

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, August 4, 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

[2020-0544](#) Minutes for June 2, 2020 Plan Commission Meeting

Attachments: [06-02-2020 PC Meeting Minutes](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

[2020-0476](#) Charleton Highlands - Development Petition for a Special Use Permit Amendment, Modifications, and Plat of Subdivision.

Continued to August 18, 2020.

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

[2020-0319](#) Orland Fire Protection District Maintenance Building - Development Petition for Site Plan, Elevations, Landscape Plan, Variances

Attachments: [Building Elevations](#)
[Exterior Material Color Exhibit](#)
[Floor Plan](#)
[Painted Precast Concrete Brick Formliner Sample Photo](#)
[Preliminary Landscape Plan](#)
[Preliminary Site Plan](#)
[Sight Line Study - Rooftop Mechanical Unit Screening](#)
[Variance Responses](#)
[Paint Specification Information](#)
[ALTA Survey](#)

BS

CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2020-0552](#) Memo: New Petitions

Attachments: [08-04-2020 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: August 4, 2020

REQUEST FOR ACTION REPORT

File Number: **2020-0544**
Orig. Department: **Development Services Department**
File Name: **Minutes for June 2, 2020 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, June 2, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

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

CALLED TO ORDER/ROLL CALL

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

Absent: 1 - Member Murphy

APPROVAL OF MINUTES**2020-0397 Minutes of April 21, 2020 Plan Commission Meeting**

A motion was made by Member Patrick Zomparelli, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Member Murphy

PUBLIC HEARINGS**OPEN PUBLIC HEARING****CLOSE PUBLIC HEARING****NON-PUBLIC HEARINGS****OTHER BUSINESS****APA-IL Plan Commission Training**

Plan Commission Training was provided through the Illinois Chapter of American Planning Association and the Chaddick Institute at DePaul University.

Since the program began in 2011, the Illinois Chapter of American Planning Association and the Chaddick Institute at DePaul University have provided over 100 training sessions.

The training was provided by Michael Blue and Laurie Marston.

Michael Blue, FAICP is a Principal with Teska Associates. Prior to Teska, he was the Director of Community Development in Highland Park for eleven years. Mr. Blue is the Planning Officials Development Officer for the Illinois Chapter of APA and was recently named Chair of national APA's Planning Officials Committee.

Laurie Marston, FAICP provides planning consulting services to municipalities and developers. She also is the Technical Adviser to the Chaddick Institute at

DePaul University. Prior to consulting, she worked for nine years as Director of Community Development for the Village of Wilmette.

2020-0396 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 9:36 p.m.

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

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Member Murphy

Respectfully submitted,

Gerianne Flannery
Recording Secretary

REQUEST FOR ACTION REPORT

File Number: **2020-0476**
Orig. Department:
File Name: **Charleton Highlands - Development Petition for a Special Use Permit Amendment, Modifications, and Plat of Subdivision.**

BACKGROUND:

QUICKFACTS

Project

Charleton Highlands Resubdivision
2020-0476

Petitioner

David Sosin (c/o Charleton Highlands Development, LLC)

Requested Actions: Continuance of the public hearing

BACKGROUND

The petitioner notified staff that a copy of the public hearing notice was not properly served to neighboring property owners. In accordance with Section 5-101.G of the Land Development Code, the petitioner is responsible to send a copy of the notice by certified mail with return receipt requested to each of the owners of record of adjacent properties and within 300 feet of any property upon which development is proposed, at least fifteen (15) days, but no more than thirty (30) days in advance of the published public hearing.

The petitioner will be required to send a copy of the notice by certified mail with return receipt requested no later than August 3, 2020 in order to be scheduled for the August 18, 2020 Plan Commission meeting.

BUDGET IMPACT:

REQUESTED ACTION:

I move to postpone the public hearing for Charleton Highlands, Case Number 2020-0476, to the August 18, 2020 Plan Commission Meeting in order to give the petitioner additional time to meet public hearing notice requirements per Section 5-101.G of the Land Development Code.

REQUEST FOR ACTION REPORT

File Number: **2020-0319**
 Orig. Department: **Development Services Department**
 File Name: **Orland Fire Protection District Maintenance Building - Development Petition for Site Plan, Elevations, Landscape Plan, Variances**

BACKGROUND:

QUICKFACTS

Project

Orland Fire Protection District Maintenance Building - 10704 W. 163rd Place
2020-0319

Petitioner

Michael Schofield - Fire Chief, Orland Park Fire Protection District

Purpose

The petitioner seeks approval to construct a 16,567 square foot building on a 1.1 acre site located at 10704 W. 163rd Place, which will be utilized as a vehicle maintenance and repair facility (motor vehicle services), government use, and office for the Orland Fire Protection District.

Requested Actions: Site Plan, Elevations, Landscape Plan, and Variances

Address: 10704 W. 163rd Place

P.I.N.: 27-20-407-001-0000

Parcel Size: 1.1 acres

Comprehensive Plan Planning District & Designation: Centennial Planning District with Manufacturing Employment Emphasis Designation

Existing Zoning: MFG Manufacturing District

Existing Land Use: Vacant Land

Proposed Land Use: Motor Vehicle Services, Government Use, Office

Surrounding Land Uses & Zoning:

North: MFG Manufacturing District - Multi-tenant Office/Warehouse/Light Industrial Building

South: MFG Manufacturing District - (across 163rd Place) Multi-tenant Office/Warehouse/Indoor Recreation; Car Dealership Off-Site Vehicle Storage

East: MFG Manufacturing District - (across 107th Avenue) Office

West: MFG Manufacturing District - Motor Vehicle Services

BACKGROUND

The subject property is located on Lot 43 of the Beemsterboer Industrial Park Phase 3 and is currently vacant pending development. The original Special Use Permits for the Beemsterboer Industrial Park were approved by the Village Board of Trustees in 1987 by Ordinance No. 1711 and in 1989 by Ordinance No. 1874.

PROJECT DESCRIPTION

The petitioner proposes to construct a 16,567 square foot building on a 1.1 acre site located at 10704 W. 163rd Place. The subject property is located at the northwest corner of 107th Avenue and 163rd Place.

The proposed building will be utilized as a vehicle maintenance and repair facility (motor vehicle services), government use, and office for the Orland Fire Protection District (OFPD). The proposed site plan consists of eleven (11) parking spaces, a rear concrete vehicle area, and landscape improvements.

The OFPD Training Facility is located within close proximity to the subject property at 10728 W. 163rd Place (approximately 160 feet to the west of the subject property). One of the buildings located on the Training Facility site is currently utilized as a vehicle maintenance building. The OFPD is proposing to construct a new vehicle maintenance and repair building on the subject property to replace the old building on their nearby site.

The proposed building will primarily be used for the maintenance and repair of OFPD vehicles, including ambulances and fire trucks. As shown on the interior floor plan submitted by the petitioner, the building also includes a small conference room, office, locker rooms, lunch room, and mezzanine storage area. No outdoor storage is proposed, all vehicle work will be performed indoors, and all vehicles are to be stored indoors.

In the MFG Manufacturing District, Government Uses, Motor Vehicle Services, and Offices are considered permitted uses.

The petitioner seeks approval of Site Plan, Elevations, Landscape Plan, and Variances from the Land Development Code. The following Variances have been requested:

1. Reduce the required number of parking spaces from thirty-three (33) spaces to eleven (11) spaces (Section 6-306.B)
2. Allow for a parking lot to be located between the building façade and the street (163rd Place) (Section 6-208.F.4)

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

SITE PLAN

The proposed site plan consists of a 16,567 square foot building, a parking lot with eleven (11) parking spaces located to the south of the building, a concrete pavement area located to the north of the building, and new landscaped areas. The main entrance to the building and a total of four (4) vehicle bays will be located on the south elevation facing 163rd Place. On the north elevation, a total of five (5) vehicle bays with overhead doors are proposed, one of which will be used as a wash bay. The proposed dumpster enclosure will be attached to the building and is proposed on the north (rear) elevation.

MOBILITY

Vehicular/Traffic

The property is located directly to the north of 163rd Place and to the west of 107th Avenue, both of which are local streets under the Village's jurisdiction. The proposed parking lot is located to the south of the building and will be accessible from 163rd Place. Because the proposed parking lot is located between the building and the street, approval of a variance is required as part of this project. The pavement area located to the north of the building will be accessible from 107th Avenue.

The proposed site configuration will allow for OFPD fire apparatus, including large fire trucks and ambulances, to drive through one of the four (4) primary vehicle bays inside the building from either 107th Avenue or 163rd Place. The fifth vehicle wash bay is only accessible from the north (rear) side of the building, from the pavement area off of 107th Avenue.

Pedestrian Access

Sidewalks are not currently provided or required throughout the Beemsterboer Industrial Park area. As a result, no sidewalks are proposed for this site. A short walkway is provided at the southeast corner of the building to connect the accessible parking to the main entrance as well as to accommodate the proposed bicycle parking area.

Parking

Required: Thirty-three (33), including two (2) accessible spaces

Provided: Eleven (11) spaces, including one (1) accessible space

Per Section 6-306.B, Government Uses - Fire/Police are required to provide one (1) parking space per five-hundred (500) square feet of floor area. In this case, a total of thirty-three (33) parking spaces would be required on site to accommodate the proposed 16,567 square foot building. A total of eleven (11) spaces are proposed, which amounts to a 66.6% decrease to the required parking spaces on site.

Approval of a variance is required to allow for more than a 20% decrease in the required parking on site. The petitioner has requested a variance to reduce the required number of parking spaces from thirty-three (33) spaces to eleven (11) spaces.

According to the petitioner, the building will primarily be used as a maintenance and repair facility for their fire apparatus and, as a result, will not require as many parking spaces as required by the Land Development Code. The facility will not serve as a typical fire station as it is not intended for the general fire department staff or the general public. Per the petitioner, the number of staff on site will be limited, with an estimated 6 employees at any one point in time (4 mechanics, 1 manager, and 1 clerk). Therefore, only 6 parking spaces are needed to serve the proposed 6 employees. The petitioner has noted that providing less than the required parking amount will not create a negative impact to the neighboring lots or public streets. Additionally, the petitioner has stated that, in the event that additional parking is needed on a temporary basis, the neighboring OFPD Training Facility (located approximately 160 feet to the west), has ample parking that can be provided off-site.

The petitioner has also requested a variance to allow for a parking lot to be located between the building façade and 163rd Place. Per Section 6-208.F.4, parking lots or structures are not allowed within the setback area between the building facade and the street. The requested variance will allow for additional maneuvering space for large fire apparatus to access the vehicle service bays and drive through the building between 163rd Place and 107th Avenue. Per the petitioner, the proposed site circulation and additional maneuvering area is needed for the large multi-axle fire trucks and vehicles. Additional landscaping exceeding code requirements has been provided around the perimeter of the parking lot areas to offset the requested variance and visual impacts from the street. The proposed landscaping will help to screen the proposed parking lot from view from 163rd Place and 107th Avenue.

Five (5) bicycle parking spaces are proposed within the sidewalk area at the southeast corner of the building adjacent to the main entrance along 163rd Place, which meets the code requirements per Section 6-306.H.

BUILDING ELEVATIONS

The proposed one-story building will be constructed of two different colors of painted precast concrete, red overhead garage doors, and black steel canopy awnings with tie-back rods. To break up the massing of the building and to screen proposed rooftop mechanical equipment, several different parapet heights are utilized. Overall, the proposed building design and color scheme will have a similar appearance to the nearby OFPD Training Facility building located at 10728 W. 163rd Place. The proposed building materials and color scheme are indicated on the colored elevations and exterior material color sheet submitted by the petitioner.

As shown on the elevations, the majority of the building will be constructed of a precast concrete brick formliner, which will create the appearance of brick and will be painted in red custom color to match Sherwin Williams Schoolhouse Red. The brick mortar joints will be painted in a custom beige color to match the Surrey Beige color used on the metal roof coping. The building exterior will also feature smooth pre-cast concrete accent areas, lintels above the windows and garage doors, and wainscot areas, which will all be painted in the custom beige color to match Surrey Beige. The custom paint colors were selected to match the existing colors on the nearby OFPD Training Facility. The petitioner has submitted a photograph showing a sample of the painted pre-cast brick formliner to be used on the building.

Per Section 6-308.F of the Land Development Code, painting masonry shall be allowed only through approval of an Appearance Review by the Development Services Department or through approval by the Plan Commission and Board of Trustees. Paint and painting procedure specifications are required to be submitted to the Development Services Department for review and approval prior to initiation of any masonry paint-related work.

The paint specifications and the proposed method are attached for review. Per the petitioner, the proposed paint type and application method will be appropriate for use on a precast concrete building. The same product and method has been used on masonry buildings in Chicago, has been shown to hold up well to local weather conditions, and will not peel off the building.

South Elevation

The south elevation of the building, which faces 163rd Place, features the precast concrete brick formliner painted in the custom Schoolhouse Red color as well vertical and horizontal accent areas composed of the smooth precast concrete painted in the Surrey Beige color. A four (4) foot tall parapet wall will help create the appearance of a central tower feature above the garage doors. The proposed metal coping, wainscot area, and decorative EIFS cornice along the top of the parapet wall will all be painted in the custom color to match Surrey Beige.

The south elevation includes the main entrance to the building and a total of four (4) vehicle bays. The proposed overhead garage doors will be painted Safety Red color and are topped with arched concrete headers. Two (2) red metal doors, one (1) glass door, and a set of awning windows will also be located on this elevation. Yellow bollards will be located on each side of the overhead doors.

North Elevation

The north (rear) elevation faces the rear concrete vehicle maneuvering area. This elevation includes five (5) vehicle bays with overhead doors and two (2) metal access doors, which will be painted in a Safety Red color. The proposed overhead doors and building access doors will be protected on each side by yellow concrete bollards. The side of the proposed dumpster enclosure, which is attached to the building and is constructed of matching precast concrete, is visible from this elevation.

A black steel framed awning canopy painted Tricorn Black - Sherwin Williams 6258 will be installed above four (4) of the vehicle bays. As shown on the submitted building elevations, a "future canopy extension" may be added above the right overhead garage door (vehicle wash bay) in the future. This canopy will match the design and color of the other black metal canopy on this elevation, and will be installed depending on the project budget.

East Elevation

The east elevation faces 107th Avenue and includes five (5) clerestory windows, four (4) sets of awning windows, and a red metal access door. The red precast concrete brick formliner will be broken up by vertical and horizontal bands constructed of smooth precast concrete painted in the Surrey Beige color. The black steel canopy located above the garage doors on the north elevation and the exterior wall of the attached dumpster enclosure are visible from this elevation.

West Elevation

The west elevation will face the interior side of the property and is not directly facing a street. Similar to the east elevation, the west elevation includes several horizontal and vertical bands constructed smooth precast painted in the Surrey Beige color to break up the appearance of the Schoolhouse Red precast concrete brick formliner. The doors of the attached dumpster enclosure are visible from this elevation and will be constructed of opaque metal panels that will be painted Safety Red to match the access doors and overhead garage doors on the adjacent elevations.

LANDSCAPE PLAN

The preliminary landscape plan has been approved by the Village's landscape consultant. The petitioner must submit a final landscape plan for separate review in conjunction with final engineering. All

conditions included in the most recent comment letter must be addressed during final landscape plan review. It is imperative that the landscape design professional and project engineer coordinate their work to provide the grading required for landscape compliance.

The landscaping requirements for Landscape Parkways, Landscape Corridors, Landscape Bufferyards, Foundation and Interior Landscape, and Parking Lot Area Landscape 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 163rd Place and 107th Avenue. Landscaping is provided along the north and west sides of the site to provide a buffer between adjacent land uses.

As previously noted, the petitioner is requesting a variance to allow for a parking lot to be located between the building façade and the street. As a result, the petitioner is proposing additional landscaping above code requirements to screen the proposed parking lot from view from 163rd Place and 107th Avenue. The proposed parking lot landscaped area meets code requirements and will help offset visual impacts.

A tree survey and tree mitigation plan has been submitted by the petitioner for review. Approximately thirty-one (31) trees will be removed, most of which are Silver Maples and are exempt from tree mitigation requirements. 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. When required mitigation trees cannot be provided on site, the petitioner will be required to pay the required cash in lieu amount for tree mitigation. Final tree mitigation requirements will be determined during the final landscape plan review and payment shall be required prior to issuance of a building permit.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering approval has not been granted for this project by the Village's engineering consultant as the petitioner is still working on completing the plans for the off-site detention pond located to the northwest of the subject property. All other preliminary engineering items have been met. Final engineering plans must address all previous review letter comments as well as any future engineering comments.

Detention/Retention - Stormwater and detention will be provided off-site within an existing detention pond lot owned by the OFPD (PIN 27-20-207-007-0000). The triangular lot is located directly to the north of the existing OFPD Training Facility on 163rd Place and approximately 230 feet to the northwest of the subject property. Volume control will be provided on site underneath the concrete area to the north of the building. The petitioner has been coordinating with MWRD on the pond requirements and is currently working on finalizing plans to improve the existing detention pond. The changes to the detention pond will be included in a separate development petition involving other proposed improvements to the OFPD Training Facility located at 10728 W. 163rd Place. Staff anticipates that the petition for the OFPD Training Facility will be presented at an upcoming Plan Commission meeting in the following months. A condition of approval has been added to the motion that the petitioner must provide the required stormwater detention off-site on the lot with PIN 27-20-207-007-0000 and if detention cannot be provided off-site, the plans shall be revised to provide the required stormwater detention on-site. Any substantial changes to the approved plans shall be brought back for consideration to the Plan Commission and Board of Trustees, in accordance with Section 5-101 of the Land Development Code.

Utilities - Nearby tie-ins are available from 163rd Place and 107th Avenue.

Lighting - A photometric plan will be reviewed during final engineering and shall meet the requirements of Section 6-315. In this case, Lighting Class 3 would be required for the project.

Comprehensive Plan

According to the Village's Comprehensive Plan, the subject property is located in the Centennial Planning District and is designated as Manufacturing Employment Emphasis. The proposed vehicle maintenance and repair facility (Motor Vehicle Services) is considered an appropriate land use within this

designation.

Land Use/Compatibility

The proposed vehicle maintenance and repair facility for the OFPD is classified as a Motor Vehicle Service, Government, and Office Use, all of which are considered permitted uses in the MFG Manufacturing District. The proposed use will be compatible with the MFG Manufacturing District, the surrounding existing land uses and zoning district, and the Comprehensive Plan designation for this area. The surrounding area is comprised of a mix of uses, including vehicle repair, warehouse, light manufacturing, and office uses. An existing motor vehicle services use (Service King Collision Repair Center) is located directly to the west of the subject property. Office, Warehouse, Light Industrial, and Indoor Recreational Uses are located in buildings to the north, east and south of the property. A lot used for Off-Site Car Dealership Vehicle Storage is also located to the south of the property across 163rd Place.

Motor Vehicle Services shall meet all Village Code requirements, including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, and are subject to the conditions listed in Section 2-102 of the Land Development Code:

1. All work is conducted indoors;
2. Garage doors facing residential areas remain closed at all times except for the exchange of vehicles (not applicable in this case); and,
3. Vehicles parked more than five (5) business days are considered outdoor storage.

Per the petitioner, no outdoor storage is proposed, all vehicle work will be performed indoors, and all vehicles are to be stored indoors.

Variance(s)

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

The petitioner is requesting two (2) variances to the Land Development Code, which are listed below:

1. Reduce the required number of parking spaces from thirty-three (33) spaces to eleven (11) spaces (Section 6-306.B)

In accordance with Section 6-306.B, a total of thirty-three (33) parking spaces are required to accommodate the proposed 16,567 square foot building. The petitioner has requested a variance to allow for eleven (11) spaces, which amounts to a 66.6% decrease to the required parking spaces on site. Approval of a variance is required to allow for more than a 20% decrease in the required parking on site. Because the building will primarily be used as a maintenance and repair facility for fire apparatus, the estimated number of staff (6 employees) at any one point in time will be limited. As a result, the petitioner has stated that the site does not need as many parking spaces as required by the Land Development Code. The size of the site and additional maneuvering areas needed for large fire apparatus to drive through the site also limit the ability to provide the total thirty-three (33) parking spaces required. Per the petitioner, the reduction in parking spaces will not create a negative impact to the neighboring lots or public streets. In the event that additional parking is needed on a temporary basis, the neighboring OFPD Training Facility located to the west on 163rd Street has ample parking that can be provided off-site.

2. Allow for a parking lot to be located between the building façade and the street (163rd Place) (Section 6-208.F.4)

Per Section 6-208.F.4, parking lots or structures, drive-through facilities, loading facilities or trash enclosures are not allowed within the setback area between the building facade and the street. The proposed variance will allow for additional maneuvering space for large fire apparatus to access the vehicle service bays and drive through the building between 163rd Place and 107th Avenue. Additional landscaping exceeding code requirements has been provided around the perimeter of the parking lot areas to offset the visual impacts created by the requested variance. The proposed landscaping will help

to screen the proposed parking lot from view from 163rd Place and 107th Avenue.

Signage

Conceptual signage is shown on the front building elevation. Currently, the petitioner is not proposing to install any monument signage on site. 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.

Accessory Structures

Garbage Enclosure - A garbage enclosure is proposed on the north (rear) side of the building side of the building. As shown on the site plan and building elevations, the enclosure will be attached to the building, constructed of eight (8) foot tall brick walls that will match the brick used on the building and will be constructed of eight (8) foot tall walls in precast concrete matching the building. The gates will be constructed of opaque metal panels that will be painted Safety Red to match the access doors and overhead garage doors on the adjacent elevations. As proposed, the garbage enclosure meets the requirements of the Land Development Code.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. New buildings shall be designed to provide a parapet wall or other architectural building element that is equal to or taller than the height of the tallest point of the mechanical equipment installed on the building. Screening walls shall be architecturally consistent with the structure and match the existing structure's paint, finish, and trim detail. Exterior roof ladders are not permitted and must be located interior to the building.

The petitioner has included a sight line study confirming that rooftop equipment will be screened from view. Several different parapet heights are utilized to screen the proposed roof-mounted mechanical equipment. The equipment has also been located toward the center of the building near low lower points of the roof. All rooftop mechanical equipment must be fully screen to meet the code requirements listed in Section 3-608.J of the Land Development Code.

Exactions and/or Incentives

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

Bulk Requirements

Lot Size

Minimum - 20,000 square feet

Proposed - 48,124 square feet (1.105 acres)

Lot Width

Minimum - 100 feet

Proposed - 161.9 feet

Lot Coverage

Maximum - 80%

Proposed - 73.3%

Floor Area Ratio (FAR)

Maximum - 1.5

Proposed - 0.34

Building Height

Maximum - 3 stories or 40 feet, whichever is higher

Proposed - 36 feet 4 inches to the top of the parapet wall

Setbacks

Front Setback (163rd Place - South):

Required - 25 feet

Proposed - 87 feet

Corner Side Setback (107th Avenue - East):

Required - 20 feet (Maximum)

Proposed - 19.6 feet

Interior Side Setback (West):

Required - 15 feet

Proposed - 16.33 feet

Rear Setback (North):

Required - 20 feet

Proposed - 100.3 feet

This case is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number **2020-0319**, also known as **Orland Fire Protection District Maintenance Building**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 4, 2020.

And

I move to recommend to the Village Board approval of the **Preliminary Site Plan** titled "Preliminary Site Plan", prepared by Knight E/A, Inc., Sheet C-1.0, dated and last revised July 10, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 3-608.J.
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. The proposed use (Motor Vehicle Services) shall meet Village Code requirements, including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, and the conditions listed in Section 2-102 of the Land Development Code.
6. The required detention pond stormwater volume shall be provided off-site on the property identified as PIN 27-20-207-007-0000 and owned by the Orland Fire Protection District. Alternatively, if stormwater detention cannot be provided off-site, the plans shall be revised to provide the required stormwater detention on-site. Any substantial changes to the approved plans shall be brought back for consideration to the Plan Commission and Board of Trustees, in accordance with Section 5-101.

And

I move to recommend to the Village Board approval of the **Elevations** titled “Elevations”, Sheets A-2.0 and A-2.1, and the “Exterior Material Color Exhibit”, prepared by Knight E/A, Inc., dated and last revised July 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. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 3-608.J.
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.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan**, titled “Proposed Landscape Plan” and “Tree Preservation Plan”, prepared by Knight E/A, Inc., Sheets LP-1.0 and LP-2.0, dated and last revised July 10, 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. The petitioner shall be required to pay cash in lieu of tree mitigation, as determined during the final landscape plan review process.

And

I move to recommend to the Village Board approval of the following **Variances**:

1. Reduce the required number of parking spaces from thirty-three (33) spaces to eleven (11) spaces (Section 6-306.B)
 2. Allow for a parking lot to be located between the building façade and the street (163rd Place) (Section 6-208.F.4)
-



P1

PRECAST PAINT ACCENT COLOR / EIFS

SURREY BEIGE

**SW - CUSTOM COLOR
TO MATCH COPING**



P2

PRECAST PAINT BRICK FORMLINER

BRICK RED

**SW - CUSTOM COLOR
TO MATCH KW RED BRICK**



P3

METAL CANOPY

TRICORN BLACK

SW 6258



ALUMINUM STOREFRONT

CLEAR ANODIZED



OVERHEAD / MAN DOORS

SAFETY RED



METAL ROOF COPING

McELROY METAL

SURREY BEIGE

**ORLAND FIRE PROTECTION DISTRICT
NEW MAINTENANCE BUILDING**

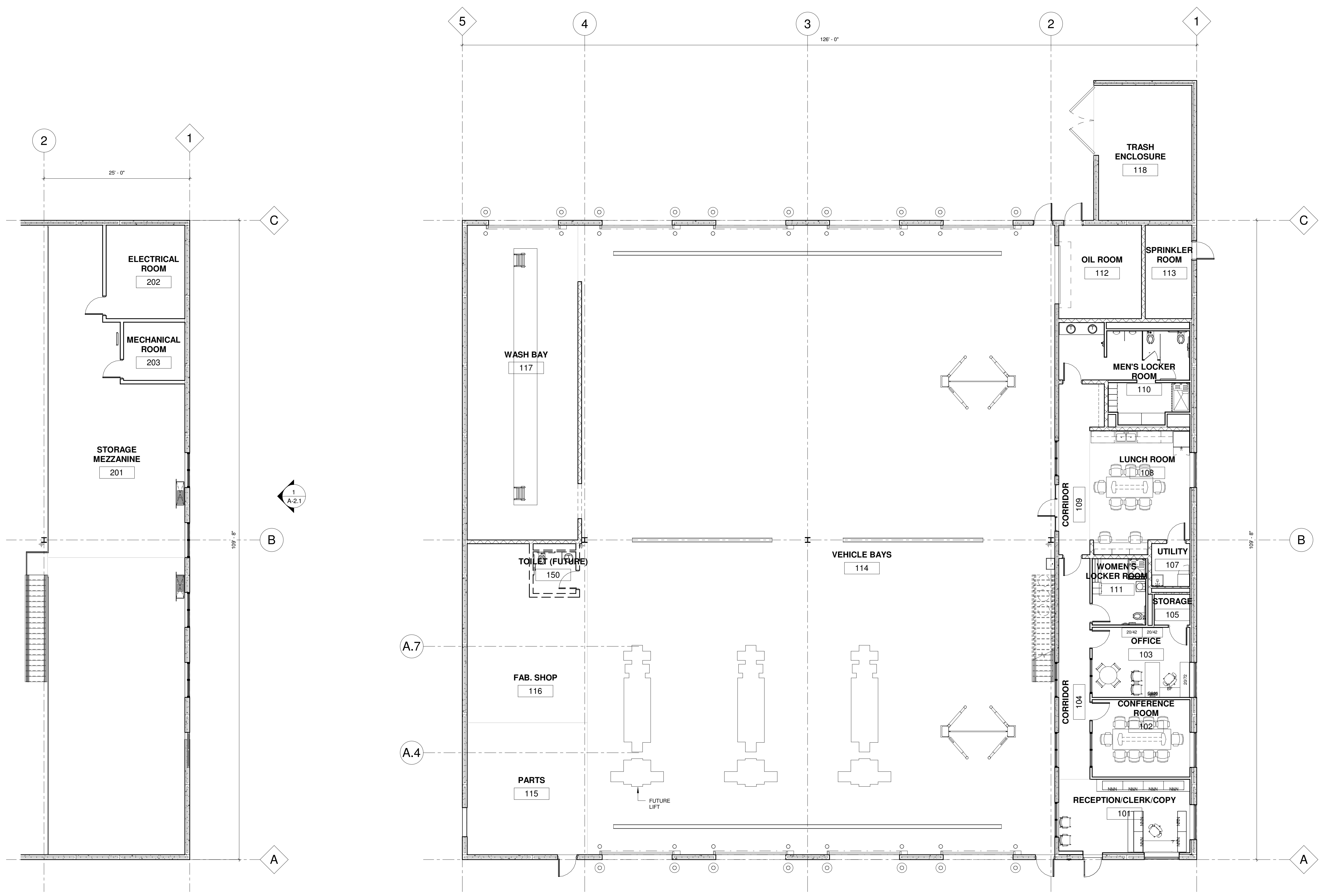
EXTERIOR MATERIAL COLOR EXHIBIT

Date of Issue: 7-10-2020



Engineers & Architects
631 East Boughton Road
Bolingbrook, IL 60440
Phone: 708.342.1250

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2 MEZZANINE PLAN
 1/8" = 1'-0"
 0 8
 NORTH

1 FLOOR PLAN
 1/8" = 1'-0"
 0 8
 NORTH





DEVELOPMENT AREA LANDSCAPE DATA:

Total Area maintenance facility 48,124 s.f.

BUFFER YARD REQUIREMENTS: (TYPE-1)					
	North Bufferyard (162' lg.) (Required)	North Bufferyard (162' lg.) (Provided)	West Bufferyard (297' lg.) (Required)	West Bufferyard (297' lg.) (Provided)	Plants Provided in addition to required
Bufferyard Width Min.	10'	10.25'	10'	15.33'	
Planting Bed Width Min.	7'	7'	7'	7'	
Shade Trees per 100' (3)	6	7	9	10	2
Evergreen Ornamental Trees per 100' (1)	2	4	3	4	3
Shrubs* per 100' (16)	32	39	48	66	31
Fencing	Permitted	N/A	Permitted	N/A	
Site amenities	Permitted	N/A	Permitted	N/A	

PARKWAY REQUIREMENTS: (TYPE-C)				
	South Parkway (Required)	South Parkway (Provided)	East Parkway (Required)	East Parkway (Provided)
Parkway Width (P)	7' or More	9'-8"	7' or More	10'-1"
Sidewalk Width (S)	Varies	N/A	Varies	N/A
Tree Location	Grass	-	Grass	-
Tree Spacing - 40' o.c.	80/40 = 2	2	200/40 = 5	6
Permitted Encroachments	Driveways, Furniture	46' Driveway	Driveways, Furniture	46' Driveway

CORRIDOR REQUIREMENTS:				
	Typical Corridor (South) (Required)	Typical Corridor (South) (Provided)	Typical Corridor (East) (Required)	Typical Corridor (East) (Provided)
Shade Trees per 100'	1	2	1	1
Ornamental or Evergreen trees per 100'	1	1	1	1
Shrubs per 100'	0	-	0	-

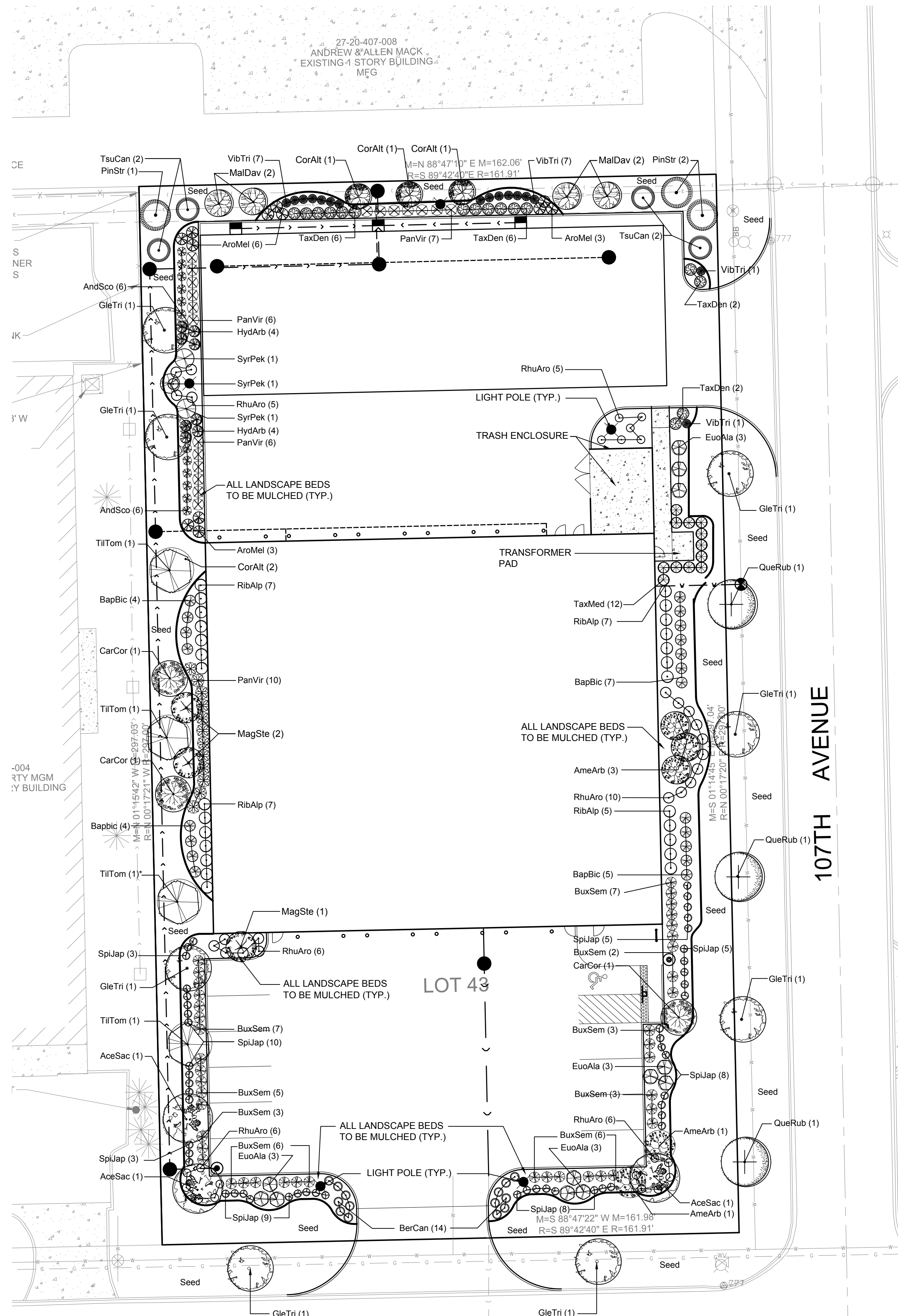
FOUNDATION & INTERIOR REQUIREMENTS:			
	West - Required	West - Provided	
1 Ornamental tree per 100 bldg Face. Not fronting a public street	236/ 100 = 2.36 Required -3	4	1
16 shrubs per 100 bldg Face. Not fronting a public street	236/100 = 2.36X16 = 37.76 Required - 38	50	30

DEVELOPMENT AREA LANDSCAPE DATA:

Maintenance Facility 13,860 s.f. (1) tree per 25,000 sq. ft. Development - 1 trees required

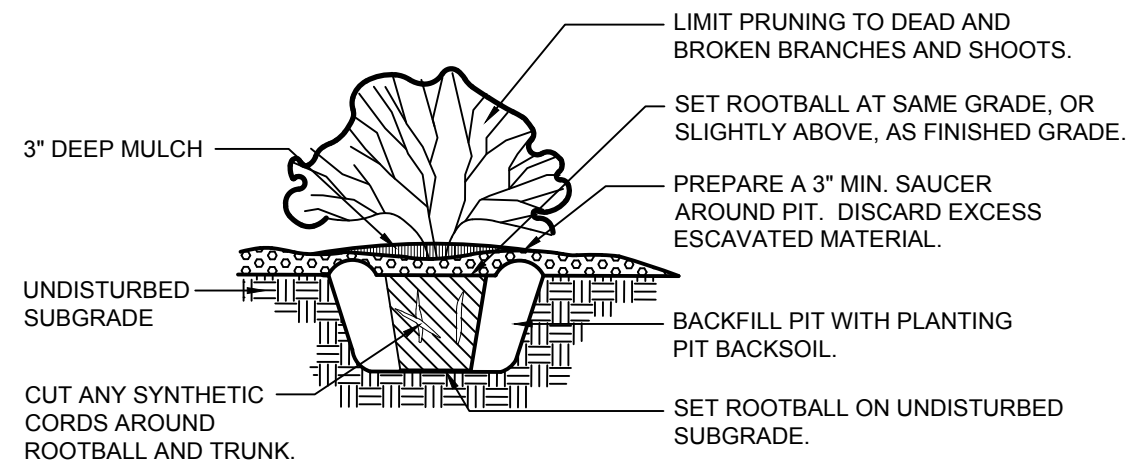
PLANT LIST						
Code Name	Scientific Name	Common Name	Native/ Adventive	Symbol	Planting Size	Quantity
Canopy (Shade) Trees						
GleTri	Gleditsia Triacanthos	Honey - Locust	Native		2.5" Caliper	8
QueRub	Quercus Rubra	Northern Oak Red	Native		2.5" Caliper	3
AceSac	Acer Saccharum	Sugar Maple	Native		2.5" Caliper	3
TilTom	Tilia Tomentosa	Linden, Silver	Adventive		2.5" Caliper	4
CarCor	Carya Cordiformis	Hickory bitternut	Native		2.5" Caliper	3
Understory (Ornamental) Trees						
AmeArb	Amelanchier Arborea	Serviceberry Downy	Native		6" multi stem	5
CorAlt	Cornus Alternifolia	Alternate-Leaf Dogwood	Native		6" multi stem	3
MalDav	Malus 'David'	Crabapple David	Adventive		6" or 2" Caliper	4
SyrPek	Syringa Pekinensis	Peking Lilac	Adventive		6" or 2" Caliper	3
MagSte	Magnolia Stellata	Star Magnolia	Adventive		6" or 2" Caliper	3
Evergreen Trees						
PinStr	Pinus Strobes	Pine, Eastern White	Native		6"	3
TsuCan	Tsuga Canadensis	Canadian Hemlock	Native		6"	4
Shrubs						
RhuAro	Rhus Aromatica 'Gro-Low'	Gro-Low Sumac	Native		2 gal.	38
RibAlp	Ribes Alpinum	Alpine Currant	Adventive		2 gal.	26
SpJap	Spirea Japonica	Japanese Meadowsweet	Adventive		2 gal.	51
TaxDen	Taxus X Media Densiformis	Yew	Adventive		3 gal.	16
BuxSem	Buxus Sempervirens	Boxwood	Adventive		3 gal.	42
TaxMed	Taxus X Media	Yew Hicksii	Adventive		3 gal.	12
VibTri	Viburnum Trilobum	Viburnum dwarf cranberry	Adventive		2 gal.	16
AroMel	Aronia Melanocarpa	Iroquois Beauty Black Chokeberry	Native		2 gal.	12
EuoAla	Euonymus Alatus	Winged Euonymus	Adventive		2 gal.	12
BerCan	Berberis Canadensis	American Barberry	Native		2 gal.	14
Perennials						
HydArb	Hydrangea Arborescens	Hydrangea Annabelle	Adventive		2 gal.	8
AndSco	Schizachyrium Scoparium	Little False Bluestem	Native		2 gal.	12
PanVir	Panicum Virgatum	Wand Panic Grass	Native		2 gal.	19
BapBic	Baptisia x Bicolor	False indigo	Adventive		2 gal.	20
HosVen	Hosta Ventricosa	Big Blue Plantain Lily	Adventive		2 gal.	12

Total Number of Plants per Plant Type	Maximum % of any Species		Minimum % of Any Species		% of Native Species per Plant Type		Minimum Number of Species	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
Shade Trees								
21	40%	38%	10%	15%	30%	80%	5	5
Evergreen Trees								
7	60%	57%	40%	43%	30%	100%	2	2
Ornamental Trees								
18	40%	21%	10%	17%	30%	40%	5	5
Shrubs								
239	30%	21%	5%	5%	30%	33%	8	10
Perennials / Ornamental grasses								
71	30%	29%	5%	11%	30%	40%	5	5

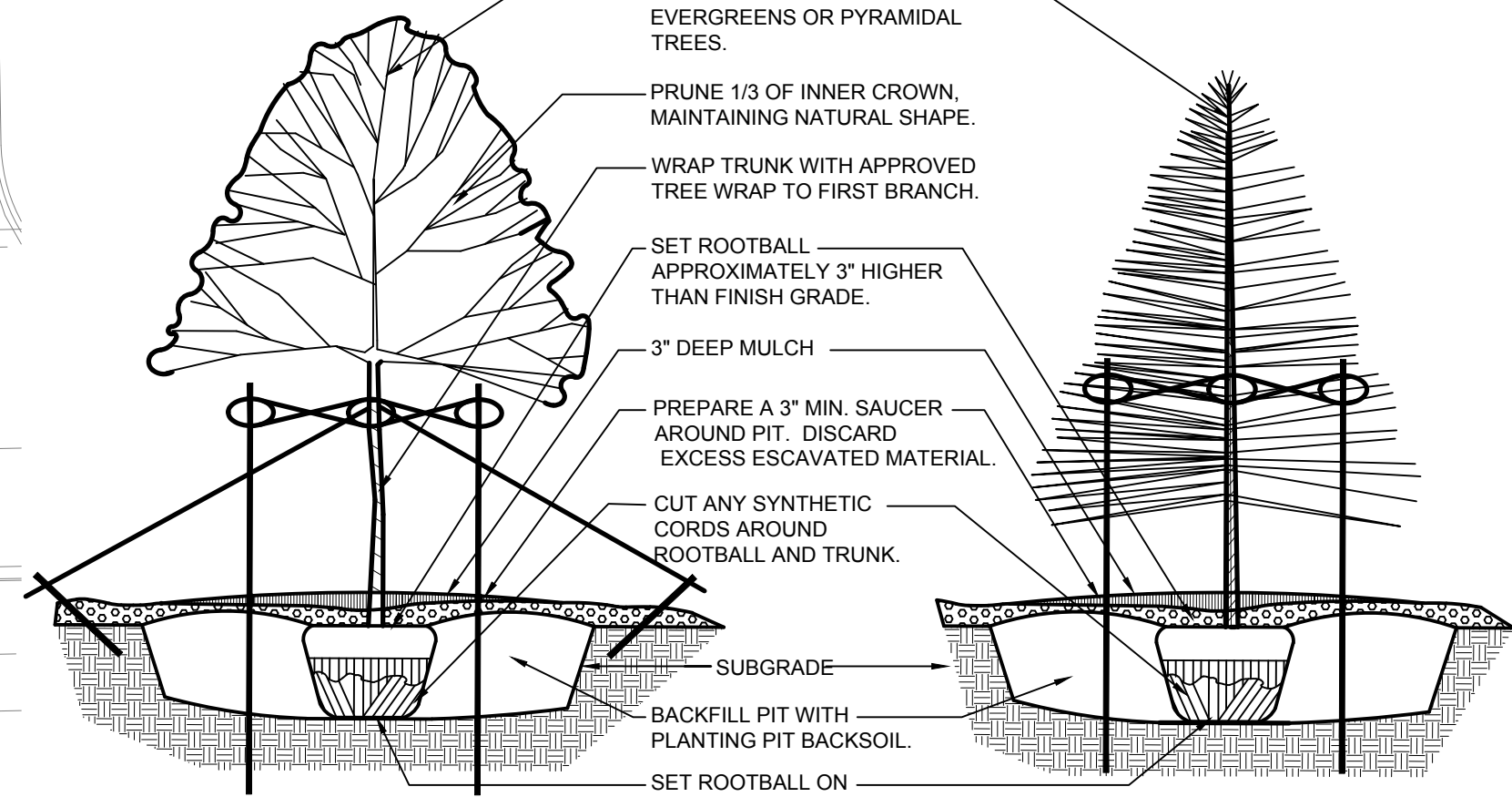


LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. 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 OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO ENGINEERING PLANS FOR SITE LAYOUT, UTILITY LOCATIONS, TOPOGRAPHIC INFORMATION AND THE LIKE.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE SOD AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED UNLESS OTHERWISE NOTED.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED SOILS AND SEED TO MATCH EXISTING SOD.

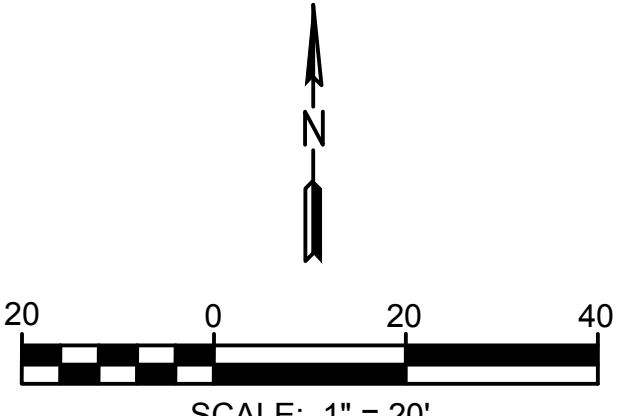


SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

EVERGREEN TREE PLANTING DETAIL
N.T.S.



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PROJECT: ORLAND FIRE PROTECTION DISTRICT MAINTENANCE BUILDING
10704 W. 163RD PLACE
ORLAND PARK, IL 60467

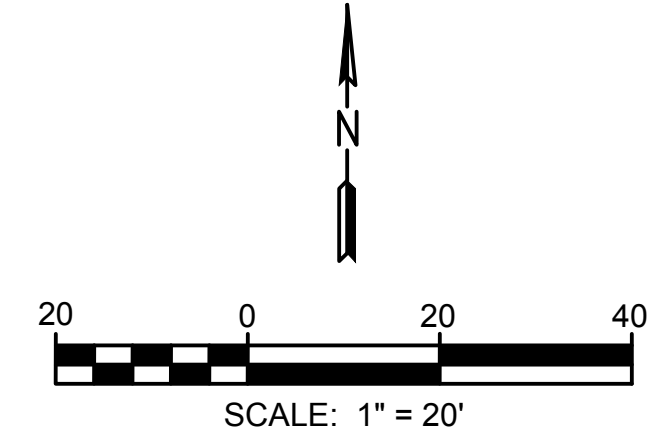
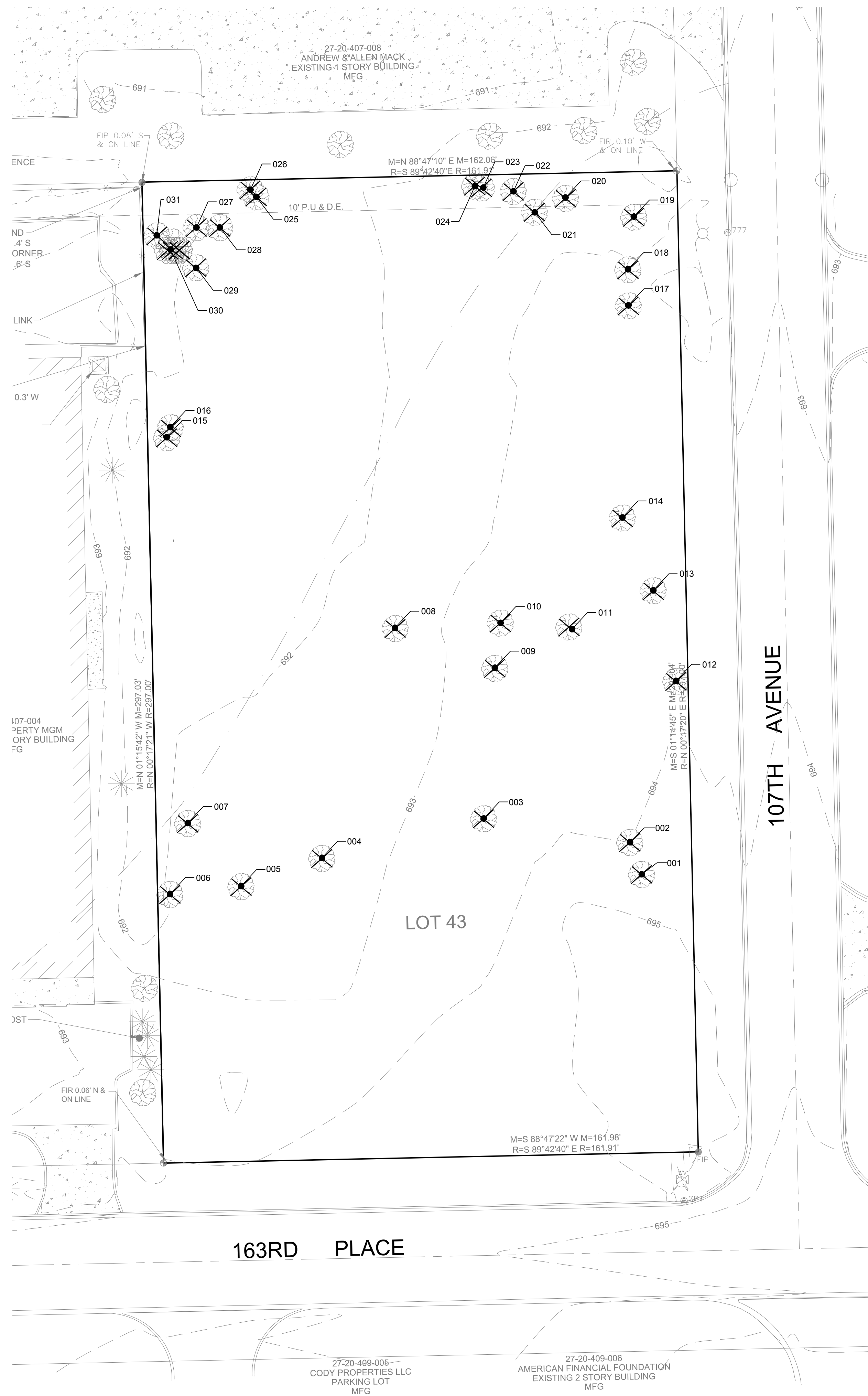
CLIENT: ORLAND FIRE PROTECTION DISTRICT
9790 W. 151ST. STREET
ORLAND PARK, IL 60462

7-10-20 PER VILLAGE REVIEW (7-1)
6-18-20 ADDENDUM 2
6-9-20 PER VILLAGE REVIEW
6-9-20 ADDENDUM 1

PROPOSED LANDSCAPE PLAN

PROJECT #: 7208.07 DATE: 7-10-20

LP-2.0



EXISTING TREE INVENTORY					
TAG	Scientific Name	Common Name	Tree Size	Condition	Remarks
001	Ulmus	Elm	10"	Fair	To be Removed
002	Ulmus	Elm	10"-11"	Fair	To be Removed
003	Acer saccharinum	Silver Maple	10"	Fair	To be Removed
004	Acer saccharinum	Silver Maple	20"	Fair	To be Removed
005	Acer saccharinum	Silver Maple	36"	Fair	To be Removed
006	Acer saccharinum	Silver Maple	24"	Fair	To be Removed
007	Acer saccharinum	Silver Maple	6"	Fair	To be Removed
008	Acer saccharinum	Silver Maple	12"	Fair	To be Removed
009	Acer saccharinum	Silver Maple	12"	Fair	To be Removed
010	Acer saccharinum	Silver Maple	11"	Fair	To be Removed
011	Acer saccharinum	Silver Maple	12"	Fair	To be Removed
012	Ulmus pumila	Siberian Elm	8"	Fair	To be Removed
013	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	10"	Fair	To be Removed
014	Ulmus	Elm	15'-12'-11"	Fair	To be Removed
015	Fraxinus	Ash	4"	Dead	To be Removed
016	Fraxinus	Ash	6"	Dead	To be Removed
017	Acer saccharinum	Silver Maple	10"	Fair	To be Removed
018	Acer saccharinum	Silver Maple	15"	Fair	To be Removed
019	Acer saccharinum	Silver Maple	8"	Fair	To be Removed
020	Acer saccharinum	Silver Maple	5"	Fair	To be Removed
021	Acer saccharinum	Silver Maple	3"	Fair	To be Removed
022	Acer saccharinum	Silver Maple	10"	Fair	To be Removed
023	Acer saccharinum	Silver Maple	5"	Fair	To be Removed
024	Acer saccharinum	Silver Maple	3"	Fair	To be Removed
025	Acer saccharinum	Silver Maple	3"	Fair	To be Removed
026	Acer saccharinum	Silver Maple	3"	Fair	To be Removed
027	Acer saccharinum	Silver Maple	5"	Fair	To be Removed
028	Acer saccharinum	Silver Maple	3"	Fair	To be Removed
029	Acer saccharinum	Silver Maple	6"	Fair	To be Removed
030	Acer saccharinum	Silver Maple	6"	Fair	To be Removed
031	Acer saccharinum	Silver Maple	6"	Fair	To be Removed

Tree 002 measured on the ALTA survey as 10'-11" is an 11" caliper tree
 Tree 014 measured on the ALTA survey as 15'-12'-11" is a 15" caliper tree

TREE PRESERVATION NOTES:

- ALL SHADED TREE SYMBOLS WITH A LARGE "X" ON THIS TREE PRESERVATION PLAN INDICATE EXISTING TREES TO BE REMOVED.
- A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE PRESENT ON SITE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.

TREE REPLACEMENT REQUIREMENTS

Per table 6-305.F.3.F1 (A)

TAG	Tree Size	Common Name	Native/ Non Native	Replacement Requirements	Replacement Route
001	4"-12"	Elm	Non Native	2 trees at 2.5" or 1 at 4"	1 tree at 4"
002	4"-12"	Elm	Non Native	2 trees at 2.5" or 1 at 4"	1 tree at 4"
014	13"-23"	Elm	-	4 trees at 2.5" or 2 at 4"	2 trees at 4"
Replacement Trees Required					4 trees at 4"
Total trees					4 trees

Trees denoted with ** on landscape plan are replacement trees due to Tree Preservation and Mitigation

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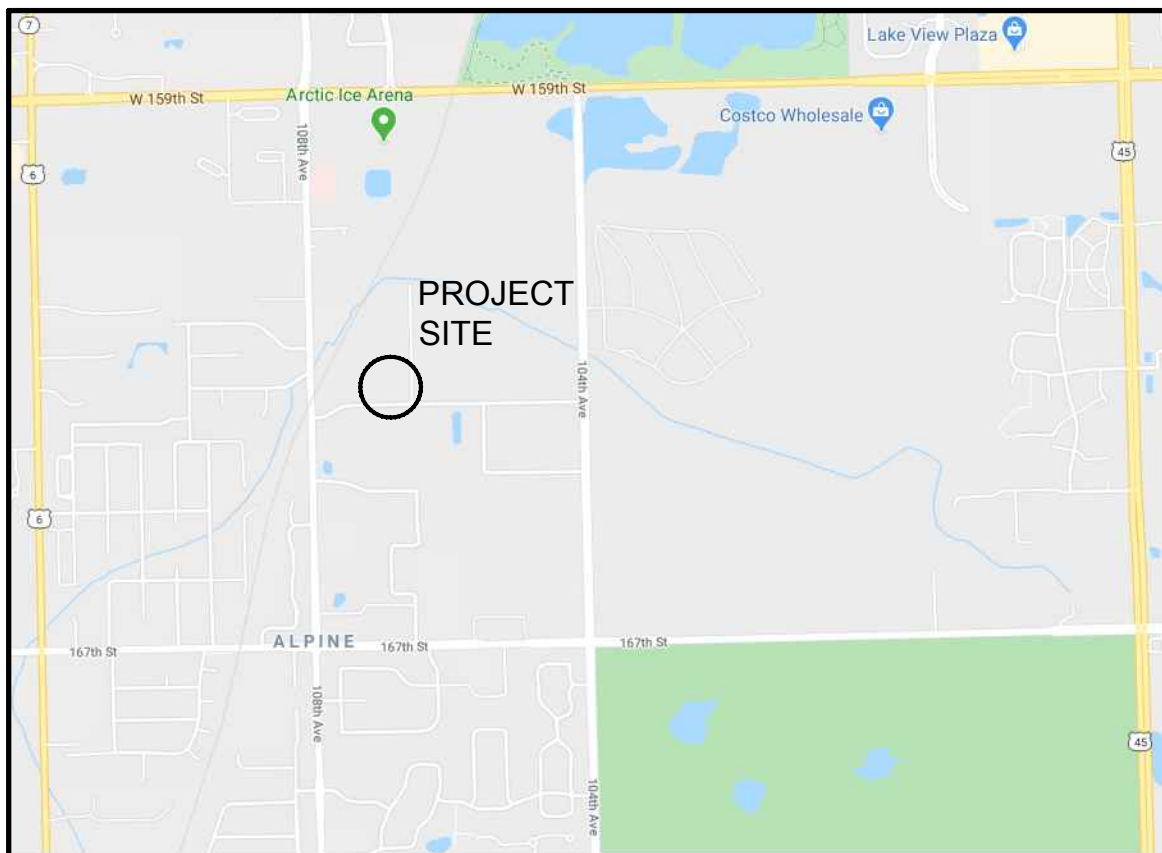
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 9790 W. 151ST. STREET
 ORLAND PARK, IL 60462

7-10-20 PER VILLAGE REVIEW (7-1)
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 6-9-20 PER VILLAGE REVIEW
 6-9-20 ADDENDUM 1

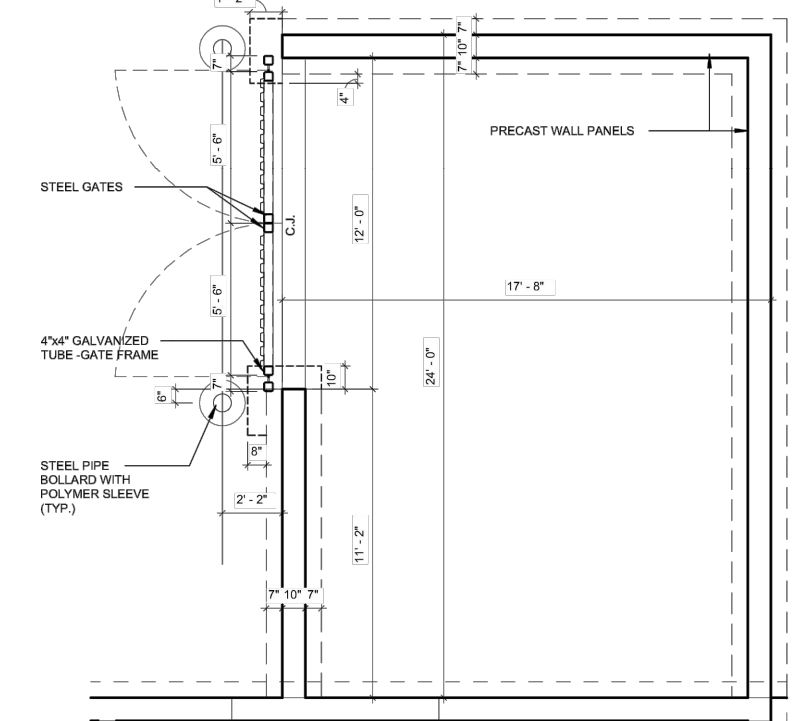
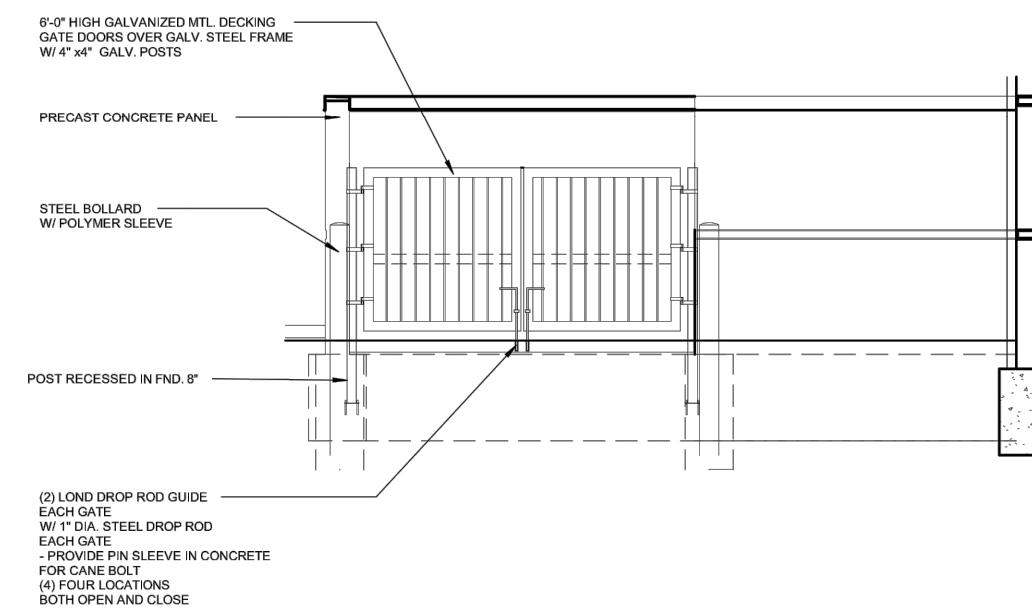
TREE PRESERVATION PLAN

PROJECT #: 7208.07 DATE: 7-10-20

LP-1.0



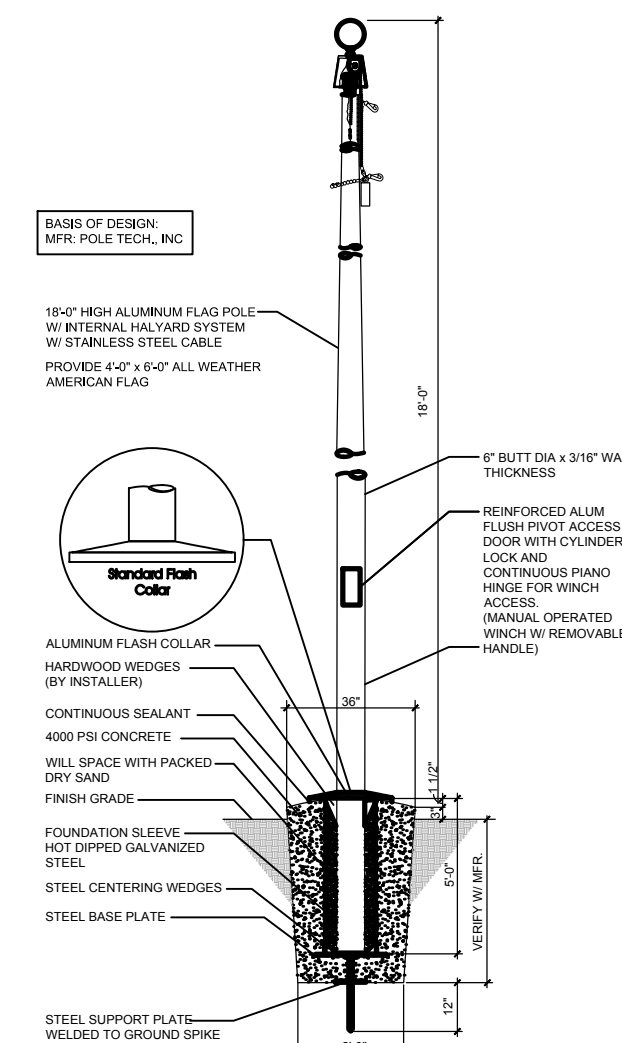
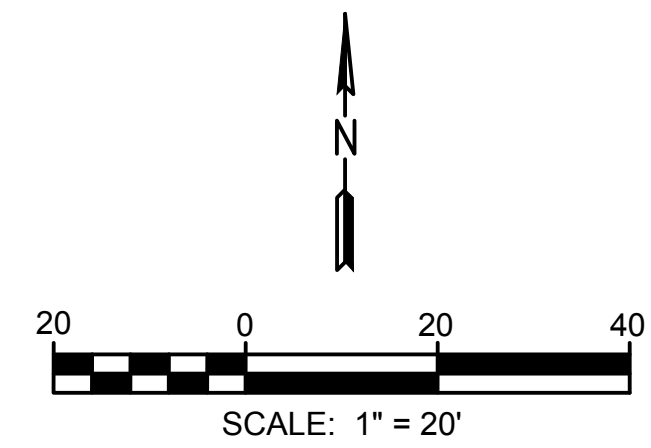
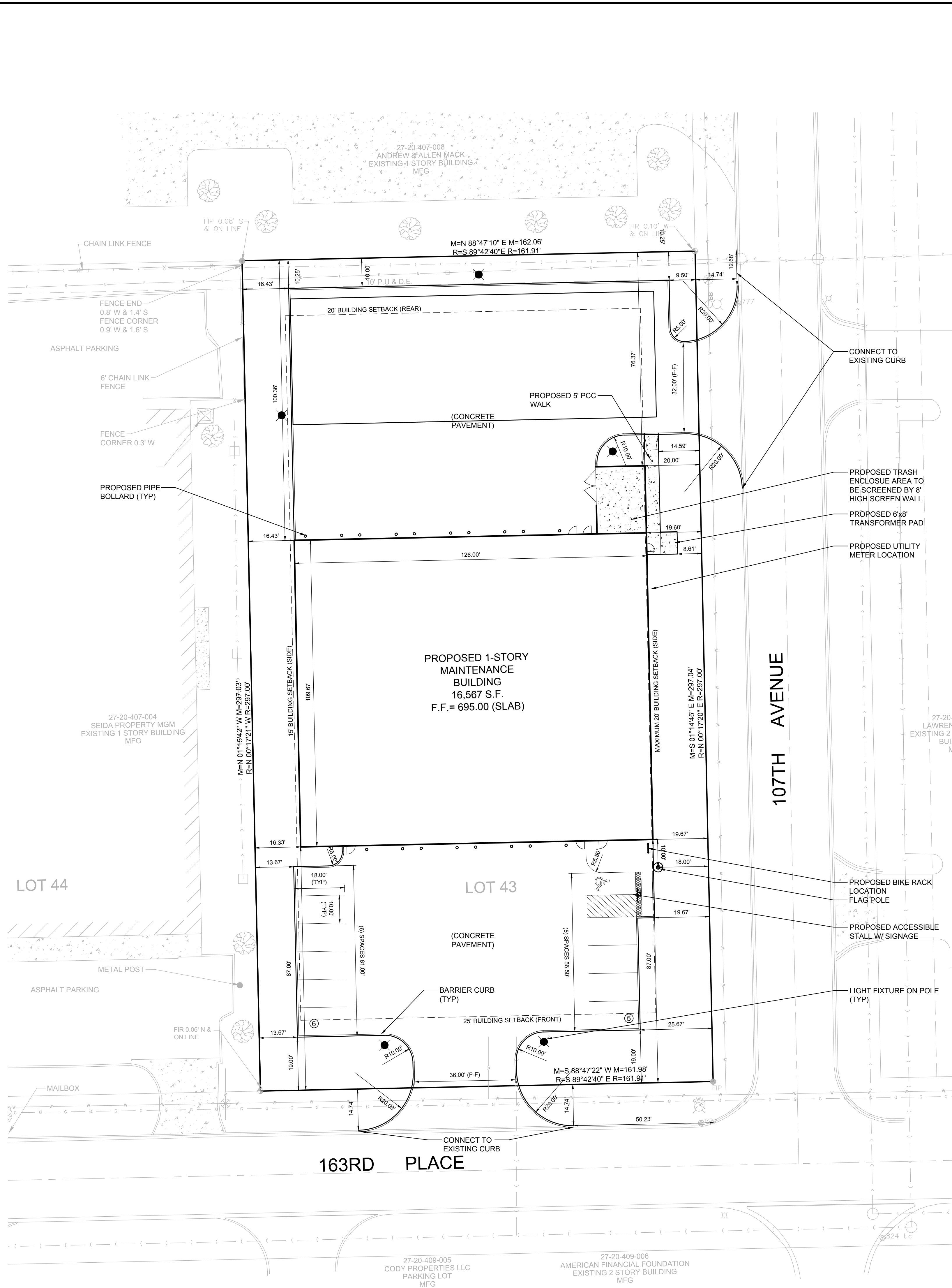
LOCATION MAP
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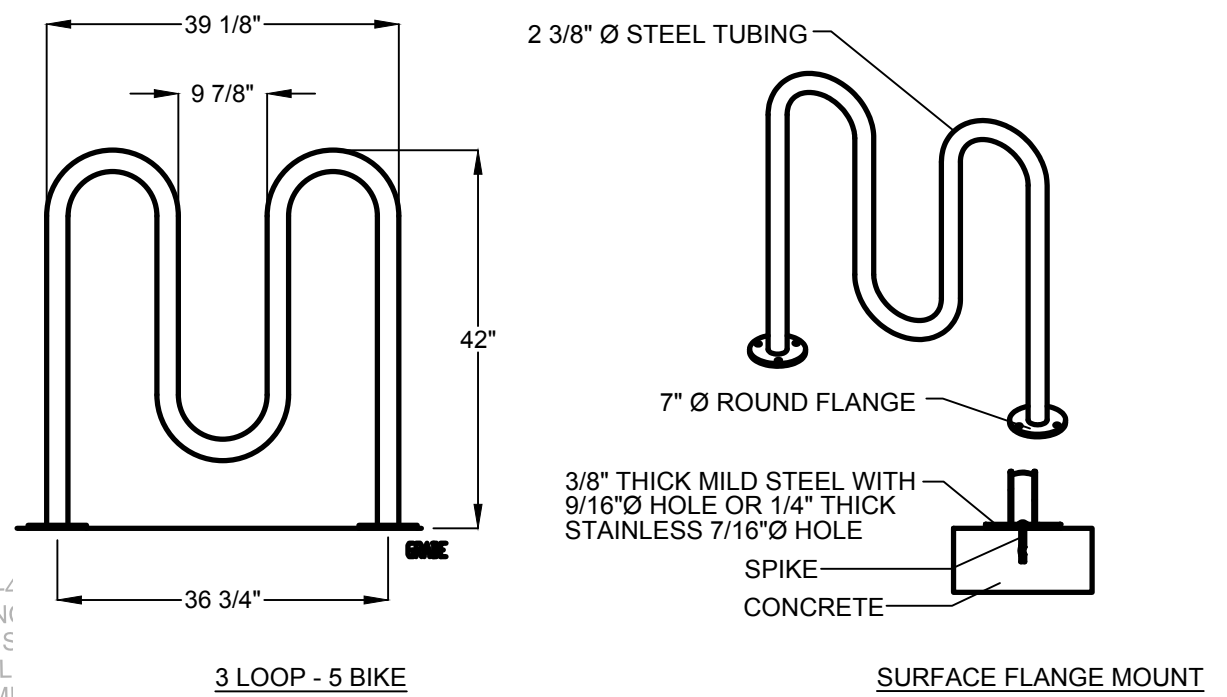
TRASH ENCLOSURE
N.T.S.

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
— v — v —	— v — v —	WATER MAIN
— G — G —	— G — G —	GAS MAIN
— S — S —	— S — S —	STORM SEWER
— > — > —	— > — > —	SANITARY SEWER
— U — U —	— U — U —	UNDERDRAIN
— OH — OH —	— OH — OH —	OVERHEAD UTILITY
— F — F —	— F — F —	FENCE
XX.XX	XX.XX	SPOT ELEVATIONS
--- 812 ---	--- 812 ---	CONTOUR
⊗	⊗	VALVE VAULT
⊙	⊙	BUFFALO BOX
⊠	⊠	STORM CATCH BASIN
⊡	⊡	STORM INLET
⊙	⊙	MANHOLE - OPEN LID
⊙	⊙	MANHOLE - CLOSED LID
⊙	⊙	SPECIAL CATCH BASIN/ DRYWELL
⊙	⊙	TREE W/ SIZE
⊙	⊙	LIGHT POLE
⊙	⊙	BOLLARDS
⊙	⊙	FIRE HYDRANTS
⊙	⊙	UTILITY POLE
⊙	⊙	HAND HOLE
⊙	⊙	STREET SIGN
====	====	B6-12 CURB & GUTTER
====	====	BARRIER CURB
XXX.XX	XXX.XX	TOP CURB ELEVATION
XXX.XX	XXX.XX	BOTTOM CURB ELEVATION
====	====	SIDEWALK/ CONCRETE PAD



FLAG POLE
N.T.S.



- NOTE:**
- PROVIDE 10 GA. BLACK POWDER COATED BIKE RACK WITH CAPACITY FOR (5) BICYCLES.
 - INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - SEE SITE PLAN FOR LOCATION.
 - BASIS OF DESIGN: PRODUCT: MADRAX HW238-5-IG(SF)

BIKE RACK
N.T.S.

SITE DATA	
ZONING DISTRICT:	MFG
SITE AREA:	48,124 S.F. (1.105 AC.)
TOTAL BUILDING AREA:	16,567 S.F.
OFFICE:	2,595 S.F.
SERVICE:	11,223 S.F.
MEZZANINE (STORAGE):	2,749 S.F.
EMPLOYEES:	
REPAIR MECHANICS:	4
MANAGER:	1
CLERK:	1
FLOOR AREA RATIO:	0.34
LOT COVERAGE:	35,287 S.F. (73.3%)
EXISTING IMPERVIOUS AREA:	0 S.F. (0%)
EXISTING PERVIOUS AREA:	48,124 S.F. (100%)
PROPOSED IMPERVIOUS AREA:	35,287 S.F. (73.3%)
PROPOSED PERVIOUS AREA:	12,837 S.F. (26.7%)
REQUIRED SETBACKS:	
	25' FRONT (SOUTH)
	20' SIDE (EAST)
	15' SIDE (WEST)
	20' REAR (NORTH)
PROPOSED SETBACKS:	
	87.00' FRONT (SOUTH)
	19.67' SIDE (EAST)
	16.33' SIDE (WEST)
	100.36' REAR (NORTH)
REQUIRED PARKING:	33 SPACES (1/500 S.F. FACILITY)
PARKING PROVIDED:	11 SPACES (INC. 1 HC SPACE)
REQUIRED BICYCLE PARKING:	3 SPACES
BICYCLE PARKING PROVIDED:	(3/1ST 30 SPACES + 1/10 SPACES) 5 SPACES

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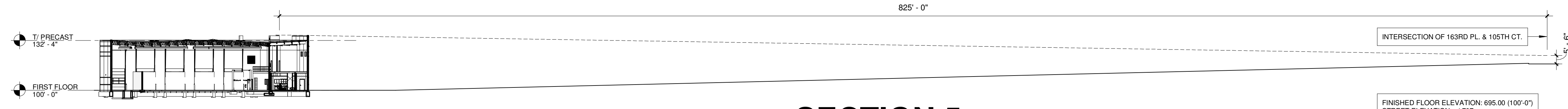
CLIENT: **ORLAND FIRE PROTECTION DISTRICT**
9790 W. 151ST. STREET
ORLAND PARK, IL 60462

7-10-20	PER VILLAGE REVIEW (7-1)
6-18-20	ADDENDUM 2
6-9-20	PER VILLAGE REVIEW
6-9-20	ADDENDUM 1

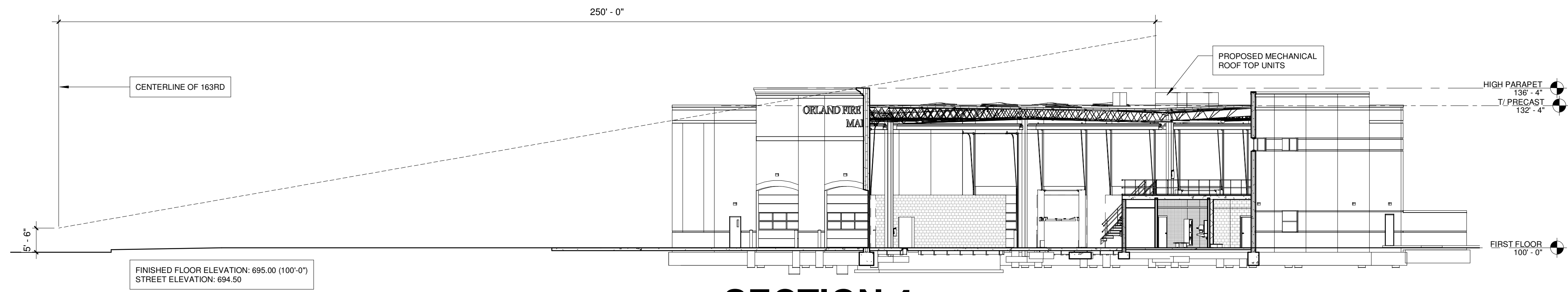
PRELIMINARY SITE PLAN

PROJECT #:	DATE:
7208.07	7-10-20

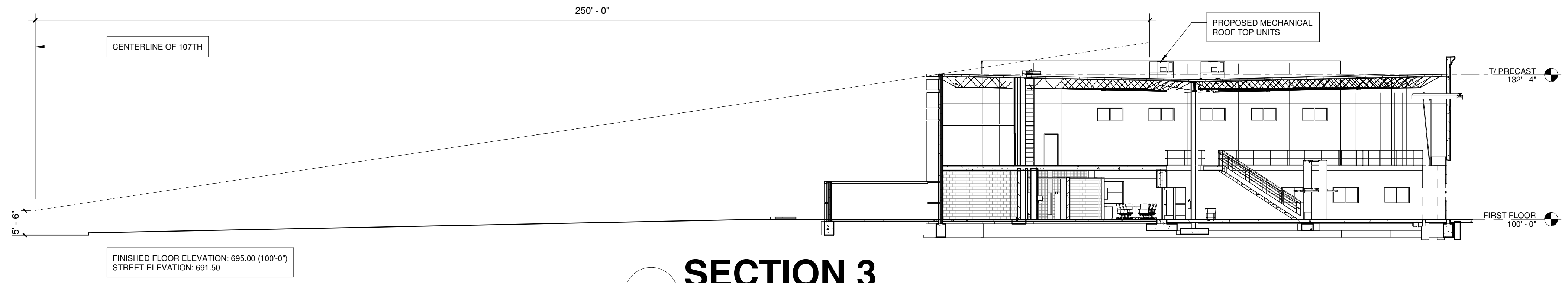
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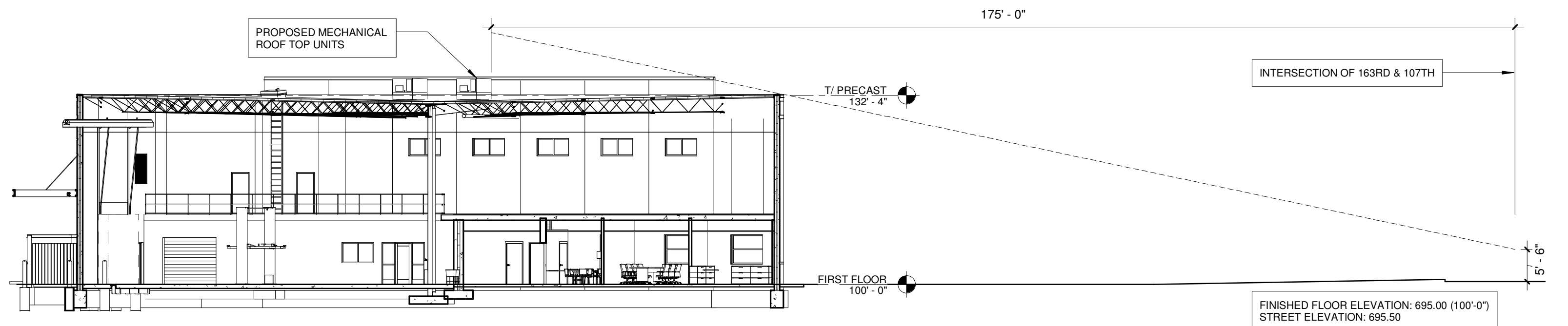
5 SECTION 5
1" = 40'-0"



4 SECTION 4
1/16" = 1'-0"



2 SECTION 3
1/16" = 1'-0"



1 SECTION 2
1/16" = 1'-0"

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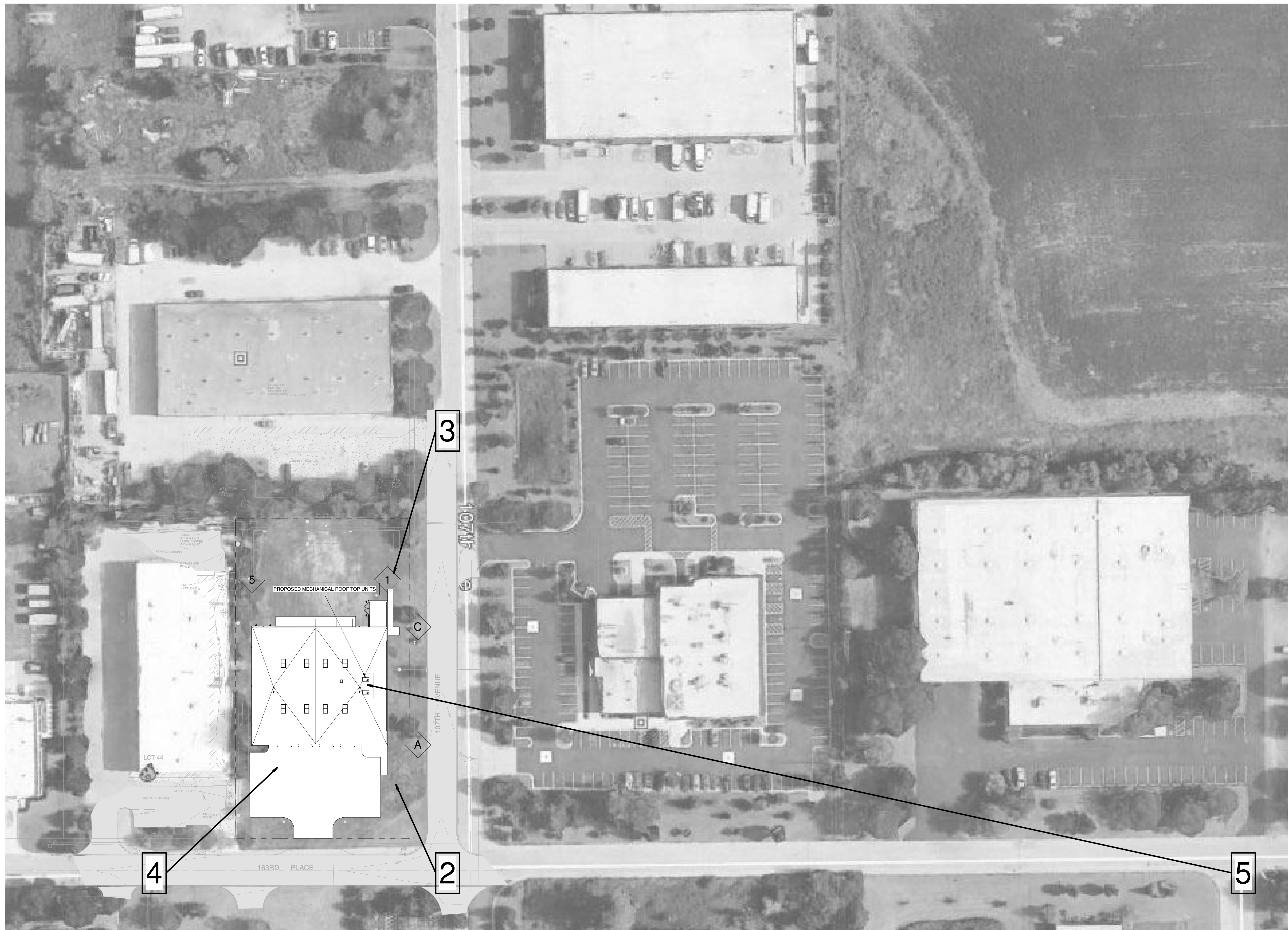
5-27-2020 ISSUE FOR BID

SIGHT LINE SECTIONS

PROJECT #: 7208.07 DATE: 6-9-20

EX-3

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1 SITE (SL2)
 1" = 40'-0"
 NORTH

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 ORLAND PARK, IL 60462

5-27-2020 ISSUE FOR BID

SIGHT LINE STUDY (2D)

PROJECT #: 7208.07
DATE: 6-9-20

EX-2
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Variance Standards

Orland Fire Protection District – Maintenance Building

July 13, 2020

REQUEST 1

Parking between the building and the street. To allow for a parking lot to be located between the building façade and the street (163rd Place) (Section 6-208.F.4).

Response:

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;

Parking has been proposed between the building and the street to allow for ingress/egress and necessary maneuvering of large fire apparatus to access drive-thru service bays from 107th Avenue. Relocating parking into the areas needed to accommodate large multi-axle fire apparatus would render the site unbuildable for its intended use.

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

The need for a fire district maintenance facility servicing large fire apparatus is unique in that the service will be predominately for large to very large multi-axle vehicles. As such, ingress/egress and circulation through the site is a higher priority than that of a typical maintenance facility given the limited mobility of the unique vehicle being served. Large fire apparatus will require a much greater area to maneuver on a site that has limited available space outside of the maintenance building to provide alternative parking options. Relocating the parking to the rear of the site would prevent the large multi-axle vehicles from ingress and egress movements to/from the drive-thru service bays.

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

The results of the variance will be consistent with prevailing local character given that the OFPD maintenance building is in an MFG District that has multiple existing properties that provide parking accommodations between the building and the street. Additional landscaping, beyond what is required by ordinance, is being proposed along 163rd Place and 107th Avenue to help screen parking and pavement areas.

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;

Due to the limited available space outside of the maintenance building to provide alternative parking options and still provide access to the drive-thru service bays from 107th Avenue and to 163rd Place, the site would be unbuildable for its intended use if parking were not allowed between the building and the street.

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;

Due to size of the property, the limited available space outside of the maintenance building to provide alternative parking options and still provide access to the drive-thru service bays from 107th Avenue and to 163rd Place, the site would be unbuildable for its intended use if parking were not allowed between the building and the street.

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 regulations alone impede the ability to develop the property for its intended use to service large fire apparatus vehicles.

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;

The variance will not be detrimental to the other properties in the neighborhood. The variance is consistent with the purpose, goals and objectives, and standards of the Comprehensive plan, which allow for vehicle maintenance use within the MFG District. Enhanced landscaping has been provided along 163rd Place and 107th Avenue above code requirements to help screen the parking and drive aisles from the street.

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 development adheres to all setback requirements, and therefore will not impair the supply of light and air to the adjacent property. The proposed variance will not impact public streets, create a fire hazard, endanger the public safety, or diminish property values.

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

The proposed variance is the minimum adjustment necessary for the reasonable use of the land.

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.

Due to the physical size of the property, prohibiting parking on front of the building would impede the ability for ingress/egress and the necessary maneuvering of large fire apparatus to access drive-thru service bays from 107th Avenue, rendering the site unbuildable for its intended use.

REQUEST 2

Number of Parking Spaces. Reduce the required number of parking spaces from thirty-three (33) to eleven (11) spaces (Section 6-306.B).

Response:

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;

Due to the unique circumstances related to this site and the limited available space outside of the maintenance building needed to maneuver large fire apparatus, providing the required thirty-three (33) parking stalls would render the site unbuildable for its intended use.

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

The need for a fire district maintenance facility servicing large fire apparatus is unique in that the service will be predominately for large to very large multi-axle vehicles. As such, ingress/egress and circulation through the site is a higher priority than that of a typical maintenance facility given the limited mobility of the unique vehicle being served. Large fire apparatus will require a much greater area to maneuver on a site that has limited available space outside of the maintenance building to provide alternative parking options. Providing the required thirty-three (33) parking stalls would render the site unbuildable for its intended use. Note also that the maintenance facility is not open to the general public. As such, parking spaces will only be needed for employees (5 total) and an occasional business related visitor or delivery.

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

The results of the variance will be consistent with prevailing local character given that the OFPD maintenance building is in an MGF district. Additional landscaping, beyond what is required by ordinance, is being proposed along 163rd Place and 107th Avenue to help screen the parking and pavement areas.

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;

Due to the limited available space outside of the maintenance building to provide additional parking and still provide access to the drive-thru service bays from 107th Avenue and to 163rd Place, the site would be unbuildable for its intended use if thirty-three (33) parking stalls were required.

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;

The need for a fire district maintenance facility servicing large fire apparatus is unique in that the service will be predominately for large to very large multi-axle vehicles. As such, ingress/egress and circulation through the site is a higher priority than that of a typical maintenance facility given the limited mobility of the unique vehicle being served. Large fire apparatus will require a much greater area to maneuver on a site that has limited available space outside of the maintenance building to provide alternative parking options. Due to the unique limited size of the site, providing the required thirty-three (33) parking stalls would render the site unbuildable for its intended use.

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 regulations alone impede the ability to develop the property for its intended use to service large fire apparatus vehicles.

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;

The variance will not be detrimental to the other properties in the neighborhood. The variance is consistent with the purpose, goals and objectives, and standards of the Comprehensive plan, which allow for vehicle maintenance use within the MGF district. Enhanced landscaping has been provided along 163rd Place and 107th Avenue above code requirements to help screen the parking and drive aisles from the street.

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 development adheres to all setback requirements, and therefore will not impair the supply of light and air to the adjacent property. The proposed variance will not impact public streets, create a fire hazard, endanger the public safety, or diminish property values.

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

The proposed variance is the minimum adjustment necessary for the reasonable use of the land. Parking spaces will only be needed for employees (5 total) and an occasional visitor or delivery. A total of eleven (11) spaces can be accommodated, which minimizes the variance request deficiency to twenty-two (22) spaces.

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.

Due to the unique physical size of the property, providing the required thirty-three (33) parking stalls would impede the necessary maneuvering of large fire apparatus to access drive-thru service bays from 107th Avenue, rendering the site unbuildable for its intended use.

Ditter, Jon

From: Susan E Sienkowski <Susan.E.Sienkowski@sherwin.com>
Sent: Monday, July 06, 2020 9:42 AM
To: Ditter, Jon
Subject: Sherwin Williams exterior system

Hi Jon

As per our conversation, Chicagoland precast is very tight, slick and hard. While these characteristics describe a very well made panel, the lack of profile sometimes creates added preparation. For this reason and more, a solvent high build acrylic will allow for a waterproof system. Given the vivid (brick red) color highlight, an alternate topcoat may be required. For this scenario a waterbased acrylic will allow for color stability with a wider range of hues and sheens.

Many factors will influence the expected life of exterior coating systems. Two coats of Modur will offer a minimum 10 years prior to repainting. This technology is a go-to in the area because of surface tolerance, low temperature application and the ability to withstand fog roll in the city as well as other seasonal influences. Repainting requires a clean substrate (3,000 psi pressure wash) and one coat (4-5 mils) of Modur overtop of the existing. Examples of this technology in Chicago are fairly extensive, to name a few: Marina Towers, Grand Plaza, Soldier Field and Museum Park. I recommend a mock up be completed on site for aesthetics as well as preparation and application standards. If a site visit or contractor referral is needed please let me know. This offer stands for construction as well as future building maintenance.

Vertical Cast Concrete Surfaces

Prime Coat: Modur F Solvent Acrylic Exterior Waterproof Coating
Finish Coat: Modur F Solvent Acrylic Exterior Waterproof Coating
Optional Accent Color Coat: SW Resilience Exterior Latex Flat, K42 Series.

Data Page: <https://www.sherwin-williams.com/document/PDS/en/035777831434/>

Data Page: <https://www.sherwin-williams.com/document/PDS/en/035777820698/>

I fully realize these are strange and stressful days we are navigating. If a direct to client shipment or another creative professional maneuver is beneficial, simply ask. Thank you for the inquiry.

Susan Sienkowski
Architectural Account Executive
The Sherwin Williams Company
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Modur™ (OTC)
Solvent Acrylic Exterior Waterproof Coating

Code: 019-015

Description

A pigmented solvent acrylic coating which is based on the superior MODAC formula which has been proven through service in the field for many years. However, different fillers are used at the lower viscosity to offer a smooth solvent type acrylic film. MODUR™ Smooth Coating offers greater coverage per sq. ft. for the job that must be very competitive in cost. MODUR™ Smooth Coating offers outstanding chemical, as well as mechanical adhesion - even on previously painted surfaces. It provides color and gives excellent protection to block, masonry and metal surfaces. MODUR™ Smooth Coating has excellent hiding with good weatherability at normal coverage ranges. MODUR™ Smooth Coating can be used as the color coat on concrete block when a competitive coating system is required.

Surface Preparation

All surfaces shall be dry, clean and free from dirt, dust or loose particles. Remove and correct any efflorescence. Correct cracks, imperfect joints and other defects. When a previous coat of any type is suspected, apply a test patch of MODUR™ Smooth Coating to determine compatibility and adhesion before proceeding. Caulking compounds and putty must be primed with a high quality rust inhibitive metal primer. Seal with appropriate primer for tar based, creosote or other bleeding stains before finishing.

CONCRETE, STUCCO: Concrete and mortar must be cured at least 7 days at 75°F.

Technical Data

Theoretical Coverage	816
(sq. ft. per gal. per dry mil)	
Recommended coverage per coat	100-160 sq ft/gal
Recommended WFT per coat	10 - 16 mils
Recommended DFT per coat	5 - 7 mils
Coverage will vary with the substrate and the texture.	
Finish	Flat
Weight per Gallon	13.1 ± 0.2 lb
Solids by Weight	75 ± 2%
Solids by Volume	51 ± 2%
VOC (less exempt solvents)	390 g/L; 3.25 lb/gal
Flash Point (PMCC)	107°F
Colors Available	
019-015 White and Many Custom Colors	
Packaging	Five Gallon

Values are reported for white and will vary depending on color. These values do not constitute specifications.

Painting Instructions

The most important factor in obtaining proper coverage as well a lap-free surface with MODUR™ Smooth Coating is to apply enough material. Flow coating on the wall. Do not roll out as paint. This will cause lap marks, brush marks, and too thin a film of coating. Proper laying off of all work in one direction is most important for a satisfactory finish. Be sure tool is wet when laying off. Lay off lightly so as not to remove or spread out coating film. Usually, work is laid off with a brush horizontally, i.e., left to right. Normally work is laid off with a roller vertically, i.e., up and down. It is important for the applicator to come off the wall after each downward stroke of the roller. This precaution will help avoid lap marks and "W's" after the coating is dry. When spraying raw block, the coating must be back rolled or brushed to achieve a pinhole free surface. Scored, raked, or fluted joints must be thoroughly sealed to avoid moisture penetration. MODUR™ Smooth Coating is self-priming on properly prepared non-ferrous surfaces.

Performance Data

Wind Driven Rain	Pass
ASTM D6904-03 E514	
Water Vapor Permeance	11.5 grains/(hr ft ² in Hg)
3.43 perms	
Efflorescence Resistance	8
ASTM D7072-04	
Flexibility (20 mils P234)	Passes ¼" Mandrel
ASTM D522-93A	
Low Temperature Flexibility (20 mils P234)	Passes ½" Mandrel
ASTM D522-93A	

Salt Spray Resistance (ASTM D714, D610, D117, D4585):

Blisters (2-8 smallest)	Blisters: 4 Medium
Area (1=50%; 9=0.03%)	Area: 5 (3%)
Scribe (1-10 best)	Scribe: 10
Fungal/Algae Growth:	0
ASTM D3274-95	
Freeze-Thaw Resistance	Pass
ASTM D714-02el., D661-93, D660-93, D2243-90	
Abrasion Resistance	3
(1-5 Low Resistance)	
Fixed Alignment Adhesion P540	233 psi
ASTM D4541-02	



Modur™ (OTC) Solvent Acrylic Exterior Waterproof Coating

Code: 019-015

Mixing/Stirring

Power mix material for 2 - 3 minutes to a uniform consistency.

Thinning

No reduction necessary at temperatures above 50°F.
At temperatures between 20° and 50°F, 5% to 10% reduction with 100 Flash Aromatic Naphtha ONLY.
Do not exceed 10%

Tinting

White 019-015 Up to 5 oz per gallon
Tint with Blend-A-Color® or MaxiToners®

Equipment

- Brush:** Use a natural bristle brush.
- Roller:** Use a 1/2" - 1-1/2" nap synthetic cover.
- Airless Spray:**

Gun	Graco GMax 5900HD TexSpray
Pressure	3000 psi;
Tip	.021" - .031" RAC X
Hose	maximum length 100 feet.

Clean Up

Clean spills, spatters, hands and tools immediately after use with mineral spirits. If paint becomes dry, soak tools in Brush Cleaner according to label directions. Follow manufacturer's safety recommendations when using mineral spirits.

Drying Time

- @ 77°F and 50% Relative Humidity
 - To Touch: 1-2 hours
 - To Recoat: 16 hours
 - @ 20°F and 50% Relative Humidity
 - To Touch: 4-6 hours
 - To Recoat: 24-48 hours
- (During cooler weather allow additional drying time.)

At 20°F, wait a minimum of 24 hours and check to be sure the surface is tack free. If tack free, apply the second coat. If the film is still soft or if there is still an odor of mineral spirits, wait another 24 hours for the remainder of solvent to evaporate.

Drying time is temperature, humidity, and film thickness dependent, and the amount of wind and precipitation will also affect the dry and recoat times of the film, so checking for hardness is mandatory.

Special Information

- Intermix different batches or multiple cans of custom colors. Always test apply a small area to verify color.
- Do not apply if air or surface temperature is below 20°F or if condensation is present.
- Do not apply late in the day or when rain or dew is expected within 12 hours.
- To assure color uniformity, always paint to a natural "break" in the surface.
- Not recommended for below grade masonry.
- Do not apply to horizontal surfaces.
- Not recommended on exterior insulation finish systems (EIFS) surfaces.
- Sealants should not be applied over MODUR™ coatings.
- Read label directions, warnings and cautions before using.

Right-To-Know and Safety Information

Container labeling complies with applicable State Right-To-Know Acts. For information regarding the potential hazards associated with this product, please refer to the Material Safety Data Sheet (MSDS).
HOTW 10/25/2010 019-015 13 00

Warranty

M.A.B. Paints warrants this product to be free from defects in manufacture and to conform to specification standards. Manufacturer limits its responsibility to replacement of material when product is proven not to meet specification standards. As conditions and methods of use of this product are beyond our control, the prospective user must determine the suitability of the product and necessary safety precautions.

Resilience®

Exterior Latex Flat

K42-Series


**SHERWIN
WILLIAMS®**

CHARACTERISTICS

Resilience Exterior is a high quality exterior finish with MoistureGuard™ Technology for excellent early moisture resistance. This product, which has improved resistance to early dirt pick up, is recommended for use on aluminum and vinyl siding, wood siding, clapboard, shakes, shingles, plywood, masonry, and metal down to a surface and air temperature of 35°F.

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon
@ 4 mils wet; 1.6 mils dry

Drying Time, @ 50% RH:

	@ 35-45°F	@ 45°F +
Touch:	2 hours	2 hours
Recoat:	24-48 hours	4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Finish: 0-5 units @ 85°

Tinting with CCE only:

Base:	oz per gallon	Strength:
Extra White	0-7	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	0-12	SherColor
Primary Red	0-12	SherColor
Vivid Yellow	0-12	SherColor

Extra White K42W00051
(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids:	39 ± 2%
Weight Solids:	57 ± 2%
Weight per Gallon:	11.84 lbs
Flash Point:	N/A
Vehicle Type:	100% Acrylic
Shelf Life:	36 months unopened
WVP Perms (US)	30.41 grains/(hr ft ² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 03/30/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 VOC	Yes
EPD-NSF® Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI®	Yes

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 1-1^{1/2} hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush: Use a nylon-polyester brush.

Roller: Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide.

Spray—Airless
Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

SPECIFICATIONS

Aluminum & Aluminum Siding¹, Galvanized Steel¹

2 coats Resilience Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfacers

2 coats Resilience Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats Resilience Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats Resilience Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats Resilience Exterior Latex

*Vinyl Siding

2 coats Resilience Exterior Latex

Wood, Composition Board (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²

2 coats Resilience Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

³ Not for use at temperatures under 40°F. See specific primer label for that product's application conditions.

⁴ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

Resilience®

Exterior Latex Flat

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Cement Composition Siding/Panels:

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

Caulking:

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Concrete, Masonry, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. **Concrete masonry units (CMU)** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacers. The filler must be thoroughly dry before topcoating.

Stucco:

Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Steel:

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Wood, Plywood, Composition Board:

Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

CAUTIONS

For Exterior use only

Protect from freezing

Non-photochemically reactive

Not for use on floors.

Before using, carefully read **CAUTIONS on label**

CRYSTALLINE SILICA, ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 03/30/2020 K42W00051 39 33
FRC, SP

CLEANUP INFORMATION

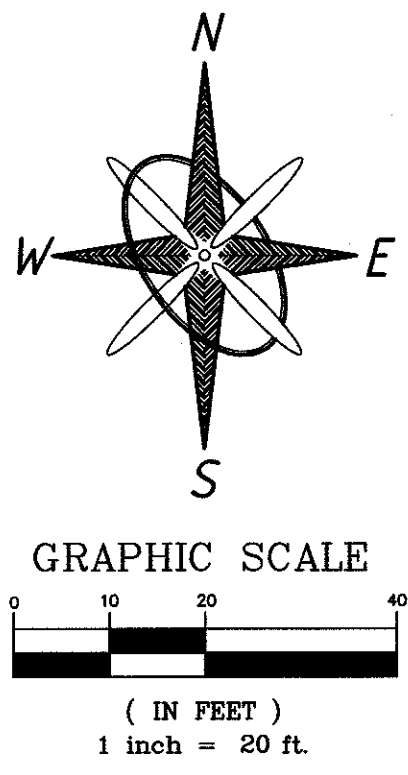
Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

ALTA/NSPS LAND TITLE SURVEY

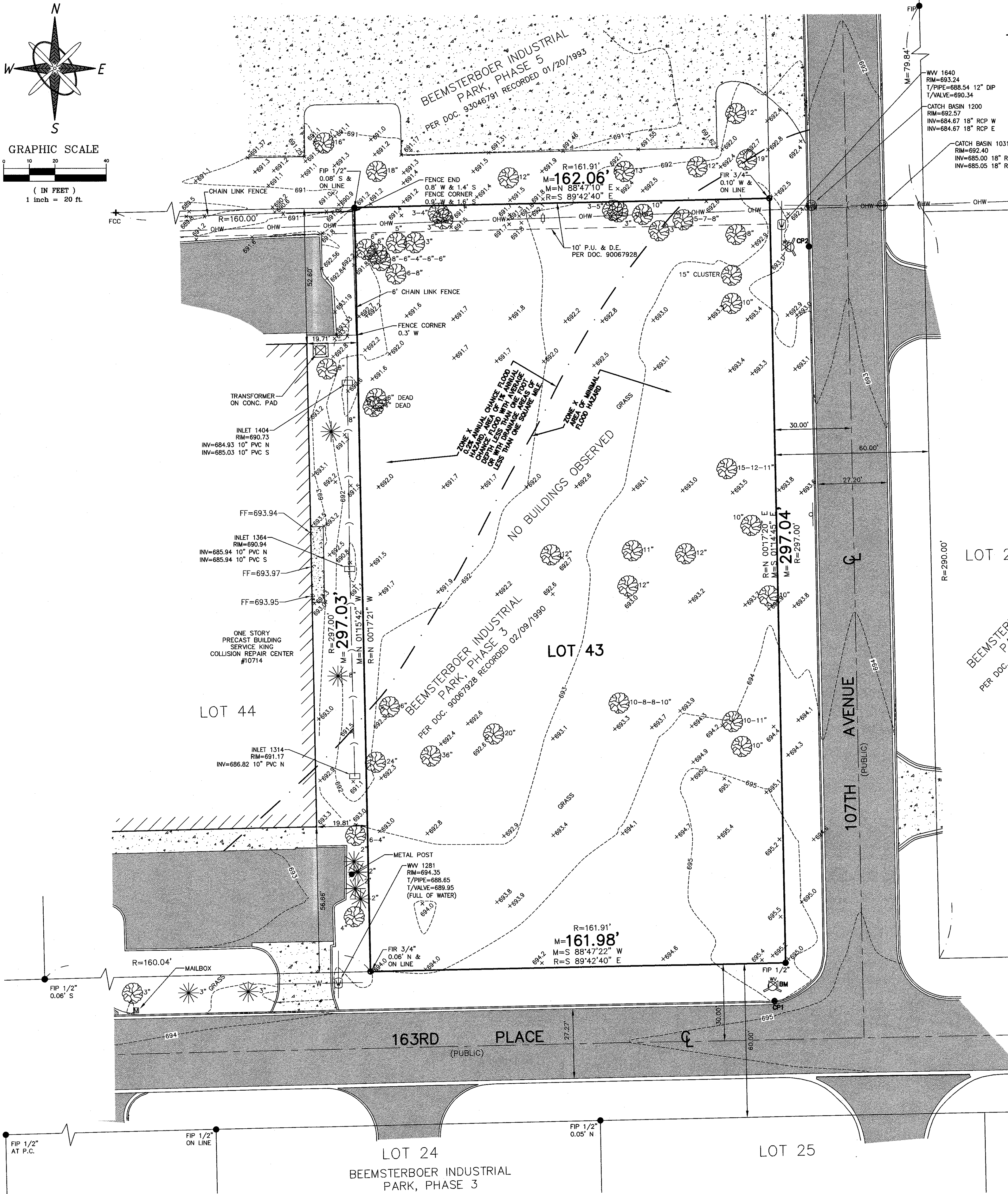
OF

LOT 43 IN BEEMSTERBOER INDUSTRIAL PARK, PHASE 3, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL AREA (BOUNDED BY SOLID HEAVY LINES): 48,124± SQ. FT. OR 1.105± ACRES
 PERMANENT TAX NUMBER: 27-20-407-001-0000
 PROPERTY ADDRESS: 10704 W. 163RD PLACE, ORLAND PARK, ILLINOIS 60467



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.



BENCHMARKS/CONTROL

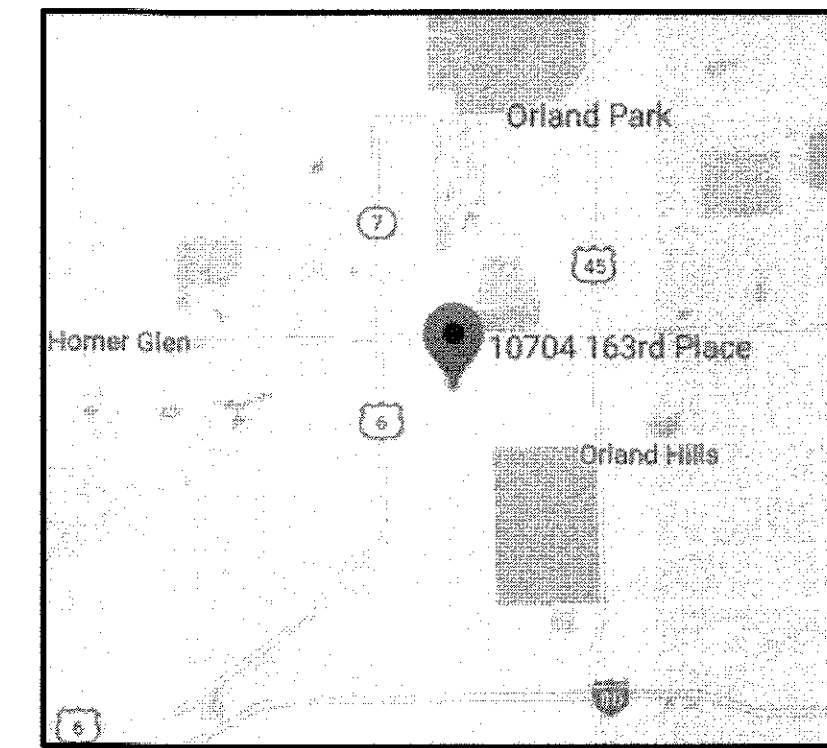
SOURCE: NW BOLT ON FIRE HYDRANT LOCATED ON THE NORTHWEST CORNER OF 163RD PLACE AND 107TH AVENUE PER VILLAGE ENGINEER OF ORLAND PARK.

ELEVATION = 696.97 (NAVD'88)

CP1: CROSS CUT ON NORTH CURB OF 163RD PLACE BY HYDRANT IN NORTHWEST CORNER OF INTERSECTION OF 107TH AVENUE.
 N: 1794499.85
 E: 1108764.88
 ELEVATION = 695.08

CP2: CROSS CUT ON WEST CURB OF 107TH AVENUE, BY HYDRANT NEAR NORTHEAST CORNER OF PROPERTY.
 N: 1794793.01
 E: 1108778.10
 ELEVATION = 692.88

NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPORTATIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OPENING PARTY TO ANY DAMAGES ATTENDANT THEREOF.



VICINITY MAP
 N.T.S.

LEGEND

P.U.	PUBLIC UTILITY EASEMENT	XXX.X	PROPOSED SPOT ELEVATIONS
D.E.	DRAINAGE EASEMENT	XXX.X	AS-BUILT SPOT ELEVATIONS
P.S.E.	PUBLIC WALK EASEMENT	--B12--	AS-BUILT CONTOURS
PROP.	PROPOSED FEATURE	⊗	BUFFALO BOX
EXIST.	EXISTING	⊗	CLEANOUT
MH	MANHOLE	⊗	A/C UNIT
T/F	TOP OF FOUNDATION	→	DRAINAGE FLOW ARROW
CONC.	CONCRETE	⊗	WATER VALVE
WW	WINDOW WELL	⊗	STORM CATCH BASIN
M=	MEASURED DIMENSION	⊗	STORM INLET
R=	RECORDED DIMENSION	⊗	MANHOLE
BLDG.	BUILDING	⊗	TREE W/ SIZE
RAD	RADIUS	⊗	LIGHT POLE
B/C	BACK OF CURB ELEVATIONS	⊗	BOLLARDS
+ FCC	FOUND CROSS-CUT	⊗	FIRE HYDRANTS
● SPK	SET P.K. NAIL	⊗	UTILITY POLE
● FIP	FOUND IRON PIPE	⊗	HAND HOLE
+ FCC	FOUND CROSS CUT	⊗	GAS VALVE
---	PROPERTY LINE	⊗	STREET SIGN
---	WATER MAIN	⊗	EXISTING SPOT ELEVATIONS
---	GAS MAIN	⊗	CONCRETE PAVEMENT
---	SEWER LINE	⊗	BITUMINOUS PAVEMENT
---	CABLE/TV LINE	⊗	GRAVEL PAVEMENT
---	TELEPHONE/COMMUNICATION LINE	⊗	BRICK PAVEMENT
---	ELECTRIC LINE	⊗	
---	OVERHEAD LINE	⊗	
⊗	DOWNSPOUT LOCATIONS		
⊗	WATER VALVE VAULT		

GENERAL NOTES:
 1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
 3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
 4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
 5. DISTANCES AS SHOWN ALONG CURVES ARE ARC DISTANCES UNLESS NOTED AS OTHERWISE.

SURVEYOR'S NOTES
 1. BASIS OF BEARING IS ILLINOIS STATE PLANE, EAST ZONE (GPS DERIVED).
 2. ONLY IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 3. VISIBLE SURFACE INDICATIONS OF UTILITIES AROUND THE PERIMETER OF THE SURVEYED PARCEL AND WITHIN THE EXISTING EASEMENTS HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION.
 4. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH JULLIE LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULLIE, AT: 1-800-892-0123.
 5. LEGAL DESCRIPTION AS SHOWN HEREON CONFORMS TO THAT CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT PER TITLE INSURANCE, ISSUING AGENT WHEATLAND TITLE COMPANY, WTC FILE NUMBER: HEA-202000-18332.0 WITH AN EFFECTIVE DATE OF JANUARY 10, 2020. THE FOLLOWING SCHEDULE B EXCEPTIONS ARE NOTED:
 a. EXCEPTION 8 IN THE ABOVE REFERENCED NOTE NO. 5 REFERS TO TERMS AND CONDITIONS OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PLANNED UNIT DEVELOPMENT PERMIT MADE BY THE VILLAGE OF ORLAND PARK RECORDED AS DOCUMENT 89420388. NO SURVEY MATTERS DISCLOSED.
 b. EXCEPTION 9 IN THE ABOVE REFERENCED NOTE NO. 5 REFERS TO DEVELOPMENT AGREEMENT DATED APRIL 3, 1989 AND RECORDED SEPTEMBER 7, 1989 AS DOCUMENT NO. 89420387 MADE BY AND BETWEEN THE VILLAGE OF ORLAND PARK, HERITAGE PULLMAN BANK AND TRUST COMPANY TRUSTEE OF TRUST NO. 3427 AND GEORGE J. BEEMSTERBOER, INC. RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. NO SURVEY MATTERS DISCLOSED.
 c. EXCEPTION 10 IN THE ABOVE REFERENCED NOTE NO. 5 REFERS TO EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED FEBRUARY 9, 1990 AS DOCUMENT NO. 90067928. SHOWN HEREON.
 6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WHILE CONDUCTING THE SURVEY.
 7. THERE WAS NO OBSERVED DELINEATED WETLANDS ON THE PROPERTY AT THE TIME OF THE SURVEY.
 8. BASED ON CAREFUL INSPECTION OF FEMA FLOOD INSURANCE RATE MAP, NUMBER 170310684 J FOR COOK COUNTY, ILLINOIS DATED AUGUST 19, 2008, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE ON THE NORTHWEST SIDE AND ZONE X, AREA OF MINIMAL FLOOD HAZARD ON THE SOUTHEAST SIDE.
 9. NO PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TO: - FIDELITY NATIONAL TITLE INSURANCE COMPANY
 - WHEATLAND TITLE COMPANY
 - ORLAND FIRE PROTECTION DISTRICT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(G), 8, 9, 14, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2020.

DATE OF PLAT OR MAP: MARCH 11, 2020

STEVEN BARCZAK, IPLS NO. 035-603289 SBARCZAK@KNIGHTEA.COM
 LICENSE EXPIRES: 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY & TOPOGRAPHIC SURVEY.

Drawn By: JV
 Designed By: SB
 Scale: 1"=20'

ALTA / NSPS LAND TITLE SURVEY

REVISIONS

10704 W. 163RD PLACE, ORLAND PARK, IL
 PREPARED FOR:
ORLAND FIRE PROTECTION DISTRICT
 9790 W. 151ST STREET
 ORLAND PARK, ILLINOIS 60462

KNIGHT
 Engineers & Architects
 Knight E/A, Inc.
 Phone (312) 577-3300
 Fax (312) 577-3526
 knightea.com
 221 N. LaSalle Street, Suite 300
 Chicago, Illinois 60601-1211

SHEET NO.
1
 OF 1
 DATE: 03/03/2020
 JOB NO. 7208.09



DATE: August 4, 2020

REQUEST FOR ACTION REPORT

File Number: **2020-0552**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Ed Lelo, Director of Development Services
Date: August 4, 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

Orland School District 135 – Prairie Elementary School – Playground Equipment Replacement – 14200 South 82nd Avenue

Orland School District 135 – Centennial Elementary School – Playground Equipment Replacement – 14101 Creek Crossing Drive

Dunkin Donuts – Installation of Decorative Bollards in Front of the Building – 15615 Harlem Avenue

Abdallah Apartment Building – Garbage Enclosure – 8624 Shagbark Court

El Cameno Plaza – Garbage Enclosure -9965-151st Street

Development Petitions

Davies Residence – Annexation – 15700 Wolf Road

Charleton Highlands – Four Single Family Lots (resubmittal) – 9501 W 144th Place

Volkswagen of Orland Park – Special Use Amendment for Workshop Addition – 8920 West 159th Street

Certificate of Appropriateness Petition

Poulakis Residence – Window Replacement – 9925 West 143rd Place

John Humphrey House – Roof and Gutter Replacement – 9830 144th Place

McDonough Residence – Cedar Pergola in Backyard – 9859 West 144th Street

Poulakis Residence – Detached Garage Demolition – 9925 West 143rd Place

Grosko Residence – Roof replacement, repair siding – 14327 Oak Place

Kelliher Residence – Fence – 9970 W 144th Street

Anna B's Antiques – Roof replacement – 14330 Beacon Avenue

Board Approved Petitions

Megan Nicole Ridge – 9 Single Family Homes – 13201 88th Avenue