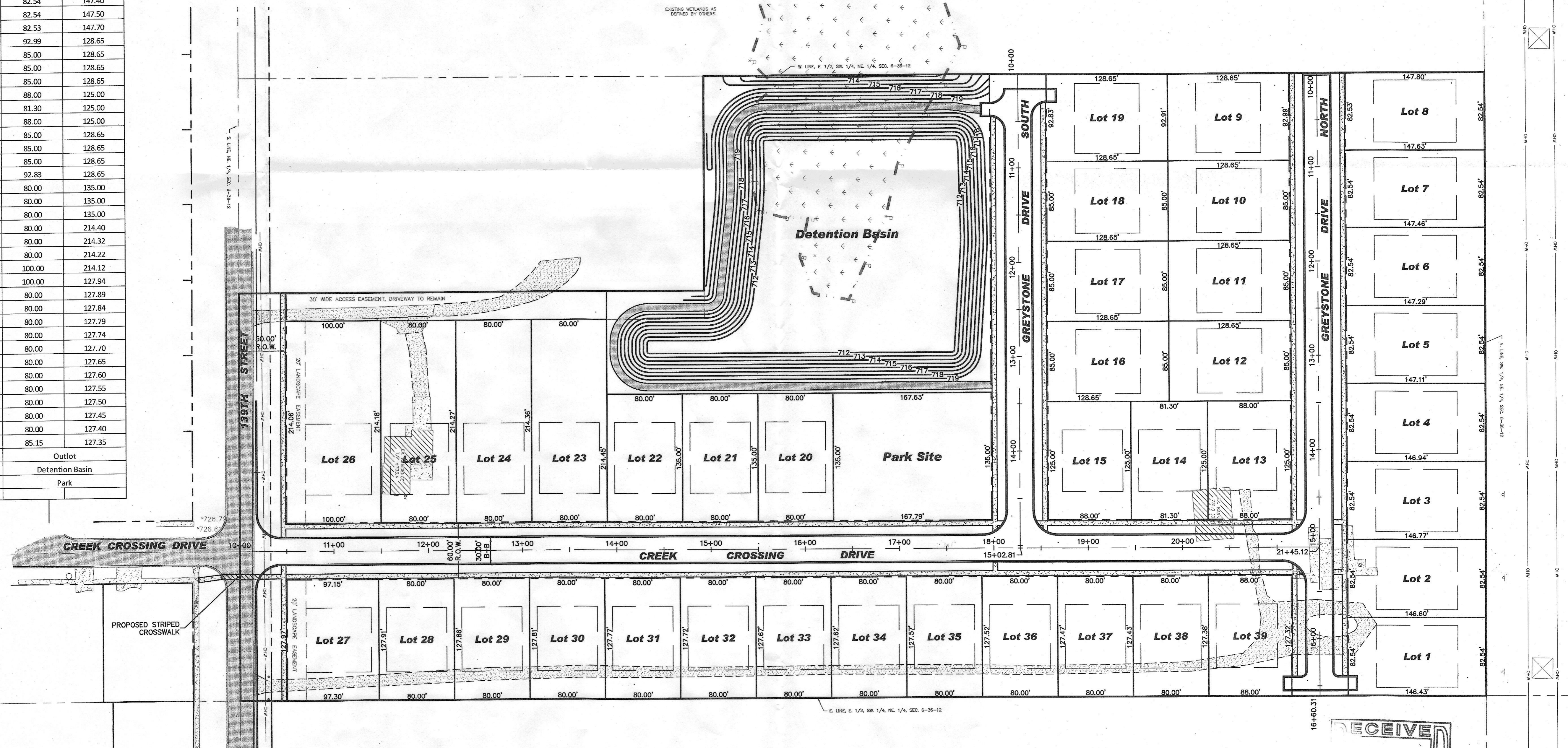
LOCATION MAP
NOT TO SCALE

SITE DATA	
GROSS SITE AREA:	16.96 Ac.
DETENTION AREA:	2.82 Ac.
DEDICATED ROAD R.O.W.:	3.03 Ac.
PARK SITE:	0.52 Ac.
OUTLOT "A":	0.23 Ac.
NET AREA (BUILDABLE):	10.56 Ac.
TOTAL LOTS:	39 SINGLE FAMILY

R-3 ZONING CRITERIA	
-10,000 S.F. MINIMUM LOT SIZE	
-80' MINIMUM LOT WIDTH	
-35% BUILDING AND PAVEMENT COVERAGE (MAX.)	
-2.5 STORIES, 30' HEIGHT (MAX.)	



LOT No.	AREA (SF)	AREA (AC.)	LOT WIDTH (FT)	LOT DEPTH (FT)
1	12,093	0.28	82.54	146.50
2	12,107	0.28	82.54	146.70
3	12,122	0.28	82.54	146.90
4	12,136	0.28	82.54	147.00
5	12,150	0.28	82.54	147.20
6	12,164	0.28	82.54	147.40
7	12,178	0.28	82.54	147.50
8	12,192	0.28	82.53	147.70
9	11,958	0.27	92.99	128.65
10	10,935	0.25	85.00	128.65
11	10,935	0.25	85.00	128.65
12	10,935	0.25	85.00	128.65
13	11,000	0.25	88.00	125.00
14	10,163	0.23	81.30	125.00
15	11,000	0.25	88.00	125.00
16	10,935	0.25	85.00	128.65
17	10,935	0.25	85.00	128.65
18	10,935	0.25	85.00	128.65
19	11,948	0.27	92.83	128.65
20	10,800	0.25	80.00	135.00
21	10,800	0.25	80.00	135.00
22	10,800	0.25	80.00	135.00
23	17,152	0.39	80.00	214.40
24	17,145	0.39	80.00	214.32
25	17,138	0.39	80.00	214.22
26	21,412	0.49	100.00	214.12
27	12,794	0.29	100.00	127.94
28	10,231	0.23	80.00	127.89
29	10,227	0.23	80.00	127.84
30	10,223	0.23	80.00	127.79
31	10,219	0.23	80.00	127.74
32	10,215	0.23	80.00	127.70
33	10,211	0.23	80.00	127.65
34	10,208	0.23	80.00	127.60
35	10,204	0.23	80.00	127.55
36	10,200	0.23	80.00	127.50
37	10,196	0.23	80.00	127.45
38	10,192	0.23	80.00	127.40
39	10,854	0.25	85.15	127.35
40	10,205	0.23		
41	113,951	2.62		
42	22,641	0.52		
TOTAL	606,839	13.93		



NO.	DATE	DESCRIPTION
1	09-17-08	PER CLIENT REVIEW
2	01-23-09	PER VILLAGE REVIEW
3	10-15-10	PER VILLAGE REVIEW
4	10-15-10	PER VILLAGE REVIEW
5	11-07-10	PER VILLAGE REVIEW
6	01-20-11	PER VILLAGE REVIEW
7	02-19-11	PER VILLAGE REVIEW

TETON DEVELOPMENT, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

PRELIMINARY SITE PLAN
FOR
GREYSTONE RIDGE
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9500 BORNEM DRIVE, SUITE 305
MOKENA, ILLINOIS 60448
(708) 326-4961
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 08-050 Pre
Scale: 1" = 60'
Date: 08-26-08
Design By: SDS
Drafted By: NSM
Checked By: SDS

1
OF
1

REVIEW SET
NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN

Greystone Ridge Subdivision



GREYSTONE RIDGE

RESPONSES TO THE VILLAGE OF ORLAND PARK'S SPECIAL USE FACTORS; FOR CONDUCTING A REGULATED ACTIVITY IN A NONTIDAL WETLAND

Below are the petitioner's responses to each of the numbered factors considered by the Village of Orland Park in evaluating whether to grant a special use permit to conduct a regulated activity in a nontidal wetland. The subject property is a 17.45 acre parcel located at 11434 W. 139th Street in unincorporated Cook County. The petitioner seeks to annex the parcel into the Village of Orland Park under the Village's R-3 Zoning District for the purpose of constructing a 37-unit residential subdivision. The petitioner intends to utilize an existing non-jurisdictional, low quality wetland area on the subject property for detention purposes and plans to surround the wetland/detention area with park area.

a. The regulated activity is water-dependent or requires access to the nontidal wetland as a central element of its basic function, or is not water-dependent but has no practicable alternative;

Response: Petitioner intends to utilize a portion of the wetland for detention purposes, which is inherently water-dependent. The wetland at issue has a relatively small water capacity, but protrudes into the middle of the subject property. The petitioner cannot meet its detention requirements and simultaneously receive a reasonable return on the property without utilizing the wetland area for detention purposes. In this situation, the petitioner has no practicable alternative to utilizing the wetland as a detention area. The petitioner has commissioned a detailed study to evaluate the effects of its proposed use on the wetland. The study, which has been submitted to the Village, shows that the wetland will not be damaged and that the petitioner's plans will naturalize and mitigate the wetland to enhance its quality.

b. The regulated activity will result in minimum feasible alteration or impairment to the nontidal wetland's functional characteristics and its existing contour, vegetation, fish and wildlife resources, and hydrological conditions;

Response: The wetland area at issue is isolated from other wetlands, relatively small in size and, on average, holds a small volume of water. The proposed subdivision is also relatively small and will produce significantly less runoff than other subdivisions in the area. Considering these factors, the proposed use will not substantially impair or alter the existing wetland area. Petitioner seeks to surround the area with a park site to provide an area of meaningful open space adjacent to the wetland. Because the wetland extends beyond the subject property's western boundary, the proposed plan will facilitate the development of contiguous open space around the wetland in future developments to the west, which will protect and preserve the wetland. The petitioner's utilization of the existing wetlands as a means of expanding meaningful open space and interlocking such open space with future development to the west is part of its strategy to develop the property in a manner that is sensitive to the natural environment and facilitates compatible land uses with its neighbors.

c. The regulated activity will not jeopardize the continued existence of species that appear on federal or state endangered species lists;

Response: There are no known species on federal or state endangered species lists that would be affected by the regulated activity.

d. The regulated activity will not cause significant degradation of groundwater or surface-water quality;

Response: The wetland at issue is isolated from other wetlands, relatively minor in size and depth and, on average, retains a very small quantity of water. The proposed subdivision is also relatively small and would produce less runoff than other subdivisions in the area. Because there is little natural water in the area of the wetland at issue and because the additional water introduced into the area will not be substantial, the proposed use will not significantly degrade the groundwater or surface-water quality in the area.

e. The regulated activity complies with all applicable state, local, and federal laws, including those related to sediment control, pollution control, floodplain zoning, and on-site wastewater disposal;

Response: Because the wetland is not connected with any other wetlands in the area or any navigable waterway of the United States, it is under the jurisdiction of the Village of Orland Park. As such, the proposed use of the wetland for detention purposes does not violate any state, local or federal laws.

f. The regulated activity will provide a nontidal wetland buffer area of not less than 50 feet between the nontidal wetland and upland activities for those portions of a regulated activity that need not be conducted in the wetland; and

Response: The wetland will be surrounded by a park area, which will provide a buffer significantly greater than 50 feet.

g. The regulated activity complies with other standards contained in this ordinance, including those pertaining to nontidal wetland creation and restoration as required.

Response: The regulated activity complies with all standards of the Village Code.

GREYSTONE RIDGE

RESPONSES TO THE VILLAGE OF ORLAND PARK'S REZONING FACTORS

Below are the petitioner's responses to each of the numbered factors considered by the Village of Orland Park in evaluating whether to grant a petitioner's request to rezone property. The subject property is a 17.45 acre parcel located at 11434 W. 139th Street in unincorporated Cook County. The petitioner seeks to annex the parcel into the Village of Orland Park under the Village's R-3 Zoning District for the purpose of constructing a 37-unit residential subdivision.

1. The existing uses and zoning of nearby property;

The property immediately south of the subject property is a large residential subdivision zoned in the Village's R-3 zoning district. Properties on the east side of nearby Wolf Road are also zoned R-3, while the property immediately east of the subject property, bordering the west side of Wolf Road, is zoned as a Large Scale Planned Development District. The properties to the north and west of the parcel are all part of unincorporated Cook County and consist primarily of residential subdivisions and vacant land.

As the uses surrounding the parcel consist largely of R-3 residential subdivisions, vacant land, and residential subdivisions subject to County zoning laws, the proposed R-3 subdivision would be substantially similar to the existing uses and zoning of nearby properties and would continue the trend of development in the area towards residential subdivisions within the R-3 zoning district.

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

The Village's default zoning district for newly-annexed property is E-1, a primarily residential district that permits significantly less density and far fewer opportunities for residential subdivisions than the R-3 zoning district. Because the petitioner could only place a very limited number of houses on the subject property if it were to remain under the E-1 district, the property's value would be substantially diminished if the petitioner's request is denied. The requirements of the R-3 district permit the petitioner to construct a residential subdivision that would allow it to obtain a reasonable return on the property.

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;

Petitioner believes that there is little relative value to the general welfare by maintaining the subject property as an essentially vacant and underutilized parcel, paying little tax to the governmental bodies servicing the property. Essentially it is economically unfeasible to develop the property under the County E-1 zoning, or with Village default zoning under the R-1 classification, considering the surrounding uses. The proposed project provides for a well-designed plan that meets all of the Village Code's standards and will further the trend of development in the northwest portion of Orland Park. If the petitioner's request to rezone the property is denied, the property values in the area of the subject property would diminish due a lower probability of obtaining approval for similar projects on nearby parcels. Such deprivation in property values would diminish the welfare of the general public.

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

The petitioner and the general public would both gain if the Village grants this petition. The proposed subdivision would provide a park site, adequate detention, substantially increased

tax revenue to the taxing bodies, an improved appearance for the property, and generally increase the property values in the surrounding area. If the Village denies the petition, the petitioner would suffer a substantial hardship from the property's decreased value. The general public would not gain from annexing the property under the Village's E-1 district because the small density requirements of that district would not permit the orderly development of the subject property and it would substantially increase the per-unit cost of providing public utilities to the residences located on the subject property.

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

As the petitioner's site plan illustrates, the parcel is well-configured to accommodate a subdivision of the size and scope proposed by the petitioner while still leaving adequate space for a park and a generous detention space. As such a large parcel, the subject property could accommodate residential uses under the E-1 zoning district, but would encourage the use of scattered lots throughout the parcel, depriving it of a uniform appearance and substantially increasing the per-unit costs of providing public utilities to the residences located on the subject property. As such the property would be underutilized and not in character with the trend of development in the area or the surrounding zoning of adjoining properties.

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

The subject property currently has a small house located on the southwest corner of the property and a barn located on the northeast corner, but the majority of the land has never been developed from vacant land in any manner.

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

The Village of Orland Park has taken great care in planning its land use development. The petitioner's request does not arise out of an error or lack of planning on the part of the Village, but is due to the Village Code's default provisions with regard to the zoning of newly-annexed property. As a matter of prudence, the Village should provide a default zoning designation for properties annexed into the Village. Such a provision provides for the orderly and predictable expansion of its boundaries. However, the Village must be flexible in granting rezoning requests for newly-annexed properties because every parcel bordering the Village is unique and may be more suitable for classifications other than the default zoning district. In this case, the subject parcel is better suited for the R-3 district than the default E-1 district for the reasons stated above.

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

Although the current housing market is not conducive to building new homes the Petitioner believes that current market conditions are temporary. Historical demand for such homes has been strong in the northwest area of the Village of Orland Park. Eventually, consumers will need to search for new housing and the demand for housing is expected to increase in 2009. Over the past few decades, the number of newly constructed homes in Orland Park has increased dramatically, bringing the Village's population in 1990 of 35,720 to 55,663 in 2007¹. The petitioner believes that when demand for new housing in the Chicago land area increases, homebuyers will resume building and buying homes in the Orland Park area.

¹ Figures are estimates provided by the U.S. Census Bureau.
http://factfinder.census.gov/servlet/SAFFPopulation?_event=Search&_name=orland+park&_state=04000US17&_county=orland+park&_cityTown=orland+park&_zip=&_sse=on&_lang=en&pctxt=fph



Memorandum

To: Plan Commission
From: Michael Kowski, Assistant Development Services Director
Date: February 10, 2015
Subject: New Petitions & Appearance Reviews

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

Appearance Review Projects

Fence – 15609-15645 71st Court
Fence installation along side and rear.

Development Projects

Kelly Grove II – 9865 144th Street
Consolidation of two lots into one for the construction of a single family home.

Board Reviewed Projects