

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, August 31, 2021

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatari, Daniel Sanchez
and John Nugent*

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

2021-0638 Minutes of August 17, 2021 Plan Commission Meeting

Attachments: [August 17, 2021 Meeting Minutes](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

2021-0378 Lawler Resubdivision of Peony Place Subdivision - Development Petition for Site Plan and Subdivision

Attachments: [Preliminary Site Plan](#)
[Preliminary Landscape Plan](#)
[Preliminary Plat of Resubdivision](#)

KQ

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

2021-0388 BMW Parking Lot Expansion - Development Petition for Rezoning of Parcel 1 from E-1 Estate Residential to BIZ General Business, Amendment to a Special Use Permit for a Planned Development, Site Plan, Landscape Plan, Plat of Subdivision (Consolidation)

Attachments: [BMW Parking_v3 PLAN Site Full.pdf](#)
[BMW Parking_v3 PLAN Site.pdf](#)
[BMW Parking_v3 PLAN Eng.pdf](#)
[BMW Parking_v3 PLAN Landscape.pdf](#)
[BMW Parking_v3 PLAT.pdf](#)
[BMW Parking_v3 RES Rezoning.pdf](#)
[BMW Parking_v3 RES SU.pdf](#)
[BMW Parking_v3 RES Modifications.pdf](#)
[BMW Parking_v3 PLAN Illustrative.tif](#)

VB

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

2021-0609 2021 Land Development Code Amendments II

Attachments: [2021 LDC-A II RPT PC 2021-0831.pdf](#)

VB

CLOSE PUBLIC HEARINGS

NON-PUBLIC HEARINGS

OTHER BUSINESS

2021-0635 Memo: New Petitions

Attachments: [08-31-2021 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: August 31, 2021

REQUEST FOR ACTION REPORT

File Number: **2021-0638**

Orig. Department:

File Name: **Minutes of August 17, 2021 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

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Meeting Minutes

Tuesday, August 17, 2021

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zatar, Daniel Sanchez
and John Nugent*

CALLED TO ORDER/ROLL CALL (AUDIO: 1:44)

- Present:** 5 - Chairman Parisi; Vice Chairman Schussler; Member Zomparelli; Member Sanchez, Member Nugent
- Absent:** 2 - Member Paul, Member Zaatar

APPROVAL OF MINUTES**2021-0612 Minutes of August 3, 2021 Plan Commission Meeting**

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

- Aye:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli, Member Sanchez and Member Nugent
- Nay:** 0
- Absent:** 2 - Member Paul and Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 3:33)**

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

- Aye:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli, Member Sanchez and Member Nugent
- Nay:** 0
- Absent:** 2 - Member Paul and Member Zaatar

2020-0681 Metro East Townhomes - Development Petition for Special Use Permit for a Planned Development, Site Plan, Landscape Plan, Elevations, Plat of Subdivision

Presentation was given by Valerie Berstene in accordance with the written report dated August 17, 2021.

The Commission, staff and members of the public attended the public hearing in person.

Chairman Parisi swore in the Petitioner Greg Collins; Therese Byrne, Larry and Liz Kosteck, and Barb Lynch, members of the public.

Greg Collins, Petitioner indicated the presentation was fantastic and very thorough. He continued he was happy to answer and address any questions or comments. Mr. Collins said many months were spent working with staff to come

to this position. He continued the detention pond took a lot of time to design and he feels like the design is a good solution for a unique situation. Mr. Collins stated MI Homes built and developed Sheffield Square in Orland Park and they are excited for Metro East as a new opportunity and it is a good fit for them given the nature of the site and the location.

Chairman Parisi noted there are quite a few conditions on the Petition that would need to be met and asked if Mr. Collins was agreeable to those conditions.

Mr. Collins indicated indeed they were agreeable to the conditions and had a few notes about the architecture.

Chairman Parisi clarified the two changes Mr. Collins was referring to. He continued the selection of a color scheme is one of the two changes.

Mr. Collins stated they have no problem choosing a color scheme but continued in reference to the one requirement for end unit one hundred percent brick and proposed maybe the wording could be "or as such other design staff sees appropriate" for the reason if a box bay or something similar was included that would not be able to be brick material. Mr. Collins further indicated a brick requirement on a facade is typically applicable to the flat areas on the elevations. He continued once the building starts being articulated, in particular the front elevations which have a balcony, double bay window and a box bay design those areas are not able to be brick so either they would have to work with staff to come up with something else interesting rather than a strict application of one hundred percent masonry.

Chairman Parisi stated it seemed like staff is willing to work with the Petitioner on that issue.

Mr. Lelo confirmed that is indeed the case and staff is willing to work with the Petitioner for a reasonable application of the condition. He continued a design would be approved that does not lock the Petitioner into the one hundred percent number having to amend a condition or something along those lines.

Mr. Collins asked for clarification regarding the windows and end elevations and what exactly that means.

Valerie Berstene indicated she was happy to clarify and continued with the quick turnaround on the latest revised elevations staff needs more information to understand how these apply to the site to ensure there are not windows directly across from each other on the side to side elevations, nor two identical end elevations.

Therese Byrne indicated she was present with her mother, Virginia Eck and had concerns in regards to her mom being able to get in and out of her house safely

which is located directly to the East of the proposed project. Ms. Byrne further stated her mom not only resides in the house adjacent the proposed project, but also owns the land on the other side of the project. She expressed concern for the proposed expansion of the 143rd Street with the left turn lane going down John Humphrey Drive would eliminate Ms. Eck's ability to turn out of her driveway and go East. Ms. Byrne explained currently her mom is able to exit her driveway and go East or West. She stated she is worried with the proposed landscape plan it might be more difficult for her mom to see and exit her driveway. Ms. Byrne asked if the developer would consider giving her mom access to Harlowe Court from her driveway. Ms. Byrne inquired if the improvements on 143rd Street would include a raised median, limiting Mrs. Eck's ability to turn left from her driveway.

Ms. Berstene stated she would share as much information as she has. The Village Engineering Programs and Services Department has only completed Phase 1 engineering, which is more high level conceptual and Phase 2 is a more detailed level of the plan.

Chairman Parisi indicated staff needs to take Ms. Byrne's concerns into consideration when they go into Phase 2 and make sure the landscaping would not cause any sight line issues.

Scott Lueken responded that would absolutely be taken into consideration in Phase 2 and the landscaping would be reviewed to ensure there were no sight line issues. He continued there would not be a concrete median added it would just have a double painted line and would be a wider road.

Larry Kosteck stated he has lived on Christine Court for 33 years and said the landscape buffer is nice but the proposed new residents do not have any way to access Heritage Estates other than through the front yard of his home. Mr. Kosteck continued there is no sidewalk other than on 143rd Street that would allow the proposed new residents access North or East into Heritage Estates and the park. He said currently what people do is walk down to 143rd Street to the end of the corn field and turn and walk in between his house as well as his neighbor's house. Mr. Kosteck indicated there is 45 feet from the end of the proposed site to his property and with no sidewalk access when the new residents want to come into Heritage Estates, they will be cutting through his front yard as well as his neighbor's yard. He explained currently it is only a few kids or people with dogs that cut through, however once there are quite a few more people in the area, his worry is the traffic through his front yard will increase. Mr. Kosteck asked if the developer would consider putting a fence along the East lot line to eliminate the concern. He also expressed concern regarding Harlowe Court being at the top of a hill and said it is a dicey in and out, in particular turning East out of there.

Chairman Parisi indicated he was a former resident of Heritage Estates and the area is all residential and no commercial at all. He pointed out the fence was not listed as one of the conditions and asked if staff was considering the fence idea.

Ms. Berstene stated the fence is a valid suggestion and had previously spoken to Mr. Kosteck and encouraged him to come to the Plan Commission Meeting to voice his concern for the Commission to hear. She continued staff supports the idea of a fence. Ms. Berstene indicated there are two different types of fences used for different purposes: a barrier to stop people from walking across or a privacy fence blocking visual connections. She asked if the Petitioner wanted to ask the members of the public what their preference is either opaque or decorative yet functional.

Barb Lynch stated she resides directly across from Mr. Kosteck on Christine Court. She continued she concurs with Mr. Kosteck's fence recommendation and stated she didn't believe there would be sufficient buffer with trees. Ms. Lynch expressed she believes as long as there is access to their property, there will be people walking through. She asked if there was a particular price point on the townhomes. Ms. Lynch requested the measurement of the East property line to the front door. She asked if the sidewalk would be on the other side of the green space toward the homes.

Mr. Collins indicated the approximate price point would be high \$300,000 to low \$400,000.

Chairman Parisi stated the price point seemed respectable and Sheffield Square had similar units.

Ms. Berstene indicated the smallest dimension is 53 feet from the East property line to the front door. She stated the sidewalk meanders through the green space and didn't know the sidewalk dimension offhand.

Mr. Collins stated the sidewalk is roughly 30 feet to the edge of the sidewalk.

Liz Kosteck specified she didn't have much of a problem with the project but wanted to know how the project would proceed. She asked if the entire thing would be completed at once or stages and approximately how long would it take. Ms. Kosteck explained she was previously allowed to have a garden on the west easement between the end of property line and corn field. She stated the garden has been moved, but has an existing water spicket and was wondering if the developer would be willing to cap it off.

Chairman Parisi asked if the Petitioner would be agreeable to putting a border fence along the East property line.

Mr. Collins indicated they are willing to work with staff on screening and fence type and to make sure it looks appealing and to make sure none of the significant pine trees are disturbed by placing a fence. He asked if any of the residents present had existing fences. Mr. Collins requested confirmation that the objective would

not be to have a sidewalk installed so that the folks from Heritage Estates could go through the proposed new development but more of the opposite.

The residents present indicated they did not have fences on the side yards.

Chairman Parisi directed the Petitioner should work with staff to determine what is appropriate and stated that it is not always a 6 foot wrought iron fence that creates the necessary separation.

Mr. Collins indicated there is a berm on the property line coming down from the sidewalk causing some design elements that are prohibiting.

Commissioner Zomparelli expressed his thought was to put a wrought iron fence similar to the one at 143rd Street but had one concern which was the height of the fence.

Mr. Collins asked if Mr. Kosteck was requesting the fence just opposite the end of Christine Court or along the entire property line.

Mr. Kosteck indicated they would prefer the fence along the whole property line as the three homes most impacted are all along the property line and would benefit from a fence.

Vice Chairman Schussler stated there are locations in the Village where barriers are created without fencing. He further explained near the Eagle Ridge II subdivision, which is across from Stellwagen Farm there is a berm that runs from approximately a quarter of a mile down 108th Avenue from Louetta Lane to the Marley Creek tributary. He continued there are bushes that are planted closely making it impossible to walk or ride a bicycle between them. Vice Chairman Schussler stated rather than putting a fence the entire way, some dense landscaping could be planted and fence in a portion of it. He said the entire 210 feet does not necessarily have to be a stockade fence.

Chairman Parisi indicated whether it is a berm or fencing, there needs to be a discussion on what best accomplishes what they are trying to do at a reasonable cost to the developer.

Vice Chairman Schussler explained he previously lived on Ridge Avenue for 35 years which is across from the Crystal Tree Development. On the West side of Ridge, the houses backed up to Crystal Tree. He said Crystal Tree is surrounded by a chain link fence and it did not stop the kids from going into Crystal Tree or coming out of Crystal Tree. He continued in some cases they would climb it and in some cases they would put a ladder. Vice Chairman Schussler stated the fence may not totally solve the issue and the kids may just climb over it and there may not be a solution to solve the problem.

Chairman Parisi recognized there has been a tremendous amount of time, energy and expense in getting to this point. He continued, if the other Commissioners would be satisfied if staff works with the developer to come to a reasonable solution rather than making it a condition of approval.

Mr. Kosteck asked if the residents would receive a picture of the proposed fencing.

Mr. Lelo stated the decision on the fencing can be made available publicly and while there is no formal process, the residents could provide their information for staff to follow up with them.

Commissioner Zomparelli asked if the information on the fence would be available for the next Board of Trustees Meeting.

Mr. Lelo indicated it is dependent on the developer having a proposal that meets the vision. He continued since the discussion on the fence just started tonight it is difficult to have definitive dates on the fence or barrier design. Mr. Lelo said if they are willing to propose something acceptable to staff within the next two weeks, then the information would be available at the Committee of the Whole or Board of Trustees Meeting.

Commissioner Nugent asked what the zoning of the Eck property on the East side where Harlowe Court comes in.

Ms. Berstene stated the house immediately next door is zoned R-1 and then R-2 and then R-1 again.

Commissioner Nugent pointed out the Eck's already have strict zoning and asked if they decide to develop down the road will they have access to Harlowe Court and do we want them to have access to Harlowe Court.

Ms. Berstene indicated the Engineering Department would have to take a look at that specific issue but stated Harlowe Court will be a privately owned street.

Mr. Collins stated there can be a cross access easement on the plat on the East side of Harlowe Court. He indicated Harlowe Court is already proposed in an easement. Mr. Collins further continued Declarations can address future road connections.

Chairman Parisi asked if the cross access easement would exacerbate the previously discussed issues.

Ms. Berstene stated it is two different things. She continued one issue is the people by foot and the other is currently one homeowner and her car. Ms. Berstene indicated there may be engineering advantages to not having a private

street and private driveway directly next to each other in particular with the issue of striping on 143rd Street which was previously pointed out.

Vice Chairman Schussler asked if there was an elevation issue there and expressed concern it could encourage people to walk up Ms. Eck's driveway and cut through her backyard to get to Christine Court.

Ms. Berstene indicated the issue would need further study.

Commissioner Nugent asked what the maximum zoning would be that Mrs. Eck would ever be granted and made the point we should prepare if Mrs. Eck ever does sell, we do not want to have two roads five feet apart.

Mr. Lelo clarified the cross access easement allows for a connection depending on what the future development is. He continued we cannot speculate where a connection should be maintained rather this provides them an opportunity to connect in the future.

Commissioner Nugent indicated he didn't feel the fence needed to extend all the way to 143rd Street. He asked if the Special Service Area would take care of the private detention on the Northwest corner and what would happen if the Homeowner's Association would ever default.

Mr. Lelo indicated if the Homeowner's Association would ever default or the pond was not being maintained according to Village standards for any reason, the Special Service Area can be activated and gives the Village the ability to go in and do the necessary maintenance or changes. He further explained it is meant to recoup the cost that the Village would spend should the Homeowner's Association disband.

Commissioner Nugent clarified that the Village is not going to maintain it but the Homeowner's Association gets to prevent anyone else from accessing their pond area.

Mr. Lelo confirmed the detention is private and not open to the public.

Commissioner Nugent asked if parking was available on the driveway if someone was parked in their garage.

Ms. Berstene explained you may park in your garage and asked Mr. Collins to explain the anticipated covenants on garage parking. She continued there are eleven parking spaces on Harlowe Court.

Mr. Collins clarified there is also an additional six spaces in addition to the eleven on Harlowe Court.

Commissioner Nugent asked how the parking worked out in Sheffield Square and if there was enough parking there and if this development would be similar to Sheffield Square.

Mr. Collins stated that parking was not similar at Sheffield Square, but other MI Homes developments are. He gave examples of enforcement issues for commercial vehicle parking - prohibited in all the Declarations – and people designating part of the driveway or alley as a playpen area. He continued this eliminates those issues by forcing people to park in their garage and if there are guests, there is guest parking on the street.

Commissioner Nugent expressed concern that there was not enough guest parking even though it meets the Code requirement. Commissioner Nugent asked if the private outdoor space was limited to the balcony over the garage, asking if it could hold six to seven people.

Mr. Collins confirmed that the private outdoor space would be the balcony over the garage and indicated it is not meant to have six or seven people out on the balcony.

Ms. Berstene indicated the pedestrian promenade would be used for a larger gathering and it would be used as a shared community space.

Commissioner Nugent asked if the garbage truck/fire truck would go up the alley and then back itself up down the alley.

Ms. Berstene explained for emergency access, they would be able to remove the bollard to have circular access.

Mr. Collins confirmed the garbage truck will back down the alley and emergency vehicles would have full access and could do the full circle.

Mr. Collins asked if the garbage service is a private company.

Vice Chairman Schussler explained Waste Management does the collection even if it is a private street.

Commissioner Nugent asked on the private detention if there would be a sidewalk on the Northwest leading to the vacant property it just ends and it is green to green.

Ms. Berstene indicated there is a little blue and there is a significant grade change and a stream channel so there is no connection to the West.

Commissioner Zomparelli questioned staff if there was an additional parking requirement when going from a two-bedroom unit to a three-bedroom unit.

Ms. Berstene explained the requirement for a two-bedroom unit is two cars and for a third bedroom there is a half a car space added.

Commissioner Zomparelli expressed concern with the lack of guest parking. He further asked for the back-to-back distance between buildings five through eight.

Mr. Collins explained there is 32ft between the units.

Commissioner Zomparelli indicated for the distance between building eight and Christine Court is 67ft. He further expressed concern that you can park your car on Christine Court and cut through the two properties. Commissioner Zomparelli indicated there is a need for a fence to be placed there to deter the cut through. He explained he agrees with the cross access easement for an option down the road. Commissioner Zomparelli asked the distance between building two and 143rd Street.

Ms. Berstene answered it is 18ft to the sidewalk; 28ft to the curb.

Commissioner Zomparelli expressed concern for snow plowing and snow being tossed so close to the front door.

Mr. Collins indicated he does not see a problem and that there would not be snow thrown into someone's front door.

Ms. Berstene explained the setback requirements meet the Code.

Commissioner Zomparelli asked whether the garbage has to be kept in the garage at all times and where the garbage is placed when it is being collected.

Mr. Collins confirmed the garbage is kept in the garage at all times and when it is collection day, the garbage is placed outside the garage and it depends on what the Waste Management Contract indicates.

Commissioner Zomparelli asked what material the alleyways would be.

Mr. Collins indicated it is asphalt on the alleyways.

Commissioner Zomparelli explained he is concerned because garbage trucks are very heavy and he does not want indentations down the road from the trucks. He also asked where the mailboxes will be located.

Mr. Collins explained the mailboxes will be grouped together most likely in two locations and they will work with the Postal Service as far as logical placement.

Commissioner Zomparelli asked if the guardrail along 143rd Street is being taken

down.

Mr. Lueken explained the guardrail is for the culvert.

Ms. Berstene indicated the guardrail starts further West and is associated with the land bridge on 143rd Street which starts West of the drainage ditch.

Commissioner Zomparelli asked the location of the monument sign.

Mr. Collins answered the monument sign will be located on the corner of building two.

Ms. Berstene indicated the monument sign is integrated into the fence post.

Commissioner Zomparelli asked the height of the fence along 143rd Street.

Ms. Berstene said the height is 36 inches which is common for a decorative ornamental style fence. She further explained it is meant to define the space and keep children and pets from running out onto 143rd Street.

Commissioner Zomparelli asked how the shingles were going to be attached – nails or staples. He indicated there were a lot of units in Sheffield Square which had trouble with shingles blowing off due to staples being used to fasten them.

Mr. Collins indicated they would follow whatever the Code requires.

Mr. Lelo said they would be sure the Building Code requirements are being followed and if there was an issue previously it would be addressed as well.

Commissioner Zomparelli questioned who pays the Special Service Area.

Mr. Lelo explained it is dormant Special Service Area until needed should the Homeowner's Association not be able to address the maintenance or responsibilities the Special Service Area requires. He continued if the Homeowner's Association does disband, and it becomes active to perform maintenance or repairs, then there is an assessment on the properties to recoup the amount cost of maintenance or repairs. He explained the purpose of it is that it never has to be utilized but is there to provide the Village a revenue source should the Homeowner's Association not be able to maintain the private improvements.

Commissioner Zomparelli stated he likes the development but feels like it is too much in a small spot and would have liked to see the developer take over the entire vacant land including the 5-acre parcel adjacent to the West.

Mr. Collins said they explored this option however, there are physical issues with

the site that it is not conducive to building townhomes.

Commissioner Zomparelli asked how much bad soil was on the site.

Mr. Collins indicated the testing service corporation who did the investigation said the earth is still moving out there.

Vice Chairman Schussler asked if any of the units have basements.

Mr. Collins responded no.

Vice Chairman Schussler asked if the units are going to be set up as condos.

Mr. Collins said no, fee simple ownership.

Vice Chairman Schussler questioned what the unique situation was with regards to the detention and site that was mentioned early on.

Mr. Collins indicated given the current drainage easement that exists and the flow from South and North of the site, it took a little extra to design with storm water report, and Metropolitan Water Reclamation District, to retain development water flows, and existing stream channel flows. Mr. Collins explained that the grade change on the site and potential layout for buildable area all played a role in finding the right decision to make sure staff and development team are all comfortable with how it will be built. Several iterations were explored in preliminary design so that they are not coming back with major changes in final engineering.

Vice Chairman Schussler asked if that was the reason why buildings five, six, seven and eight were set up to run North/South instead of East/West instead like the first four buildings and putting your detention on the North end.

Mr. Collins stated that many factors were considered in the site planning efforts and indicated this was probably the fifteenth iteration to come up with something that ties into the Comprehensive Plan and what the overall objective was for this particular site, as well as the technical aspects.

Vice Chairman Schussler indicated he did not think it was a great design and he thinks there are going to be problems down the line with regard to the back four buildings specifically the garbage trucks and delivery vehicles driving down the alley and no way to get out. He continued it is not an optimal design but if the Petitioner is stuck with it due to other constraints on the site, then we have to live with it. Vice Chairman Schussler said he is not fond of the way the alleyway is going to work in the future. He continued with regard to the garbage truck issue in the alley, staff needs to look at what the requirement is for the base and the asphalt overlay. If it is less than what is required for the street, it should be

changed. He continued by saying there are ruts in the alleys from the garbage trucks in Eagle Ridge I, II, and III.

Mr. Collins indicated page two of the Engineering Plan in the packet has the road specifications.

He indicated that he thinks there needs to be a left turn lane striped in on 143rd Street into Harlowe Court. Vice Chairman Schussler stated that the street suffix Court is usually applied to a cul-de-sac and suggested the name be changed to Harlowe Lane. He further continued there is a lack of visitor parking spaces and he believes there is space on the West end to place some more spaces and on the North/South leg of Harlowe as well. Vice Chairman Schussler suggested the neighbors might be able to contribute something toward the effort to get a nice fence to join the neighbors' lots.

Mr. Collins explained his goal before meeting with staff on the fence issue is to meet with the residents and walk the property line.

Vice Chairman Schussler indicated another reason there needs to be more visitor parking is due to the snow and where it is stored. He also expressed the fence along 143rd Street with two gates might be overkill.

Mr. Collins stated it is one gate per building.

Ms. Berstene said staff requested gates to create connectivity from this development to the greater community, so that it doesn't feel like an isolated island.

Vice Chairman Schussler discussed adding additional items to the Motion. He continued the first would be the Petitioner shall work with staff and residents who live along the East property line to develop an appropriate barrier; and secondly, Petitioner will add an additional number of visitor parking spaces as deemed appropriate by staff.

Chairman Parisi raised concern for the second item pertaining to additional guest parking spaces. He indicated it is a challenge to develop the subject parcel for the reasons discussed at the meeting. He continued since this is the fifteenth iteration of the plans, there has been considerable time and money devoted to develop a successful plan. Chairman Parisi stated it is impossible to create space that does not exist for additional parking spaces.

Vice Chairman Schussler proposed to make a separate Motion and take it to vote.

Commissioner Nugent said it is important to keep in mind this is not a multi-family project and the zoning was created for developers to come up with a plan based

on the criteria. He continued they have not only met our standards, but they exceeded it.

Ms. Berstene indicated there were some good points raised and good things to think about as we work toward final engineering and perhaps any additional spaces could be found for parking but cautioned against creating a motion that might be too restrictive and result in plan changes in need of modifications, bringing the plan back to the Plan Commission.

Commissioner Sanchez asked if the sidewalk along 143rd Street connected to Orland Park Crossing and across the street to the Downtown Triangle.

Ms. Berstene confirmed the sidewalk would indeed connect.

Commissioner Sanchez continued that certainly more parking would be great and pointed out nobody is being forced to purchase here and if a buyer likes the model and the ability to walk to the train station then you buy here and, if you do not, then you buy across the street in the subdivision. He continued and asked what the recommendation for the lamp posts were and asked if there is a certain number required per unit.

Ms. Berstene answered with final engineering a photometric plan would be completed and there are requirements for site lighting and within this district there is a requirement for decorative style lamp posts. She explained the recommendation for along the walkway and Promenade is something of a pedestrian scale closer to an 8ft decorative lamp post, possibly one at either end but the photometric plan would inform that further. Ms. Berstene stated it should add to the sense of place and uniqueness of the Promenade and provides enough lighting on the other side as well.

Commissioner Sanchez confirmed the lighting would be something similar to what is in Sheffield Square and asked if the solar pathway lighting runs along the entire walkway.

Ms. Berstene stated that is what was proposed for lighting, but indicated the solar pathway lighting would be at foot level to provide an ambient or safety lighting rather than something that is at an 8 or 9 ft height and said it would be 8 or 9 feet to avoid creating a glare into the units. Ms. Berstene said she had some skepticism of the ability of the solar lighting to perform at the required levels.

Commissioner Sanchez asked if there was lighting on the side of the buildings and by the front doors.

Mr. Collins responded that is correct.

Chairman Parisi stated there had been very valid and important thoughts brought

up. He continued and asked how long the process was going to take and if it was going to be completed in stages.

Mr. Collins said his best estimate would be a 36-month sellout but in reality adding development time line is about four years.

Chairman Parisi pointed out the timeline is also dependent on absorption. He continued the absorption would be a reflection of some of the issues that were brought up such as parking and accessibility.

Mr. Collins specified this is a small enough site where it would not need to be completed in phases and said the buildings would be done one maybe two at a time.

Chairman Parisi questioned Mr. Collins' on what his thoughts were on the issue brought up regarding when there is snow as it relates to the parking spots.

Mr. Collins indicated there are a lot of locations where snow can be placed in the parkway areas plus the entire stretch along the detention pond, the ends of each cul-de-sac especially to the North.

Chairman Parisi asked if this conversation has occurred with staff.

Mr. Collins said no, not particularly but can show each location where snow would be able to be dumped. He continued we manage each location by showing the folks responsible for snow removal where snow is going to go. Mr. Collins said once it gets over 48 inches, the snow must be hauled off. He explained last year it happened in LaGrange and that mechanism is in place in the Declarations and contracts.

Chairman Parisi asked staff and Mr. Collins if it was feasible to add additional parking spaces given the restrictions of the subject property.

Mr. Collins indicated he believes so and they were looking to add some additional spaces where the parallel parking is located.

Chairman Parisi stated he would really like to see that happen.

Overall, the Plan Commission expressed support of the project.

Approved Motion

Regarding Case Number 2020-0681, also known as Metro East Townhomes, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 13, 2021.

And

I move to recommend to the Village Board approval of a Special Use Permit for a Planned Development for the Metro East Townhomes in the Village Center District.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by Gary R Weber Associates, Inc., dated September 24, 2020 and last revised August 5, 2021, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. The detention pond and associated stormwater facilities shall be privately owned and maintained by an established homeowners association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
5. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
6. Remove existing sidewalk along 143rd Street and stripe a left turn lane into Harlowe Court.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.
9. Petitioner shall work with staff and residents who live along the east property line to develop an appropriate barrier.
10. Petitioner shall work with staff to explore the possibility of adding additional parking spaces.

And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan, titled "Preliminary Landscape Plan", prepared by Gary R Weber Associates, Inc., dated September 25, 2020 and last revised August 10, 2021, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Meet all tree mitigation and tree preservation requirements per Section 6-

305.F of the Land Development Code.

3. Remove low-quality tree species such as buckthorn and mulberry in the far northwest corner of the plan and provide naturalized landscaping.
4. Provide pedestrian-scaled lamp posts to provide adequate lighting along the promenade and eastern landscaped walkway.
5. Provide a cash in lieu of land donation and park cash as finalized at the time of the Development Agreement.

And

I move to recommend to the Village Board approval of the Elevations titled "5-Unit Building Mix Preliminary Character Elevations", prepared by BSB Design, dated August 11, 2021, and "6-Unit Building Mix Preliminary Character Elevations", prepared by BSB Design, dated August 11, 2021, and "Exterior Material Exhibit: Collections 1-4" subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.
2. Coordinate the proposed elevations with the building footprints on the site plan.
3. Provide alternate building end elevations to ensure that windows are not aligned across from each other and to provide visual interest at the end of blocks.

And

I move to recommend to the Village Board approval of the Plat of Subdivision titled "Preliminary Plat of Subdivision for Metro East", prepared by CEMCON, Ltd., dated September 17, 2020 and last revised August 5, 2021, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.
2. Add a cross-access easement between the subject property and 9260 W 143rd Street.

Original Motion

Regarding Case Number 2020-0681, also known as Metro East Townhomes, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 13, 2021.

And

I move to recommend to the Village Board approval of a Special Use Permit for a Planned Development for the Metro East Townhomes in the Village Center District.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by Gary R Weber Associates, Inc., dated September 24, 2020 and last revised August 5, 2021, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. The detention pond and associated stormwater facilities shall be privately owned and maintained by an established homeowners association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
5. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
6. Remove existing sidewalk along 143rd Street and stripe a left turn lane into Harlowe Court.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.

And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan, titled "Preliminary Landscape Plan", prepared by Gary R Weber Associates, Inc., dated September 25, 2020 and last revised August 10, 2021, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Meet all tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code.
3. Remove low-quality tree species such as buckthorn and mulberry in the far northwest corner of the plan and provide naturalized landscaping.
4. Provide pedestrian-scaled lamp posts to provide adequate lighting along the promenade and eastern landscaped walkway.
5. Provide a cash in lieu of land donation and park cash as finalized at the time of the Development Agreement.

And

I move to recommend to the Village Board approval of the Elevations titled “5-Unit Building Mix Preliminary Character Elevations”, prepared by BSB Design, dated August 11, 2021, and “6-Unit Building Mix Preliminary Character Elevations”, prepared by BSB Design, dated August 11, 2021, and “Exterior Material Exhibit: Collections 1-4” subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.
2. Coordinate the proposed elevations with the building footprints on the site plan.
3. Provide alternate building end elevations to ensure that windows are not aligned across from each other and to provide visual interest at the end of blocks.

And

I move to recommend to the Village Board approval of the Plat of Subdivision titled “Preliminary Plat of Subdivision for Metro East”, prepared by CEMCON, Ltd., dated September 17, 2020 and last revised August 5, 2021, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.

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

Aye: 4 - Chairman Parisi, Vice Chairman Schussler, Member Sanchez and Member Nugent

Nay: 1 - Member Zomparelli

Absent: 2 - Member Paul and Member Zaatar

CLOSE PUBLIC HEARING (AUDIO: 2:38:04)

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

Aye: 5 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 2 - Member Paul and Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

2021-0601 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 2:38:11)

Meeting adjourned at 9:42 p.m.

A motion was made by Chairman Nick Parisi, seconded by Member Patrick Zomparelli, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 5 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 2 - Member Paul and Member Zaatar

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery
Recording Secretary

REQUEST FOR ACTION REPORT

File Number: **2021-0378**
 Orig. Department: **Development Services Department**
 File Name: **Lawler Resubdivision of Peony Place Subdivision - Development Petition for Site Plan and Subdivision**

BACKGROUND:

QUICKFACTS

Project

Lawler Resubdivision of Peony Place Subdivision - Development Petition for Site Plan and Subdivision
2021-0378 / DP-21-00035

Petitioner

John Lawler
2nd Avenue Development, LLC

Purpose

The purpose of this petition is to subdivide two (2) existing lots, each measuring 9,375 square feet, in the Old Orland Historic District into three (3) lots measuring roughly 6,240 square feet each for the purpose of constructing three (3) single family homes.

Requested Actions: Site Plan, Subdivision

Address: 14414 - 14420 Third Avenue
PIN(s): 27-09-211-024; 27-09-211-025
Parcel Size: 0.43 acres (18,750 sf)

Comprehensive Plan Planning District & Designation: Downtown Planning District with Single Family Residential Designation

Existing Zoning: OOH Old Orland Historic District

Existing Land Use: Undeveloped (Approved for Single Family Residential)
Proposed Land Use: Single Family Residential

Surrounding Land Use

North: OOH Old Orland Historic District - Single Family Residential
 South: OOH Old Orland Historic District - Single Family Residential
 East: OOH Old Orland Historic District - John Humphrey House (across Third Avenue)
 West: OOH Old Orland Historic District - Single Family Residential (across Second Avenue)

Preliminary Engineering

Preliminary engineering has been granted for this project.

BACKGROUND

In 2019, the Board of Trustees approved a three (3) lot subdivision for three (3) single family residences. Two (2) of the lots (Lots 1 and 2) had frontages on Third Avenue, with the third lot (Lot 3) having a frontage along 144th Place. At this time, only Lot 3 of Peony Place Subdivision has been constructed.

In addition, Variances were granted for lot widths exceeding the maximum fifty (50) feet for Lots 1 and 2 as well as to waive the required sidewalk along the east side of Second Avenue and the west side of Third Street.

The present petition is for the re-subdivision of the undeveloped Lots 1 and 2 into three (3) lots of conforming size as well as for approval for a conceptual Site Plan.

CONTEXT & PROJECT DESCRIPTION

The subject property is located west of Third Avenue, east of Second Avenue and is situated centrally in the residential area of the Old Orland Historic District. Single family residential homes surround the property on all sides. Just north of this development, is the Kelly Grove subdivision and to the south is the constructed Lot 3 of Peony Place Subdivision as well as two (2) other single family households.

The petitioner is proposing to subdivide the remaining two (2) lots of Peony Place Subdivision (Lots 1 and 2), located at 14414 and 14420 Third Avenue, into three (3) conforming lots. The lots are proposed as single family residential with detached garages at the rear. The proposed homes will be similar in size to recently constructed single family homes in the Historic District. The design and style of the new homes will meet Village building code and Historic District regulations for new construction.

There are no Variances requested as part of this Development Petition. A Variance was granted previously for the Peony Place Subdivision to waive the sidewalk requirements on the west side of Third Avenue and the east side of Second Avenue. It has been determined by Development Services that the present re-subdivision does not constitute a need to re-petition for the Variance.

Overall, with the exception of the previously granted Variance to waive the sidewalks, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

The proposed site plan indicates three (3) new single family residential lots with detached rear garages. The new homes are all located street facing. The three (3) proposed lots are oriented east to west and face Third Avenue, with detached garages located to the rear and accessed via a driveway that enters from the rear yard off of Second Avenue.

MOBILITY

Vehicular

The subdivision lots are accessible from Second Avenue. Second Avenue is a local street under the Village's jurisdiction. The driveways to the detached garages along the west property lines are accessible from Second Avenue.

Pedestrian and Bicycle

A sidewalk system does not exist on the west side of Third Avenue, but does exist on the east

side of Third Avenue. A sidewalk system does not exist on the east side of Second Avenue, but does existing on the west side of Second Avenue.

A sidewalk was not recommended for the 2019 approval of Peony Place Subdivision because there are no sidewalks anywhere along the west side of Third Avenue or the east side of Second Avenue. Sidewalks have not been added to existing properties on this block due to limited parkway and topographic issues. It is also common in the Old Orland Historic District for there to be sidewalks on one side of the street. Likewise, a sidewalk was not recommended or required for the Kelly Grove Subdivision, just north of this proposed resubdivision. A Variance to waive the requirements of sidewalks was previously approved with the original subdivision of land in 2019 (Ordinance Number 5586).

Due to the fact that a Variance was previously granted for the waiving of the sidewalk requirement, and because the current petition does not expand upon the impacted area of said Variance, Development Services has determined that there is not a need to re-petition for the waiving of sidewalks on the west side of Third Avenue or the east side of Second Avenue.

Parking/Loading

Parking Required - 2 parking spaces per dwelling unit

Parking Provided - 4 spaces per dwelling unit (2 in garage, 2 in driveway)

The petitioner is proposing to construct three (3) detached garages for the proposed lots. The driveways are eighteen (18) feet wide, which falls below the maximum width of twenty-six (26) feet for two (2) car garages.

BULK REQUIREMENTS

Lot Coverage

Maximum: 80%

Proposed:

Lot 1: 41.94%

Lot 2: 41.94%

Lot 3: 41.82%

Lot Size

Minimum: 2,500 Square Feet

Proposed:

Lot 1: 6,240 Square Feet

Lot 2: 6,240 Square Feet

Lot 3: 6,268 Square Feet

Lot Width

Minimum: 25 Feet

Maximum: 50 Feet

Proposed:

Lot 1: 41.60 Feet

Lot 2: 41.60 Feet

Lot 3: 41.79 Feet

Setbacks

Front

Minimum: Eight (8) Feet

Maximum: Fifteen (15) Feet

Proposed:

Lot 1: 10.75 Feet

Lot 2: 10.75 Feet

Lot 3: 10.75 Feet

Side

Minimum: Five (5) Feet

Maximum: Fifteen (15) Feet

Proposed:

Lot 1: 5.20' (North) and 5.83' (South)

Lot 2: 5.20' (North) and 5.83' (South)

Lot 3: 5.29' (North) and 5.91' (South)

Required Rear

Minimum: Thirty (30) Feet

Maximum: No Maximum

Proposed:

Lot 1: 86.50'

Lot 2: 86.50'

Lot 3: 86.50'

Detached Garage Setbacks:

Permitted in the rear and side setbacks within five (5) feet of the lot lines, subject to staying out of easements; final layout of utilities may impact the location of the garages based on where easements need to be placed. The garages, as proposed, meet setback requirements.

Garage Setbacks Proposed for Lot 1:

Side: 8' (North) and 11.60' (South)

Rear: 10.50'

Garage Setbacks Proposed for Lot 2:

Side: 5.16' (North) and 14.18' (South)

Rear: 10.50'

Garage Setbacks Proposed for Lot 3:

Side: 5.25' (North) and 14.28' (South)

Rear: 10.50'

Building Height

Conformance of the building and garage height for Lots 1 and 2 will be reviewed and approved via the administrative Certificate of Appropriateness process. Lot 3 has been petitioned for, and is in review with Development Services Department.

Maximum: Thirty-seven (37) Feet

Proposed:

Lot 1: N/A

Lot 2: N/A

Lot 3: 32' - 11"

Detached Garage Height

Maximum: Sixteen (16) Feet

Proposed:

Lot 1: N/A

Lot 2: N/A

Lot 3: 14' - 8 ½ "

BUILDING ELEVATIONS

An administrative Certificate of Appropriateness is required for new single family homes in the Historic District. A Certificate of Appropriateness has been reviewed for Lot 3, approval pending the re-subdivision. Lots 1 and 2 have not had Certificates of Appropriateness submitted at this time.

LANDSCAPING/TREE MITIGATION

The petitioner has provided a preliminary Landscape Plan that meets the Land Development Code minimum requirements. Specifically, the re-subdivision is required to provide parkway trees installed thirty (30) foot on center. Four (4) new parkway trees are shown on the west side of Third Avenue, and three (3) new parkway trees are shown on the east side of Second Avenue. One existing tree within the parkway area is to remain to meet requirements.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering approval has been granted for this project by the Village's Engineering and Programs Services Department. Final engineering submittal must address all previous review letter comments as well as any future engineering comments.

Old Orland was retrofitted with storm water management improvements in 2006. The area has largely resolved issues related to storm water runoff, however through engineering review on most projects, BMP's are recommended to handle isolated/pocket Stormwater issues. BMP's were required for this subdivision. The petitioner has proposed for all three (3) driveways to be constructed of permeable pavers to capture and filter storm water into the ground.

Density

Section 5-101.B.2.a.1 requires a public hearing at Plan Commission for subdivisions due to the proposed increase in density. The proposed project will replace two single family lots (2 du/ .43 acres = 4.65 dwelling units per acre) with three single family homes (3 du / .43 acres = 6.97 dwelling units per acre). Old Orland is a higher density neighborhood than other Orland Park areas. This kind of density is within the density of other parts of Old Orland, namely 144th Place, where the density is just over 7 dwelling units per acre.

Although density is increasing, the lot size proposed meets code and is consistent with other residential lots in the area.

Land Use/Compatibility

The proposed residential land use is appropriate and continues the pattern of the existing and neighboring residential development. It is likewise compatible with the zoning district and the Comprehensive Plan for low intensity population.

Exactions and Impact Fees

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

Water meter, water connection fees and all other Building Permit related fees will apply to all three (3) lots.

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number 2021-0378, also known as Lawler Re-subdivision of Peony Place Subdivision, I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated August 31, 2021;

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Preliminary Site Plan", prepared by DesignTek Engineering, LLC and dated August 2, 2021, subject to the following conditions:

1. Meet all final engineering requirements including required permits and approvals from outside agencies, and;
2. Meet all building code requirements, and;
3. Screen all mechanical equipment either at grade or on the rooftop;

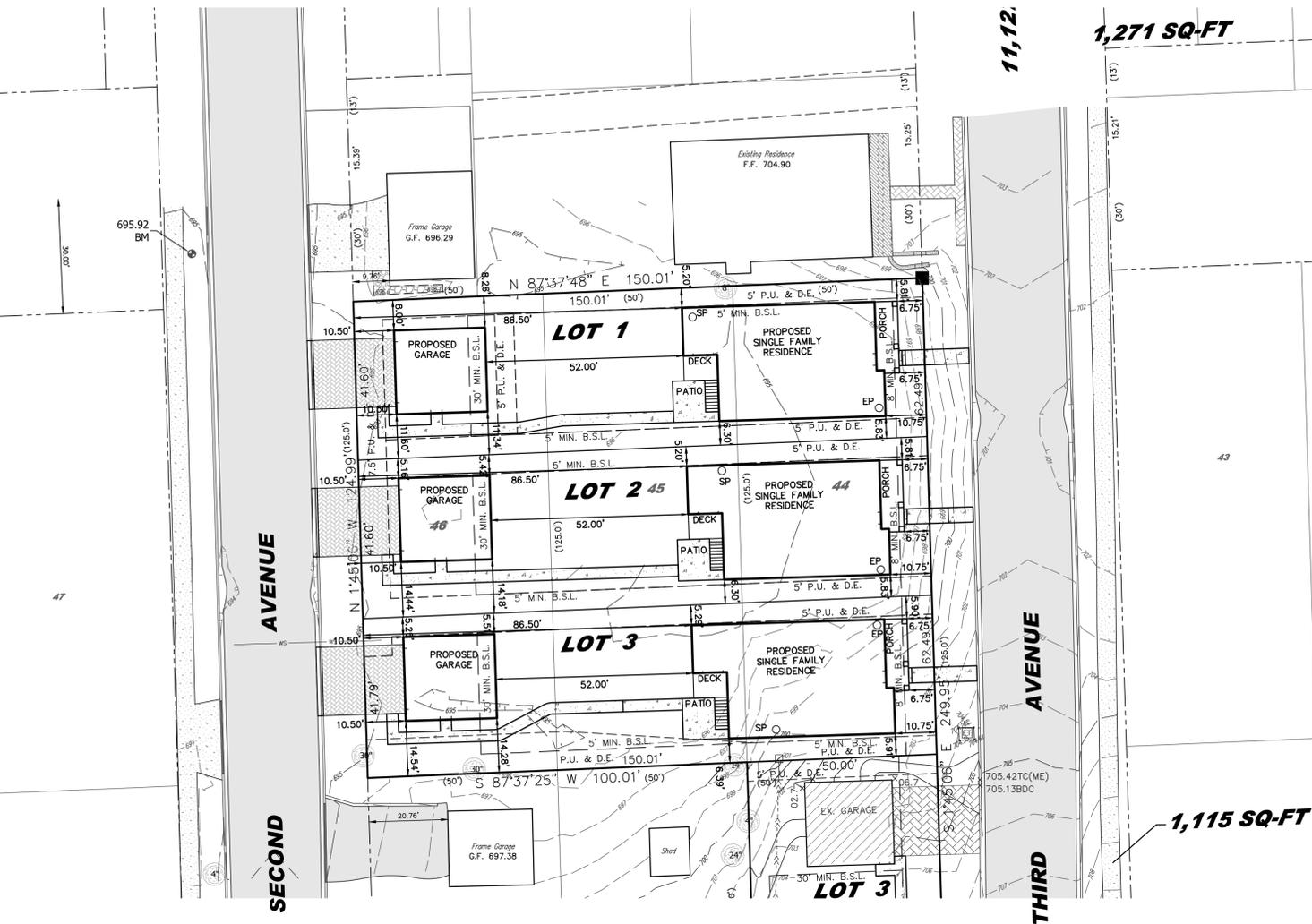
And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan titled "Preliminary Landscape Plan", Sheet L1, prepared by DesignTek Engineering, Inc., dated July 21, 2021, last revised August 2, 2021, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following condition:

And

I move to recommend to the Village Board of Trustees to approve the preliminary plat of subdivision, titled, "Preliminary Plat of Lawler Re-Subdivision of Peony Place", prepared by DesignTek Engineering, LLC and dated August 2, 2021, subject to the same conditions outlined in the above preliminary site plan and the following conditions:

1. Submit a Record Plat of Subdivision to the Village for execution and recording.
-

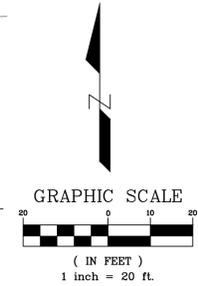


LEGAL DESCRIPTION

LOTS THIRTY-SEVEN (37), FORTY-FOUR (44), FORTY-FIVE (45) AND FORTY-SIX (46) IN HUMPHREY'S SUBDIVISION OF THE NORTH FOUR HUNDRED AND FIFTY-FIVE (455) FEET OF THE NORTH THIRTY (30) ACRES OF THE SOUTH SIXTY (60) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER (W. 1/2 OF NE. 1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12), EAST OF THE THIRD (3E) PRINCIPAL MERIDIAN, LYING EAST OF THE WABASH, ST. LOUIS & PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

PROJECT/SITE DATA BOX

GROSS AREA:	18,748 SQ. FT. OR 0.5738 ACRES
NET AREA:	18,748 SQ. FT. OR 0.5738 ACRES
LANDSCAPE AREA (PERVIOUS):	10,893 SQ. FT. OR 0.3344 ACRES
GROSS IMPERVIOUS AREA:	7,855 SQ. FT. OR 0.2393 ACRES
SITE COVERAGE AREA (GROSS):	41.90%
LOTS:	3
DWELLING UNITS:	SINGLE FAMILY

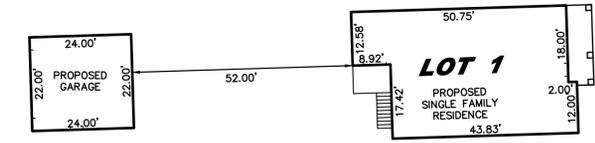


LOT 1 AREA: 6,240 S.F.

PROPOSED CONDITIONS:

HOUSE FOUNDATION:	1,391 S.F.
GARAGE FOUNDATION:	528 S.F.
FRONT PORCH:	111 S.F.
WALKS, STEPS & PATIO:	386 S.F.
REAR PORCH:	88 S.F.
IMPERVIOUS DRIVEWAY AREA (60% OF 189 S.F.):	113 S.F.
PERVIOUS DRIVEWAY AREA (40% OF 189 S.F.):	76 S.F.
TOTAL IMPERVIOUS-LOT AREA:	2,617 S.F.

LOT COVERAGE: 2,617/6,240 = 41.94%
BUILDING COVERAGE: 2,030/6,240 = 32.53%
PERVIOUS AREAS: 3,623/6,240 = 58.86%

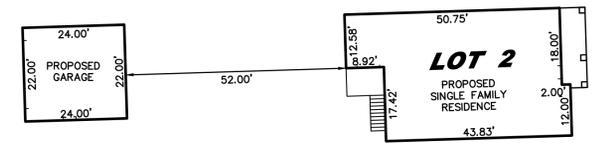


LOT 2 AREA: 6,240 S.F.

PROPOSED CONDITIONS:

HOUSE FOUNDATION:	1,391 S.F.
GARAGE FOUNDATION:	528 S.F.
FRONT PORCH:	111 S.F.
WALKS, STEPS & PATIO:	386 S.F.
REAR PORCH:	88 S.F.
IMPERVIOUS DRIVEWAY AREA (60% OF 189 S.F.):	113 S.F.
PERVIOUS DRIVEWAY AREA (40% OF 189 S.F.):	76 S.F.
TOTAL IMPERVIOUS-LOT AREA:	2,617 S.F.

LOT COVERAGE: 2,617/6,240 = 41.94%
BUILDING COVERAGE: 2,030/6,240 = 32.53%
PERVIOUS AREAS: 3,623/6,240 = 58.86%

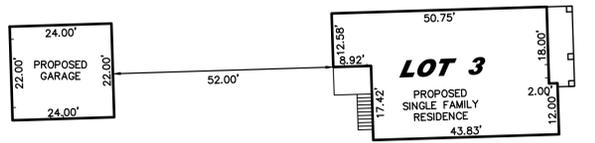


LOT 3 AREA: 6,268 S.F.

PROPOSED CONDITIONS:

HOUSE FOUNDATION:	1,391 S.F.
GARAGE FOUNDATION:	528 S.F.
FRONT PORCH:	111 S.F.
WALKS, STEPS & PATIO:	390 S.F.
REAR PORCH:	88 S.F.
IMPERVIOUS DRIVEWAY AREA (60% OF 189 S.F.):	113 S.F.
PERVIOUS DRIVEWAY AREA (40% OF 189 S.F.):	76 S.F.
TOTAL IMPERVIOUS-LOT AREA:	2,621 S.F.

LOT COVERAGE: 2,621/6,268 = 41.82%
BUILDING COVERAGE: 2,038/6,268 = 32.51%
PERVIOUS AREAS: 3,647/6,268 = 58.18%



PARCEL IDENTIFICATION NUMBER

LOT 1:	27-09-211-024-0000
LOT 2:	27-09-211-025-0000

SITE DATA

AREA:	18,748 SQUARE FEET
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BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

ZONING INFORMATION

CURRENT ZONING:	OOH (OLD ORLAND HISTORIC DISTRICT)
LOT AREA:	2,500 (MINIMUM)
LOT WIDTH:	25' MINIMUM, ADD 10' FOR CORNER LOTS TO A MAXIMUM OF 50'
BUILDING HEIGHT:	37'
SETBACKS:	
FRONT:	8' (MIN.), 15' (MAX.)
SIDE:	5' (MIN.), 15' (MAX.)
CORNER SIDE:	10' MIN. AND NO MAX.
REAR:	30' MIN. AND NO MAX.

ADDRESS CHART:

LOT 1:	14414 THIRD AVENUE
LOT 2:	14420 THIRD AVENUE
LOT 3:	14426 THIRD AVENUE

PRELIMINARY SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

2ND AVENUE DEVELOPMENT
14439 1ST AVENUE
ORLAND PARK, ILLINOIS
(708) 369-7489

PRELIMINARY SITE PLAN FOR
LAWLER RE-SUBDIVISION OF
PEONY PLACE
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

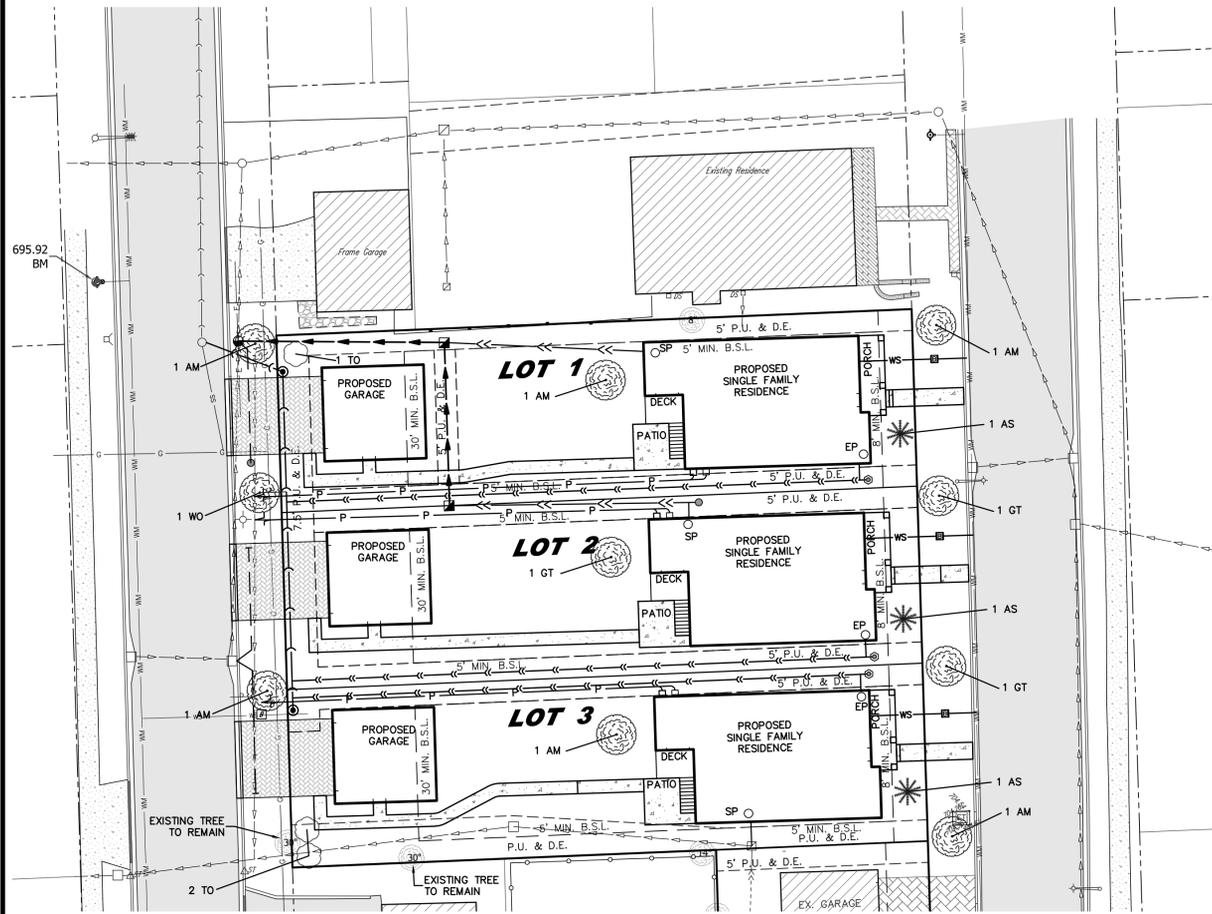


PROJECT INFORMATION

Project No.:	18-0054
Scale:	1" = 20'
Date:	08-02-2021
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

I:\Projects\18-0054\18-0054-01\18-0054-01.dwg, Plot Date: 8/27/2021, 12:05:48 PM, By: dsch

L:\Projects\2018\18-0054\Engineering\Drawings\18-0054_Prelim_Landscape_Plan.dwg Plot Date: 8/27/2020 12:02:26 PM By: cwh



LANDSCAPE PLAN

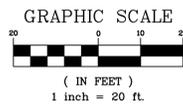
ADDRESS CHART:
 LOT 1: 14414 THIRD AVENUE
 LOT 2: 14420 THIRD AVENUE
 LOT 3: 14426 THIRD AVENUE

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB

SPECIES TABLE

Symbol	Species Name	Quantity	Notes
AM	ACER MIYABEI 'MORTON' STATE STREET MIYABE MAPLE	3"	6 EA
GT	GLEITSIA TRIACATHOS SKYCOLE SKYLARK HONEY LOCUST	3"	3 EA
WO	QUERCUS ALBA WHITE OAK	3"	1 EA
AS	PICEA GLAUCA 'CONICA' DWARF ALBERTA SPRUCE (EVERGREEN)	3 GAL	3 EA
TO	THUJA OCCIDENTALIS 'LITTLE GIANT' ARBOVITAE	3 GAL	3 EA



TURF GRASS SEED RATE
 250 LBS/ACRE
 GREENSKEEPER PRIDE MIXTURE
 20% FREEDOM III KENTUCKY BLUEGRASS
 20% BLUE CHIP KENTUCKY BLUEGRASS
 20% CHICAGO II KENTUCKY BLUEGRASS
 20% CREEPING RED FESCUE
 20% ACCENT PERENNIAL RYEGRASS

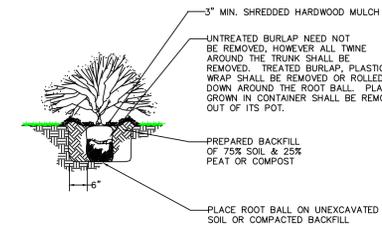
LINKS MIX NATIONAL LINKS MIX
 AVAILABLE FROM NATIONAL SEED
 4720 YENDER AVE., USLE, IL
 630-963-8787

TURF FERTILIZATION
 6-24-24 STARTER FERTILIZER
 RATE: 250 LBS/ACRE

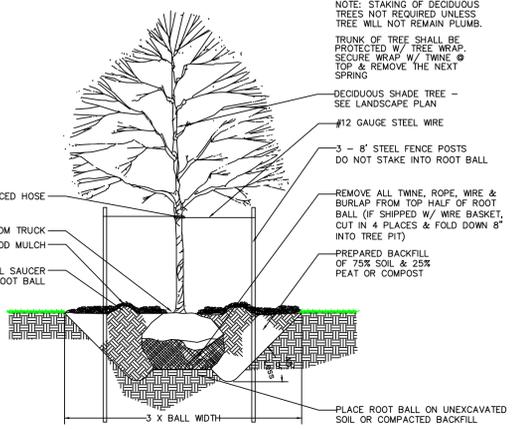
TREE, SHRUB AND PLANT BED
 FERTILIZER LESCO 14-14-14 PLOY PLUS
 SULFUR COATED LANDSCAPE AND
 ORNAMENTAL ALL PURPOSE FERTILIZER
 RATE: 5 POUNDS PER 1000 S.F. PLANT
 BEDS ONE POUND PER CALIPER INCH FOR
 TREES

LANDSCAPING NOTES:

- ALL PLANT MATERIAL SHALL BE NORTHERN ILLINOIS NURSERY GROWN TO ASSURE CLIMATIC AND SOIL SIMILARITY. ALL MATERIAL SHALL BE BALLED AND BURLAP PER AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. PERENNIAL AND GROUND COVER SHALL BE CONTAINER GROWN.
- ALL BEDS SHALL RECEIVE 3-4" OF FINELY SHREDDED HARDWOOD MULCH. GROUND COVER BEDS SHALL BE TREATED WITH TRIFLUR PRE-EMERGENT HERBICIDE. ALL OTHER BEDS SHALL RECEIVE RONSTAR 5g OR SIMILAR PRE-EMERGENT HERBICIDE FOR WEED CONTROL. ALL TREES SHALL RECEIVE 6" OF FINELY SHREDDED HARDWOOD MULCH. ALL LANDSCAPE SPOILS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- OWNER SHALL PROVIDE SUFFICIENT WATER FOR THE CONTRACTOR TO MAINTAIN THE PLANT MATERIAL, SEED AND SOD AREAS. CONTRACTOR SHALL WATER SOD UNTIL THE TURF HAS BECOME ADEQUATELY ESTABLISHED. CONTRACTOR SHALL WARRANT ALL MATERIAL AND LABOR FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE OF ALL WORK. OWNER TO PROVIDE ALL SUPPLEMENTAL WATERING AND PROPER CARE AND MAINTENANCE OF ALL MATERIAL AFTER CONTRACTOR'S INITIAL CARE.
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON-SITE. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO INSURE PROPER DRAINAGE. ALL ROOT BALLS OF TREES SHALL BE ELEVATED ABOVE FINISHED GRADE. ALL GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS AND HAVE POSITIVE DRAINAGE IN ALL AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY EROSION CONTROL FOR SOIL AREAS DUE TO SLOPE CONDITIONS. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL STRUCTURES, FENCES, DITCH CHECKS, INLET PROTECTORS UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
- EXCAVATED MATERIALS IN EXCESS OR THOSE NOT REQUIRED OR UNSUITABLE FOR RE-USE SHALL BE DISPOSED OF OFF SITE AT CONTRACTORS EXPENSE. CONTRACTOR SHALL REMOVE ALL DEBRIS DAILY AND MAINTAIN THE SITE IN A NEAT AND SAFE CONDITION.
- SOIL TESTS SHALL BE MADE TO DETERMINE THE EXACT REQUIREMENTS FOR BOTH SOIL AMENDMENTS AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A GOVERNMENT LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY. COST OF WHICH SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR MATERIAL COST AND APPLICATION OF TESTING LABORATORY'S RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN EQUIPMENT AND LABOR RATE SCHEDULE. THIS LIST SHALL INCLUDE COST OF TOPSOIL AND LANDSCAPE DEBRIS/SPOILS REMOVAL WITH SQUARE FOOT COST FOR TURF RESTORATION (SOD AND SEED). LANDSCAPE CONTRACTOR SHALL RESTORE ALL TURF AREAS DAMAGED DUE TO CONSTRUCTION ON AND OFF SITE AT THE AGREED RATES TO RESTORE TOE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL AND MUNICIPAL CODES AND REQUIREMENTS. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS NECESSARY TO COMPLETE THE SCOPE OF THE JOB.



SHRUBS



DECIDUOUS TREE

1. TREES SHALL BE INSTALLED A MINIMUM OF 5 FEET HORIZONTALLY FROM UNDER GROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES AND FIRE HYDRANTS. NO TREES, SHRUBS OR OBSTACLES WILL BE ALLOWED 10 FEET IN FRONT OF, 5 FEET ON THE SIDES AND 7 FEET TO THE REAR OF ELECTRICAL TRANSFORMERS.
2. APPROPRIATE LOCATION OF PROPOSED TREES TO BE INSTALLED BY THE BUILDER UPON COMPLETION OF LOT GRADING.

NO.	DATE	DESCRIPTION	BY
1	08-02-21	PER VILLAGE REVIEW	DMVE

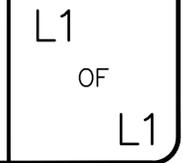
2ND AVENUE DEVELOPMENT
 14439 1ST AVENUE
 ORLAND PARK, ILLINOIS
 (708) 369-7489

PRELIMINARY LANDSCAPE PLAN
 FOR
LAWLER RE-SUBDIVISION OF
 PEONY PLACE
 ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
 CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
 9930 W. 190TH STREET, SUITE L
 MOKENA, ILLINOIS 60448
 (708) 326-4961
 FAX: (708) 326-4962
 IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
 Project No.: 18-0054
 Scale: 1" = 20'
 Date: 07-21-2021
 Design By: SDS
 Drawn By: NSM
 Checked By: SDS



PRELIMINARY LANDSCAPE PLAN

REQUEST FOR ACTION REPORT

File Number: **2021-0388**
 Orig. Department: **Development Services Department**
 File Name: **BMW Parking Lot Expansion - Development Petition for Rezoning of Parcel 1 from E-1 Estate Residential to BIZ General Business, Amendment to a Special Use Permit for a Planned Development, Site Plan, Landscape Plan, Plat of Subdivision (Consolidation)**

BACKGROUND:

Project
 BMW Parking Lot Expansion - 10290 - 11030 W 159th Street
 2021-0388

Petitioner
 Daniel Scheid
 AJZ-Orland Park, LLC

Purpose
 The petitioner seeks approval of a Rezoning of Parcel 1 from E-1 Estate Residential to BIZ General Business, an Amendment to a Special Use for a Planned Development with Modifications to the Land Development Code to expand the footprint of Zeigler BMW of Orland Park to include a new 320-car parking lot for storing inventory. The proposal requests consolidation of the parcel for the new inventory parking with the existing parcel, Lot 3 of the Wolf Point Plaza Planned Development.

Requested Actions: Rezoning of Parcel 1 from E-1 Estate Residential to BIZ General Business, an Amendment to a Special Use for a Planned Development with Modifications to the Land Development Code and approval of Site Plan, Landscape Plan, and Plat of Subdivision (Consolidation)

Address: 10290 & 11030 W 159th Street
P.I.N.: 27-17-301-013 & 27-17-315-003
Parcel Size: 4.43 acres & 8.57 acres

Comprehensive Plan Planning District: Centennial Planning District
Comprehensive Plan Land Use Designation: Neighborhood Mixed Use

Existing Zoning: E-1 Estate Residential (Parcel 1); BIZ General Business (Lot 3)
Proposed Zoning: BIZ General Business

Existing Land Use: Vacant, agricultural
Proposed Land Use: Planned Development for Commercial Uses, including Motor Vehicle Sales and Services

Surrounding Zoning:
 North: R-3 Residential District (Somerglen South Subdivision); Open Lands (Equestrian Park)
 South: LSPD Large Scale Planned Development
 East: E-1 Estate Residential
 West: BIZ General Business (Wolf Point Plaza PD)

Surrounding Land Uses:

North: Single Family Detached Dwellings
South: Meadow Ridge School (School District 135)
East: Undeveloped
West: Planned Development, including Motor Vehicle Sales and Services (Zeigler BMW of Orland Park)

BACKGROUND

On April 5, 2010 the Village Board passed an ordinance (No. 4558) granting a Special Use Permit for Planned Development and Rezoning of the property (Wolf Point Plaza), providing for the operation of a motor vehicle sales and service facility for BMW of Orland Park.

On November 7, 2011 the Village Board passed an ordinance (No. 4681) to amend the special use permit and modifications to allow for additional parking, a 50' flag pole, and increased lighting intensity during business hours.

On May 16, 2016 the Village Board passed an ordinance (no. 5096) to construct a 2,588 sf, one-story addition for a Mini dealership show room.

On September 8, 2020 the Village Board approved a sales-tax-sharing Inducement Agreement with Zeigler Auto Group to assist in the proposed development of the inventory parking lot.

CONTEXT AND PROJECT DESCRIPTION

The subject property is a 4.43-acre parcel located at 11290 W 159th Street. The proposed development is to consolidate this lot with the existing 8.57-lot Zeigler BMW of Orland Park at 11030 W 159th Street.

In the Village's 2013 Comprehensive Plan, this parcel is identified as a Development Opportunity with the planning land use designation of Neighborhood Mixed Use. The adjacent properties to the east (undeveloped), west (Zeigler BMW), and south (Meadow Ridge School, School District 135) are all designated the same planning land use. The property adjacent to the north is a long narrow 5-acre parcel designated by the Comp Plan for Mixed Residential to transition from the neighborhood center to the existing single family residential subdivisions. The existing BMW property to the west, the subject property, and the narrow 5-acre parcel to the north are all significantly impacted by a jurisdictional wetland. The wetland limits the developable area on the subject property and will inhibit any development between the proposed BMW inventory storage lot and the residences of Somerglen to the north.

Directly to the west of the subject property is the Wolf Point Plaza Commercial Planned Development, consisting of 5 lots. At the center, on Lot 3, is the existing Zeigler BMW of Orland Park. BMW's current property, Lot 3, is shaped similar to the Tetris Z-shape. The eastern end of the z-leg is contiguous to the subject property and Lot 5 nests between the body of the Z and the subject property. Lot 5 of Wolf Point Plaza contains a stormwater detention pond serving the entire planned development, and a conservation easement over the wetlands. The parcels to the east and north of the subject property are both zoned E-1 Estate Residential and have not been developed. To the south, across 159th Street, both the school district properties and the large undeveloped property are zoned LSPD Large Scale Planned Development.

The proposed rezoning and lot consolidation will effectively expand the existing Motor Vehicles Sales and Services, permitted through the Special Use Permit for a Planned Development, operated by Zeigler BMW. The proposed parking lot will provide storage for inventory, exclusively. The lot is not proposed to be an expansion of the sales lot. The proposed lot will park 320 cars.

SITE PLAN

Overall

Approximately 30% of the site is covered in a wetland area, located in the northwest corner of the parcel. The Land Development Code requires a 50' minimum buffer around a wetland of low quality. This buffer consumes an additional 10% of the site. Furthermore, the wetland was found to be of a high quality, requiring an additional buffer up to 100' from the delineated wetland. In total, this covers about 55% of the total site, greatly limiting the area of potential development.

In response to the existing wetlands on the site the petitioner proposes an L-shaped parking lot, wrapping the south and east edges of the parcel with parking, while maintaining the wetlands, wetland buffer and a stormwater detention basin on the remainder of the site. The parking along the southern edge of the site are arranged as 3-deep tandem parking; the parking along the eastern edge of the site are arranged as 2-deep tandem parking. The tandem parking allows the petitioner to achieve a higher count of cars stored on the site. The Code requires that all parking spaces have direct and unrestricted access to an aisle; the petitioner requests a modification to this on account of all the parking being used exclusively for inventory storage.

In total, the additional 320 parking spaces on Parcel 1 increase the parking count for the combined property to 956 parking spaces. The Code prescribes a parking space ratio, and does not provide consideration for motor vehicle sales that may distinguish between parking and storage stalls. Previously, the site was approved for 641 parking spaces. The Code requires a ratio of 1 parking space per 300 sf of floor area for a commercial use for automobile sales. For Zeigler BMW this is a required 163 parking spaces. The requested total of 956 parking spaces brings the parking ratio to 4.81 parking spaces per 300 sf of floor area. The petitioner requests this modification to accommodate on-site inventory storage in support of their motor vehicle sales business.

Lot Coverage and Land Use Intensity

The proposed development of Parcel 1 totals 35% impervious lot coverage. In BIZ Zoning District, up to 75% of the total site may be impervious. The large extent of the wetlands and the stormwater detention area required by the development contribute to maintaining a low lot coverage with the proposed use. When evaluated in the combination of both lots, the proposed total lot coverage is 62%, remaining below the Code maximum. The new development of Parcel 1 does not propose any built area, thereby reducing the overall land use intensity of the combined site from an existing 0.16 FAR on Lot 3 alone to a proposed 0.11 FAR for the combined parcels. The maximum allowed FAR is 1.0.

Circulation

The proposed inventory parking lot will be accessed from the existing ingress/egress drive serving Zeigler BMW of Orland Park. The lot is intended to be accessed by BMW employees only.

Buffers and Setbacks

Along the eastern side of the property, the petitioner will provide a Type 3 bufferyard (10'-wide landscaping + 6'-tall fence). Due to natural slopes of the site and proposed grading, the petitioner will provide an 8'-tall fence in lieu of the 6'-tall fence typically required for a Type 3 bufferyard. This Type 3 bufferyard will wrap around the northern end of the parking lot where the development will be visible from the adjacent property. Beyond that, the wetlands create a natural buffer. A bufferyard and development setback is not required at the western side of the property where the two parcels are to be combined.

Mobility

Vehicular

The primary vehicular mobility on the site for the proposed development will be between the main inventory sales area existing on Lot 3 and the inventory parking lot proposed for Parcel 1. The lot is intended to be accessed by BMW employees only. Customers will proceed, as they currently, do to the main entrance of the building for sales or service.

Walking and Biking

Recent IDOT improvements along 159th Street included an asphalt shared path parallel to 159th on the subject property. The proposed improvements will not impact that. The existing sidewalk connections from 159th to an internal sidewalk providing access to Equestrian Estates to the north will remain in place.

Public Transit

The 832 Pace bus stops at Wolf Road and 159th Street, on the far side of Wolf Point Plaza. From the subject property to the 153rd Street Metra it is a 1.5-mile walk (30 minutes). The proposed development

does not have an impact on the existing access to transit, nor as an inventory lot for an existing building does it create new demand.

LANDSCAPE PLAN

The preliminary landscape plan meets the requirements of the Land Development Code for preliminary approval.

The Code provides specific requirements for parking lots, including landscape islands and screening. One (1) detached parking lot island is required for every ten (10) parking spaces provided. Required parking islands may be consolidated to allow for better soil volume and drainage. For a parking lot of 320 cars, 32 parking lot islands are required. The petitioner is requesting a modification from this requirement and proposing the equivalent of 26 parking lot islands. The parking lot islands have been grouped together along the 159th Street frontage to alleviate the visual impact of the inventory lot and the 3-deep tandem. Additionally, the petitioner is providing all 32 canopy trees required.

Along 159th Street the petitioner will provide 10 parkway trees and enhanced corridor plantings to screen the vehicle inventory lot. Shade trees required for tree mitigation will be planted along the corridor as well as the required ornamental or evergreen trees. Instead of the typical auto-row landscape corridor, the petition will meet parking lot screening requirements by providing shrubs and perennials to 36" tall instead of low-growing.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Stormwater Management and Wetland Buffering

The Code requires a 25'-wide naturalized buffer around any stormwater detention basin, measured from the high water line. The petitioner requests a modification to provide a 20'-wide buffer around the developed edges of the detention basin. The large extents of wetlands existing on the site limit the total developable area and as a result the petitioner requests this modification to maximize their development.

The wetlands on site are determined to be high quality wetlands and as such require a 100' buffer. The first 50' of the buffer must be undisturbed while the outer 50' can be averaged. This means that the outer buffer area can grow larger in some areas and more narrow in others so long as the area in total provides the requisite buffer protection. Additionally, the stormwater detention basin may be included as wetland buffer since the naturalization required meets the same intent as the buffer. Through this buffer averaging, the petition is able to maximize their proposed parking lot layout while complying with MWRD and Village code requirements.

The existing natural buffer around the wetland is a very densely overgrown state. Preemptive site clearing was performed on the site and removed the existing growth outside of the 50' buffer from the wetland. To remediate the removal, the petitioner will provide new native landscaping in the wetland buffer, providing a higher quality buffer than was existing.

In addition to the detention pond, the petitioner proposes permeable pavers for volume control on the site. The petitioner will be responsible for the continued maintenance and monitoring of the proposed detention basin and permeable pavers, as is the practice in the Village for all commercial properties.

Off-site Grading

The preliminary engineering plans approved by staff indicate some off-site grading between the property line and the existing asphalt path along 159th Street. The developer will be required to pay for any damages or needed restoration in this area, and any other that may arise in final engineering.

Tree Mitigation

The petitioner is required to pay all tree mitigation fees and un-permitted tree removal fines, as agreed upon at the time of the Development Agreement, and prior to receiving construction permits.

Planning

Rezoning

The petitioner requests rezoning the lot from the existing E-1 Estate Residential District to BIZ General Business. The responses to the LaSalle Standards for Rezoning from the petitioner are included with this packet. The rezoning will bring the subject property into the same zoning district as the property with which it is to be combined.

Plat of Consolidation

The petitioner proposes consolidating the subject property, Parcel 1, into Lot 3 of Wolf Point Plaza to form a new lot, known as Lot 3A of Wolf Point Plaza. All provisions existing on Lot 3 will remain in place.

Special Use Permit

The petition requests an Amendment to the Special Use Permit for a Planned Development to include the new parcel (Parcel 1), to be consolidated with the existing (Lot 3). Under the existing Special Use Permit for a Planned Development, the property is afforded a Special Use Permit for Motor Vehicle Sales and Services in BIZ General Business District.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number 2021-0388, also known as **BMW Parking Lot Expansion**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 26, 2021.

And

I move to recommend to the Village Board approval of **Rezoning** of the subject property, Parcel 1 located at 11290 W 159th Street, from E-1 Estate Residential to BIZ General Business.

And

I move to recommend to the Village Board approval of an **Amendment to the Special Use Permit** for a Planned Development for the BMW Parking Lot Expansion.

And

I move to recommend to the Village Board approval of the **Preliminary Site Plan** titled "Expansion Site Plan", prepared by Joseph A. Schudt and Associates, dated October 27, 2020 and last revised August 18, 2021; and "Overall Site Plan", prepared by Joseph A. Schudt and Associates, dated May 6, 2021 and last revised July 7, 2021, subject to the following conditions:

1. Meet all final engineering requirements, including required permits from outside agencies.
2. The detention pond and associated stormwater facilities shall be privately owned and maintained by the property owner.

And

I move to recommend to the Village Board approval of the **Preliminary Landscape Plan**, titled "Landscape Plan for BMW of Orland Park Parking Lot Expansion", prepared by Metz & Company, dated November 3, 2020 and last revised August 16, 2021, subject to the following conditions:

1. Submit a final landscape plan and supporting documentation to meeting all Village Codes requirements in conjunction with final engineering.
-

-
2. Meet all tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code, including payment of fines and fees.

And

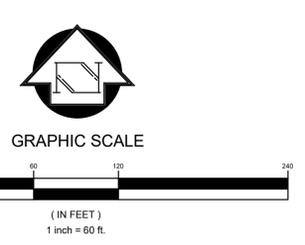
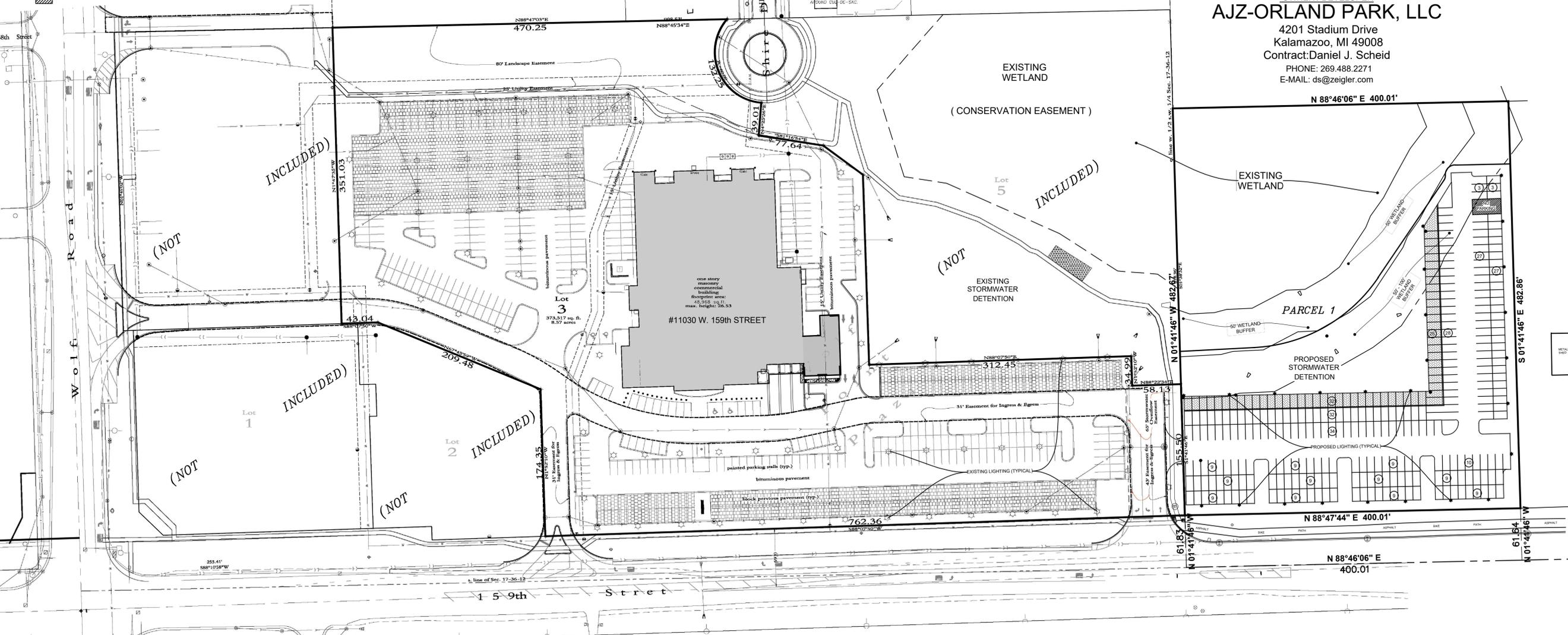
I move to recommend to the Village Board approval of the **Plat of Subdivision** titled "Preliminary Plat of Zeigler BMW Orland Park Consolidation", prepared by Joseph A. Schudt and Associates, dated April 27, 2021 and last revised August 25, 2021, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.
-



VICINITY MAP
(NOT TO SCALE)

INDICATES SITE LOCATION



LEGAL DESCRIPTION:
 PARCEL 1: THAT PART OF THE WEST 400 FEET OF THE SOUTH 544.5 FEET OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF THE WEST 400 FEET OF THE SOUTH 544.5 FEET OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 917.11 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ON SAID SOUTH LINE, 400.01 FEET TO THE WEST LINE OF THE GRANTOR'S PARCEL; THENCE NORTH 01 DEGREE 41 MINUTES 48 SECONDS WEST, ON SAID WEST LINE, 61.83 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST, 400.00 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL; THENCE SOUTH 01 DEGREE 41 MINUTES 48 SECONDS EAST, ON SAID EAST LINE, 61.64 FEET TO THE POINT OF BEGINNING.

AND ALSO
 LOT 3 IN WOLF POINT PLAZA, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO YHR PLAT THEREOF RECORDED SEPTEMBER 17, 2010 AS DOCUMENT NO. 1026045035.

PROPERTY ADDRESS
 10920 W. 59th STREET
 ORLAND PARK, IL 60462

OWNER / DEVELOPER
AJZ-ORLAND PARK, LLC

4201 Stadium Drive
 Kalamazoo, MI 49008
 Contract: Daniel J. Scheid
 PHONE: 269.488.2271
 E-MAIL: ds@zeigler.com

N 88°46'06" E 400.01'

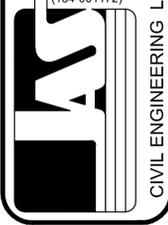
CURRENT ZONING :	REQUIRED			BIZ GENERAL BUSINESS ACTUAL		
	GENERAL BUILDING SIZE AND SETBACKS:					
ALLOWABLE BUILDING HEIGHT:	(4) STORIES 50 ft			26.53 ft		
MINIMUM LOT AREA	10,000 sf, 80 ft WIDE			373,475 sf		
FRONT YARD SETBACK: INCLUDING 10ft WIDE LANDSCAPED STRIP ALONG ROW FOR ENTIRE LENGTH	25 ft			168 ft		
SIDE YARD SETBACK: INTERIOR LOTS:	15 ft WIDE (MIN. EA. SIDE)			34.12 ft		
REAR YARD SETBACK:	30 ft WIDE (MIN.)			47.69 ft		
MAXIMUM LOT COVERAGE:	75% (80% W/ BMP'S)			76.28 %		
	SQ. FT.	ACRES	%	SQ. FT.	ACRES	%
EXISTING LOT AREA:				373,475	8.574	100.00
EXISTING BUILDING FOOT PRINT AREA :				48,968	1.124	13.11
GROSS FLOOR AREA 1st + 2nd + MEZZANINE				59,591	1.368	
ALLOWABLE BUILDING F.A.R.	1.0 (NOT TO EXCEED)			0.16		

LOT 3 (CONTINUED)			
GENERAL PARKING REQUIREMENTS :			
PARKING CALCULATIONS:			
COMMERCIAL USES - AUTOMOBILE SALES AND RENTALS (1) PARKING SPACE PER EVERY 300 sf OF GROSS FLOOR SPACE			
EXISTING BMW-MINI DEALERSHIP (EXISTING LOT 3)			
GROSS FLOOR AREA : (1st+2nd+MEZZ.) 59,591 sf			
REQ'D PARKING 59,591 sf / 300 sf = 199 SPACES (1 SPACE / 300 sf)			
REQUIRED PARKING TOTAL: 199 SPACES			
	SQ. FT.	ACRES	%
GROSS SITE AREA:	373,475	8.574	100.00
IMPERVIOUS PARKING AREA :	169,797	3.898	45.46
PERVIOUS PAVEMENT PARKING AREA :	66,124	1.518	17.71
LANDSCAPE AREA :	88,586	2.034	23.72
BUILDING FOOT PRINT AREA :	48,968	1.124	13.11
WETLAND AREA / DETENTION AREA: (NOT INCLUDED - LOT 5)	0	0	0
PARKING SPACES PROVIDED (9'x18') HANDICAPPED SPACES	632 4		
TOTAL PARKING SPACES	636		
GROSS IMPERVIOUS SURFACE AREA : (INCLUDING PERVIOUS PAVERS)	284,889	6.540	76.28

CURRENT ZONING :	E-1 ESTATE RESIDENTIAL		
	BIZ GENERAL BUSINESS		
PROPOSED ZONING :	SQ. FT.	ACRES	%
GROSS SITE AREA:	193,104	4.433	100.00
EXISTING WETLAND AREA : (INCLUDING OPEN WATER AREA)	55,886	1.283	28.94
EXISTING 0 - 50' WETLAND BUFFER AREA	23,848	0.547	12.35
EXISTING 50' - 100' WETLAND BUFFER AREA	27,852	0.639	14.42
NET DEVELOPABLE AREA : (INCL. 50'-100' WETLAND BUFFER AREA)	113,370	2.603	58.71
IMPERVIOUS PARKING AREA :	58,166	1.335	30.12
PERVIOUS PAVEMENT PARKING AREA :	10,600	0.243	5.49
LANDSCAPE AREA :	22,724	0.522	11.77
DETENTION AREA :	16,528	0.381	8.58
TOTAL DEVELOPABLE AREA :	108,072	2.481	55.96
UNDEVELOPED AREA :	85,032	1.952	44.04
PARKING SPACES PROVIDED (9'x18')	320		
GROSS IMPERVIOUS SURFACE AREA : (INCLUDING PERVIOUS PAVERS)	69,788	1.602	36.14

PROPOSED ZONING :	BIZ GENERAL BUSINESS		
	SQ. FT.	ACRES	%
PARCEL 1 GROSS SITE AREA:	193,104	4.433	
LOT 3 GROSS SITE AREA:	373,475	8.574	
TOTAL SITE AREA	566,579	13.007	
EXISTING BUILDING FOOT PRINT AREA:	48,968	1.124	8.64
GROSS FLOOR AREA:	59,591	1.368	FAR= 0.105
TOTAL PARKING SPACES	956		4.81 SPACES PER 300 sf
WETLAND AREA:	55,886	1.283	9.86
WETLAND BUFFER AREA: 0 - 50' 50' - 100'	23,848 27,852	0.547 0.639	4.21 4.92
DETENTION AREA: (@ H.W.L. = 705.80)	16,528	0.381	2.93
IMPERVIOUS PAVEMENT AREA:	227,963	5.233	40.23
PERVIOUS PAVEMENT AREA:	76,724	1.761	13.54
LANDSCAPE AREA:	111,310	2.555	19.65
UNDEVELOPED AREA:	5,298	0.122	0.94
TOTAL AREA:	566,579	13.007	100.00
GROSS IMPERVIOUS SURFACE AREA (BUILDING + PARKING + PAVERS)	353,655	8.119	62.42

Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE
 MOKENA, IL 60448
 PHONE: 708-720-1065
 WWW.JASENG.COM
 CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

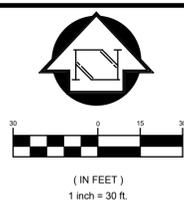
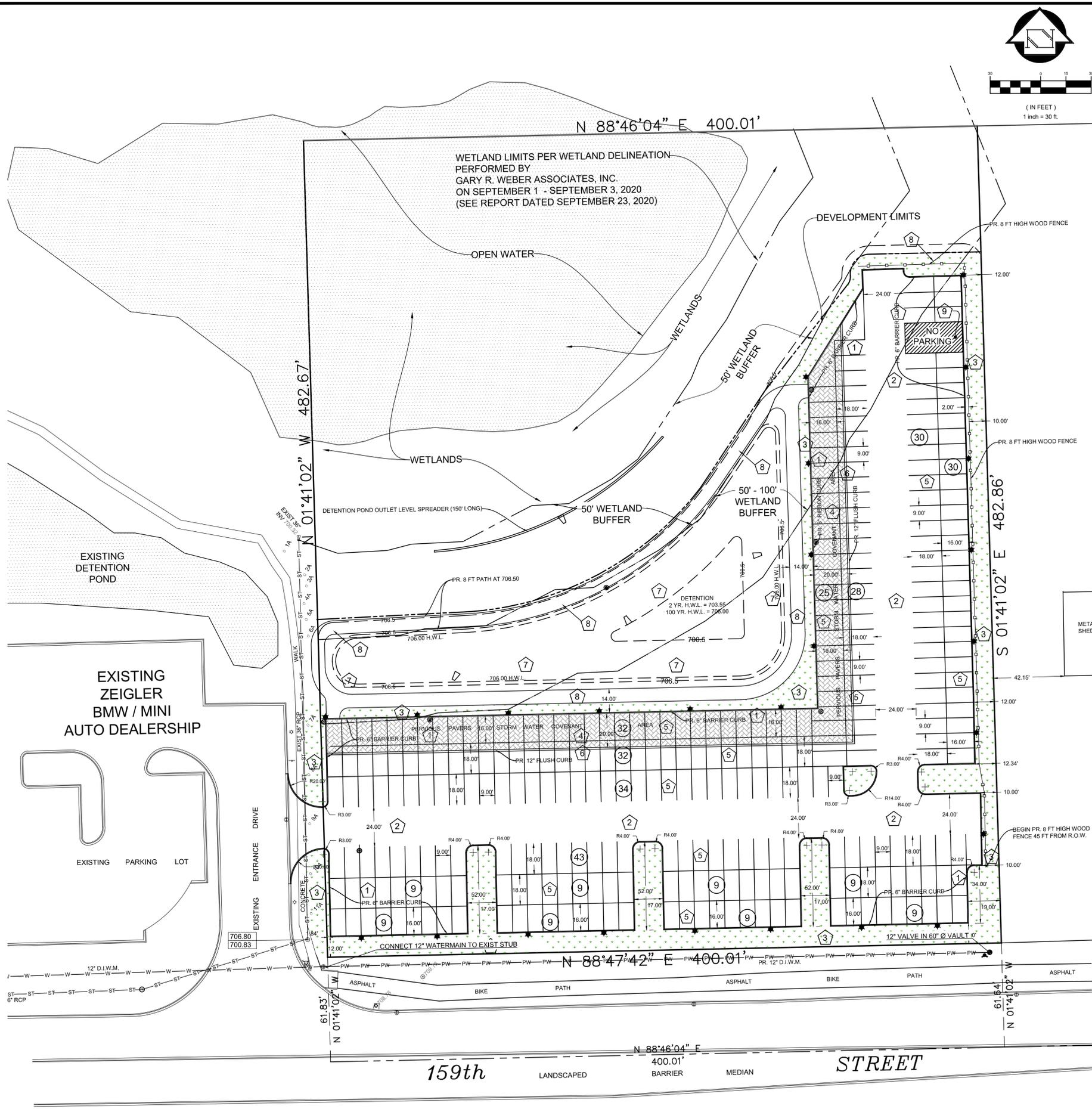


REVISIONS: 15-12-21
 7-07-21
 JOSEPH A. SCHUDT & ASSOCIATES
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ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION
 ORLAND PARK, IL
 OVERALL SITE PLAN

Date: 5-06-21
 Scale: 1"=60'
 File Name: 15-06-OVERALL SITE PLAN-1021
 Drawn: TMF
 Checked: DWO
 Sheet:
 1 OF 1
 Project No.:
 15-060

M:\2015\15-060\ZEIGLER EXT PARKING\Drawings\Construction\Drawings\15-060 SITE PLAN-8-18-21.dwg, SITE PLAN, 8/19/2021 11:51:53 AM, DWG To PDF.pc3



LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF THE WEST 400 FEET OF THE SOUTH 544.5 FEET OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS
 EXCEPT PARCEL 2: THAT PART OF THE WEST 400 FEET OF THE SOUTH 544.5 FEET OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 88 DEGREES 46 MINUTES 04 SECONDS WEST, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 917.11 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL FOR THE POINT OF BEGINNING; THENCE CONTAINING SOUTH 88 DEGREES 46 MINUTES 04 SECONDS WEST, ON SAID SOUTH LINE, 400.01 FEET TO THE WEST LINE OF THE GRANTOR'S PARCEL; THENCE NORTH 01 DEGREE 41 MINUTES 48 SECONDS WEST, ON SAID WEST LINE, 61.83 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST, 400.00 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL; THENCE SOUTH 01 DEGREE 41 MINUTES 48 SECONDS EAST, ON SAID EAST LINE, 61.64 FEET TO THE POINT OF BEGINNING.

P.I.N. 27-17-301-013-0000

LEGEND:

- 1 PROPOSED 6" CONCRETE BARRIER CURB
- 2 PROPOSED BITUMINOUS ASPHALT PAVEMENT (10" AGG. BASE/ 2 1/4" BITUMINOUS BINDER / 1 1/2" BITUMINOUS SURFACE)
- 3 PROPOSED NEW LANDSCAPE AREA
- 4 PROPOSED PERVIOUS PAVERS STORM WATER COVENANT AREA.
- 5 VEHICLE STORAGE PARKING (9'x18')
- 6 PROPOSED 12" WIDE x 15" DEEP FLUSH PERVIOUS PAVER BORDER CURB
- 7 PROPOSED DETENTION BASIN
- 8 PROPOSED 8' WIDE PATH
- 9 NO PARKING AREA FOR VEHICLE TURN AROUND
- * PROPOSED SITE LIGHTING

CURRENT ZONING :	E-1 ESTATE RESIDENTIAL		
PROPOSED ZONING :	BIZ GENERAL BUSINESS		
	SQ. FT.	ACRES	%
GROSS SITE AREA:	193,104	4.433	100.00
EXISTING WETLAND AREA : (INCLUDING OPEN WATER AREA)	55,886	1.283	28.94
EXISTING 50' WETLAND BUFFER AREA	23,848	0.547	12.35
EXISTING 50' - 100' WETLAND BUFFER AREA	27,852	0.639	14.42
NET DEVELOPABLE AREA : (INCLUDING 50' - 100' BUFFER)	113,370	2.603	58.71
IMPERVIOUS PARKING AREA :	58,166	1.335	30.12
PERVIOUS PAVER STORM WATER COVENANT AREA:	10,600	0.243	5.49
LANDSCAPE AREA :	22,724	0.522	11.77
DETENTION AREA :	16,582	0.381	8.58
TOTAL DEVELOPMENT AREA :	108,072	2.481	55.96
UNDEVELOPED AREA :	85,032	1.952	44.04
PARKING SPACES PROVIDED (9'x18')	320		
GROSS IMPERVIOUS SURFACE AREA : (INCLUDING PERVIOUS PAVERS)	68,766	1.579	35.61

50' - 100' WETLAND BUFFER			
	SQ. FT.	ACRES	%
EXISTING 50' - 100' WETLAND BUFFER	27,852	0.639	100.00
UNDEVELOPED 50' - 100' BUFFER	4,325	0.099	15.53
PROPOSED DETENTION AND LANDSCAPE IN 50' - 100' BUFFER	18,686	0.429	67.09
PROPOSED HARD SURFACE IN 50' - 100' WETLAND BUFFER	-4,841	-0.111	-17.38
PROPOSED ADDITIONAL DETENTION / LANDSCAPE TO OFFSET HARD SURFACE IN 50' - 100' BUFFER	+ 8,559	+ 0.196	+30.73
NET INCREASE FOR 50' - 100' BUFFER	3,718	0.085	13.35
PROPOSED NEW 50' - 100' BUFFER	31,570	0.725	113.35

PROPERTY ADDRESS
 10920 W. 59th STREET
 ORLAND PARK, IL 60462

OWNER / DEVELOPER
AJZ-ORLAND PARK, LLC
 4201 Stadium Drive
 Kalamazoo, MI 49008
 Contract: Daniel J. Scheid
 PHONE: 269.488.2271
 E-MAIL: ds@zeigler.com

Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE MOKENA, IL 60448
 PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
 (184-001172)

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

REVISIONS: 5-12-21, 7-07-21, 8-18-21

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**ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION**

ORLAND PARK, IL

EXPANSION SITE PLAN

Date: 10-27-20
 Scale: 1" = 30'
 File Name: 15-060 SITE PLAN-8-18-21
 Drawn: TMF
 Checked: DWO
 Sheet: 1 OF 1
 Project No.: 15-060

ZEIGLER AUTO GROUP

10920 W. 159th STREET
ORLAND PARK, IL

BMW PARKING LOT EXPANSION PLANS

OWNER / DEVELOPER
AJZ-ORLAND PARK, LLC

Contract: Daniel J. Scheid
4201 Stadium Drive
Kalamazoo, MI 49008
PHONE: 269.488.2271
ds@zeigler.com
www.zeigler.com

LEGEND	
⊙	EXISTING SANITARY MANHOLE
●	PROPOSED SANITARY MANHOLE
—SAN—	EXISTING SANITARY SEWER
-)-)	PROPOSED SANITARY SEWER
⊗	EXISTING VALVE IN VAULT
⊕	PROPOSED VALVE IN VAULT
⊗	EXISTING VALVE
⊕	PROPOSED VALVE
△	EXISTING REDUCER
▲	PROPOSED REDUCER
⊕	EXISTING HYDRANT
⊕	PROPOSED HYDRANT
—W—	EXISTING WATERMAIN
—PW—	PROPOSED WATERMAIN
⊕	EXISTING STORM MANHOLE
⊕	PROPOSED STORM MANHOLE
⊕	EXISTING CATCH BASIN
⊕	PROPOSED CATCH BASIN
⊕	EXISTING INLET
⊕	PROPOSED CIRCULAR INLET
■	PROPOSED INLET
—ST—	EXISTING STORM SEWER
-)-)	PROPOSED STORM SEWER
-)-)	EXISTING CULVERT
-)-)	PROPOSED CULVERT
☆	EXISTING LIGHT
★	PROPOSED LIGHT
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
≡	EXISTING CURB
≡	PROPOSED CURB
≡	EXISTING CURB TO BE REMOVED
≡	PROPOSED HUNG CURB
⊕	EXISTING POWER POLE
⊕	EXISTING TRANSFORMER
⊕	EXISTING ELECTRIC MANHOLE
—E—	EXISTING ELECTRIC CABLE
△	EXISTING TELEPHONE PEDESTAL
⊕	EXISTING TELEPHONE MANHOLE
—T—	EXISTING TELEPHONE CABLE
⊕	EXISTING TRAFFIC SIGNAL
⊕	EXISTING HAND HOLE
⊕	EXISTING GAS VALVE
—G—	EXISTING GAS MAIN
—C—	EXISTING CABLE T.V.
⊕	EXISTING BORING LOCATION
—	EXISTING SIGN
-x-x-	EXISTING FENCE LINE
⊕	EXISTING DECIDUOUS TREE
⊕	EXISTING EVERGREEN
⊕	EXISTING BUSH/HEDGE
⊕	EXISTING WETLAND

DRAINAGE CERTIFICATION

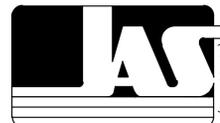
I, D. Warren Opperman, hereby certify that adequate storm water storage and drainage capacity has been provided for this development, such that surface water from the development will not be diverted onto and cause damage to adjacent property for storms up to and including the one hundred (100) year event, and that the design plans are in compliance with all applicable state, county, and Village ordinances.

D. Warren Opperman
ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406



DUTY TO INDEMNIFY

The Contractor shall defend, indemnify, keep and save harmless the Village, Owner, and Engineer, and their respective board members, representatives, agents, and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to, the performance of the work under the Contract by the Contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: The Illinois laws regarding structural work (Ill. Rev. Stat. Ch.48, par.60 et seq.). And regarding the protection of adjacent landowners (Ill. Rev. Stat. Ch. 17 1/2 par.51 et seq.). In the event of any such injury (including death) or loss or damage, or claims therefore, the Contractor shall give prompt notice to the owner.



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001172

PREPARED AT OR UNDER THE DIRECTION OF:

D. Warren Opperman
ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406



SIGNED: 8-18-21

LIC. EXP: 11-30-21

CONTACT JULIE AT 811 OR 800-892-0123

WITH THE FOLLOWING INFORMATION



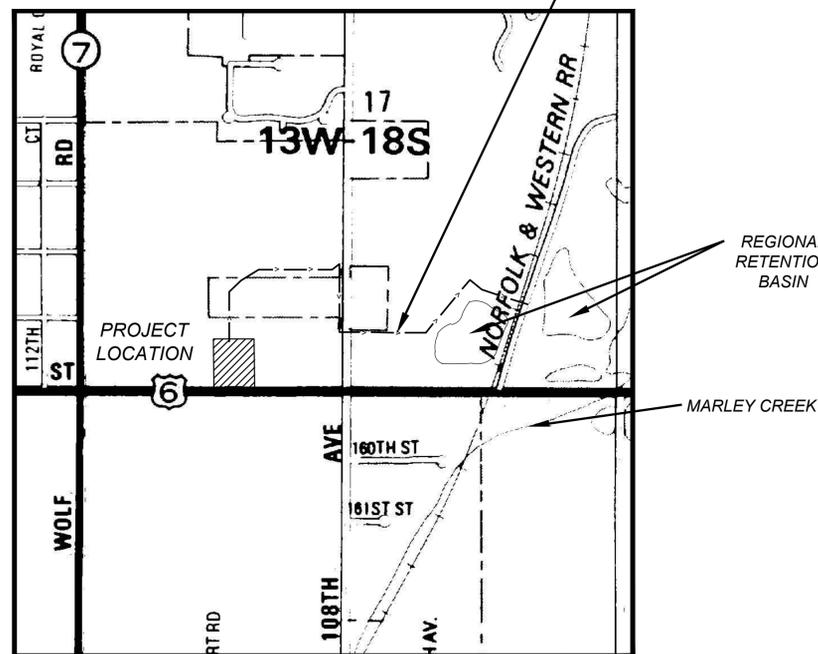
COUNTY-NAME COOK

CITY / TOWNSHIP ORLAND

SEC & 1/4 SEC No. W1/2 SW1/4 SEC 17-36-12

Know what's below. 48 HOURS (2 working days) BEFORE YOU DIG
Call before you dig.

NOTE: STORM SEWER ROUTING VILLAGE OF ORLAND PARK OWNS AND OPERATES (OR HAS NECESSARY EASEMENTS) ALL STORM SEWERS, DETENTION BASINS, AND DITCHES SHOWN.



VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION

INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING SURVEY & TOPOGRAPHY
3	EXISTING TREE SURVEY
4	SITE GEOMETRIC PLAN
5	SITE GRADING PLAN
6	SITE UTILITY PLAN
7	STORM WATER POLLUTION PROTECTION PLAN
8	SITE EROSION CONTROL PLAN
9	CONSTRUCTION SPECIFICATIONS
10	DETAIL SHEET
11	DRAINAGE EXHIBIT
12	MWRD GENERAL NOTES

LEGAL DESCRIPTION:

THE WEST 400 FEET OF THE SOUTH 544.5 FEET OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 88 DEGREES 46 MINUTES 04 SECONDS WEST, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 917.11 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 48 MINUTES 04 SECONDS WEST, ON SAID SOUTH LINE, 400.01 FEET TO THE WEST LINE OF THE GRANTOR'S PARCEL; THENCE NORTH 01 DEGREE 41 MINUTES 48 SECONDS WEST, ON SAID WEST LINE, 61.83 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST, 400.00 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL; THENCE SOUTH 01 DEGREE 41 MINUTES 48 SECONDS EAST, ON SAID EAST LINE, 61.64 FEET TO THE POINT OF BEGINNING.

P.I.N. 27-17-301-013-0000

PROPERTY ADDRESS: 10920 W. 159th STREET, ORLAND PARK, IL

PROPERTY AREA: 4.433 ACRES

TOTAL CONTIGUOUS OWNERSHIP: 13.007 ACRES

PROPOSED PROJECT AREA: 2.481 ACRES

BENCHMARK:

SQUARE CUT IN TOP OF FLAG POLE BASE OPPOSITE AND SOUTH OF THE MAIN BMW BUILDING ENTRANCE ON SOUTH SIDE OF BUILDING.

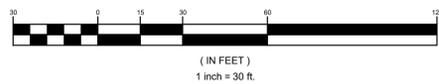
ELEVATION: 711.96 (NAVD 88)

No.	Date	By	Description
1	08/18/21	TMF	PER ENGINEER
2	07/07/21	TMF	VILLAGE OF ORLAND PARK COMMENTS
3	05/12/21	TMF	VILLAGE OF ORLAND PARK COMMENTS

REVISIONS			
Date:	Drawn:	Approved:	Project No.
10-27-20	TMF	DWO	15-060
Design:	Approved:	SHEET 1 OF 12	



GRAPHIC SCALE



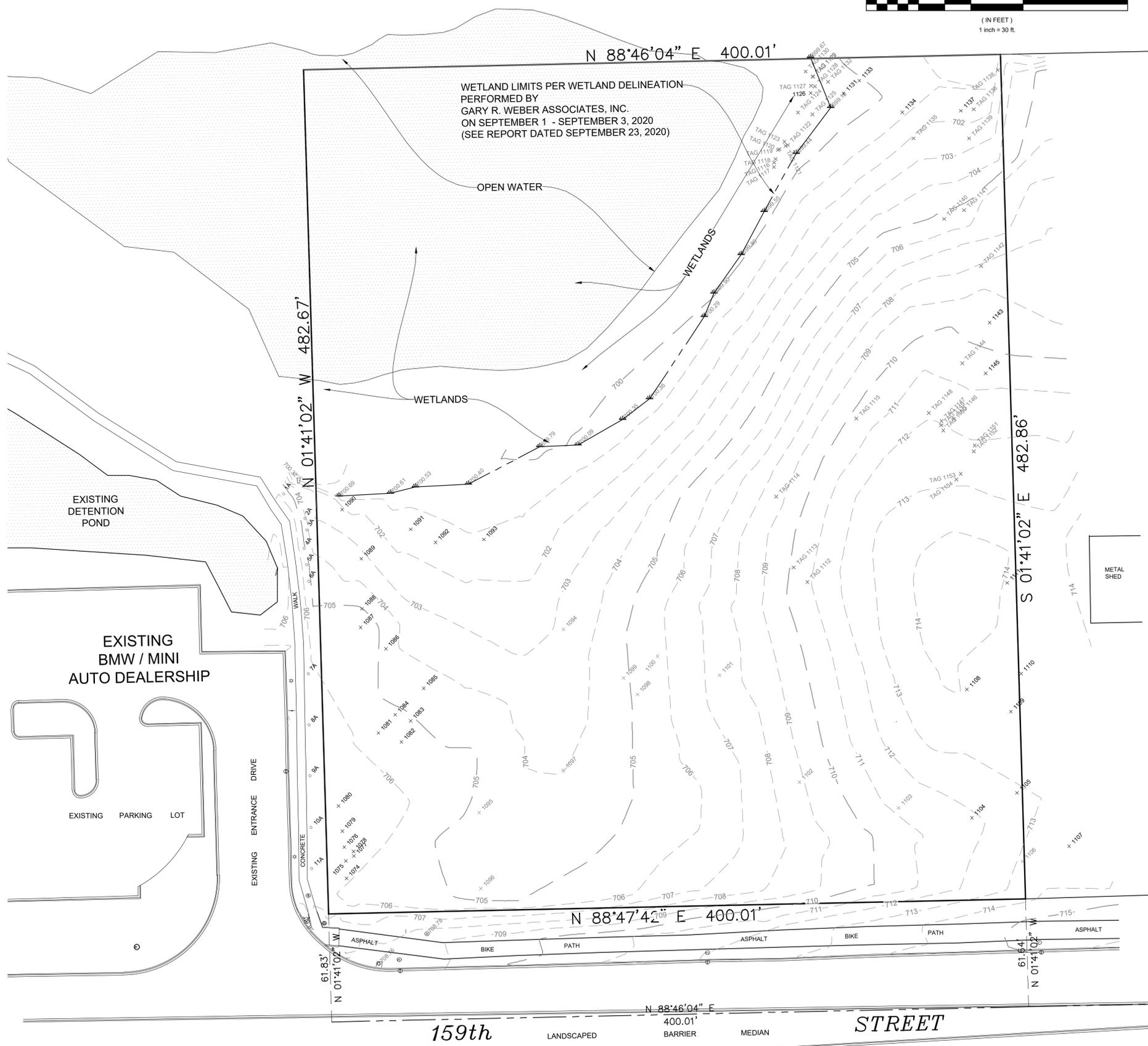
(IN FEET)
1 inch = 30 ft.

TREE INVENTORY SURVEY PERFORMED BY GARY R. WEBER ASSOCIATES, INC.
ON SEPTEMBER 1 - SEPTEMBER 3, 2020
UPDATED APRIL 28, 2021

TOTAL TREES REVIEWED:

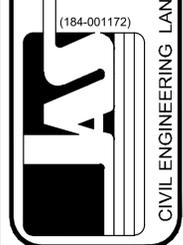
TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	NOTES
1074	<i>Acer saccharinum</i>	Silver Maple	10, 14, 18	Fair	dead branches
1075	<i>Acer saccharinum</i>	Silver Maple	22, 12, 10, 10	Fair	dead branches
1076	<i>Acer saccharinum</i>	Silver Maple	14, 8, 12	Poor	dead limbs, dead branches
1077	<i>Prunus serotina</i>	Black Cherry	8	Poor	crowded, dead branches
1078	<i>Prunus serotina</i>	Black Cherry	8	Poor	lean, dead branches
1079	<i>Acer saccharinum</i>	Silver Maple	22, 14	Poor	dead leader, dead limbs, dead branches
1080	<i>Ulmus americana</i>	American Elm	8	Fair	Crowded
1081	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	11	Fair	dead branches
1082	<i>Ulmus americana</i>	American Elm	10	Good	
1083	<i>Ulmus americana</i>	American Elm	4	Good	
1084	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	4	Good	
1085	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	5, 5	Fair	dead branches
1086	<i>Morus alba</i>	White Mulberry	4, 3	Fair	dead branches
1087	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	6, 4	Poor	cavity, dead branches
1088	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	10, 7	Fair	dead branches
1089	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	7, 6, 6, 6	Poor	split risk, dead branches
1090	<i>Morus alba</i>	White Mulberry	18	Fair	dead branches
1091	<i>Ulmus americana</i>	American Elm	7	Good	
1092	<i>Pyrus calleryana</i>	Callery Pear	6, 6	Good	
1093	<i>Ulmus americana</i>	American Elm	9	Good	
1094	<i>Pyrus calleryana</i>	Callery Pear	multi, 12	Fair	dead branches
1095	<i>Pyrus calleryana</i>	Callery Pear	10, 3	Fair	fungus, dead branches
1096	<i>Morus alba</i>	White Mulberry	5	Fair	dead branches
1097	<i>Pyrus calleryana</i>	Callery Pear	multi, 4, 5, 2	Fair	over grown
1098	<i>Ulmus americana</i>	American Elm	5	Good	
1099	<i>Pyrus calleryana</i>	Callery Pear	7, 7	Fair	over grown
1100	<i>Ulmus americana</i>	American Elm	8, 3	Good	
1101	<i>Ulmus americana</i>	American Elm	10	Good	
1102	<i>Ulmus pumila</i>	Siberian Elm	4, 5	Fair	dead branches
1103	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	4, 3, 2, 2	Fair	trunk scar
1104	<i>Ulmus americana</i>	American Elm	8	Poor	crowded, dead branches
1105	<i>Morus alba</i>	White Mulberry	14	Fair	
1106	<i>Ulmus pumila</i>	Siberian Elm	20	Poor	dead limbs, dead branches
1107	<i>Ulmus pumila</i>	Siberian Elm	5	Fair	dead branches
1108	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	5, 4	Fair	dead branches
1109	<i>Ulmus pumila</i>	Siberian Elm	10	Poor	vines, dead limbs, dead branches
1110	<i>Prunus serotina</i>	Black Cherry	12	Poor	dead limbs, dead branches
1111	<i>Morus alba</i>	White Mulberry	14, 16	Fair	dead branches
1112	<i>Pyrus calleryana</i>	Callery Pear	multi, 5	Fair	over grown
1113	<i>Pyrus calleryana</i>	Callery Pear	multi, 5	Fair	over grown
1114	<i>Pyrus calleryana</i>	Callery Pear	multi, 4	Fair	over grown
1115	<i>Pyrus calleryana</i>	Callery Pear	5, 5	Fair	over grown
1116	<i>Populus deltoides</i>	Eastern Cottonwood	8, 7, 6	Poor	lean, dead limbs, dead branches
1117	<i>Ulmus americana</i>	American Elm	5	Poor	crowded, lean
1118	<i>Salix nigra</i>	Black Willow	16, 9	Poor	split risk, dead branches
1119	<i>Populus deltoides</i>	Eastern Cottonwood	6	Fair	dead branches
1120	<i>Populus deltoides</i>	Eastern Cottonwood	8	Dead	
1121	<i>Populus deltoides</i>	Eastern Cottonwood	6	Dead	
1122	<i>Populus deltoides</i>	Eastern Cottonwood	8	Fair	crowded, lean
1123	<i>Salix nigra</i>	Black Willow	14, 16, 6	Poor	split risk, dead branches
1124	<i>Salix nigra</i>	Black Willow	6	Dead	
1125	<i>Populus deltoides</i>	Eastern Cottonwood	18	Poor	dead branches
1126	<i>Salix nigra</i>	Black Willow	14, 11	Poor	split risk, dead branches
1127	<i>Salix nigra</i>	Black Willow	8	Poor	dead branches
1128	<i>Salix nigra</i>	Black Willow	14	Poor	strong lean
1129	<i>Salix nigra</i>	Black Willow	11	Poor	broken crown, strong lean
1130	<i>Salix nigra</i>	Black Willow	14	Poor	strong lean
1131	<i>Populus deltoides</i>	Eastern Cottonwood	7	Poor	strong lean, dead branches
1132	<i>Salix nigra</i>	Black Willow	10, 12	Poor	fallen leader, split risk, strong lean
1133	<i>Salix nigra</i>	Black Willow	10, 10, 8	Poor	fallen leader, strong lean
1134	<i>Ulmus americana</i>	American Elm	7	Fair	dead branches
1135	<i>Pyrus calleryana</i>	Callery Pear	5, 3	Good	
1136	<i>Ulmus americana</i>	American Elm	10	Fair	dead branches
1137	<i>Ulmus americana</i>	American Elm	4	Good	
1138	<i>Morus alba</i>	White Mulberry	multi 8, 6, 5	Poor	dead limbs, dead branches, vines, cavity
1139	<i>Ulmus americana</i>	American Elm	8	Good	
1140	<i>Ulmus pumila</i>	Siberian Elm	6	Fair	dead branches
1141	<i>Ulmus americana</i>	American Elm	4	Fair	dead branches
1142	<i>Ulmus americana</i>	American Elm	5, 3	Fair	dead branches
1143	<i>Malus prunifolia</i>	Plum-leaved Crab Apple	6, 4	Good	
1144	<i>Populus alba</i>	White Poplar	4	Dead	
1145	<i>Populus alba</i>	White Poplar	4	Dead	
1146	<i>Ulmus americana</i>	American Elm	6	Poor	no branching
1147	<i>Populus alba</i>	White Poplar	5	Dead	
1148	<i>Populus alba</i>	White Poplar	5	Dead	
1149	<i>Populus alba</i>	White Poplar	4	Dead	
1150	<i>Populus alba</i>	White Poplar	4	Dead	
1151	<i>Populus alba</i>	White Poplar	10	Poor	dead branches
1152	<i>Populus alba</i>	White Poplar	8	Dead	
1153	<i>Ulmus americana</i>	American Elm	4	Good	
1154	<i>Ulmus americana</i>	American Elm	5	Good	
2437	<i>Juniperus virginiana</i>	Eastern Red Cedar	20 ft	Good	
2438	<i>Juniperus virginiana</i>	Eastern Red Cedar	20 ft	Good	
2439	<i>Juniperus virginiana</i>	Eastern Red Cedar	8 ft	Fair	Spore growth
2440	<i>Juniperus virginiana</i>	Eastern Red Cedar	15 ft	Good	
2441	<i>Juniperus virginiana</i>	Eastern Red Cedar	9 ft	Good	
2442	<i>Juniperus virginiana</i>	Eastern Red Cedar	10 ft	Good	
2443	<i>Juniperus virginiana</i>	Eastern Red Cedar	6 ft	Good	
2444	<i>Juniperus virginiana</i>	Eastern Red Cedar	12 ft	Good	
2445	<i>Juniperus virginiana</i>	Eastern Red Cedar	18 ft	Good	
2446	<i>Juniperus virginiana</i>	Eastern Red Cedar	11 ft	Good	
2447	<i>Juniperus virginiana</i>	Eastern Red Cedar	20 ft	Good	double leader
2448	<i>Juniperus virginiana</i>	Eastern Red Cedar	10 ft	Good	
2449	<i>Juniperus virginiana</i>	Eastern Red Cedar	20 ft	Good	
2450	<i>Juniperus virginiana</i>	Eastern Red Cedar	20 ft	Good	
2451	<i>Juniperus virginiana</i>	Eastern Red Cedar	10 ft	Good	double leader
2452	<i>Juniperus virginiana</i>	Eastern Red Cedar	8 ft	Good	
2453	<i>Juniperus virginiana</i>	Eastern Red Cedar	15 ft	Good	
2454	<i>Juniperus virginiana</i>	Eastern Red Cedar	20 ft	Good	
2455	<i>Juniperus virginiana</i>	Eastern Red Cedar	10 ft	Good	
2456	<i>Juniperus virginiana</i>	Eastern Red Cedar	10 ft	Poor	trunk damage
2457	<i>Juniperus virginiana</i>	Eastern Red Cedar	12 ft	Good	
2458	<i>Juniperus virginiana</i>	Eastern Red Cedar	25 ft	Good	double leader
2459	<i>Juniperus virginiana</i>	Eastern Red Cedar	30 ft	Good	
2460	<i>Juniperus virginiana</i>	Eastern Red Cedar	18 ft	Good	
2461	<i>Juniperus virginiana</i>	Eastern Red Cedar	12 ft	Good	
1A	<i>Celtis occidentalis</i>	Hicoberry	4	Good	
2A	<i>Picea pungens</i>	Colorado Spruce	10	Good	
3A	<i>Picea pungens</i>	Colorado Spruce	10	Good	
4A	<i>Picea pungens</i>	Colorado Spruce	12	Good	
5A	<i>Picea pungens</i>	Colorado Spruce	12	Good	
6A	<i>Picea pungens</i>	Colorado Spruce	12	Good	
7A	<i>Ginkgo biloba</i>	Ginkgo	2	Fair	
8A	<i>Ginkgo biloba</i>	Ginkgo	2	Fair	
9A	<i>Ginkgo biloba</i>	Ginkgo	2	Fair	
10A	<i>Ginkgo biloba</i>	Ginkgo	2	Fair	
11A	<i>Ginkgo biloba</i>	Ginkgo	2	Fair	

1) Trees measured at 4.5' above the ground - DBH (diameter Breast Height)
 2) All trees 4" DBH and above tagged. Did not tag shrubs or Buckthorn
 3) Health Rating:
 Good - Less than 20% dead wood and sound structure
 Fair - 20-80% dead wood, unsound structure, minor signs of disease
 Poor - 80-90% dead wood, structural damage, heavy signs of disease
 Dead - Greater than 90% dead wood or dead crown with resprouts only



M:\2015\15-060 ZEIGLER EXT PARKING LOT CONSTRUCTION DESIGN\15-060 - ZEIGLER BMW PARKING LOT EXPANSION DESIGN\TOPO-15-060-15 - TREE SURVEY.dwg, 8/18/21, 4:25 PM, By: Tasha, COPYRIGHT 2020 - JOSEPH A. SCHUDT & ASSOCIATES

Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE MOKENA, IL 60448
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REVISIONS: 15-12-21
 7-07-21
 8-18-21

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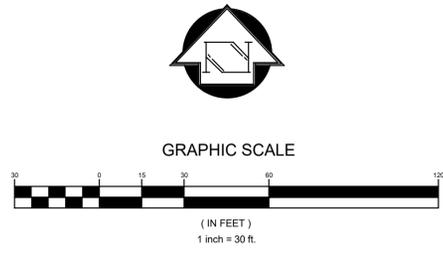
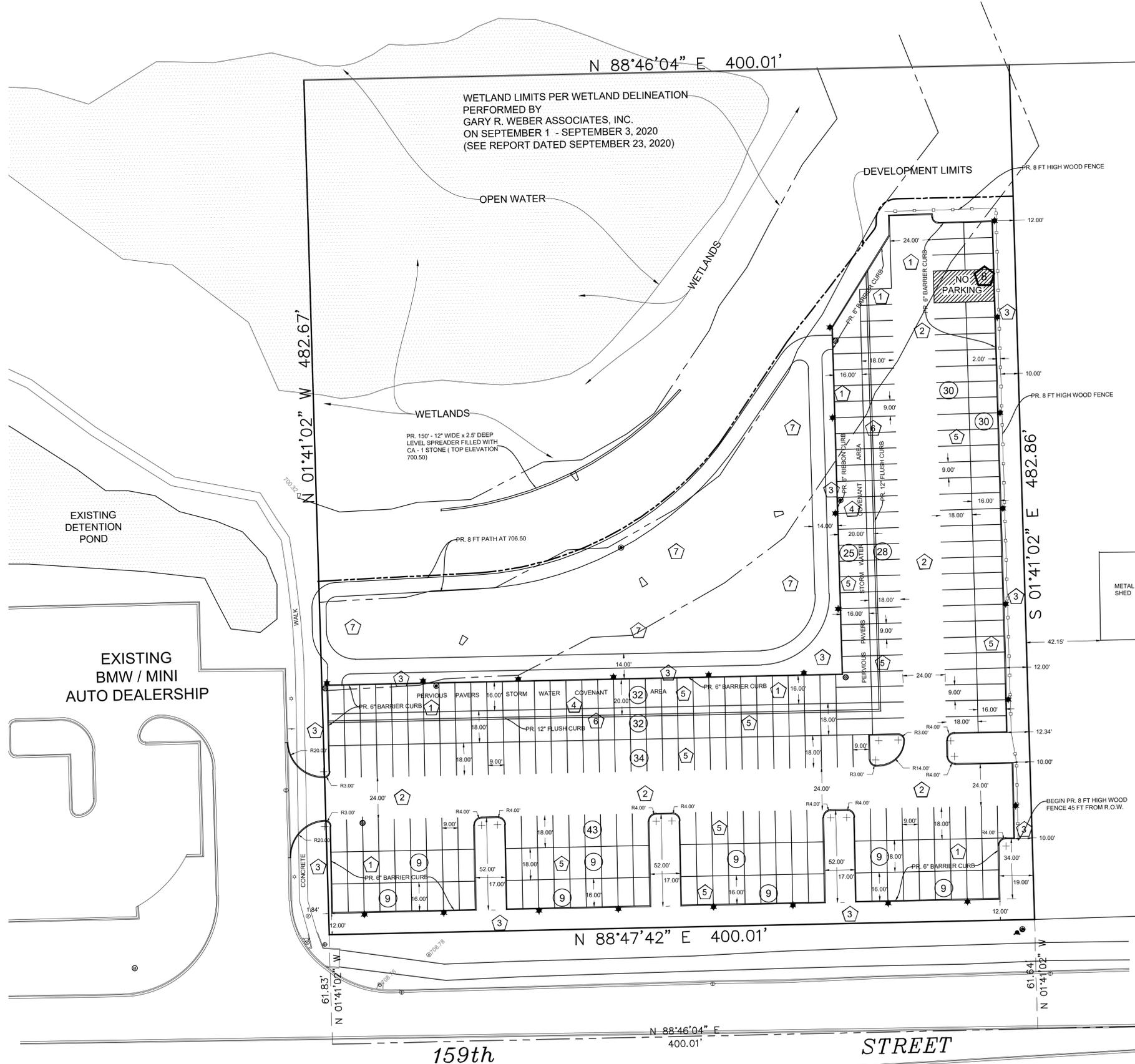
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ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION
 ORLAND PARK, IL
 EXISTING TREE SURVEY

Date: 10-27-20
 Scale: 1" = 30'
 File Name: 15-060-15 - TREE SURVEY.dwg
 Drawn: TMF
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 Sheet:
 3 OF 12
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 15-060

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

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LEGEND:

- 1 PROPOSED 6" CONCRETE BARRIER CURB
- 2 PROPOSED BITUMINOUS ASPHALT PAVEMENT (10" AGG. BASE/ 2 1/4" BITUMINOUS BINDER / 1 1/2" BITUMINOUS SURFACE)
- 3 PROPOSED NEW LANDSCAPE AREA
- 4 PROPOSED PERVIOUS STORM WATER COVENANT AREA.
- 5 VEHICLE STORAGE PARKING (9'x18')
- 6 PROPOSED 12" WIDE x 15" DEEP FLUSH BORDER CURB
- 7 PROPOSED DETENTION BASIN
- 8 NO PARKING AREA FOR VEHICLE TURN AROUND

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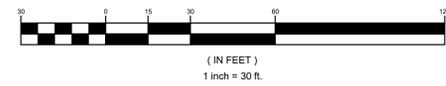
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**ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION
 ORLAND PARK, IL
 SITE GEOMETRIC PLAN**

Date: 10-27-20
 Scale: 1" = 30'
 File Name: 15-060 - ZEIGLER BMW PARKING EXPANSION DESIGN.TXD
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15-060



GRAPHIC SCALE



WETLAND LIMITS PER WETLAND DELINEATION PERFORMED BY GARY R. WEBER ASSOCIATES, INC. ON SEPTEMBER 1 - SEPTEMBER 3, 2020 (SEE REPORT DATED SEPTEMBER 23, 2020)

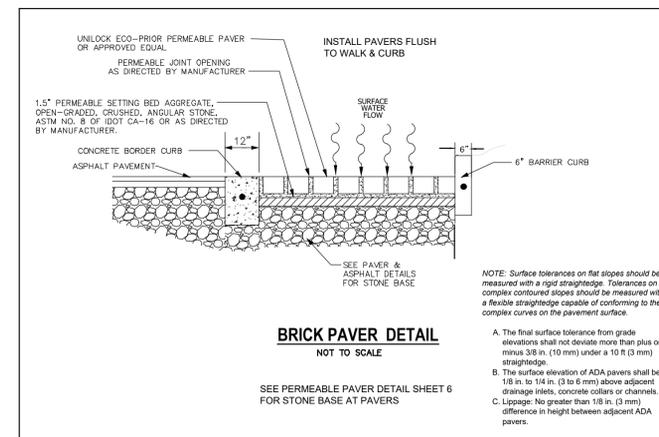
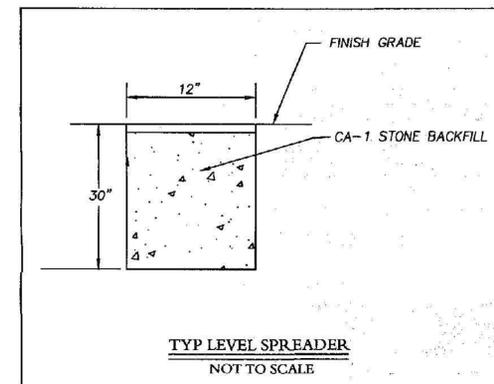
DEVELOPMENT LIMITS

LEGEND:

- = PROPOSED GRADE
- = NEW PERVIOUS BRICK PAVERS
- = ASPHALT AREA LIMITS
- = NEW LANDSCAPE AREA
- = 6' x 6' RR3 RIP RAP (12" THICK OVER FABRIC)

CONSTRUCTION NOTES:

1. SEE SHEET 3 FOR ALL CURB AND WALK DEMO AREAS. PROVIDE 1% MIN. SLOPE ON ALL NEW PAVEMENT. MEET & MATCH EXISTING SAWCUTS & OR REMOVAL LIMITS
2. FILTER FABRIC OR SEDIMENT TRAPS ARE TO BE PLACED OVERIN ALL INLETS PRIOR TO CONSTRUCTION TO PROTECT FROM DERRIS IN WORK AREAS AS NEEDED.
3. STRIPING SHALL BE PER PLAN SHEET 4 WITH ALL ADA PARKING COMPLIANT WITH CURRENT APPLICABLE CODE.
4. ALL EXISTING SANITARY SEWER, VALVE VAULT, AND STORM MANHOLE LIDS SHALL BE PROTECTED FROM OR CLEANED OF ASPHALT UPON COMPLETION OF THE PAVING OPERATION.
5. WHEN INSPECTIONS ARE REQUIRED, THEY SHALL BE SCHEDULED WITH THE MUNICIPAL ENGINEERING DIVISION 24 HOURS IN ADVANCE OF CONCRETE POUR.
6. CURB IS TO BE CONTINUOUSLY REINFORCED AND CURING COMPOUND APPLIED TO ALL CONCRETE WORK
7. ALL PAVING JOINT PATTERNS SHALL FOLLOW THE DIRECTION OF TRAFFIC AND OR PARKING AISLES.
8. PROVIDE TOPSOIL & SEED MAT AT ALL DISTURBED AREAS W/ MIN 6" TOPSOIL.
9. BRICK PAVERS SHALL HAVE TOP SURFACES AND EDGES THAT ARE PLANAR AND WHEN PRESENT, CHAMFERS OR ROUNDED EDGES SHOULD NOT BE WIDER THAN 1/4" IN SURFACE OF PAVERS SHOULD PROVIDE ADEQUATE SLIP RESISTANCE WHEN WET. CONSTRUCTION TOLERANCES SHOULD BE SPECIFIED TO ENSURE PAVERS ARE LEVEL WITH MINIMUM VERTICAL LIPPAGE AND JOINT WIDTHS.



**ZEIGLER AUTO GROUP
BMW PARKING LOT EXPANSION
ORLAND PARK, IL
SITE GRADING PLAN**

Date: 10-27-20
Scale: 1" = 30'
File Name: 15-060-ZEIGLER BMW PARKING LOT EXPANSION SITE GRADING PLAN.dwg
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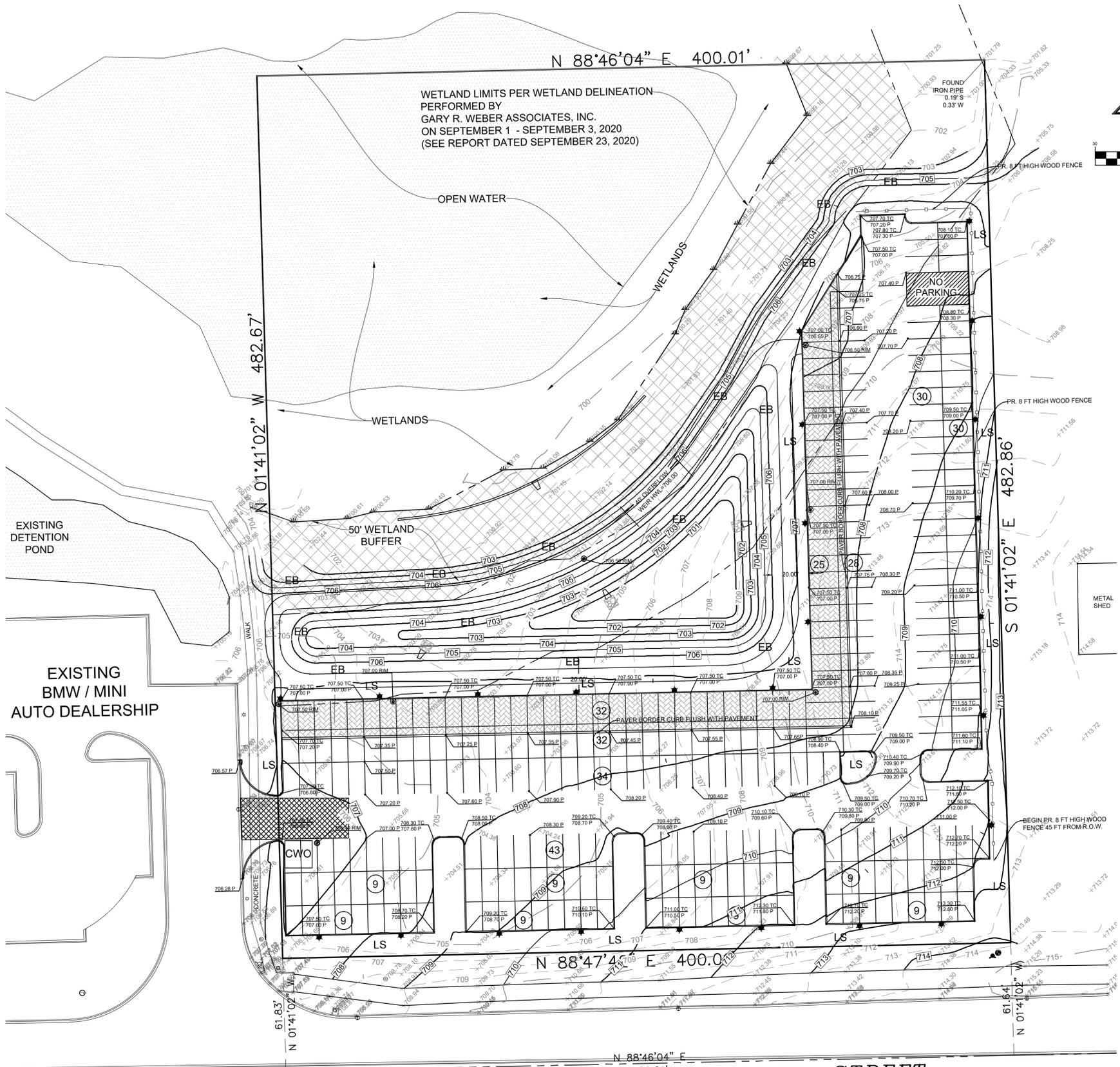
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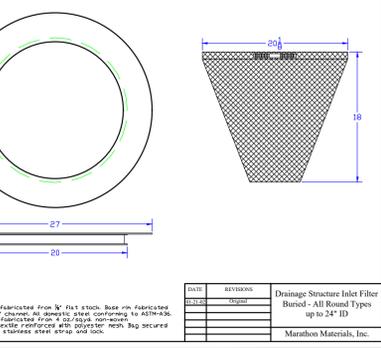
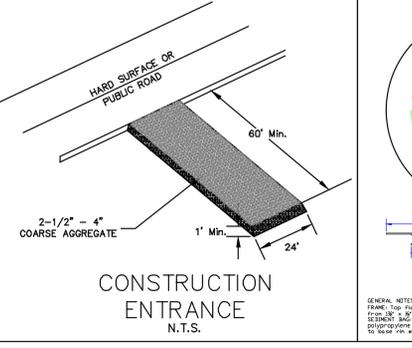
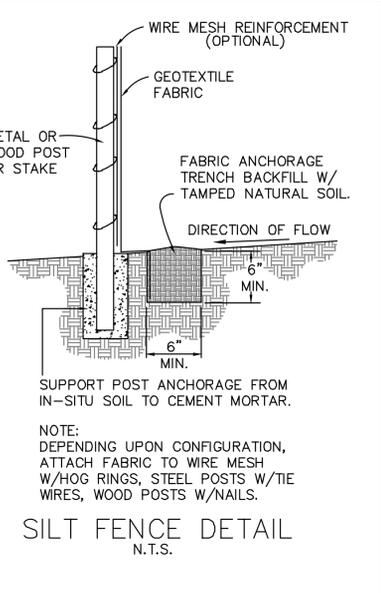
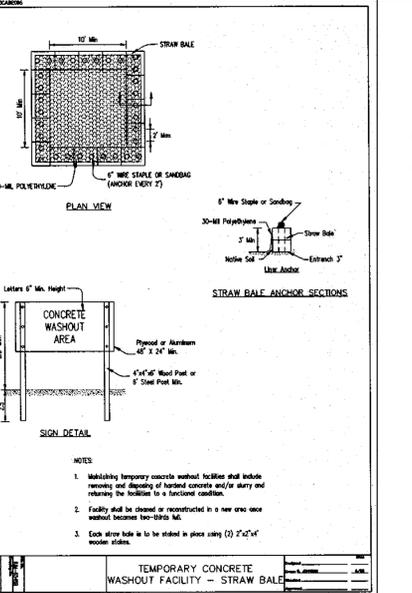
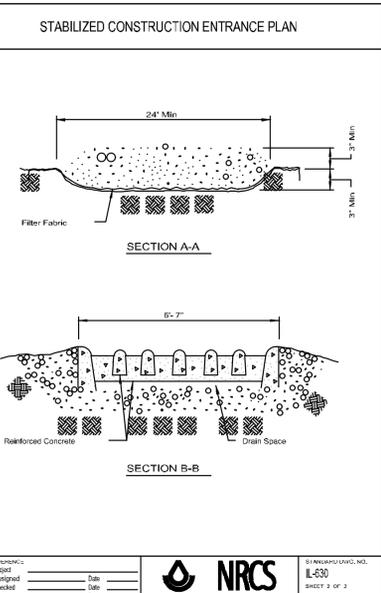
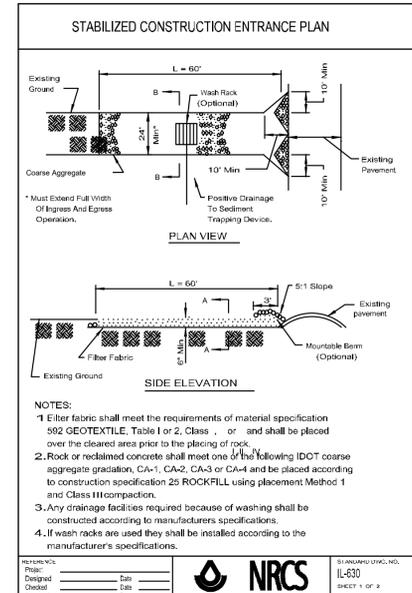
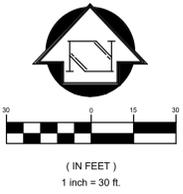
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

REVISIONS: 5-12-21
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- GRADING NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACE PRIOR TO START OF CONSTRUCTION.
 2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
 3. EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
 4. EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
 5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
 6. AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
 7. SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
 8. CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.



- NOTE:**
- STABILIZED CONSTRUCTION ENTRANCE
 - DRAINAGE STRUCTURE INLET FILTER
 - SILT FENCE LOCATION
 - CONCRETE WASHOUT
 - LANDSCAPE AREA
 - EROSION BLANKET

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**ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION**

ORLAND PARK, IL

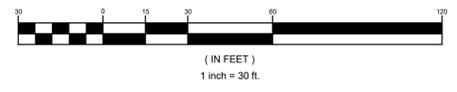
SITE EROSION CONTROL PLAN

Date: 10-27-20
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GRAPHIC SCALE



IMPROVEMENT AREAS:	
EXISTING LOT	= 4.433 AC.
AREA OF WORK LIMITS	= 2.481 AC.
EXISTING PERVIOUS AREA	= 2.481 AC.
EXISTING IMPERVIOUS AREA	= 0.000 AC.
PROPOSED PERVIOUS AREA	= 0.527 AC.
PROPOSED DETENTION AREA @ H.W.L.	= 0.352 AC.
PROPOSED IMPERVIOUS AREA	= 1.359 AC.
PROPOSED PERVIOUS PAVER AREA	= 0.243 AC.
	2.481 AC.
MWRD DETENTION:	
BULLETIN 75 / 0.30 CFS / AC	= 0.744 CFS ALLOWABLE
ACTUAL RELEASE RATE :	= 0.744 CFS
DETENTION REQUIRED:	= 0.755 AC. FT.
DETENTION PROVIDED :	= 0.76 AC. FT. @ H.W.L. = 705.23
VOLUME CONTROL: (MWRD REQUIREMENT)	
REQUIRED: (IMPERVIOUS AREA x 1 INCH)	= 1.359 ACRES x 1 INCH = 0.113 AC. FT.
PROVIDED: (PERVIOUS PAVER AREA)	= 10,600 SQ. FT. x 2.0' x 0.36 x .50 = 3,816 FT ³
	10,600 SQ. FT. x 1.0' x 0.36 x 1.0 = 3,816 FT ³
	TOTAL = 7,632 FT ³
	= 0.175 AC. FT.
VILLAGE OF ORLAND PARK DETENTION:	
ALLOWABLE RELEASE RATE :	
BULLETIN 75 / 2 YEAR :	= 0.04 CFS / AC. = 0.099 CFS
100 YEAR :	= 0.15 CFS / AC. = 0.372 CFS
ACTUAL RELEASE RATE :	
2 YEAR :	= 0.099 CFS @ 2 YEAR HWL = 703.55
100 YEAR :	= 0.372 CFS @ 100 YEAR HWL = 706.00
DETENTION REQUIRED :	
2 YEAR :	= 0.340 AC. FT.
100 YEAR :	= 1.188 AC. FT.
DETENTION PROVIDED :	
2 YEAR :	= 0.340 AC. FT. @ HWL = 703.55
100 YEAR POND (@H.W.L. = 706.00):	= 1.04 AC. FT. @ HWL = 706.00
VOLUME CONTROL PROVIDED:	= 0.175 AC. FT.
TOTAL DETENTION VOLUME	= 1.215 AC. FT.

LEGEND:

- PROPOSED DEVELOPMENT AREA = 2.481 ACRES
- EXISTING TIME OF CONCENTRATION FLOW PATH = 13.65 MINUTES
- PROPOSED TIME OF CONCENTRATION FLOW PATH = 13.64 MINUTES

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**ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION**

**ORLAND PARK, IL
 DRAINAGE EXHIBIT**

Date: 10-27-20
 Scale: 1" = 30'
 File Name: 15-060-01.DWG
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A. REFERENCED SPECIFICATIONS

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 VILLAGE OF ORLAND PARK MUNICIPAL CODE;
 THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- THE MWRD LOCAL SEWER SYSTEM SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL WORK (CALL 1-708-444-5500) AND
- THE VILLAGE OF ORLAND PARK ENGINEERING DEPARTMENT AND PUBLIC WORKS MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

- ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION FACTOR IS 0.00 FT.
- MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
- THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
- ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
- THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
- DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
- ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ANSI A21.51	ANSI A21.11
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-2855 OR ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-678	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-2672 OR ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3212
14-INCH TO 48-INCH	AWWA C905	ASTM D-3212

- ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 3/4 TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 3/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
- "BAND SEAL" OR SIMILAR NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OR DISSIMILAR MATERIALS.
- ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS, SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND A WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
- WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
 - REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
- WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMANS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION, IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.
- ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
- ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
- ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
- ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
- EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED, AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
- A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
- ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
- ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
- VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

- SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
- EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER.
- IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SLUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
- ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
- THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE MOKENA, IL 60448
 PHONE: 708-720-1000 WWW.JASENG.COM FAX: 708-720-1065
 (184-001172)



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

REVISIONS:

JOSEPH A. SCHUDT & ASSOCIATES
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**ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION**

ORLAND PARK, IL

MWRD GENERAL NOTES

Date: 10-27-20
 Scale: 1" = 20'
 File Name: 15-060 BMW PARKING LOT EXPANSION 10/27/20
 Drawn: TMF
 Checked: DWO
 Sheet:
12 OF 12
 Project No.:
15-060

LANDSCAPE PLAN FOR:

BMW of ORLAND PARK

PARKING LOT EXPANSION

Site Location Map



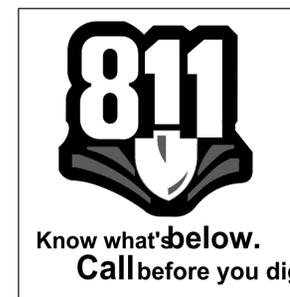
Owner:
Zeigler Auto Group

Engineer:
Joseph A. Schudt & Associates
9455 Enterprise Dr.
Mokena, IL 60448
708.720.1000

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

SHEET INDEX

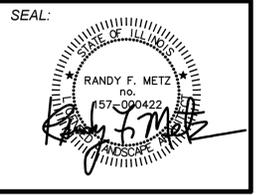
SHEET	DESCRIPTION
CS	COVER SHEET
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	NATIVE AREA SPECIFICATION
TP-1	TREE PRESERVATION PLAN



REVISIONS		
3	Maintenance Path	8-16-21
2	Village Review #2	7-2-21
1	Village Review #1	5-10-21

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ZEIGLER AUTO GROUP
BMW PARKING LOT EXPANSION
 10929 W. 159th Street
 ORLAND PARK, ILLINOIS



METZ & COMPANY
 LANDSCAPE ARCHITECTURE/SITE PLANNING
 826 East Maple Street
 Lombard, Illinois 60148
 PH: 630.561.3903
 www.metz-company.com

TITLE
COVER SHEET

PROJECT NO.:
20-145

DATE: 11-03-2020

SCALE: 1"=30'

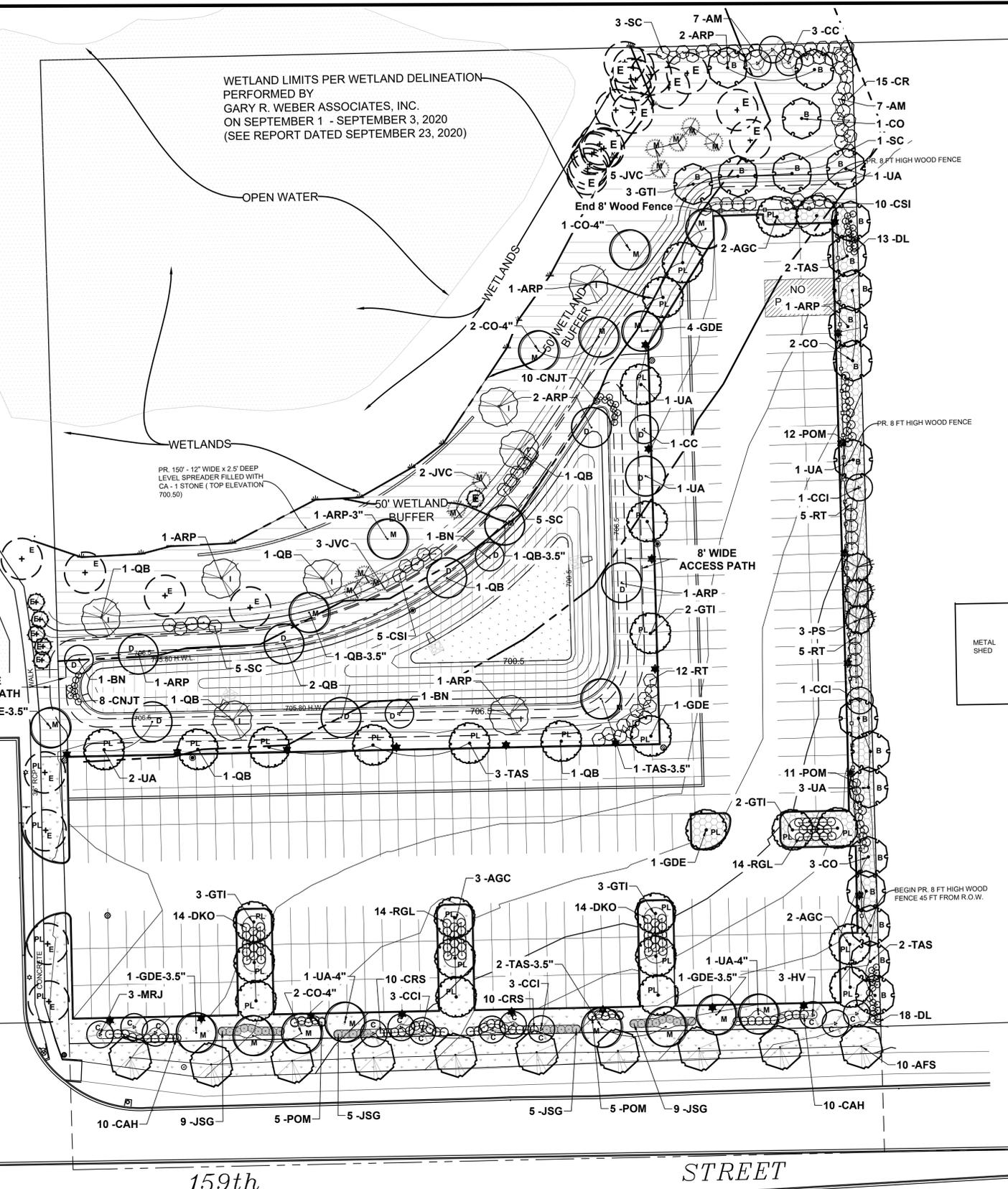
SHEET
CS

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LEGEND

- EMERGENT AQUATIC PLUG MIX
- NATURALIZED LANDSCAPE ZONE STORMWATER MANAGEMENT AREA SEE CROSS SECTION FOR SEED MIXES
- ECONOMY PRAIRIE SEED MIX w/ STRAW BLANKET
- NO-MOW FESCUE SEED MIX w/ STRAW BLANKET
- TURF SEED w/ STRAW BLANKET SEED MIX OR PER VILLAGE SPEC.
- PARKWAY TREE
- PERIMETER TREE
- PARKING LOT TREE
- STORMWATER MANAGEMENT TREE
- INTERIOR LOT TREE
- MITIGATION TREES
- CORRIDOR TREE
- EXISTING TREE

WETLAND LIMITS PER WETLAND DELINEATION PERFORMED BY GARY R. WEBER ASSOCIATES, INC. ON SEPTEMBER 1 - SEPTEMBER 3, 2020 (SEE REPORT DATED SEPTEMBER 23, 2020)



GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFS	10	Acer f 'Sienna'	Sienna Glen Freeman Maple	2.5" BB
AGC	7	Acer n. 'Green Column'	Green Column Black Maple	2.5" BB
ARP	10	Acer r. 'Red Point'	Red Point Red Maple	2.5" BB
ARP	1	Acer r. 'Red Point'	Red Point Red Maple	3.0" BB
CO	6	Celtis occidentalis	Hackberry	2.5" BB
CO	5	Celtis occidentalis	Hackberry	4.0" BB
GTI	13	Gleditsia t. 'Impole'	Imperial Honeylocust	2.5" BB
GDE	6	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB
GDE	3	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	3.5" BB
QB	9	Quercus bicolor	Swamp White Oak	2.5" BB
QB	2	Quercus bicolor	Swamp White Oak	3.5" BB
TAS	7	Tilia a. 'MokSentry'	American Sentry Linden	2.5" BB
TAS	3	Tilia a. 'MokSentry'	American Sentry Linden	3.5" BB
UA	9	Ulmus 'Morton'	Acolade Elm	2.5" BB
UA	2	Ulmus 'Morton'	Acolade Elm	4.0" BB
EVERGREEN TREES				
JVC	10	Juniperus v. 'Canaerti'	Eastern Red Cedar	6" BB
PS	3	Pinus strobus	Eastern White Pine	6" BB
DECIDUOUS ORNAMENTAL TREES				
BN	3	Betula nigra	River Birch	6" BBcl.
CC	4	Cercis canadensis	Eastern Redbud	6" BBcl.
CCI	8	Crataegus c. inermis	Thornless Cockspur Hawthorn	6" BBcl.
HV	3	Hamamelis virginiana	Common Witch Hazel	6" BBcl.
MRJ	3	Malus 'Red Jewel'	Red Jewel Crabapple	2.0" BB
DECIDUOUS & EVERGREEN SHRUBS				
AM	14	Aronia melanocarpa	Black Chokeberry	3" BB
CNJT	18	Ceanothus americana	New Jersey Tea	24" #5
CRS	20	Clethra a. 'Ruby Spice'	Ruby Spice Summersweet	36"
CR	15	Cornus racemosa	Grey Dogwood	3" BB
CSI	15	Cornus s. 'Insant'	Redosier Dogwood	36"
CAH	20	Corylus americana	American Hazelnut	36"
DL	31	Diervilla l. 'Copper'	Copper Dwarf Bush Honeysuckle	18" #3
DKO	28	Diervilla l. 'G2X88544'	Orange Kodiak Diervilla	18" #3
POM	33	Physocarpus o. 'Mandia'	Coppertina Ninebark	36"
JSG	28	Juniperus c. 'Sea Green'	Sea Green Juniper	36"
RGL	28	Rhus a. 'Gro-Low'	Gro-Low Sumac	18" #3
RT	22	Rhus t. 'Laciniata'	Cutleaf Staghorn Sumac	30" #5
SC	14	Sambucus canadensis	Elderberry	24" #5

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
420 LF	8' Wooden Fence	See Detail
600 Each	Emergent Aquatic Plugs	See Plug List
1,285 SY	Native Seed w/ Straw Blanket	Naturalized Landscape Zone
4,485 SY	Native Seed w/ Straw Blanket	S75 by North American Green (or equal)
565 SY	Native Seed w/ Straw Blanket	Economy Prairie Seed Mix
1,600 SY	Seed w/ Straw Blanket	S75 by North American Green (or equal)
58 CY	Mulch	Kentucky Bluegrass Blend w/ Perennial Rye
3 YR	Native Area Maintenance	S75 by North American Green (or equal)
		Shredded Hardwood Bark
		Monitoring & Reporting Program

LANDSCAPE CALCULATIONS

LANDSCAPE CORRIDOR - Auto-Row
 159th Street = 378'
 378 divided by 100 = 3.8
 Landscape Screening Required 75% (378 x .75 = 284') Provided 296'

NORTH LANDSCAPE BUFFER - Type 2
 Residential = 400' less 292' (wetlands) = 108'
 108 divided by 100 = 1.1

EAST LANDSCAPE BUFFER - Type 3
 Residential = 483.0'
 483 divided by 100 = 4.8

DETENTION LANDSCAPE
 H.W.L. = 740'

LANDSCAPE CORRIDOR - Auto-Row
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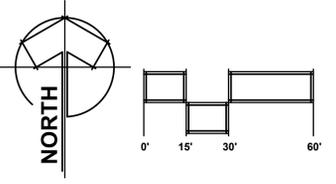
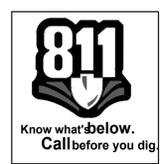
DETENTION LANDSCAPE
 H.W.L. = 740'

NORTH PARKING LOT SCREEN - 63 feet
 Required landscaping: 75% of perimeter
 63 x .75 = 47.25 feet
 Provided: 48 feet

INTERIOR LOT LANDSCAPING - 193,104 sf
 Required landscaping: Commercial @ 1 tree / 10,000 sf
 193,104 divided by 10,000 = 19.3 or 20 trees
 Provided: 20 (8 new shade trees, 5 new evergreen trees & 7 existing)
 (Existing tree numbers: 1091, 1093, 1134, 1136, 1137, 1139 & 2447)

PARKWAY TREES
 159th ST. = 400' @ 1 TREE/40' = 10 TREES - 10 PROVIDED*
 * Subject to IDOT approval

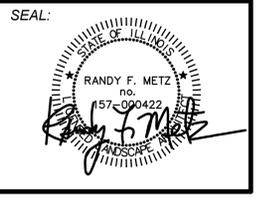
INTERIOR PARKING ISLAND LANDSCAPING - 320 SPACES
 ** Provided one (1) tree per every ten (10) spaces = 32 Trees
 ** Deviation from language of Code for tree location



REVISIONS

NO.	DESCRIPTION	DATE
3	Maintenance Path	8-16-21
2	Village Review #2	7-2-21
1	Village Review #1	5-10-21

ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION
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 LANDSCAPE ARCHITECTURE / SITE PLANNING

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 Lombard, Illinois 60148
 PH: 630.561.3903
 www.metz-company.com

TITLE

LANDSCAPE PLAN

PROJECT NO.: 20-145

DATE: 11-03-2020

SCALE: 1"=30'

SHEET

L-1

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"No-Mow" Maintenance Program

Mowing

"No-Mow" lawns may require occasional mowing during the first two (2) years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a height of four inches (4") in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches (4") just as they begin to flower, usually around mid-June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches (4") a second time when they re-bloom later in the season.

Once the "No-Mow" lawn is established there are four (4) basic mowing options:

- No mowing at all
- One late spring mowing, usually in early June when the seedheads appear
- Fall mowing with a mulching mower, especially in wooded areas to chop up fallen leaves
- Regular mowing, usually monthly, to maintain a more "cropped" appearance

No Mowing: This will result in a turf whose leaves grow to about six inches (6") in height that will drape over one another to create a low-growing meadow effect. Seedheads about two feet (2') tall will appear in early to mid-June, creating a nice meadow effect. The seedheads will typically fall to the ground by late summer, and the lawn will revert to its normal height of about five to six inches.

Late Spring Mowing: Mowing the "No-Mow" lawn once a year in June when the seedheads appear at a height of four (4) to five (5) inches to remove the seedheads and the turf will re-grow to its normal height.

Fall Mowing: This is a good option for seedlings under or in open woodlands. The fescue grasses usually will not form seedheads when growing in shade, so June mowing is not required to maintain a normal height. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter.

Regular Mowing: For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the total leaf material, or the turf will be damaged. Always cut grass with a sharp mower blade to minimize tearing of the leaves which will cause additional stress to the grass plant.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating dead spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to a point where dead grass is visible and grass begins to thin out, the lawn should be de-thatched.

De-thatching can be accomplished using a mechanical de-thatcher or power rake, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they lift the thatch without digging up the soil. If the thatch is particularly thick, the de-thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be raked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas should then be over-seeded with "No-Mow" lawn mix.

Timing of de-thatching is very important. Cool season fescue lawns should be de-thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.

Emergent Plug Mix

Plug Spacing @ 24" o.c.

Botanical Name	Common Name	%	Quantity
Calamagrostis canadensis	Blue Joint Grass	1.50	9
Carex comosa	Bristly Sedge	5.00	30
Carex lacustris	Common Lake Sedge	2.00	12
Carex lupulina	Common Hop Sedge	1.50	9
Carex stricta	Common Tussock Sedge	2.00	12
Carex trichocarpa	Hairy-fruited Lake Sedge	5.00	30
Carex vulpinoidea	Brown Fox Sedge	5.50	33
Juncus effusus	Common Rush	1.00	6
Leersia oryzoides	Rice Cut Grass	2.00	12
Schoenoplectus acutus	Hardstem Bulrush	1.00	6
Schoenoplectus tabernaemontani	Great Bulrush	3.00	18
Scirpus pungens	Chairmakers Rush	5.00	30
Scirpus atrovirens	Dark Green Rush	1.00	6
Scirpus cyperinus	Wool Grass Rush	2.00	12
Grass/Sedge/Rush Subtotal			37.50
SEED MIX TOTAL			600

Acornus calamus	Sweet Flag	3.00	18
Alisma subcordatum	Common Water Plantain	1.00	6
Asclepias incarnata	Swamp Milkweed	3.00	18
Eutrochium maculatum	Spotted Joe Pye Weed	2.00	12
Hibiscus moscheutos	Swamp Rosemallow	3.00	18
Iris virginica shrevei	Blue Flag	12.00	72
Lobelia cardinalis	Cardinal Flower	2.00	12
Lycopus americanus	Waterhorehound	1.50	9
Lythrum alatum	Winged Loosestrife	2.00	12
Mimulus ringens	Monkey Flower	3.00	18
Pontederia cordata	Pickereelweed	2.00	12
Sagittaria latifolia	Common Arrowhead	13.00	78
Solidago patula	Swamp Goldenrod	2.00	12
Sparganium eurycarpum	Great Bur Reed	13.00	78
Wildflower Subtotal			62.50
SEED MIX TOTAL			100.00

WET-TO-MESIC PRAIRIE SEED MIX

Cardno-JFN New

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

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

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

ECONOMY PRAIRIE SEED MIX

Cardno (or equivalent) - Apply at 37.38 PLS pounds per acre

BOTANICAL / (COMMON) NAME	PLS OZ/Ac
PERMANENT MATRIX:	
Andropogon gerardii (Big Bluestem)	16.00
Bouteloua curtipendula (Side Oats Grama)	18.00
Carex spp. (Prairie Carex Mix)	1.00
Elymus canadensis (Canada Wild Rye)	16.00
Panicum virgatum (Prairie Switch Grass)	2.50
Schizachyrium scoparium (Little Bluestem)	24.00
Sorghastrum nutans (Indian Grass)	18.00
TOTAL	95.50

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

Asclepias syriaca (Common Milk)	1.00
Asclepias tuberosa (Butterfly Weed)	1.00
Aster laevis (Smooth Blue Aster)	0.50
Aster novae-angliae (New England Aster)	0.75
Chamaecrista fasciculata (Partridge Pea)	9.00
Coreopsis lanceolata (Sand Coreopsis)	5.00
Echinacea purpurea (Purple Coneflower)	7.50
Helopis helianthoides (False Sunflower)	0.25
Lupinus perennis (Wild Lupine)	1.00
Monarda fistulosa (Wild Bergamot)	0.50
Penstemon digitalis (Foxglove Beard Tongue)	1.00
Pycnanthemum virginicum (Common Mountain Mint)	0.50
Ratibida pinnata (Yellow Coneflower)	3.50
Rudbeckia hirta (Black-Eyed Susan)	8.00
Solidago speciosa (Showy Goldenrod)	1.00
TOTAL	40.50

NO MOW FESCUE SEED MIX

Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Tradescantia ohioensis (Common Spiderwort)	1.25%	85%
Vernonia spp. (Ironweed Mix)	3.00%	85%
Veronicastrum virginicum (Culver's Root)	0.25%	90%
Zizia aurea (Golden Alexanders)	0.50%	90%
TOTAL	63.25%	

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

REVISIONS

NO.	DESCRIPTION	DATE
3	Maintenance Path	8-16-21
2	Village Review #2	7-2-21
1	Village Review #1	5-10-21

ZEIGLER AUTO GROUP
 BMW PARKING LOT EXPANSION
 10929 W. 159th Street
 ORLAND PARK, ILLINOIS

SEAL:

METZ & COMPANY
 LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
 Lombard, Illinois 60148
 PH: 630.561.3903
 www.metz-company.com

TITLE
LANDSCAPE DETAILS

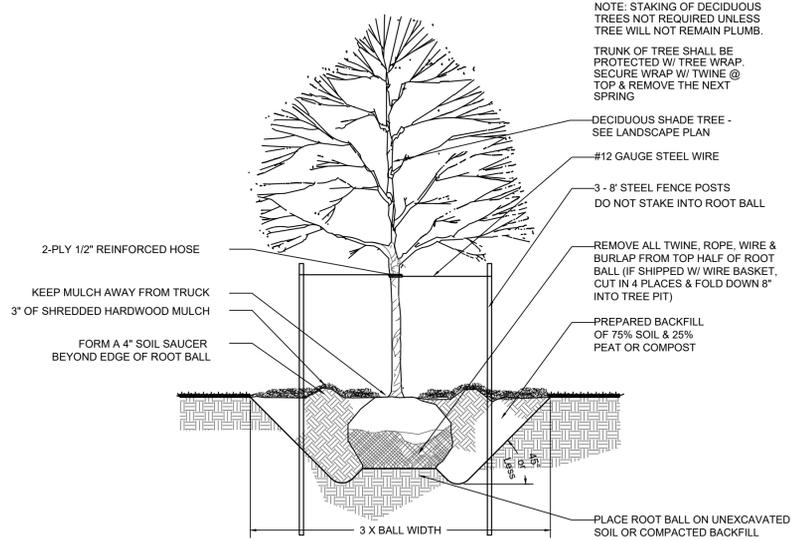
PROJECT NO.:
20-145

DATE: 11-03-2020

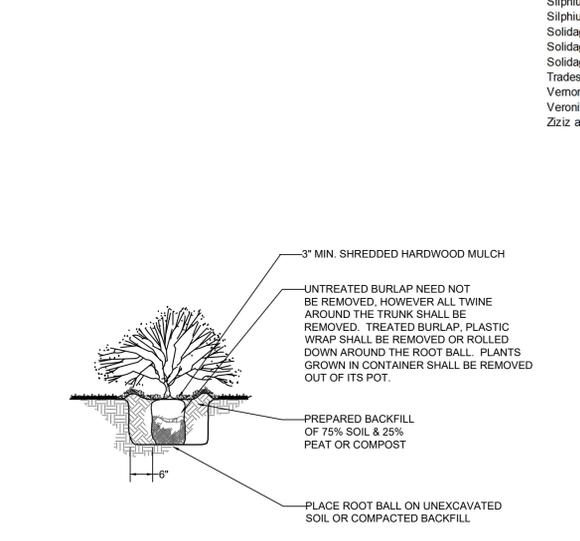
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SHEET
L-2

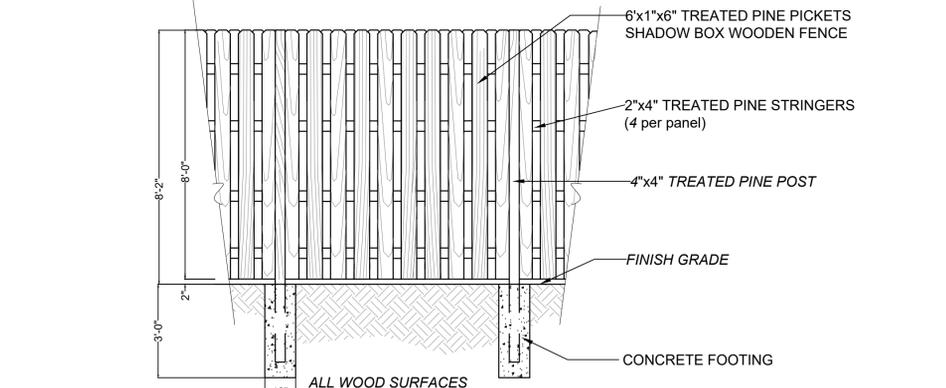
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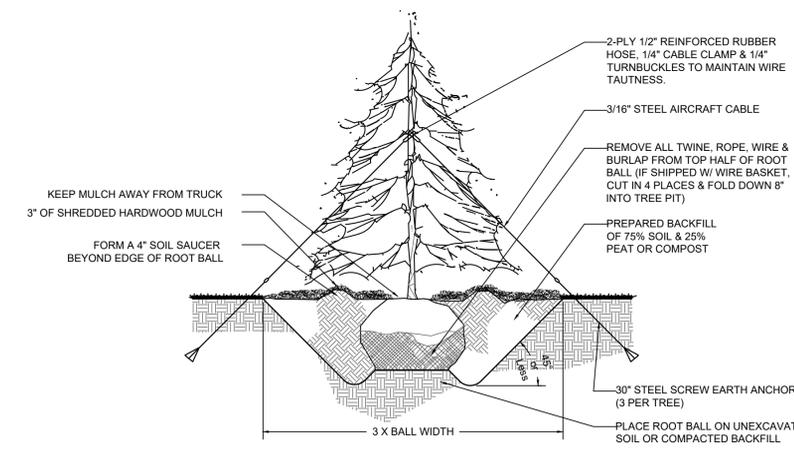
DECIDUOUS TREE n.t.s.



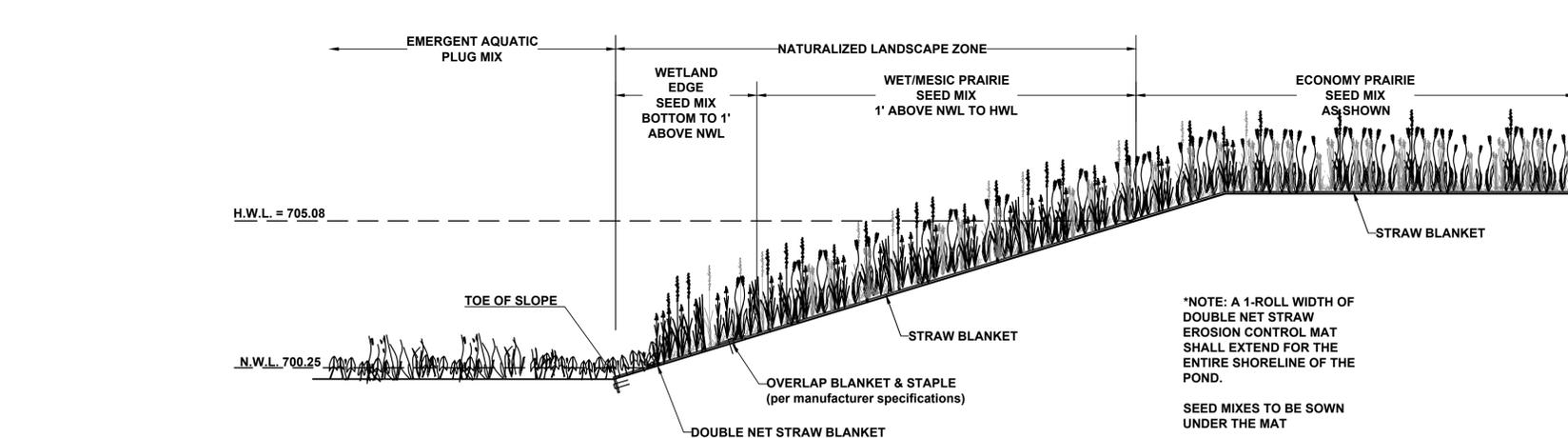
SHRUBS n.t.s.



8' WOODEN FENCE 3/8" = 1'-0"



EVERGREEN TREE n.t.s.



NATURALIZED STORMWATER MANAGEMENT AREA n.t.s.

*NOTE: A 1-ROLL WIDTH OF DOUBLE NET STRAW EROSION CONTROL MAT SHALL EXTEND FOR THE ENTIRE SHORELINE OF THE POND.

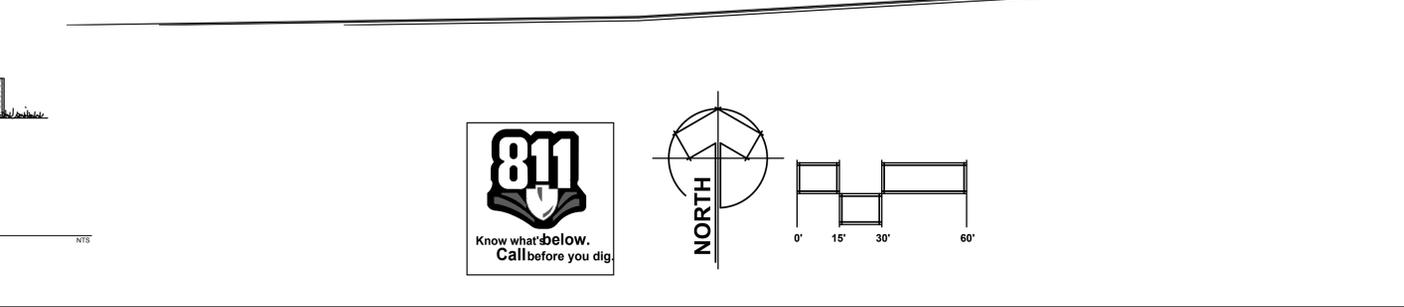
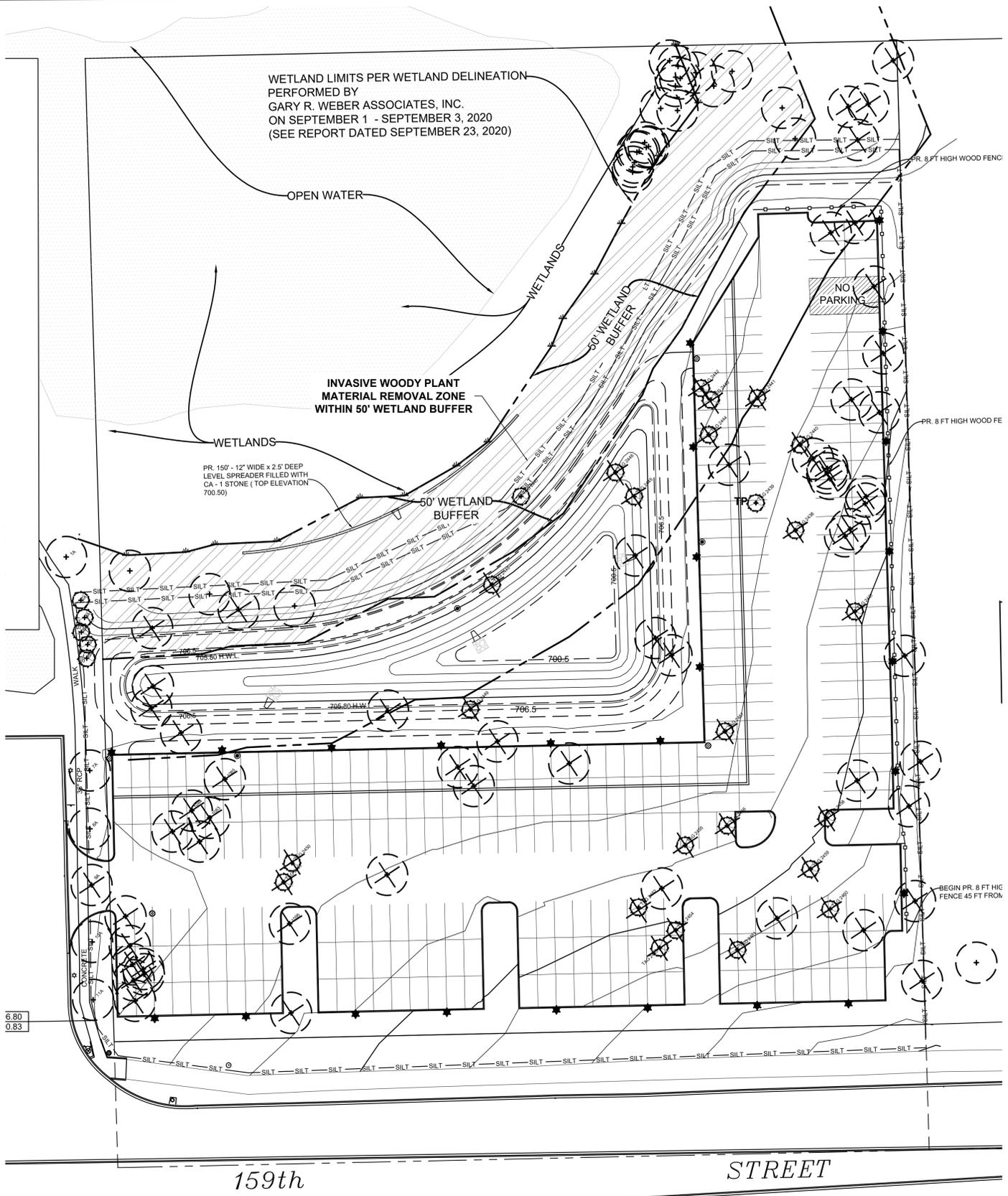
SEED MIXES TO BE SOWN UNDER THE MAT

INVASIVE WOODY VEGETATION REMOVAL

This section includes the selective cutting and disposal of woody brush primarily targeting non-native shrubs.

1. Work shall be supervised by a certified arborist who is competent at the identification of plant materials to be removed and native species to be preserved.
2. Herbicide to be used for basal applications of cut stumps shall be triclopyr: 3,5,6-trichloro-2-pyridinyloxyacetic acid, butoxyethyl ester, trade name Garlon 4 or equivalent.
3. Contractor will cut all woody species to be removed with hand tools including but not limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.
4. All stumps shall be cut flat with no sharp points, and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.
5. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.
6. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.
7. Removal of undesirable woody species shall preferentially occur when ground is frozen.
8. Cut brush piles shall be removed from the site and disposed of legally rather than burned.
9. Species Designated for Removal:

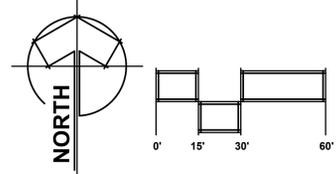
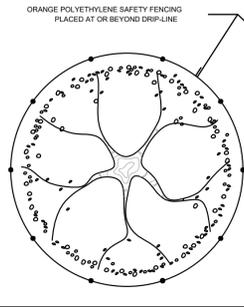
Scientific Name	Common Name	Disposition
Rhamnus spp.	Buckthorn species	Remove all
Lonicera spp.	Honeysuckle species	Remove all
Rosa multiflora	Multiflora Rose	Remove all
Pyrus calleryana	Callery Pear	Remove all
10. Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to lawn areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.



ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 9' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING PLACED AT OR BEYOND DRIP-LINE



TREE INVENTORY: 9/3/2020 (Updated 4/28/2021)
 PROJECT NAME: 10920 W. 159th ST
 CLIENT: Joseph A. Schudt & Associates
 GRWA PROJECT NUMBER: JSA2001

1) Trees measured at 4.5 above the ground - DBH (diameter Breast Height)
 2) All trees 4" DBH and above tagged. Did not tag shrubs or Buckthorn
 3) Health Rating:
 Good - Less than 20% dead wood and sound structure
 Fair - 20-60% dead wood, unsound structure, minor signs of disease
 Poor - 60-90% dead wood, structural damage, heavy signs of disease
 Dead - Greater than 90% dead wood or dead crown with resprouts only

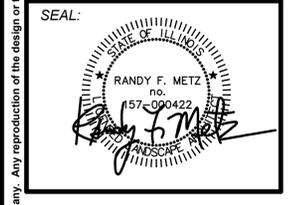
TOTAL TREES REVIEWED:

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	SAVE	REPLACEMENT TREES	PRESERVATION CREDIT
1074	Acer saccharinum	Silver Maple	10, 14, 18	Fair	NO	N/A	
1075	Acer saccharinum	Silver Maple	22, 12, 10, 10	Fair	NO	N/A	
1076	Acer saccharinum	Silver Maple	14, 8, 12	Poor	NO	N/A	
1077	Prunus serotina	Black Cherry	8	Poor	NO	N/A	
1078	Prunus serotina	Black Cherry	8	Poor	NO	N/A	
1079	Acer saccharinum	Silver Maple	22, 14	Poor	NO	N/A	
1080	Ulmus americana	American Elm	8	Fair	NO	2	
1081	Malus prunifolia	Plum-leaved Crab Apple	11	Fair	NO	1	
1082	Ulmus americana	American Elm	10	Good	NO	2	
1083	Ulmus americana	American Elm	4	Good	NO	2	
1084	Malus prunifolia	Plum-leaved Crab Apple	4	Good	NO	1	
1085	Malus prunifolia	Plum-leaved Crab Apple	5, 5	Fair	NO	1	
1086	Morus alba	White Mulberry	4, 3	Fair	NO	N/A	
1087	Malus prunifolia	Plum-leaved Crab Apple	5, 4	Poor	NO	N/A	
1088	Malus prunifolia	Plum-leaved Crab Apple	10, 7	Fair	NO	2	
1089	Malus prunifolia	Plum-leaved Crab Apple	7, 6, 6, 5	Poor	NO	3	
1090	Morus alba	White Mulberry	18	Fair	YES	N/A	
1091	Ulmus americana	American Elm	7	Good	YES		\$ 1,050.00
1092	Pyrus calleryana	Callery Pear	6, 6	Good	NO	N/A	
1093	Ulmus americana	American Elm	9	Good	YES		\$ 1,350.00
1094	Pyrus calleryana	Callery Pear	multi, 12	Fair	NO	N/A	
1095	Pyrus calleryana	Callery Pear	10, 3	Fair	NO	N/A	
1096	Morus alba	White Mulberry	5	Fair	NO	N/A	
1097	Pyrus calleryana	Callery Pear	multi, 4, 5, 2	Fair	NO	N/A	
1098	Ulmus americana	American Elm	5	Good	NO	2	
1099	Pyrus calleryana	Callery Pear	7, 7	Fair	NO	N/A	
1100	Ulmus americana	American Elm	8, 3	Good	NO	2	
1101	Ulmus americana	American Elm	10	Good	NO	2	
1102	Ulmus pumila	Siberian Elm	4, 5	Fair	NO	N/A	
1103	Malus prunifolia	Plum-leaved Crab Apple	4, 3, 2, 2	Fair	NO	1	
1104	Ulmus americana	American Elm	6	Poor	NO	N/A	
1105	Morus alba	White Mulberry	14	Fair	NO	N/A	
1106	Ulmus pumila	Siberian Elm	20	Poor	NO	N/A	
1107	Ulmus pumila	Siberian Elm	5	Fair	YES	OFF-SITE	
1108	Malus prunifolia	Plum-leaved Crab Apple	5, 4	Fair	NO	N/A	
1109	Ulmus pumila	Siberian Elm	10	Poor	NO	N/A	
1110	Prunus serotina	Black Cherry	12	Poor	NO	N/A	
1111	Morus alba	White Mulberry	14, 16	Fair	NO	N/A	
1112	Pyrus calleryana	Callery Pear	multi, 5	Fair	NO	N/A	
1113	Pyrus calleryana	Callery Pear	multi, 5	Fair	NO	N/A	
1114	Pyrus calleryana	Callery Pear	multi, 4	Fair	NO	N/A	
1115	Pyrus calleryana	Callery Pear	5, 5	Fair	NO	N/A	
1116	Populus deltoides	Eastern Cottonwood	8, 7, 8	Poor	YES	N/A	
1117	Ulmus americana	American Elm	5	Poor	YES	N/A	
1118	Salix nigra	Black Willow	16, 9	Poor	YES	N/A	
1119	Populus deltoides	Eastern Cottonwood	6	Fair	YES	N/A	
1120	Populus deltoides	Eastern Cottonwood	8	Dead	YES	N/A	
1121	Populus deltoides	Eastern Cottonwood	6	Dead	YES	N/A	
1122	Populus deltoides	Eastern Cottonwood	8	Fair	YES	N/A	
1123	Salix nigra	Black Willow	14, 16, 5	Poor	YES	N/A	
1124	Salix nigra	Black Willow	6	Dead	YES	N/A	
1125	Populus deltoides	Eastern Cottonwood	18	Poor	YES	N/A	
1126	Salix nigra	Black Willow	14, 11	Poor	YES	N/A	
1127	Salix nigra	Black Willow	8	Poor	YES	N/A	
1128	Salix nigra	Black Willow	14	Poor	YES	N/A	
1129	Salix nigra	Black Willow	11	Poor	YES	N/A	
1130	Salix nigra	Black Willow	14	Poor	YES	N/A	
1131	Populus deltoides	Eastern Cottonwood	7	Poor	YES	N/A	
1132	Salix nigra	Black Willow	10, 12	Poor	YES	N/A	
1133	Salix nigra	Black Willow	10, 10, 8	Poor	YES	N/A	
1134	Ulmus americana	American Elm	7	Fair	YES		\$ 1,050.00
1135	Pyrus calleryana	Callery Pear	5, 3	Good	YES	N/A	
1136	Ulmus americana	American Elm	10	Fair	NO	2	
1137	Ulmus americana	American Elm	4	Good	NO	2	
1138	Morus alba	White Mulberry	multi 8, 6, 5	Poor	NO	N/A	
1139	Ulmus americana	American Elm	8	Good	NO	2	
1140	Ulmus pumila	Siberian Elm	6	Fair	NO	N/A	
1141	Ulmus americana	American Elm	4	Fair	NO	2	
1142	Ulmus americana	American Elm	5, 3	Fair	NO	2	
1143	Malus prunifolia	Plum-leaved Crab Apple	6, 4	Good	NO	N/A	
1144	Populus alba	White Poplar	5	Dead	NO	N/A	
1145	Populus alba	White Poplar	4	Dead	NO	N/A	
1146	Ulmus americana	American Elm	6	Poor	NO	N/A	
1147	Populus alba	White Poplar	5	Dead	NO	N/A	
1148	Populus alba	White Poplar	5	Dead	NO	N/A	
1149	Populus alba	White Poplar	4	Dead	NO	N/A	
1150	Populus alba	White Poplar	4	Dead	NO	N/A	
1151	Populus alba	White Poplar	10	Poor	NO	N/A	
1152	Populus alba	White Poplar	8	Dead	NO	N/A	
1153	Ulmus americana	American Elm	4	Good	NO	2	
1154	Ulmus americana	American Elm	5	Good	NO	2	
2437	Juniperus virginiana	Eastern Red Cedar	20 ft (12")	Good	NO	6	
2438	Juniperus virginiana	Eastern Red Cedar	20 ft (12")	Good	NO	6	
2439	Juniperus virginiana	Eastern Red Cedar	8 ft (3")	Fair	NO	2	
2440	Juniperus virginiana	Eastern Red Cedar	15 ft (6.5")	Good	NO	6	
2441	Juniperus virginiana	Eastern Red Cedar	9 ft (3.5")	Good	NO	2	
2442	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2443	Juniperus virginiana	Eastern Red Cedar	6 ft (2")	Good	NO	2	
2444	Juniperus virginiana	Eastern Red Cedar	12 ft (5")	Good	NO	4	
2445	Juniperus virginiana	Eastern Red Cedar	18 ft (8")	Good	NO	6	
2446	Juniperus virginiana	Eastern Red Cedar	11 ft (4.5")	Good	NO	4	
2447	Juniperus virginiana	Eastern Red Cedar	20 ft (10")	Good	YES		\$ 1,500.00
2448	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	YES		
2449	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2450	Juniperus virginiana	Eastern Red Cedar	20 ft (12")	Good	NO	6	
2451	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2452	Juniperus virginiana	Eastern Red Cedar	8 ft (3")	Good	NO	2	
2453	Juniperus virginiana	Eastern Red Cedar	15 ft (6.5")	Good	NO	6	
2454	Juniperus virginiana	Eastern Red Cedar	20 ft (10")	Good	NO	6	
2455	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2456	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Poor	NO	N/A	
2457	Juniperus virginiana	Eastern Red Cedar	12 ft (5")	Good	NO	4	
2458	Juniperus virginiana	Eastern Red Cedar	25 ft (16.5")	Good	NO	6	
2459	Juniperus virginiana	Eastern Red Cedar	30 ft (22")	Good	NO	6	
2460	Juniperus virginiana	Eastern Red Cedar	18 ft (8")	Good	NO	6	
2461	Juniperus virginiana	Eastern Red Cedar	12 ft (5")	Good	NO	4	
7A	Celtis occidentalis	Hickory	4	Good	YES		\$ 600.00
2A	Picea pungens	Colorado Spruce	10 ft (4")	Good	YES		\$ 600.00
3A	Picea pungens	Colorado Spruce	10 ft (4")	Good	YES		\$ 600.00
4A	Picea pungens	Colorado Spruce	12 ft (5")	Good	YES		\$ 750.00
5A	Picea pungens	Colorado Spruce	12 ft (5")	Good	YES		\$ 750.00
6A	Picea pungens	Colorado Spruce	12 ft (5")	Good	YES		\$ 750.00
7A	Ginkgo biloba	Ginkgo	2	Fair	YES	LESS THAN 2.5"	
8A	Ginkgo biloba	Ginkgo	2	Fair	YES	LESS THAN 2.5"	
9A	Ginkgo biloba	Ginkgo	2	Fair	NO	LESS THAN 2.5"	
10A	Ginkgo biloba	Ginkgo	2	Fair	YES	LESS THAN 2.5"	
11A	Ginkgo biloba	Ginkgo	2	Fair	YES	LESS THAN 2.5"	
TOTAL							\$ 9,000.00
130 trees x \$400.00							\$52,000.00
Proposed Mitigation Inches = 55.5 x \$160 / inch							\$8,225.00
Tree Preservation Credit							\$9,000.00
Cash in Lieu Payment							\$34,875.00

REVISIONS

3	Maintenance Path	8-16-21
2	Village Review #2	7-2-21
1	Village Review #1	5-10-21

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BMW PARKING LOT EXPANSION
 10929 W. 159th Street
 ORLAND PARK, ILLINOIS



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 LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
 Lombard, Illinois 60148
 PH: 630.561.3903
 www.metz-company.com

TITLE
TREE PRESERVATION

PROJECT NO.:
20-145

DATE: 11-03-2020
 SCALE: 1"=30'

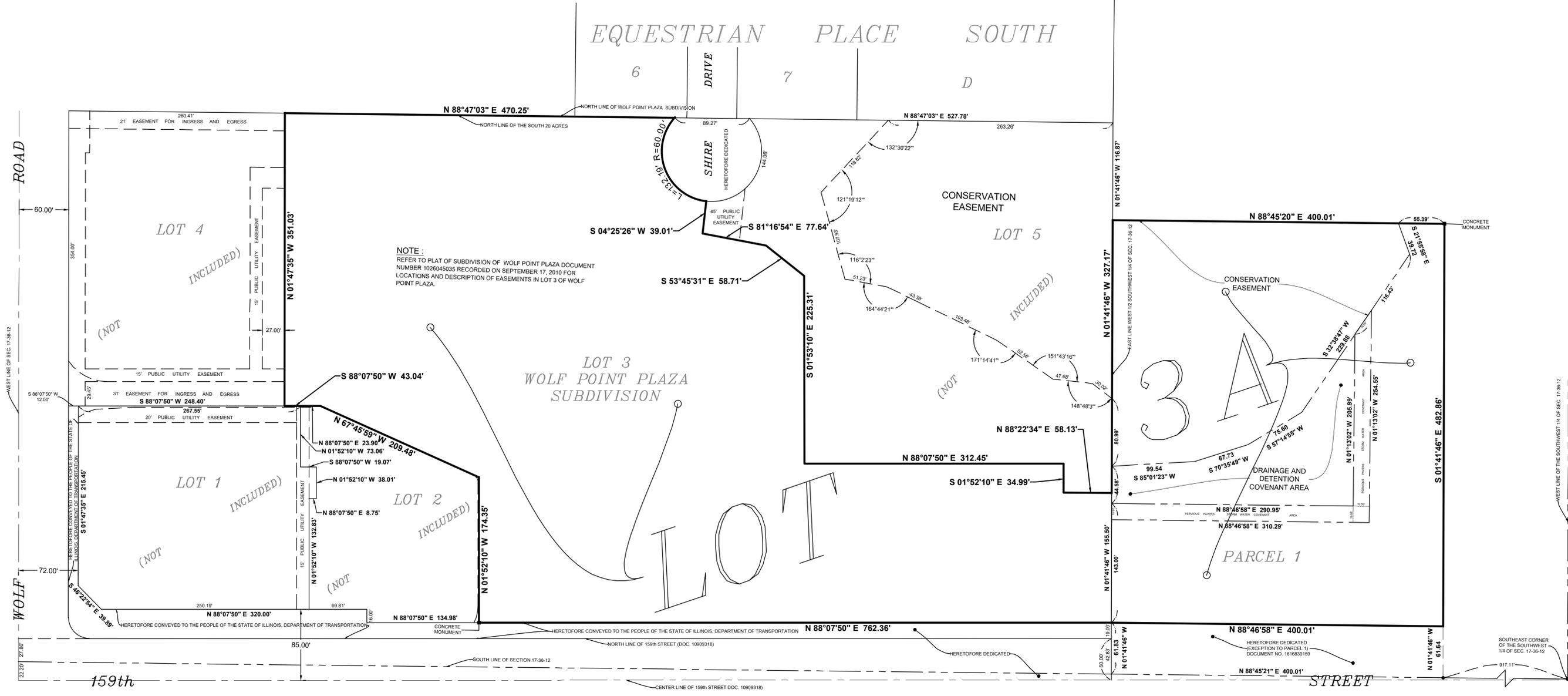
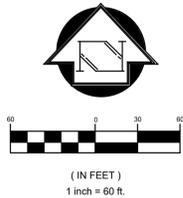
SHEET
TP-1

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LOT 3 WOLF POINT PLAZA
 P.I.N. 27-17-315-003-0000
 LOT AREA: 373,475 Sq. Ft. 8.574 ACRES
 PARCEL 1
 P.I.N. 27-17-301-013-0000
 LOT AREA: 193,104 Sq. Ft. 4.433 ACRES
 TOTAL AREA: 566,579 Sq. Ft. 13.007 ACRES

PRELIMINARY PLAT OF ZEIGLER BMW ORLAND PARK CONSOLIDATION

BEING A CONSOLIDATION OF PART OF THE SOUTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK
 COUNTY, ILLINOIS.



PRELIMINARY PLAT OF ZEIGLER BMW ORLAND PARK CONSOLIDATION

BEING A CONSOLIDATION OF PART OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK
COUNTY, ILLINOIS.

LOT 3 WOLF POINT PLAZA	
P.I.N. 27-17-315-003-0000	
LOT AREA:	373,475 Sq. Ft. 8.574 ACRES
PARCEL 1	
P.I.N. 27-17-301-013-0000	
LOT AREA:	193,104 Sq. Ft. 4.433 ACRES
TOTAL AREA: 566,579 Sq. Ft. 13.007 ACRES	

CONSERVATION EASEMENT PROVISION

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS AND THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER AND THROUGH THE AREA SHOWN AND DESIGNATED ON THE PLAT AS "CONSERVATION EASEMENT" FOR THE PURPOSE OF PROTECTING THE ECOLOGICAL AND AESTHETIC QUALITY OF THE CONSERVATION EASEMENT AREA AND OF MAINTAINING THE RESTORED NATURAL STATE OF THE CONSERVATION EASEMENT AREA AS OPEN SPACE. THE FOLLOWING RESTRICTIONS ARE IMPOSED IN PERPETUITY WITHIN THE CONSERVATION EASEMENT AREA.

1. NO ACTIVITIES SHALL BE CONDUCTED WITHIN SAID AREA WHICH SHALL IMPAIR THE NATURAL CONDITIONS, RESTORED OR NATIVE VEGETATION OR OPEN SPACE.
2. NO BUILDING, OUTBUILDING, STRUCTURE, WHETHER FOR TEMPORARY OR PERMANENT USE, INCLUDING, BUT NOT LIMITED TO TENTS, TRAILERS, MOBILE HOMES, SHACKS, SHEDS, GARAGES, BARNs, TREE HOUSES, PATIOS, FENCES AND DECKs SHALL BE PLACED, PERMITTED OR CONSTRUCTED WITHIN SAID AREA.
3. NO PART OF SAID AREA SHALL BE USED OR CAUSED TO BE USED OR AUTHORIZED IN ANY WAY, DIRECTLY OR INDIRECTLY TO BE USED FOR ANY RESIDENTIAL, COMMERCIAL, MANUFACTURING, MERCANTILE, STORAGE, VENDING OR OTHER RELATED PURPOSE.
4. NO SIGN, BILLBOARD OR OTHER ADVERTISING DEVICE OF ANY CHARACTER SHALL BE ERECTED OR MAINTAINED WITHIN SAID AREA.
5. NATURAL VEGETATION SHALL BE MAINTAINED. ALL TREES AND OTHER PLANT MATERIAL WHICH BECOME DISEASED OR DIE MAY BE PROMPTLY REMOVED FOR SAID AREA. CONSERVATION TECHNIQUES MAY BE EMPLOYED CONSISTENT WITH SOUND AND GENERALLY ACCEPTABLE NATURAL RESOURCE MANAGEMENT PRACTICES PROVIDED, HOWEVER, THERE SHALL BE NO REMOVAL, DESTRUCTION, OR CUTTING OF TREES OR PLANTS PERMITTED WITHIN SAID AREA WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CORPORATE AUTHORITIES OF THE VILLAGE OF ORLAND PARK.
6. NO ELECTRONIC DEVICES FOR THE KILLING OF INSECTS SHALL BE USED WITHIN SAID AREA.
7. THERE SHALL BE NO EXCAVATION, MILLING, REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK MINERALS OR OTHER MATERIALS WITHIN SAID AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF ORLAND PARK. THE CONSERVATION EASEMENT AREA SHALL BE MANAGED BY THE OWNER OF SAID PROPERTY IN ACCORDANCE WITH THE APPROVED MONITORING AND MAINTENANCE PLAN OR ANY OTHER GOVERNMENT ENTITY HAVING JURISDICTION.

PUBLIC UTILITY EASEMENT DECLARATION:

A NON-EXCLUSIVE EASEMENT FOR ACCESS FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND CUSTOMARY SERVICING OF ALL SANITARY SEWER LINES AND STRUCTURES, STORMWATER COLLECTION LINES, STRUCTURES AND DRAINAGE COURSES, WATER SUPPLY SYSTEMS, ELECTRICITY LINES, TELEPHONE LINES, NATURAL GAS SUPPLY SYSTEMS, CENTRAL ANTENNA TELEVISION, COMMUNICATION SYSTEMS AND OTHER PUBLIC UTILITY FACILITIES OR SYSTEMS SERVICING THE LANDS SHOWN ON THE PLAT AS WELL AS OTHER LANDS OVER, UNDER UPON AND ACROSS THOSE PORTIONS OF THE PLATTED LANDS DEPICTED AND DESIGNATED HEREIN AS "PUBLIC UTILITY EASEMENT" IS HEREBY RESERVED AND GRANTED BY ANY ENTITY HOLDING FEE TITLE TO THE LANDS PLATTED HEREBY RESERVED AND GRANTED BY ANY ENTITY HOLDING FEE TITLE TO THE LANDS PLATTED HEREBY OR ANY PORTION THEREOF, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS AS GRANTORS, FOR AND TO THE VILLAGE OF ORLAND PARK, ILLINOIS, AT&T, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY AND ALL OTHER UTILITY ENTITIES NOW HOLDING OR IN THE FUTURE RECEIVING A FRANCHISE FROM SAID VILLAGE OF ORLAND PARK, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS GRANTEEES. SAID RIGHT OF ACCESS IS GRANTED TO THE OFFICERS, EMPLOYEES AND AGENTS OF THE ABOVE-NAMED ENTITIES TO ENTER UPON SAID LANDS IN PERSON TOGETHER WITH THEIR RELATED SERVICE AND EMERGENCY EQUIPMENT FOR ALL SUCH PURPOSES STATED HEREIN. ALSO GRANTED TO THE ABOVE NAMED ENTITIES IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND FENCES AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS GRANTED HEREIN. SAID EASEMENT AREAS MAY BE USED FOR SUCH PURPOSES THAT DO NOT NOW OR IN THE FUTURE INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED INCLUDING, WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT IMPROVEMENTS UPON THE SURFACE OF SAID EASEMENT AREAS. GRANTEEES SHALL REPLACE AND RESTORE ANY SURFACES DISTURBED BY THE EXERCISE OF ANY RIGHTS HEREIN GRANTED. SHOULD DESIGN, DEVELOPMENT OR CONSTRUCTION EXIGENCIES REQUIRE THE REMOVAL AND RELOCATION OF ANY UTILITY INSTALLATION PLACED PURSUANT TO THIS GRANT, GRANTORS SHALL INDEMNIFY GRANTEEES AGAINST ALL COSTS ATTENDANT TO SAID REMOVAL AND RELOCATION. FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF ORLAND PARK IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SAID SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWNS OR SHRUBBERY PROVIDED, HOWEVER, THAT SAID VILLAGE SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ALL TRENCH RELATED SO AS TO RETAIN SUITABLE DRAINAGE TO PATCH ANY ASPHALT OR CONCRETE SURFACE. TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE AFFECTED AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

AJZ-ORLAND PARK, LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE STYLE AND TITLE THEREON INDICATED. IT IS FURTHER CERTIFIED THAT THE LANDS PLATTED HEREIN FALL WITHIN THE BOUNDARIES OF ORLAND SCHOOL DISTRICT 135 AND CONSOLIDATED HIGH SCHOOL DISTRICT 230.

DATED THIS ____ DAY OF _____, A.D. 2021.

SIGNED PRINTED NAME AND TITLE

AJZ-ORLAND PARK, LLC
4201 STADIUM DRIVE
KALAMAZOO, MI. 49008
269-488-2271

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, OF AJZ-ORLAND PARK, LLC DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN MY SIGNATURE AND SEAL

DATED THIS ____ DAY OF _____, A.D. 2021.

NOTARY PUBLIC

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 2021, BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF COOK) JSS

I, _____, VILLAGE FINANCE DIRECTOR OF THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BE APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 2021.

FINANCE DIRECTOR

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, VILLAGE CLERK OF THE VILLAGE OF ORLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, A.D. 2021 AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS ____ DAY OF _____, A.D. 2021.

VILLAGE TREASURER

PLAT SUBMITTAL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF ORLAND PARK AND/OR ITS DESIGNATED AGENTS TO RECORD SAID FINAL PLAT OF CONSOLIDATION WITH THE OFFICE OF COOK COUNTY RECORDED OF DEEDS ON BEHALF OF THE UNDERSIGNED.

DATED THIS ____ DAY OF _____, A.D. 2021.

D. WARREN OPPERMAN

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATER INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 2021.

REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

NOTE:

THERE SHALL BE NO DIRECT VEHICULAR ACCESS BETWEEN LOT 3A OF ZEIGLER BMW ORLAND PARK CONSOLIDATION AND 159th STREET EXCEPT AT THE TWO PLATTED EASEMENTS FOR INGRESS AND EGRESS THAT ACCESS 159th STREET AS INDICATED AND DRAWN ON THE PLAT OF SUBDIVISION OF WOLF POINT PLAZA, DOCUMENT NO. 1026045035, RECORDED SEPTEMBER 17, 2010.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) S.S.

This is to state that I, D. Warren Opperman, Illinois Professional Land Surveyor No. 3152, have surveyed and Consolidated the property described in the above caption and more particularly described as follows:

PARCEL 1: THAT PART OF THE WEST 400 FEET OF THE SOUTH 544.5 FEET OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF THE WEST 400 FEET OF THE SOUTH 544.5 FEET OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 88 DEGREES 46 MINUTES 04 SECONDS WEST, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 917.11 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 46 MINUTES 04 SECONDS WEST, ON SAID SOUTH LINE, 400.01 FEET TO THE WEST LINE OF THE GRANTOR'S PARCEL; THENCE NORTH 01 DEGREE 41 MINUTES 48 SECONDS WEST, ON SAID WEST LINE, 61.83 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST, 400.00 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL; THENCE SOUTH 01 DEGREE 41 MINUTES 48 SECONDS EAST, ON SAID EAST LINE, 61.84 FEET TO THE POINT OF BEGINNING.

AND ALSO

LOT 3 IN WOLF POINT PLAZA, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO YHR PLAT THEREOF RECORDED SEPTEMBER 17, 2010 AS DOCUMENT NO. 1026045035.

I further certify that I have Consolidated the same into one lot as shown on the hereon drawn plat. This plat correctly represents said survey and Consolidated in every detail. Monuments are shown in place and located when noted as "found" and are to be set when noted as "set".

Property contains 566,579 sq. ft., (13.007 acres), more or less.

I do further state that:

1. I have examined Community Panel Number 17031C082 J effective date: August 19, 2008, as issued by the Federal Emergency Management Agency with reference to the above named tract, and find the property to be in Zone "X" (unshaded), which is an area determined to be outside the 0.2% annual chance (500-year floodplain).
2. This subdivision is within the corporate limits of the Village of Orland Park, Cook County, Illinois.
3. All lot corners and points of curvature are or will be monumented according to the Plat Act as amended.
4. All distances are shown in feet and decimal parts thereof.
5. Basis of bearings is Wolf Point Plaza Subdivision, as recorded.
6. This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my Hand and Seal at Mokena, Illinois,

_____, A.D. 2021.

JOSEPH A. SCHUDT & ASSOCIATES (184-001172)
9455 Enterprise Drive Mokena, IL 60448
Phone: 708-720-1000

BY: _____
Illinois Professional Land Surveyor No. 3152 (exp 11-30-22)



08-25-21
08-18-21
07-07-21
04-27-21

THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

VILLAGE OF ORLAND PARK
DEVELOPMENT SERVICES DEPARTMENT
14700 RAVINIA AVENUE
ORLAND PARK, ILLINOIS 60462

Mail Future Tax Bills To:
AJZ-ORLAND PARK, LLC
4201 STADIUM DRIVE
KALAMAZOO, MI. 49008
269-488-2271

PLAT PREPARED BY:



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

REZONING EVALUATION FACTORS

For all petitions involving a request for a Rezoning, the petitioner must provide detailed written responses to all of the following Rezoning Standards listed below. When considering an application for a Rezoning, the decision making body shall consider the extent to which the following standards are met. It is the responsibility of the petitioner to prove that these standards will be met.

1. The existing uses and zoning of nearby property;

The proposed Zoning is BIZ-General Business, which is the existing zoning of the adjacent BMW automobile dealership to the west. The adjacent property to the east is zoned E-1 Estate Residential but the Comprehensive Plan calls for neighborhood mixed use along this 159th Street commercial corridor. The property to the south of 159th is currently occupied by Meadow Ridge School.

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

The proposed rezoning of the property is consistent with the surrounding use and zoning classifications and Motor Vehicle Sales or Rental is included as a Special Use to the BIZ-General Business District. The proposed rezoning is an extension of the existing BMW Zoning on the property immediately west. The proposed lot coverage is approximately 65 percent versus the allowable 75 percent.

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

The BIZ-General Business Zoning and Village land development regulations allow development of property while avoiding destruction of property values.

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

The gains to the public is the increased sales tax and property tax from the proposed rezoning and use of the property which is consistent with the Village Comprehensive Plan.

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

The proposed rezoning of the property is consistent with the surrounding use and zoning classifications and fits within the uses identified on the Village Comprehensive Plan.

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

The subject property was annexed into the Village of Orland Park in 2007 and has remained as undeveloped E-1 Estate Residential since that time.

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

The Village of Orland Park has prepared a long-range Comprehensive Plan, last updated in 2013, to provide a policy guide for growth and development.

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

The use proposed in an extension of the adjacent BMW Automobile Dealership and is a need based on growth of automobile sales in the area.

SPECIAL USE STANDARDS

For all petitions involving a request for a Special Use, the petitioner must provide detailed written responses to all of the following Special Use Standards listed below. When considering an application for a Special Use Permit, the decision-making bodies shall consider the extent to which the following standards are met. If the petitioner is requesting any Modifications to the Land Development Code, the relevant sections must be cited and the petitioner must explain why any requested modifications are needed for the proposed project. It is the responsibility of the petitioner to prove that these standards will be met.

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

The proposal for auto sales inventory addition is consistent with the existing Land Use, Design and Character of the adjacent areas; it provides for Economic Development; with the adjacent roadway and bike paths provide for Mobility and Access; with the natural area set aside for existing wetlands, provides for open spaces; by benefiting the tax base of the Village, provides for enhanced Community & Culture; and without additional infrastructure needs, provides for Sustainability & Stewardship.

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

The proposal for the auto sales inventory addition is an expansion of the adjacent and successful BMW and Mini Automobile Dealership.

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

The design for the auto sales inventory addition provides for enhanced landscaping and fencing along adjacent property to minimize any adverse effects.

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

The design for the auto sales inventory addition is an extension of current adjacent uses and is consistent with existing use and therefore will not have an adverse effect on the value of the adjacent property along the 159th Street Commercial Corridor.

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

The proposal for the auto sales inventory addition will have no negative effect on public facilities and is consistent with the existing adjacent use.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; (Insert explanation)

The proposal for the auto sales inventory addition leaves 1.952 acres of the total 4.433 acre site as undeveloped area (44.04%). Of the developed area of 2.481 acres, 0.527 acres (11.88%) will be landscaped for a total undeveloped/landscaped area of 2.479 acres (55.92% of total 4.433 acre parcel).

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

The proposal for the auto sales inventory addition avoids the existing wetlands on the parcel and keeps the 50 foot wetland buffer intact to avoid adverse impacts to archeological, historical or cultural resources.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Acknowledged.

VARIANCE STANDARDS

For all petitions involving a request for a Variance, the petitioner must provide detailed written responses to all of the following Variance Standards listed below. The relevant sections of the Land Development Code to which the variances are being requested must be cited and the petitioner must explain why any requested variances are needed for the proposed project. It is the responsibility of the petitioner to prove that these standards will be met.

1. Section 6-306 Off-Street Parking and Loading Requirements
 - 6-306.B Without the increase in parking spaces, insufficient parking would be available to make the development feasible.
 - 6-306.C.2 Without the increase in parking available from multiple vehicle stacking, insufficient parking would be available to make the development feasible.

2. Section 6-305 Landscape and Tree Preservation
 - 6-305.D.6(a)(2) The code requirement for 320 parking spaces is 32 interior landscape islands and 24 are provided. Enhanced perimeter landscaping is being provided to compensate for the decreased interior parking lot islands.
 - 6-305.D.8(b)(3) Due to the decrease in property available for development from the existing onsite wetlands, without sufficient parking, the project is not economically viable. In order to provide required development area, the perimeter landscape area between parking and detention is reduced to 20 feet from 25 feet and 10 feet elsewhere adjacent to the wetland.
 - 6-305.D.8.(b).(4) Due to the decrease in property available for development from the existing onsite wetlands, without sufficient parking, the project is not viable. In order to provide required development area, the perimeter landscape area between parking and detention is reduced to 20 feet from 25 feet and 10 feet elsewhere adjacent to the wetland.

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; *(Insert explanation)*

The proposed auto sales inventory addition if designed in full accordance with the Landscape Requirements of Section 6-305 and Parking Requirements of Section 6.306 would not allow sufficient use of the property to make it viable, especially given the set aside area for the existing wetlands and wetland buffer area, which accounts for 44 percent of the 4.43 acre parcel.

2. That the plight of the owner is due to unique circumstances; *(Insert explanation)*

The plight of the owner is due to the unique circumstances of the property, namely the existing wetlands on the property and the required wetland buffer area which limit the area for development and necessitate the variance requests.

3. That the variation, if granted, will not alter the essential character of the locality; *(Insert explanation)*

The variation if granted will not alter the essential character of the locality which is primarily a commercial corridor and an extension of the existing adjacent use. The proposed variance requests are in line with the existing conditions on the BMW Dealership to the west.

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; *(Insert explanation)*

The existing wetlands and wetland buffer, which accounts for approximately 44% of the total 4.433 acre site results in a particular hardship to the owner if the strict letter of the regulations were carried out. Insufficient land would be available for development if the strict letter of regulations were carried out.

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; (Insert explanation)

The conditions (wetland and wetland buffer) are unique to the property for which the variance is sought and are not applicable, generally, to other property in the area.

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; (Insert explanation)

The difficulty of hardship caused by the regulations is not due to any act of the applicant of any other person having an interest in the property. The wetlands are naturally occurring and currently exist on the property.

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

The granting of the variation will not be detrimental to the public welfare of injurious to other property or improvements in the neighborhood nor will it be inconsistent with the Comprehensive Plan. The development will be consistent with the existing development on the BMW Dealership to the west.

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; (Insert explanation)

The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase 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 as the proposed use is consistent with adjacent use of the existing automobile dealership. No additional access drives to 159th are requested, all site lighting will meet Village Code and substantial landscape plans are provided for property development.

9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land; (Insert explanation) and

The variance granted is the minimum adjustment necessary for the reasonable use of the property and provides for an extensive amount of open space on the 4.433 acre property. The variances requested will allow development of the property to provide inventory parking for 320 cars which has been evaluated as the minimum parking to make the project viable.

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. (Insert explanation)

The wetlands and wetland buffer limits the available use of the land and strict application would deprive the owner of reasonable use of his land. Parking provisions are requested similar to the existing BMW Dealership to the west and landscape plans are compensated to account for the variances from the Landscape Code.

REQUEST FOR ACTION REPORT

File Number: **2021-0609**
Orig. Department:
File Name: **2021 Land Development Code Amendments II**

BACKGROUND:

QUICKFACTS

Project

2021 Land Development Code Amendments II - 2021-0609

Petitioner

Development Services Department
Engineering Programs and Services Department

Purpose

The purpose of these amendments is to update and clarify the Land Development Code.

Requested Actions: Amendments to the Land Development Code

Topics

Revise Residential District Lot Coverage Bonus Applications
Revise Requirements for Bicycle Parking
Add Transparency Requirements for Storefronts
Private Maintenance of Residential Stormwater Facilities
Require the Screening of Pools on Corner Lots
Outside Storage of Trucks
Off Site Motor Vehicle Storage in the MFG District
Clarify Sign Code Language
Establish Engineering Department
Revise Guarantee for Improvement Amount
Revise Requirements for Drywells/ Stormwater Cisterns
Revise Fence Installation for Stormwater
Revise Flexible Pavement Thickness and Specification Reference
Revise Requirements for Traffic Studies
Add Driveway Slope Requirement
Revise Sanitary Sewer Requirements
Updates Relating to Storm Sewer Pipe
Prohibit Encroachments Into Easements
Update Underdrain Requirement for Dry Detention Basins
Add New Outside Agency Forms
Update Tasks Assigned to Engineering Department
Update Referenced Documents
Update References for Engineering Department Approvals to Director of Engineering

Project Attributes (Sections to be Amended)

Section 3-108
Section 5-112
Section 6-201
Section 6-202
Section 6-203
Section 6-203.5
Section 6-204
Section 6-204.5
Section 6-205
Section 6-206
Section 6-208
Section 6-211
Section 6-302
Section 6-305
Section 6-306
Section 6-307
Section 6-308
Section 6-310
Section 6-310.1
Section 6-405
Section 6-406
Section 6-407
Section 6-408
Section 6-409
Section 6-410
Section 6-411
Section 6-412
Section 6-413
Section 6-415
Section 7-101

Exhibits

Exhibit A - Federal Highway Administration Truck Classifications

Exhibit B - Figures to be added to the Code (Figure 6-306.H.1; Figure 6-208.H.1; Figure 6-211.I.1)

OVERVIEW AND BACKGROUND

Proposed amendments to the Land Development Code are presented in the attached report to the Plan Commission, titled "2021 Land Development Code Amendments II - Amendment Report to the Plan Commission." The report contains a narrative explanation for each amendment followed by the respective proposed Code changes. The proposed amendments are grouped by topic area.

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated August 31, 2021, and as discussed here today.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for **Section 3-108, Section 5-112, Section 6-201, Section 6-202, Section 6-203, Section 6-203.5, Section 6-204, Section 6-204.5, Section 6-205, Section 6-206, Section 6-208, Section 6-211, Section 6-302, Section 6-305, Section 6-306, Section 6-307, Section 6-308, Section 6-310, Section 6-310.1, Section 6-405, Section 6-406, Section 6-407, Section 6-408, Section 6-409, Section 6-410, Section 6-411, Section 6-412, Section 6-413, Section 6-415, and Section 7-101**, as presented in the attached Amendment Report titled "2021 Land Development Code Amendments II - Amendment Report to the Plan Commission" and associated exhibits, prepared by the Development Services Department and Engineering Programs and Services Department, and dated August 31, 2021.

2021 LAND DEVELOPMENT CODE AMENDMENTS II

Amendment Report to the Plan Commission

August 31, 2021

Prepared by: Development Services Department and Engineering Department

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KEY

- Text with ~~strikethrough~~ to be deleted.
- Text in **red and bolded** to be added.
- Text in *bold blue italics* to be moved from one section of the Code to a new location.

SUBSTANTIVE AMENDMENT: REVISE RESIDENTIAL DISTRICT LOT COVERAGE BONUS APPLICATIONS

AMENDMENT SUMMARY

SECTION 6-201.F

- Revise lot coverage grades requirements to simplify methods for achieving higher lot coverage.

SECTION 6-202.F

- Revise lot coverage grades requirements to simplify methods for achieving higher lot coverage.

SECTION 6-203.F

- Revise lot coverage grades requirements to simplify methods for achieving higher lot coverage.

SECTION 6-203.5.F

- Revise lot coverage grades requirements to simplify methods for achieving higher lot coverage.

SECTION 6-204.F

- Revise lot coverage grades requirements to simplify methods for achieving higher lot coverage.

SECTION 6-204.5.F

- Revise lot coverage grades requirements to simplify methods for achieving higher lot coverage.

SECTION 6-205.F

- Revise lot coverage grades requirements to simplify methods for achieving higher lot coverage.

SECTION 6-206.G

- Revise lot coverage grades requirements to simplify methods for achieving higher lot coverage.

AMENDMENT EXPLANATION

The existing code allows for three tiers of lot coverage in residential zoning districts. The “Plus” and “Premium” tiers provide methods for achieving higher lot coverage through implementing BMPs to reduce overall site run-off. These strategies present a lot of confusion to homeowners looking to increase their coverage on existing lots and new development. The proposed simplification will provide a menu of easily applied options to increase lot coverage by minimizing impact on public stormwater utilities. The proposed revisions do not change to total lot coverage currently allowed by the Code.

PROPOSED AMENDMENT TEXT

SECTION 6-201.F – E-1 RESIDENTIAL

F. ~~**Lot Coverage.** There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulations shall permit lots to move between grades to increase or decrease lot coverage at will so long as they meet the following performance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement, storm water storage, and other impervious elements.~~

~~1. **Base.** Allows up to twenty percent (20%) lot coverage by right for the principal structures, and pavement, plus an additional 5% for an accessory structure. A minimum of seventy-five percent (75%) of the lot shall be green space.~~

- ~~2. **Plus.** Allows an additional five percent (5%) from base lot coverage by permit. Seventy percent (70%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:~~
- ~~a. A rain sensor system for lawn irrigation (if applicable);~~
 - ~~b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
 - ~~c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.~~
- ~~3. **Premium.** Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of sixty-five percent (65%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:~~
- ~~a. A rain sensor system for lawn irrigation (if applicable);~~
 - ~~b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section [6-314](#) of these regulations;~~
 - ~~c. One (1) dry well per Section [6-302.H.1.k](#) of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1 inch (50% impervious area x 1 inch);~~
 - ~~d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
 - ~~e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.~~
- ~~4. **Special.** Allows up to seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space.~~

F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed twenty-five percent (25%) for the principal structures, pavement, and accessory structures.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed thirty-five percent (35%).
 1. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 2. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 3. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 4. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.

SECTION 6-202.F – R-1 RESIDENTIAL

~~—F. **Lot Coverage.** There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulations shall permit lots to move between grades to increase or decrease lot coverage at will so long as they meet the following performance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement, storm water storage, and other impervious elements.~~

~~—1. **Base.** Allows up to thirty percent (30%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of sixty-five percent (65%) of the lot shall be green space.~~

~~—2. **Plus.** Allows an additional five percent (5%) from base lot coverage by permit. A minimum of sixty percent (60%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:~~

~~——a. A rain sensor system for lawn irrigation (if applicable);~~

~~——b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~

~~——c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.~~

~~—3. **Premium.** Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of fifty-five percent (55%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:~~

~~——a. A rain sensor system for lawn irrigation (if applicable);~~

~~——b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section [6-314](#) of these regulations;~~

~~——c. One (1) dry well per Section [6-302.H.1.k](#) of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1-inch);~~

~~——d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~

~~——e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.~~

~~—4. **Special.** Allows up to seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space.~~

F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.

a. The base lot coverage allowed by right is not to exceed thirty-five percent (35%) for the principal structures, pavement, and accessory structures.

b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed forty-five percent (45%).

1. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.

2. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
3. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
4. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.

2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.

SECTION 6-203.F – R-2 RESIDENTIAL

~~F. **Lot Coverage.** There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulations shall permit lots to move between grades to increase or decrease lot coverage at will so long as they meet the following performance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement, storm water storage, and other impervious elements:~~

- ~~1. **Base.** Allows up to thirty percent (30%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of sixty-five percent (65%) of the lot shall be green space. An additional 3% lot coverage allowance is provided for single family homes with side-loaded garages (38% by right/ 62% green space).~~
- ~~2. **Plus.** Allows an additional five percent (5%) from base lot coverage by permit. A minimum of sixty percent (60%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:

 - ~~a. A rain sensor system for lawn irrigation (if applicable);~~
 - ~~b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
 - ~~c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.~~~~
- ~~3. **Premium.** Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of fifty-five percent (55%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:

 - ~~a. A rain sensor system for lawn irrigation (if applicable);~~
 - ~~b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section [6-314](#) of these regulations;~~
 - ~~c. One (1) dry well per Section [6-302.H.1.k](#) of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1inch);~~
 - ~~d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
 - ~~e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.~~~~
- ~~4. **Special.** Allows up to seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space.~~

F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed thirty-five percent (35%) for the principal structures, pavement, and accessory structures.
 1. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed forty-five percent (45%).
 1. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 2. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 3. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 4. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.

SECTION 6-203.5.F – R-2A RESIDENTIAL

~~F. **Lot Coverage.** There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulations shall permit lots to move between grades to increase or decrease lot coverage at will so long as they meet the following performance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement, storm water storage, and other impervious elements.~~

- ~~1. **Base.** Allows up to thirty percent (30%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of sixty-five percent (65%) of the lot shall be green space. An additional 3% lot coverage allowance is provided for single family homes with side-loaded garages (38% by right/ 62% green space).~~
- ~~2. **Plus.** Allows an additional five percent (5%) from base lot coverage by permit. A minimum of sixty percent (60%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:
 - ~~a. A rain sensor system for lawn irrigation (if applicable);~~
 - ~~b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
 - ~~c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.~~~~
- ~~3. **Premium.** Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of fifty-five percent (55%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:
 - ~~a. A rain sensor system for lawn irrigation (if applicable);~~~~

- ~~— b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section [6-314](#) of these regulations;~~
- ~~— c. One (1) dry well per Section [6-302.H.1.k](#) of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1inch);~~
- ~~— d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
- ~~— e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.~~
- ~~— 4. **Special.** Allows up to seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space.~~

F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed thirty-five percent (35%) for the principal structures, pavement, and accessory structures.
 1. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed forty-five percent (45%).
 1. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 2. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 3. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 4. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.

SECTION 6-204.F – R-3 RESIDENTIAL

~~F. **Lot Coverage.** There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulations shall permit lots to move between grades to increase or decrease lot coverage at will so long as they meet the following performance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement, storm water storage, and other impervious elements.~~

- ~~— 1. **Base.** Allows up to thirty-five percent (35%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of sixty percent (60%) of the lot shall be green space. An additional 3% lot coverage allowance is provided for single family homes with side-loaded garages (43% by right /57% green space).~~

- ~~2. **Plus.** Allows an additional five percent (5%) from base lot coverage by permit. A minimum of fifty five percent (55%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:

 - ~~a. A rain sensor system for lawn irrigation (if applicable);~~
 - ~~b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
 - ~~c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.~~~~
- ~~3. **Premium.** Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of fifty percent (50%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:

 - ~~a. A rain sensor system for lawn irrigation (if applicable);~~
 - ~~b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section [6-314](#) of these regulations;~~
 - ~~c. One (1) dry well per Section [6-302.H.1.k](#) of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1-inch);~~
 - ~~d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
 - ~~e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.~~~~
- ~~4. **Special.** Allows seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space.~~

F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed forty percent (40%) for the principal structures, pavement, and accessory structures.
 1. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed fifty percent (50%).
 1. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 2. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 3. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 4. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.

SECTION 6-204.5.F – R-3A RESIDENTIAL

~~F. **Lot Coverage.** There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulations shall permit lots to move between grades to increase or decrease lot coverage at will so long as they meet the following performance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement, storm water storage, and other impervious elements:~~

~~1. **Base.** Allows up to thirty-five percent (35%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of sixty percent (60%) of the lot shall be green space. An additional 3% lot coverage allowance is provided for single family homes with side-loaded garages (43% by right /57% green space):~~

~~2. **Plus.** Allows an additional five percent (5%) from base lot coverage by permit. Fifty-five percent (55%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:~~

~~a. A rain sensor system for lawn irrigation (if applicable);~~

~~b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~

~~c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.~~

~~3. **Premium.** Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of fifty percent (50%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:~~

~~a. A rain sensor system for lawn irrigation (if applicable);~~

~~b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section [6-314](#) of these regulations;~~

~~c. One (1) dry well per Section [6-302.H.1.k](#) of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1 inch (50% impervious area x 1 inch);~~

~~d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~

~~e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.~~

~~4. **Special.** Allows seventy percent (70%) lot coverage by right to non-residential land uses. Thirty percent (30%) of the lot shall be green space.~~

F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.

a. The base lot coverage allowed by right is not to exceed forty percent (40%) for the principal structures, pavement, and accessory structures.

1. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.

b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed fifty percent (50%).

1. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
2. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
3. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
4. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.

2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.

SECTION 6-205.F – R-4 RESIDENTIAL

F. ~~Lot Coverage.~~ There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulations shall permit lots to move between grades to increase or decrease lot coverage at will so long as they meet the following performance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement, storm water storage, and other impervious elements:

— 1. ~~Base.~~ Allows up to forty percent (40%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of fifty-five percent (55%) of the lot shall be green space. For single family attached and multi-family residential uses, sixty percent (60%) lot coverage is allowed by right. A minimum of forty percent (40%) of such lots shall be green space.

— 2. ~~Plus.~~ Allows an additional five percent (5%) from base lot coverage by permit. A minimum of fifty percent (50%) of the lot shall be green space. For single family attached and multi-family residential uses, Plus grade is not an option. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:

— a. A rain sensor system for lawn irrigation (if applicable);

— b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));

— c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.

— 3. ~~Premium.~~ Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of forty-five percent (45%) of the lot shall be green space. For single family attached and multi-family residential uses, Premium grade is not an option. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:

— a. A rain sensor system for lawn irrigation (if applicable);

— b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section [6-314](#) of these regulations;

— c. One (1) dry well per Section [6-302.H.1.k](#) of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1inch);

— d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));

~~— e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.~~

~~— 4. **Special.** Allows up to seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space.~~

F. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.

a. The base lot coverage allowed by right is not to exceed forty-five percent (45%) for the principal structures, pavement, and accessory structures.

1. An additional 3% impervious lot coverage is allowed for single family homes with side-loaded garages.

2. For single family attached and multi-family residential uses, sixty percent (60%) lot coverage is allowed by right.

b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed fifty-five percent (55%).

1. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.

2. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.

3. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.

4. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.

2. Non-residential land uses are allowed up to seventy percent (70%) impervious lot coverage by right.

SECTION 6-206.G – RSB RESIDENTIAL AND SUPPORTING BUSINESS

~~G. **Lot Coverage.** There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulations shall permit lots to move between grades to increase or decrease lot coverage at will so long as they meet the following performance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement, storm water storage, and other impervious elements.~~

~~— 1. **Base.** Allows up to sixty percent (60%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of thirty-five percent (35%) of the lot shall be green space.~~

~~— 2. **Plus.** Allows an additional five percent (5%) from base lot coverage by permit. A minimum of thirty percent (30%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:~~

~~— a. A rain sensor system for lawn irrigation (if applicable);~~

~~— b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~

~~— c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.~~

~~3. **Premium.** Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of twenty-five percent (25%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:~~

- ~~a. A rain sensor system for lawn irrigation (if applicable);~~
 - ~~b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section [6-314](#) of these regulations;~~
 - ~~c. One (1) dry well per Section [6-302.H.1.k](#) of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1inch);~~
 - ~~d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section [6-305.F.2.c](#));~~
 - ~~e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.~~
- ~~4. **Special.** Allows eighty percent (80%) lot coverage by right to non-residential land uses and mixed uses. Twenty percent (20%) of the lot shall be green space.~~

G. Lot Coverage. Lot coverage is the measure of impervious area on a property including the area of the building(s), pavement, stormwater storage, and other impervious surfaces. All areas not included in the impervious lot coverage shall be green space.

1. Residential lot coverage regulations are designed to provide a range of impervious lot coverage, when demonstrating compliance with performance criteria.
 - a. The base lot coverage allowed by right is not to exceed sixty-five percent (65%) for the principal structures, pavement, and accessory structures.
 - b. Additional impervious lot coverage may be earned through permanent installation of Best Management Practices (BMP), as approved by Development Services. Total lot coverage shall not exceed seventy-five percent (75%).
 1. For each square foot of permeable pavers installed in lieu of impervious paving, earn an additional 0.5 sf of lot coverage.
 2. For each square foot of naturalized landscaping installed in lieu of turf grass, earn an additional 1.0 sf of lot coverage.
 3. For each gallon of water detained in a rain barrel, dry well, or rain garden earn an additional 1.5 sf of lot coverage.
 4. All BMP must meet the installation and performance requirements of the Code; must be documented on a site plan; and must be maintained by the property owner.
2. Non-residential land uses are allowed up to eight percent 80% impervious lot coverage by right.

SUBSTANTIVE AMENDMENT: REVISE REQUIREMENTS FOR BICYCLE PARKING

AMENDMENT SUMMARY

SECTION 6-306.H

- Revise language for bicycle parking quantities to simplify the Code.
- Revise bicycle rack requirements to include two-points of contact to prevent the bike from tipping over and provide multiple points of locking both the frame and one or both wheels.
- Add preferred design types.
- Add criteria for locating a portion of bicycle parking within 50' of a building entrance.
- Add requirement for bicycle parking for mixed use and residential planned developments.

AMENDMENT EXPLANATION

The most common bike rack proposed by developers is the wave or undulating bike rack. In practice, this design does not accommodate all types of bikes; and 50% of the spaces do not support the frame and the wheel, and limit locking capacity. Staff recommends the proposed requirements to address the basic elements of good bicycle parking and bring the Code into alignment with industry standards for best practices.

PROPOSED AMENDMENT TEXT

SECTION 6-306.H

H. Bicycle Parking.

1. All nonresidential uses containing ten (10) or more automobile parking spaces shall provide bicycle parking facilities at the rate of ~~three (3) bicycle parking spaces for the first thirty (30) automobile parking spaces provided and one (1) additional bicycle parking space for each ten (10) additional automobile parking spaces provided, up to a maximum of thirty (30) bicycle parking spaces.~~ **Mixed use and residential planned developments shall provide one (1) bicycle parking space for every ten (10) residential units, or as approved by Development Services.**
2. Bicycle racks shall be ~~installed to support the frame of the bicycle and not just the wheel.~~ **securely anchored to the ground.**
3. **Bicycle racks shall support the bicycle in at least two places, preventing it from tipping over, and shall provide multiple points of locking to secure both the frame and one or both wheels. Bicycle racks shall accommodate a variety of bicycle types and sizes. The inverted-U or post and ring style racks are preferred.**
4. **A minimum of 25% of required bicycle parking spaces shall be provided no more than 50' from the entrance to the user it is serving, and clearly visible.**
5. **Bicycle racks shall be installed in conformance with the minimum spacing requirements shown in Figure 6-306.H.1.**

SUBSTANTIVE AMENDMENTS: ADD TRANSPARENCY REQUIREMENTS FOR STOREFRONTS

AMENDMENT SUMMARY

SECTION 6-308

- Add transparency requirements for commercial storefronts.

AMENDMENT EXPLANATION

Development Services has encountered a number of proposed tenant fit-out designs that cover over storefront windows with opaque film or shadowboxes. This results in tenant spaces that lack transparency and create blank facades along commercial corridors in the Village. Increasingly as we implement the Code requirements to place buildings closer to the street -without parking in front- we see buildings with multiple fronts. The proposed amendment is to ensure that building facades fronting public streets uphold the same quality of design and convey business activities as much as the fronts facing the parking lots serving the businesses. Currently, the Code requires minimum transparency in the Village Center District only.

PROPOSED AMENDMENT TEXT

SECTION 6-308.F

16. Unless otherwise approved by Development Services, ground level storefront elevations facing a public right-of-way or parking lot serving the business shall:

- Maintain no less than 65% transparent glass in the area measured from 2'-6" above interior finished floor to 8'-0" above interior finished floor along elevations. Areas of transparency shall provide a minimum visibility of 5' into the interior during business hours.**
- Discreetly blend areas of opaque storefront with the building materials and architecture.**
- Provide back-of-house doors with the same design standard as pedestrian entrances.**

SUBSTANTIVE AMENDMENT: PRIVATE MAINTENANCE OF RESIDENTIAL STORMWATER FACILITIES

AMENDMENT SUMMARY

SECTION 6-409

- Modify the requirements for maintenance of stormwater ponds and infrastructure to require that maintenance be the sole responsibility of the property owners within the subdivision.
- Add a requirement that the developer establish a dormant Special Service Area to be activated in the event that the property owners failed to maintain the stormwater pond or infrastructure and the maintenance work must be conducted by the Village.

AMENDMENT EXPLANATION

The Land Development Code provides regulations for subdivision development including requirements for construction of infrastructure for all lots within the subdivision. The developer of the subdivision is responsible for the construction of infrastructure which typically includes streets, sidewalks, water and sanitary sewer mains, street lights, parkway landscaping, and stormwater management systems. With the exception of stormwater management, all such infrastructure is typically located in the public right of way and becomes the responsibility of the Village after construction is complete. Stormwater management facilities are typically located on private property in easements or commonly owned outlots.

In the past, the Village of Orland Park has required commercial developments to be responsible for maintenance of stormwater management facilities. However, the Village has taken responsibility for maintenance of residential stormwater facilities. Maintenance of such stormwater facilities is a significant burden on Village resources. In that such facilities primarily serve the residents within the subdivision, it has been suggested that the Village require said property owners to maintain stormwater management facilities located on private property. This is a typical practice that many other local governments required in the Chicagoland area.

As an additional measure to ensure the continued maintenance of private stormwater facilities, the amendment also includes a requirement that the developer establish a Special Service Area (SSA) that includes all properties in the subdivision. The SSA would remain dormant unless and until it is needed by the Village to cover costs incurred when the private property owners fail to maintain the stormwater facilities. In other words, if the homeowners fail to perform proper maintenance, the Village could unilaterally enact the SSA which allows the Village to collect revenue from the property owners to cover costs for maintenance.

PROPOSED AMENDMENT TEXT

SECTION 6-409 – STORM SEWERS AND STORM WATER DETENTION

- H. Acceptance of Storm Sewers and Storm Water Detention.
1. Once the storm sewer system has been completed according to the specifications set forth in this Section, the Director of Engineering shall, upon the request of the developer, inspect the system and prepare a list of items for repair (punch list). The list shall be given or sent to the developer and when repairs have been made, the Director of Engineering shall ~~accept~~ **approve** the system for operational use only. During the time after the ~~acceptance~~ **approval** by the Director of Engineering, the developer shall be responsible for any delinquencies incurred within the system, including but not limited to siltation within the pipe, manholes and inlets, adjustment to manhole frames and leaking joints. Upon reaching approximately eighty (80) percent development of building construction, the Director of Engineering will re-inspect the storm sewer system for any

- delinquencies which may have occurred and prepare a list of items for repair. The list shall be given or sent to the developer and when the repairs have been made to the satisfaction of the Director of Engineering, the Director shall ~~accept~~ **approve** the system ~~for the Village.~~
2. All construction shall meet the requirements of the Metropolitan Water Reclamation District of Greater Chicago prior to the approval by the Director of Engineering.
 3. Maintenance of stormwater drainage facilities located on private property shall be the responsibility of the owner of that property **in the case of a single lot development and the combined responsibility of the property owners for developments with more than one lot.** Before a permit is obtained from the Village, the applicant shall execute a maintenance agreement with the guaranteeing that the applicant and all future owners of the ~~property~~ **propert(ies)** will maintain its stormwater drainage system. The maintenance agreement shall also specifically authorize representatives of the Village to enter onto the property for the purpose of inspections and maintenance of the drainage system. Such agreement shall be recorded with the Recorder of Deeds of Cook and/or Will Counties in Illinois **as applicable.** The maintenance agreement shall include a schedule for regular maintenance of each aspect of the property's stormwater drainage system and shall provide for access to the system for inspection by authorized personnel of the Village. The maintenance agreement shall also stipulate that if the Village ~~notify~~ **notifies** the property owner(**s**) in writing of maintenance problems which require correction, the property owner(**s**) shall make such corrections within 30 (thirty) calendar days of such notification. If the corrections are not made within this time period, the Village may have the necessary work completed and assess the cost to the property owner(**s**).
 4. **For storm sewer systems built for subdivision developments containing two or more lots, the developer shall consent and cooperate in the establishment of a Special Service Area (SSA) that includes all private properties that benefit from the storm sewer system. The SSA is intended to remain dormant but be available to the Village to utilize if at any time the property owners fail to maintain the storm sewer system as per the maintenance agreement.** The Village has the option of requiring a bond to be filed by the property owner for maintenance of the stormwater drainage system.

SUBSTANTIVE AMENDMENTS: REQUIRE THE SCREENING OF POOLS ON CORNER LOTS

AMENDMENT SUMMARY

SECTION 6-302

- Language added to reflect other Sections of the Land Development Code which allow for in-ground pools being located in the side yard.
- Language added to clearly delineate between location requirements for in-ground and above-ground pools.
- Language added for the proposed requirements of screening above-ground and in-ground pools located on corner lots from view from the adjacent public right-of-way.
- Detached Accessory Structures table updated to include for the conditional allowance of pools in the side yard.

SECTION 6-310

- Language added to provide fence requirements surrounding pools located on corner lots for the purpose of screening said pool from public right-of-ways.

SECTION 6-310.1

- Section 6-310.A.1.b.2 is reorganized to clearly separate requirements for above-ground and in-ground pools.
- Language is added to require the screening of above-ground pools on corner lots via a six-foot tall opaque fence.

AMENDMENT EXPLANATION

The Land Development Code currently does not require the screening of pools when visible from an adjacent public right-of-way. It does prescribe requirements for fences and barriers for the protection of the public. On occasion, compliant pools have been reported to appear unsightly when located on a corner lot. On corner lots, the side and rear yard will inherently be adjacent to a public right-of-way, and as such, pools are clearly visible from the adjacent streets. The proposed amendment will require fully screening pools from view when located on a corner lot. In addition, the subsection pertaining to Location and Setbacks has been reorganized to specifically address above-ground and in-ground pools separately.

PROPOSED AMENDMENT TEXT

SECTION 6-302 - ACCESSORY STRUCTURES AND USES.

- A. Permitted Accessory Structures and Uses.
Table 6-302.C.1(B) – Detached Accessory Structures

Permitted Structures P = Permitted PC = Permitted with Conditions NP = Not permitted	Residential Zoning Districts					Mixed Use Zoning Districts					Non-Residential Zoning Districts			Setbacks Permitted F = Front S = Side R = Rear * = specific limits	Specific Standards See Section:	
	E-1	R-1	R-2 & R-2A	R-3 & R-3A	R-4	LSPD	OOH	COR	ORI	VCD	RSB	BIZ	MFG			OL
Swimming Pools	PC	PC	PC	PC	PC	PC	PC	PC	PC	NP	PC	NP	NP	PC	S* , R*	6-302.C.39 6-310.1

39. Swimming Pools: See Section 6-310.1 Swimming Pools. **Above-ground pools may be permitted in rear setbacks. In-ground pools may be permitted in either the side or rear setbacks. On corner lots, additional screening requirements are applicable when the pool is located in the side or rear yard that directly abuts a public right-of-way. Refer to Section 6-310.1 of the Land Development Code for screening requirements. Pools are not permitted within** ~~May be permitted in rear setbacks in all districts except the BIZ General Business District, Village Center District and the MFG Manufacturing District., and~~ **Pools** must be at least ten (10) feet from the side and rear lot line.

SECTION 6-310 - FENCES

H. Swimming Pool Barrier/Fences.

Fences surrounding swimming pools, spas or other outdoor accessory structures that contain water shall be at least five (5) feet in height. (See Section 2-102 Definitions "Swimming Pools" and Section 6-310.1 Swimming Pools). **When pools are located on corner lots, and in a side or rear yard that abuts an adjacent public right-of-way, said pools shall be entirely screened from view via a six (6) foot tall opaque fence.**

SECTION 6-310.1 - SWIMMING POOLS

A. Swimming Pools.

1. General Permit, Plan and Site Requirements
 - a. Permit(s)
 - b. Plans and Specifications
 1. Survey and Site Plan
 2. Location and Setbacks

~~Swimming pools shall be allowed in rear and side yards only with a minimum of ten (10) feet from side and rear lot lines. Pools placed within a side yard shall not be located within twenty (25) feet of a front yard. If any part of the pool structure, pool deck or required pool fencing encroaches on a recorded easement and damage results when the easement is used for its stated purposes, then repair of said damage is the sole responsibility of the homeowner. Pools shall conform to the following conditions:~~

- ~~a. Pools within a side yard shall not be located within twenty (25) feet of a building front yard setback.~~
- ~~b. No part of the pool shall be allowed within the minimum required side yard building setback of each zoning district.~~
- ~~c. Exterior pools shall provide a minimum 48" clear access distance around the pool from other structures located on the lot.~~
- ~~d. Glass and glazing near a pool shall meet the requirements of the Village Building Code for glass in hazardous locations.~~
- ~~e. The maximum total lot coverage including the pool area must comply with the applicable zoning district requirement.~~
- ~~f. Swimming pool fence and barrier enclosures shall comply with Section 6-310 H of this code.~~
- ~~g. The minimum side yard set back to the edge of the pool (water) shall not be less than 10'-0".~~

a. **In-Ground Pools**

1. **In-Ground Pools and above-ground appurtenances are permitted within the side and rear yards with a minimum of ten (10) feet from side and rear lot lines.**
2. **Pools within a side yard shall not be located within twenty-five (25) feet of a building front yard setback.**

3. No part of the pool and above-ground appurtenances shall be allowed within the minimum required side yard building setback of each zoning district.
4. Exterior pools shall provide a minimum 48" clear access distance around the pool from other structures located on the lot.
5. Glass and glazing near a pool shall meet the requirements of the Village Building Code for glass in hazardous locations.
6. The maximum total lot coverage including the pool area must comply with the applicable zoning district requirement.
7. No portion of the swimming pool or its above-ground appurtenances shall be located within any existing easement.
8. Swimming pool fence and barrier enclosures shall comply with Section 6-310.H of this code.
9. In side and rear yards of corner lots, and in side or rear yards that are adjacent to a public right-of-way, in-ground pools shall be screened from view via a six (6) foot tall, opaque fence constructed of wood, vinyl, or masonry. Fences must abide by the rules and regulations as prescribed in Section 6-310.

b. Above-Ground Pools

1. Above-Ground Pools and above-ground appurtenances shall be allowed within the rear yard only with a minimum of ten (10) feet from side and rear lot lines.
2. Exterior pools shall provide a minimum 48" clear access distance around the pool from other structures located on the lot.
3. Glass and glazing near a pool shall meet the requirements of the Village Building Code for glass in hazardous locations.
4. The maximum total lot coverage including the pool area must comply with the applicable zoning district requirement.
5. Swimming pool fence and barrier enclosures shall comply with Section 6-310.H of this code.
6. In rear yards of corner lots, and in rear yards that are adjacent to a public right-of-way, above-ground pools shall be screened from view via a six (6) foot tall, opaque fence constructed of wood, vinyl, or masonry. Fences must abide by the rules and regulations as prescribed in Section 6-310.
7. Above-ground pools shall not be less than four (4) feet from other structures.
8. No portion of the swimming pool or its above-ground appurtenances shall be located within any existing easement.

SUBSTANTIVE AMENDMENT: **OUTSIDE STORAGE OF TRUCKS**

AMENDMENT SUMMARY

SECTION 6-208.H.2

- Add language to prohibit outside storage of larger trucks unless said storage area complies with all relevant location and screening requirements.

SECTION 6-211.I

- Add language to prohibit outside storage of larger trucks unless said storage area complies with all relevant location and screening requirements.

AMENDMENT EXPLANATION

As directed by the Plan Commission, staff prepared an amendment to the Land Development Code that prohibits outside storage of larger commercial vehicles and trucks in the MFG District unless said storage area is in full compliance with the screening and location requirements for outside storage. Current regulations allow outside storage as a permitted use "...when the storage area does not exceed fifty percent (50%) of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening." A new paragraph is proposed to be added to Section 6-208.H which includes the following:

- Confirmation that parking of passenger vehicles continues to be permitted subject to the off-street parking regulations in the Land Development Code.
- Confirmation that parking of trucks in designated loading zones continues to be permitted.
- Requirement that the parking or storage of trucks exceeding 19,500 pounds is subject to the location and screening requirements for outside storage (i.e. rear yard only with a surrounding 8 foot solid fence and year round landscaping that equals or exceeds the height of the trucks). Attached as **Exhibit A** is a graphic showing the types of trucks that would be subject to this restriction.

In addition to restrictions in the MFG District, staff to prepared a similar set of regulations for the ORI District. Current regulations allow outside storage as a permitted use "...when the storage area does not exceed fifty percent (25%) of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening." A new paragraph is proposed to be added to Section 6-208.H which includes the following:

- Confirmation that parking of passenger vehicles continues to be permitted subject to the off-street parking regulations in the Land Development Code.
- Confirmation that parking of trucks in designated loading zones continues to be permitted.
- Requirement that the parking or storage of trucks exceeding 19,500 pounds is subject to the location and screening requirements for outside storage (i.e. rear yard only with a surrounding 8 foot solid fence and year round landscaping that equals or exceeds the height of the trucks). Attached as **Exhibit A** is a graphic showing the types of trucks that would be subject to this restriction.

PROPOSED AMENDMENT TEXT

SECTION 6-208.H – MFG MANUFACTURING DISTRICT

- H. Required Conditions. All permitted and special uses in the MFG District shall meet the following conditions:
1. All production, fabricating, servicing, assembling, testing, repair, processing and outdoor storage, including all accessory uses and structures, shall be conducted wholly within an enclosed building or behind a uniform solid fence eight (8) feet in height, as provided for in Section 6-208.B.11 Permitted Uses and Section 6-310 Fences.

2. Outside storage of Automobiles and Commercial Vehicles and Trucks shall be prohibited except as follows:
 - a. Parking of Automobiles as permitted by the Off-Street Parking regulations in Section 6-306 herein.
 - b. Temporary parking of Commercial Vehicles and Trucks in loading areas designed and designated for such purposes and for the purpose of loading and unloading.
 - c. Parking of Commercial Vehicles or Trucks essential to the operation of a business located on the same lot and with each Commercial Vehicle or Truck not to exceed 19,500 pounds. Outside storage of such vehicles shall comply with Sections 6-208.B.12, Section 208.H.1, and Section 6-308.J unless a special use is granted as per Section 6-208.C.9 herein.

SECTION 6-211.I – ORI MIXED USE DISTRICT

- I. Outside storage of Automobiles and Commercial Vehicles and Trucks shall be prohibited except as follows:
 - a. Parking of Automobiles is permitted subject to the Off-Street Parking regulations in Section 6-306 herein.
 - b. Temporary parking of Commercial Vehicles and Trucks in loading areas designed and designated for such purposes and for the purpose of loading and unloading.
 - c. Parking of Commercial Vehicles or Trucks essential to the operation of a principal building, located on the same lot, and with each Commercial Vehicle or Truck not to exceed 19,500 pounds. Outside storage of such vehicles shall comply with Sections 6-211.B.13, Section 211.H.1, and Section 6-308.J unless a special use is granted as per Section 6-211.C.7 herein.

CLARIFICATION AMENDMENT: OUTSIDE STORAGE OF TRUCKS

AMENDMENT SUMMARY

SECTION 6-208.B.12

- Add cross reference to the new limitations on truck parking, and existing regulations for location and screening requirements.

SECTION 6-208.C.9

- Add cross reference to the new limitations on truck parking, and existing regulations for location and screening requirements.

SECTION 6-211.B.13

- Add cross reference to the new limitations on truck parking, and existing regulations for location and screening requirements.

SECTION 6-211.C.7

- Add cross reference to the new limitations on truck parking, and existing regulations for location and screening requirements.

SECTION 6-302.I

- Add cross reference to the new limitations on truck parking, and existing regulations for location and screening requirements to re-affirm that outside storage is also limited by District regulations.

PROPOSED AMENDMENT TEXT

SECTION 6-208 – MFG MANUFACTURING DISTRICT

B. Permitted Uses. The following uses may be established as permitted uses in the MFG District in buildings up to 50,000 square feet unless otherwise limited below, in accordance with the procedures established in Sections 5-101 through 5-104 and the conditions of subsection H of this regulation:

12. Outside Storage, when the storage area does not exceed fifty percent (50%) of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening. (See **also Section 6-208.H Required Conditions**, Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses **for further terms and conditions**).

C. Special Uses. The following uses may be established as special uses in the MFG District, in accordance with the procedures and standards set forth in Section 5-105 and the conditions of subsection H of this regulation:

9. Outside Storage, for a storage area that does not meet the requirements of Section 6-208.B.12 or **Section 6-208.H.2**. (See **also Section 208.H**, Section 6-308.J Screening, and Section 6-302 Accessory Structures and Uses **for further terms and conditions**)

SECTION 6-211 – ORI MIXED USE DISTRICT

B. Permitted Uses. The following uses may be established as permitted uses in the ORI Mixed Use District in buildings up to 50,000 square feet unless otherwise limited below in accordance with the procedures set forth in Sections 5-101 through 5-104, provided that all other applicable regulations are met:

13. Outside Storage, when the storage area does not exceed 25% of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening. (See **also Section 6-211.I**)

Required Conditions, Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses **for further terms and conditions)**

- C. Special Uses. The following uses may be established as special uses in accordance with the procedures and standards set forth in Section 5-105:
 - 7. Outside Storage, for a storage area that does not meet the requirements of Section 6-211**08.B or Section 6-211.I.** (See Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses)

SECTION 6-302 - ACCESSORY STRUCTURES AND USES

- I. Outside Storage. Outside storage, **where permitted in a specific zoning district and as specifically regulated in said district,** shall be located at the rear of the principal building. It shall be screened on all sides. Stored materials, equipment or vehicles shall not exceed the height of the screening, and shall not be visible from any adjacent streets or residential areas.

CLARIFICATION AMENDMENT: OFF SITE MOTOR VEHICLE STORAGE IN THE MFG DISTRICT

AMENDMENT SUMMARY

SECTION 6-208

- Move land use regulations for off-site motor vehicle storage located in the “Accessory Structures and Uses” and apply only to the MFG Manufacturing District to Section 6-208 MFG Manufacturing District.

SECTION 6-302.I

- Remove land use regulations for off-site motor vehicle storage located in the “Accessory Structures and Uses” and apply only to the MFG Manufacturing District from Section 6-302.I.

AMENDMENT EXPLANATION

Section 302.I of the Land Development Code provides general regulations for outside storage for all districts as well as specific provisions for off-site storage of motor vehicles in the MFG District. The regulations that are specific to the MFG District includes:

- Paragraph I.2 states that use of a property in the MFG District for the outdoor storage of vehicles essential to the operation of a business in the BIZ Business District is permitted subject to Appearance Review approval. Again, since this “permitted use” is limited to properties in the MFG District, it is recommended that the listing be relocated to the list of permitted uses in the MFG District. No substantive changes are recommended at this time.
- Paragraph I.1 requires special use approval for the storage of materials, equipment or vehicles for in the MFG District for a business located on a separate property. Since this is a very specific special use classification that applies only to the MFG District, staff is recommending relocation to the special use section of the MFG District. No substantive changes are recommended at this time.

PROPOSED AMENDMENT TEXT

Section 6-208.B - Moved from Section 6-302.I

B. Permitted Uses. The following uses may be established as permitted uses in the MFG District in buildings up to 50,000 square feet unless otherwise limited below, in accordance with the procedures established in Sections 5-101 through 5-104 and the conditions of subsection H of this regulation:

13. Outside storage of vehicles essential to the operation of a business, on land other than the lot on which the business is located, shall be considered as part of the Appearance Review process if the land is in the MFG Manufacturing District and is a lot with or without an existing primary use that is owned or leased, in full or in part, by a business establishment granted a special use for Motor Vehicle Sales or Rental or Motor Vehicle Services located within the Village’s BIZ General Business District for the purpose of the storage of new or used motor vehicle inventory with the following conditions:

- a. The vehicle storage area shall not be open to the public;*
- b. No signage shall be allowed that advertises the BIZ General Business District business establishment or contents of the vehicle storage area; and*
- c. No vehicle sales, rental, or leasing shall take place on the premises. (See Section 6-208.B and C).*
- d. Review - Landscape and engineering review fees shall be collected per Land Development Code requirements. All engineering review requirements apply. Landscape review requirements are detailed below. All project related fees shall be paid prior to appearance review approval;*
- e. Site Plan - At minimum, the following information shall be provided on proposed site plans:*

1. *The total number of proposed parking spaces;*
 2. *The hours of operation for the facility;*
 3. *An estimate of frequency of daily ingress/egress of vehicles;*
 4. *The location of an address marker, visible from abutting frontage;*
 5. *The location of proposed vehicle storage area(s), ingress/egress points, a general parking plan for the vehicle storage area, proposed lot coverage and a description of base material to be used;*
 6. *The location of required fence. See below for fence requirements. Plans must include an elevation drawing showing proposed material, dimension, post footing and color details of the fence and entry gate;*
 7. *If an electric gate will be used, include where meter will be located, how electricity will be brought to site and any underground utility details;*
 8. *The location of all required setbacks, as outlined below in Section 6-302.I.2.f.;*
 9. *Any additional information deemed necessary by the Development Services Department for the review of a project.*
- f. Screening - A uniform, 8' tall wood or vinyl opaque fence shall be installed around the entire vehicle storage area. Vehicles shall not exceed the height of the screening. A 25' front setback shall apply to all fences abutting a public right of way. A 15' setback shall apply to all fences not abutting a public right of way;*
- g. Landscape - Parkway tree requirements per Section 6-305 apply to all projects. Foundation landscaping requirements per Section 6-305.D.5.a shall apply to all fences abutting a public right of way. One (1) ornamental tree shall be planted for every 30' of fence length not abutting a public right of way. No landscape requirements apply to the interior vehicle storage area. Submittal of a Tree Survey and Tree Mitigation Plan is required per Section 6-305.F.3.h. Tree mitigation requirements apply per Section 6-305.F.3.f.*

SECTION 6-208.C - MOVED FROM SECTION 6-302.I

C. Special Uses. The following uses may be established as special uses in the MFG District, in accordance with the procedures and standards set forth in Section 5-105 and the conditions of subsection H of this regulation:

10. *Outside storage of materials, equipment or vehicles essential to the operation of a business, on land other than the lot on which the business is located, shall be considered as a special use if the land is in the MFG Manufacturing District and is on a lot adjacent to and in possession of the same title holder of record as the lot occupied by the business for which the outside storage items are accessory.*

CLARIFICATION AMENDMENTS: CLARIFY SIGN CODE LANGUAGE

AMENDMENT SUMMARY

SECTION 6-307

- Clarify tenant frontage only applies to parking lots serving the business.
- Clarify sign face area bonus for building setback to include distance from a private right-of-way within a planned development.

AMENDMENT EXPLANATION

Based on the existing sign code language certain tenants have made the claim that they have tenant frontage along the rear of their building because they face a parking lot that serves another business. This is not allowed and the language below will clarify that the parking lot must serve the business claiming to have frontage. Language is also being added to clarify that a sign bonus can be gained due to building setback distance from a private street as well as a public right-of-way.

PROPOSED AMENDMENT TEXT

SECTION 6-307.F.3.G – PERMANENT SIGN BONUSES

a. **Bonuses for Sign Face Area for Wall/Channel Letter/Cloud Sign/Push-Thru Letters.** The following bonuses shall apply to the calculation for SFA for the aforementioned sign types. Bonuses for Tenant Gross Floor Area may apply to any valid tenant frontage. Bonuses for Building Setback from Public Right-of-Way shall only apply to signs installed on the tenant frontage(s) eligible for the bonus. **Bonuses for Building Setback from a Public Right of Way may include a private right-of-way internal to a Planned Development.** *Note: The maximum formula for SFA is 2 SF per linear foot of tenant frontage where the sign will be installed.*

SECTION 6-307.K - DEFINITIONS

3. **Frontage, Tenant:** The horizontal distance between a tenant's lease lines along a façade facing a public right-of-way, private access drive, and/or parking lot **servicing the business**. Tenant Frontage shall not include frontage along outdoor sales areas and accessory structures.

SUBSTANTIVE AMENDMENT: ESTABLISH ENGINEERING DEPARTMENT

AMENDMENT SUMMARY

SECTION 3-108 – ENGINEERING DEPARTMENT

- Create the Engineering Department and establish the jurisdiction, authority and duties that are within the department.

AMENDMENT EXPLANATION

Currently the Village Land Development code does not recognize an independent Engineering Department. This addition to the code establishes an Engineering Department and identifies the departments jurisdiction, authority and duties.

PROPOSED AMENDMENT TEXT

SECTION 3-108 – ENGINEERING DEPARTMENT

A. General. The Engineering Department shall perform the engineering functions for the Village, provide technical support and guidance for action on applications for development approval, capital improvements and perform such other functions as may be requested by the Board of Trustees, the Plan Commission, or the Village Manager. The Engineering Department shall coordinate the review of all applications for development and capital improvements with other Village departments, as appropriate.

B. Director of Engineering

1. Creation and Appointment. The Director of Engineering shall be the department head of the Engineering Department and shall be appointed by and serve at the pleasure of the Village Manager.

2. Jurisdiction, Authority and Duties. In addition to the jurisdiction, authority and duties which may be conferred upon the Director of Engineering by other ordinances, the Director of Engineering shall have the following jurisdiction, authority and duties:

a. To serve as staff to the Plan Commission and to inform such body of all facts and information at his disposal with respect to the engineering related aspects of applications for development approval or any other matters brought before it;

b. To assist the Plan Commission in the review and preparation of the Comprehensive Plan, any special area plans, the Capital Improvements Program, these regulations and proposed amendments thereto;

c. To maintain development review files and other public records related to the Department's affairs;

d. To review and approve or disapprove permits requiring engineering oversight;

e. To review, or cause to be reviewed, all applications for plat approval;

f. To render interpretations of the Comprehensive Plan;

g. To coordinate relevant local, regional, state and federal environmental and other land development and capital improvement project permitting processes affecting development in the Village;

h. To plan for and evaluate all transportation improvements for the Village, and coordinate such activities with the Department of Transportation of the State of Illinois and Cook County Department of Transportation and Highways;

- n. To establish such rules of procedure as are necessary for the administration of his/her responsibilities under these regulations; and
- o. Whenever requested to do so by the Board of Trustees with the assistance of other Village departments, to conduct or cause to be conducted surveys, investigations and studies, and to prepare or cause to be prepared such reports, maps, photographs, charts and exhibits as may be requested.

C. Engineering Review Disclaimer

a. All reviews by the Village of Orland Park Engineering Department and/or its consultants (and follow up approvals and permits that may be issued by the Village on the basis of this review) was performed solely to determine general conformance of the proposed development with the Village of Orland Park's Codes, Ordinances, Policies, Criteria and Standards and is limited to project related items under the Village's jurisdiction. The review and findings made after the review are not intended as, nor are they to be construed as a guarantee of any kind. The review does not include coordination with permits previously issued by various government agencies, field verification of existing and proposed conditions, utility information, above or below ground stormwater information, elevations, grades, topography and other information as shown on the plans and documents submitted by the Petitioner and/or its Design Professional(s). The Village staff and its consultants have not performed this review for the purpose of determining design errors or omissions and assume neither responsibility nor liability for errors and omissions in any of these submitted designs and documents. The Petitioner and its Design Professional(s) have the sole responsibility for the correct and complete representation of project information, technical details, performing/checking all design computations, dimensions, coordination of information available from other government agencies, and providing design and documents that complies with design criteria established by the Village. The Petitioner and its Design Professional(s) are responsible for completing its own reviews for technical accuracy, performing internal quality control and quality assurance reviews. The Village review does not relieve the Petitioner and its Design Professional(s) of the responsibility of preparing design and related documents that meet all Village codes, appropriate industry codes, other government agencies' requirements and best practices of related development industry. Additionally, the Petitioner and its Design Professional(s) are responsible for meeting all related design requirements, submitting permit applications with all required documents, and acquiring appropriate permits from all government agencies that may have jurisdictions over their development. These include, but are not limited to: MWRDGC, IDOT, IDNR, U.S. Army Corps of Engineers, Cook County, Will County, and FEMA. It is not intended that this review conflict or interfere with any ordinance or statute. If any discrepancies are identified between this review and any legal document, the ordinance or statute governs.

SUBSTANTIVE AMENDMENT: REVISE GUARANTEE FOR IMPROVEMENT AMOUNT

AMENDMENT SUMMARY

SECTION 5-112.E – DEVELOPMENT AND SUBDIVISION REQUIREMENTS

- Revise to align with current Village process for performance guarantees
- Update oversight and review to Director of Engineering and Engineering Department.

AMENDMENT EXPLANATION

The proposed amendment will reference the current total amount of performance guarantee required by the Village to be used for development in the Village and change the review to the Engineering Department, which performs this task, and oversight of process to the Director of Engineering.

PROPOSED AMENDMENT TEXT

SECTION 5-112.E – DEVELOPMENT AND SUBDIVISION REQUIREMENTS

E. Guarantees for Improvement Completion

2. Performance Guarantee. A performance guarantee acceptable to the Village must be provided in accordance with the provisions of this Section and shall constitute part of the final approval required by the Board of Trustees. The guarantee shall constitute an agreement signed by the applicant and the Village Manager, and approved by the Village Attorney, that guarantees the completion of all required improvements within a specified time. The agreement shall indicate the title and date of the final engineering plans reviewed by the designee of the ~~Development Services Department~~ **Engineering Department**, for the purpose of establishing the guarantee amount, and that security as provided in this section, equal to ~~125%~~ **132%** of the total projected costs of public improvements. This shall be submitted to the Village.

7. Guarantee Amount

- ~~One hundred twenty-five percent (125%) of the estimated construction cost of all public improvements, including public improvements on private property, as approved and designated by the Village Engineer;~~ **The guarantee amount required by the Village is stated under Section 5-112.7.E.2 Performance Guarantee shall include all public improvements and other improvements necessary to meet Village and other regulatory agency requirements, as approved and designated by the Director of Engineering.**

8. Reduction in Amount of Guarantee.

- The applicant may from time to time as the public improvements are constructed, request a reduction in the amount of guarantee furnished. Said request shall be made by the applicant to the ~~Public Works Department~~ **Engineering Department** by filing the below documents. The Village Manager's Office shall provide final approval of the request for a reduction in the amount guarantee furnished.

3. An estimate by the applicant's engineer containing the following information:

- The estimated cost of construction **as defined in Section 5-112.E.7.a.** ~~of the public improvements then not completed (less sidewalks on buildable lots);~~

- ~~Twenty-five percent (25%) of the estimated cost of sidewalks on buildable lots, not to be reduced until at least seventy-five percent (75%) of the sidewalks are completed.~~

b. ~~The Village Engineer shall submit the above documents in writing to the Public Works Department, with the exception of those documents provided in accordance with Subsection 5-112.E.3.a of this Section.~~ The ~~Public Works Department~~ **Engineering Department** shall recommend to the Village Manager's Office approval or disapproval of said request. No reduction in the guarantee furnished shall be granted which would reduce said guarantee below a sum which is referenced in 5-112.E.8.a.3.

SUBSTANTIVE AMENDMENT: REVISE REQUIREMENTS FOR DRYWELLS/ STORMWATER CISTERNS

AMENDMENT SUMMARY

SECTION 6-302.H – ACCESSORY STRUCTURES AND USES

- Revise requirements for installing a drywell or underground water cistern.

AMENDMENT EXPLANATION

The proposed amendment adds language stating the soil permeability required to install a drywell or underground water cistern. Furthermore, if that soil permeability cannot be met then the drywell or underground water cistern must connect to the Village storm water system in order for it to be allowed.

PROPOSED AMENDMENT TEXT

SECTION 6-302.H – ACCESSORY STRUCTURES AND USES

H. Storm Water Best Management Practices.

1. Best Management Practices.

k. Underground Storm Water Cistern/ Dry Well. An underground storm water cistern/ dry well is a process where storm water run-off is funneled into an underground rock-filled trench or vault, temporarily detained and infiltrated back into the surrounding soils. Dry wells can reduce the volume of storm water run-off generated by the roofs of structures, a significant source of run-off volume that enters storm drain systems (they can also potentially recharge local aquifers by diverting storm water into the soils). Dry wells should be placed near areas that accumulate standing water or receive rooftop run-off from gutter downspouts. They can be manufactured, made by filling a trench with stone and gravel, or utilize a perforated pipe made of concrete or plastic, and surrounded by gravel. **Dry wells shall have positive drainage to a Village approved system if soil infiltration is less than 0.50 inches per hour.**

SUBSTANTIVE AMENDMENT: REVISE FENCE INSTALLATION FOR STORMWATER

AMENDMENT SUMMARY

SECTION 6-310.C – FENCES

- Revise fencing installation requirements.

AMENDMENT EXPLANATION

The proposed amendment updates the code to allow for storm water drainage to flow underneath fences and, in rare cases, require open grated type fencing for larger overland flows.

PROPOSED AMENDMENT TEXT

SECTION 6-310.C. – FENCES

C. General Construction Requirements.

5. No fence shall be constructed in such a manner as to impede or alter the natural **or engineered** surface water drainage of the property upon which the fence is constructed or any adjoining property. **A fence shall be installed three inches above the ground as measured from bottom of fence to top the ground surface to allow for natural surface water drainage. Fences located in overland flow routes may have additional requirements pertaining to height above ground and being an open fence style in order to maintain storm water flow as determined by the Director of Engineering.**

SUBSTANTIVE AMENDMENT: REVISE FLEXIBLE PAVEMENT THICKNESS AND SPECIFICATION REFERENCE

AMENDMENT SUMMARY

SECTION 6-405.B – STREETS AND TRAFFIC SIGNALS

SECTION 6-406.C – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

- Revise pavement thickness stated and revise reference to IDOT specification.

AMENDMENT EXPLANATION

The proposed amendments updates flexible pavement thickness to current industry standards and clarifies reference to IDOT specifications.

PROPOSED AMENDMENT TEXT

SECTION 6-405.B – STREETS AND TRAFFIC SIGNALS

B. Pavements.

10. Design of Pavement Thickness.

- a. The following minimum structural numbers and minimum pavement thickness shall be required in the design of pavements:

FLEXIBLE AND RIGID PAVEMENTS

FLEXIBLE PAVEMENTS	THICKNESS*	
Minimum Structural Number	Binder Course	Surface
2.00 to 3.00	3 2.25"	± 1.50" ± 1.50"
3.01 to 3.99	3 1/2"	± 1.50" ± 1.50"
4.00 and greater	4"	± 1.50" ± 1.50"

RIGID PAVEMENTS**	THICKNESS***	
3.00 to 3.99	6" to 8"	
4.00 to 4.99	8" to 10"	

*Bituminous Concrete Binder and Surface Course, Class I (See **Standard Specification for Road and Bridge Construction, latest edition, from the Illinois Department of Transportation** ~~SSR & BC, Section 406~~).

**Concrete pavement shall be reinforced with 6" x 6", #6 steel fabric.

***Thickness shall be rounded up to the nearest one-half (1/2) inch.

SECTION 6-406.C.2.A - SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

C. Driveway, Driveway Apron, and Parking Construction.

2. Asphalt.

- a. Residential driveways shall be constructed in two (2) courses and shall not be less than eight (8) inches in thickness after compaction. The crushed stone base course shall be six (6) inches in thickness and compacted until all voids are filled with finely crushed stone or sand. The asphalt surface course shall be ~~two~~ **one and one-half (21.50)** inches in thickness after compaction and

shall be constructed of bituminous plant-mix Type B-4 or B-5 conforming to the Standard Specifications for Road and Bridge Construction as prepared by the ~~Division of Highways, Department of Public Works, State of Illinois~~ **Department of Transportation**, most recent edition.

SUBSTANTIVE AMENDMENT: REVISE REQUIREMENTS FOR TRAFFIC STUDIES

AMENDMENT SUMMARY

SECTION 6-405.A – STREETS AND TRAFFIC SIGNALS

- Revise threshold for a traffic study requirement.
- Revise references for Director of Engineering.

AMENDMENT EXPLANATION

The proposed amendment changes responsibility for this section to the Director of Engineering from the Village Engineer and lower the square footage from 40,00 square feet to 10,00 square feet for a traffic study requirement. The proposed amendment also allows the Director of Engineering to request traffic studies for unique circumstances

PROPOSED AMENDMENT TEXT

SECTION 6-405.A – STREETS AND TRAFFIC SIGNALS

A. Streets.

1. **General.** Streets shall be installed by developers or owners as designated on the Transportation Element of the Villages Comprehensive Plan in accordance with the following criteria and as required by the ~~Village Engineer~~ **Director of Engineering**.
2. **Traffic Studies.** Traffic studies shall be required of all proposed residential developments of fifty (50) dwelling units or more, for all commercial and industrial developments of ~~40,000~~ **10,000** square feet of floor area or more and for businesses with drive-through facilities **or as determined by the Director of Engineering**. The traffic study shall be prepared by firms with demonstrated competence in traffic engineering and traffic studies related to development. The traffic study will be submitted to the Village for review.

SUBSTANTIVE AMENDMENT: ADD DRIVEWAY SLOPE REQUIREMENT

AMENDMENT SUMMARY

SECTION 6-406.B – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

- Add maximum allowable slope for driveways.

AMENDMENT EXPLANATION

The proposed amendment creates a maximum allowable slope for driveways and driveway aprons.

PROPOSED AMENDMENT TEXT

SECTION 6-406.B – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

B. Driveways and Driveway Aprons.

16. Driveway and Apron Slope. The maximum grade for a driveway and driveway apron shall be eight (8) percent.

SUBSTANTIVE AMENDMENT: REVISE SANITARY SEWER REQUIREMENTS

AMENDMENT SUMMARY

SECTION 6-408.E – SANITARY SEWER SYSTEM

SECTION 6-408.J – SANITARY SEWER SYSTEM

- Revise to require more effective methods of construction for sealing sanitary manholes.
- Specify requirements for tee and/or wye saddle installations for new construction
- Update reference to Director of Engineering.

AMENDMENT EXPLANATION

The proposed amendment will align sanitary sewer installation with industry best practices.

PROPOSED AMENDMENT TEXT

SECTION 6-408.E – SANITARY SEWER SYSTEM

E. Material Specifications

5. Manholes (Sanitary Manhole Standard Details SS-01, SS-02, SS-03).

d. **Sealing.** All mating surfaces of concrete adjustment riser(s), structure sections, and frames shall be sealed with an **external seal-mastic sealant**. No **mastic sealant**, concrete mortar or epoxy mortar shall be allowed as a sealant for adjustment risers, structure sections or frames. ~~If multiple adjustment risers are required, a continuous application of sealant shall be applied between each unit. Rubber adjustment risers must be sealed with an approved sealant such as XSeal brand hydrophobic non-shrinking polyurethane sealant, or approved equal.~~ **A manhole encapsulation system or external sealing system, as approved by the Director of Engineering, shall be used.**

J. Laying of Pipe.

3. Sanitary Sewer Services. (Sanitary Service Riser SS-05 and SS-05-20):

Sanitary sewer services shall be a minimum of six (6) inches in diameter and connected to the sewer main with a manufactured wye at a minimum angle of thirty (30) degrees and a maximum angle of forty-five (45) degrees. Sanitary sewer services shall be extended to the property line or building at a minimum gradient of one (1) percent. Sanitary sewer service connections to sewer mains twelve (12) feet or more in depth shall be constructed with a six (6) inch tee and riser and backfilled with select granular material or encased in concrete at the option of the ~~Village Engineer~~ **Director of Engineering**. On a temporary basis, sanitary services may be terminated with a manufactured plug in which case the location shall be staked and an accurate record kept of the stub distance from the nearest downstream manhole along the sewer main. Sanitary sewer service connections to existing sewer mains shall be made with a dedicated tapping machine and the saddle shall be tightly secured to the existing sanitary sewer.

- a. **An all stainless steel designed tee and/or wye saddle, per ASTM A240, with a large branch-side mat gasket and of two-piece construction, as approved by the Director of Engineering, shall be required by the Village for new construction.**

SUBSTANTIVE AMENDMENT: UPDATES RELATING TO STORM SEWER PIPE

AMENDMENT SUMMARY

SECTION 6-409.E – STORM SEWERS AND STORM WATER DETENTION

SECTION 6-409.F – STORM SEWERS AND STORM WATER DETENTION

- Add High-density Polyethylene (HDPE) pipe use in storm water system.
- Revise the minimum allowable storm sewer pipe size.

AMENDMENT EXPLANATION

The proposed amendment increase the minimum storm water pipe size requirement excepts for areas where is existing piping is smaller and differentiate the requirement between public and private storm sewer. The proposed amendment allows for HDPE pipe and fittings to be used in Village storm water system.

PROPOSED AMENDMENT TEXT

SECTION 6-409 – STORM SEWERS AND STORM WATER DETENTION

E. Basic Design Standards.

3. Storm Sewer, Stream Improvement and Open Channel Hydraulics.

b. Roughness coefficients (n) shall be as follows:

7. High-Density Polyethylene (HDP) 0.012

9. Minimum Sewer Size.

a. Storm sewer ~~servicing inlets~~ shall not be less than ~~ten~~ **twelve (12)** inch diameter **except where existing storm sewer pipe is smaller in size downstream.**

b. ~~Private~~ Storm sewer serving sump pumps and roof drains shall not be less than eight (8) inch diameter.

12. Storm Sewer Manholes.

a. Manholes shall be located as follows:

5. Access spacing shall be:

Sewer Pipe Size (in inches)	Maximum Interval (in feet)
6 10 - 24	350
27 - 36	400
42 - 54	500
60 or larger	1000

F. Material Specifications. All storm sewer system elements shall conform to the following specifications:

1. Sewer Pipe.

~~d.~~ **High Density Polyethylene (HDP) Pipe (12" diameter to 60" diameter), ASTM D3350, ASTM F2648**

~~e.~~ Reinforced concrete arch culvert pipe – double line reinforcement, minimum Class 3, ASTM C506.

~~e.~~ **f.** Reinforced concrete elliptical culvert pipe –minimum class HE-III or VE-III, ASTM C507.

~~f.~~ **g.** PVC underdrain pipe (4", 6", and 8") – ASTM D2729, SDR35.

2. Sewer Pipe Joints.

e. HDP Pipe – ASTM F2648, ASTM F477, Fittings per ASTM F2306

CLARIFICATION AMENDMENT: PROHIBIT ENCROACHMENTS INTO EASEMENTS

AMENDMENT SUMMARY

SECTION 6-302.C – ACCESSORY STRUCTURES AND USES

- Add language to prohibit retaining walls from encroaching into any existing easement.
- Remove and add language to prohibit sheds and storage buildings from encroaching into any existing easement.
- Revise “Tennis and Basketball” to “Sport” to broaden the code to cover multiple uses. The proposed amendment also prohibits sport courts from encroaching into easements and affecting overland drainage.

PROPOSED AMENDMENT TEXT

SECTION 6-302.C – ACCESSORY STRUCTURES AND USES

C. Permitted Accessory Structures and Uses.

31. **Retaining Walls:** May be permitted in front, side, and rear setbacks, so long as **the wall does not encroach** they are located at least three (3) feet ~~two feet (2)~~ inside **into any existing easement** ~~the lot lines~~ and **does** not obstruct storm water flow. Retaining walls shall be limited to a maximum three (3) feet in height. Any retaining wall in a side yard associated with a side loading garage or driveway cannot exceed two (2) feet in height, ~~nor be closer than three (3) feet to the nearest side property line.~~ When the consequence of grading land results in the necessity for a total retaining wall height greater than three (3) feet, the retaining wall must be tiered and each wall on the tiered retaining wall system shall be limited to three (3) feet in height. The formula for determining the tiered wall setback shall be two (2) times the lower wall height. A structural permit is required if the retaining wall system exceeds three (3) feet (triggering the need for a second wall or more) in total height.

33. **Sheds and Storage Buildings:**

b. Located ~~off~~ **outside of any** easements, ~~at least~~ **not less than** five (5) feet from the lot lines and **does** not obstruct storm water flow; and no closer than ten (10) feet to the principal building; and

41. ~~Tennis and Basketball~~ **Sport Courts:**

d. **Sport courts shall not be allowed in easements and shall not adversely affect overland drainage for the subdivision/property.**

CLARIFICATION AMENDMENT: UPDATE UNDERDRAIN REQUIREMENT FOR DRY DETENTION BASINS

AMENDMENT SUMMARY

SECTION 6-409.E – STORM SEWERS AND STORM WATER DETENTION

- Add additional engineering judgement for the underdrain installation requirement.

PROPOSED AMENDMENT TEXT

SECTION 6-409.E – STORM SEWERS AND STORM WATER DETENTION

E. Basic Design Standards.

18. Storm Water Detention Facilities.

d. In order to prevent soil erosion and weed problems, "dry" detention basins must be landscaped including the establishment of a groundcover over all unpaved areas through sodding of native natural growth plant material or material as designated by the Director of Development Services. Such groundcover shall not be of a plant type which can be carried by water plow to aggressively invade other downstream lands or properties, and crown vetch shall be prohibited. Native natural plant growth may comprise a variety of techniques that employ in concert according to the needs of the site. Some of these include biologs, aquatic plants, wattles, natural native grasses, tri lok, and vegetated geogrids. Detention Basins shall be designed so that the portion of their bottom area which is intended to be dry shall have standing water no longer than seventy two (72) hours for all runoff events less than the 100 year frequency storm.

If detention facilities are proposed, they shall also be reviewed by the Director of Recreation and Parks for usability as active recreational areas during dry weather conditions. Additional underdraining may be required **at the discretion of the Director of Engineering**. Pipe runs and spacing shall be designed to ensure good drainage. Detention facilities shall be designed so that the cross slope is at least two (2) percent. The bottom of the facility shall be provided with an underdrain (minimum six (6) inch diameter perforated drain tile) covered on all sides with a minimum of six (6) inches of crushed stone conforming to ASTM C33, Size No. 67. The underdrain shall be installed to drain the basin below grade during periods of low flow and shall connect to a storm sewer outfall pipe. Detention facilities shall be designed with side slopes not steeper than four (4) horizontal to one (1) vertical (4:1). The inflow storm piping system shall be constructed in such a manner so as to allow for "low" flows to by pass the basin.

CLARIFICATION AMENDMENT: ADD NEW OUTSIDE AGENCY FORMS

AMENDMENT SUMMARY

SECTION 6-305.D – LANDSCAPE AND TREE PRESERVATION

SECTION 6-305.E – LANDSCAPE AND TREE PRESERVATION.

- Clarify paperwork required by the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for a Watershed Management Ordinance (WMO) Permit.

PROPOSED AMENDMENT TEXT

SECTION 6-305.D – LANDSCAPE AND TREE PRESERVATION

D. Landscape Zones.

8. Stormwater Management Area Landscape.

b. Requirements.

4. A Monitoring and Management Plan (M&M Plan) shall be submitted along with the required landscape plan for all applicable projects, as determined by the Development Services Department. M&M Plans shall coincide with the project Watershed Management Ordinance (WMO) Permit **Schedule R**, if applicable. For further details see Section 6-305.F.2 Naturalized Landscaping Area Management Standards. Monitoring and Management Plans and **Schedule R** shall be recorded with the county recorder of deeds in which the project is located. For projects with stormwater management features, an Annual Monitoring Report must be submitted to the Village before annual acceptance may be granted. (Amd. Ord. 5221 – 9/18/17)

E. Landscape Plan.

3. Additional Requirements.

d. A WMO Permit shall be obtained for all qualifying developments. All WMO permitted projects require a Monitoring and Maintenance Plan **and Schedule R**. Qualifying developments shall reference the WMO Maintenance Plan when preparing the Monitoring and Maintenance Plan in conjunction with a Landscape Plan. See Section 6-305.F.2.b Monitoring and Management Plan for details.

CLARIFICATION AMENDMENT: UPDATE TASKS ASSIGNED TO ENGINEERING DEPARTMENT

AMENDMENT SUMMARY

SECTION 5-112– DEVELOPMENT AND SUBDIVISION REQUIREMENTS

SECTION 6-305– LANDSCAPE AND TREE PRESERVATION

SECTION 6-406.A – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

SECTION 6-415.C – BIKEWAYS AND BIKEPATHS

- The proposed amendment will reference Engineering Department since the section identified is a Village task performed by said department.
- The proposed amendment revised wording for approval and added Engineering Department for oversight.
- The proposed amendment will reference Engineering Department since the section identified is a Village task performed by said department
- The proposed amendment revises code to reference the Development Services Department, Engineering Department, and Director of Engineering for their respective areas of oversight.
- The proposed amendment revises code to reference the Development Services Department and Engineering Department for their respective areas of oversight. Also the notification time for placing concrete was increased from three hours to one full business day.

SECTION 5-112.F – DEVELOPMENT AND SUBDIVISION REQUIREMENTS

F. Acceptance of Improvements.

1. Letter of Acceptance from the Village Manager's Office. The Village Manager's Office, with a written recommendation from the ~~Public Works Department~~ **Engineering Department**, shall issue a letter of acceptance to the petitioner/ applicant that states that all required improvements have been fully completed, and that said improvements meet the design and operating standards and requirements of the Village and other agencies, including the Metropolitan Water Reclamation District of Greater Chicago, the Illinois Environmental Protection Agency, and the Illinois Department of Transportation. A copy of that letter shall be filed with the Development Services Department and the Village Manager's Office.

SECTION 6-305.D – LANDSCAPE AND TREE PRESERVATION

D. Landscape Zones

8. Stormwater Management Area Landscape.

b. Requirements.

8. An "as -built" landscape plan of all stormwater management areas is required before ~~acceptance~~ **final approval** by the Village including but not limited to topographic information, planting limits and normal and high water level elevations, or any additional information requested by the Village. Additional information may be required, as determined by the Development Services **or Engineering** Departments.

SECTION 6-406 – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

A. Sidewalks.

2. Public Roads.

b. Multi-use paths, such as bicycle paths, shall replace sidewalks in those areas of the Village indicated by the Comprehensive Plan's Recommended Bikeway System subject to review by the ~~Development Services Department~~ **Engineering Department**. Multi-use paths shall use IDOT standards in IDOT or County rights-of-way or be a minimum of eight (8)

feet wide with a maximum of four (4) feet of planting strip between the path and the roadway's back of curb. In cases where paths terminate, provisions shall be made to loop the sidewalk and multi-use path network. In cases where the network is divided between off-street paths and on-street routes, provisions shall be made to safely transition from either medium and ensure continuity of travel.

c. Sidewalks or multi-use paths as identified by the Comprehensive Plan's Recommended Bikeway System, as reviewed by the ~~Development Services Department~~ **Engineering Department**, shall be required for arterial and collector rights-of-way on the perimeter of subdivisions or developments (e.g. sidewalks on roadways where the backs of properties front the right-of-way).

f. Sidewalks and multi-use paths per the Comprehensive Plan's Recommended Bikeway System, as reviewed by the ~~Development Services Department~~ **Engineering Department**, are required for streets and rights-of-way that are below standard widths. Such streets and rights-of-way shall be subject to review by the ~~Development Services Department~~ **Engineering Department** and shall consider such options as carriage walks, reduced parkways, bike lanes, woonerfs etc. to accommodate pedestrian and cyclist mobility.

B. Driveways and Driveway Aprons.

1. **Driveways Across Sidewalks and Parkways.** No person, firm or corporation shall construct or alter any driveway over, across or upon any public sidewalk or parkway without first obtaining a permit from the ~~Building Division~~ **Development Services Department**. Where ingress and egress is to be made from adjoining real estate to a public street and where Section 6-306 requires off-street parking, such off-street parking shall be made accessible to the public street and the ingress and egress shall be made across the parkway and sidewalks by means of a driveway constructed in accordance with this Section.

2. **Permit Application.** Application for a permit to construct a driveway shall be in writing, signed by the applicant, and filed with the ~~Building~~ **Development Services** Department. The application shall designate the location of the proposed driveway, the name and address of the applicant, the name and address of the owner of the property to be served by the proposed driveway, and the address of the applicant, if other than the owner, and a plat of survey indicating the driveway location and sizes proposed. In those instances, where a driveway is required to comply with the requirements of Section 6-306, the permit application shall accompany the application for the issuance of a building permit authorizing the new building construction.

3. **Permit Issuance and Fees.** The ~~Building~~ **Development Services** Department shall issue a permit to construct a driveway provided that the permit application is complete and is in accordance with these regulations and that the permit fee has been paid.

4. **Permit Revocation.** All permits for driveways issued pursuant to this Section may be revoked at any time without the consent of the permittee by order of the Board of Trustees and the Director of the ~~Building~~ **Development Services** Department. Upon such revocation, all rights granted under the permit shall be revoked, and the sidewalk, space, parkways and curbs shall be restored to their former condition, at the expense of the permittee or of the owner of the property served by the driveway at the time of such revocation.

6. **Widths and Lengths.** Single-family residential driveways and driveway aprons shall have a maximum width of twenty (20) feet for one (1) car garages, twenty-six (26) feet for two (2) car garages, and thirty-six (36) feet for three (3) car garages. The maximum width of a driveway is applicable to the entire driveway length between the building line and sidewalk. The maximum width of a driveway apron is applicable to the entire driveway length between the sidewalk and the street. The maximum width for driveway lane for single family residences shall be forty (40) percent of the lot width up to thirty-six (36) feet, applicable to the entire driveway length between the building line and curb line. The maximum width for circle driveway lane shall be twenty (20)

feet, applicable to the entire driveway length between the building line and curb line. The minimum driveway length shall be eighteen (18) feet, excluding right-of-way and sidewalks. No driveway shall encroach upon any portion of the parkway in front of the adjoining parkway. The maximum width for driveways for all other uses shall be as approved by the Board of Trustees upon recommendation of the **Engineering Department of Engineering**.

7. **Grades and Curbs.** Driveways shall conform to the existing sidewalk grade. Where it is necessary to break the existing curb for the driveway opening, the curb and gutter shall be completely removed and a new section constructed or as approved by the ~~Village Engineer~~ **Director of Engineering**. Each such driveway shall be constructed and maintained so as to permit free and unobstructed passage on, over or across the sidewalk and in such a manner as not to interfere with the proper drainage and safe grading of the streets. Each such driveway shall be so constructed and maintained that its surface at the point of crossing any sidewalk pavement shall be flush with the adjoining sections of such sidewalk.

12. **All Other Driveway Aprons.** Multi-family developments, business, office research, and industrial district driveway aprons shall be constructed with a ten (10) foot radius return unless otherwise required by the **Engineering Department of Engineering**. Driveways shall not be closer than five (5) feet to adjacent driveways at the curb line.

J. **Placing and Finishing Concrete.**

1. ~~The Department of Code Enforcement~~ **Development Service Department and/or Engineering Department** shall be notified when the subgrade has been finished. A minimum of ~~three hours~~ **one (1) full business day** notice shall be given prior to placing concrete. No concrete shall be placed until the subgrade has been inspected and approved by the ~~Building~~ **Development Services** Department **and/or Engineering Programs and Services Department**.

SECTION 6-415.C – BIKEWAYS AND BIKEPATHS

C. **Construction Requirements.** The **latest edition of the** construction requirements and other standards set out in the ~~Guide For Development of New Bicycle Facilities, 1981, or as hereinafter updated,~~ published by the American Association of State Highway and Transportation Officials (AASHTO), 444 North Capital Street, N.W., Suite 225, Washington, D.C. 20001, that pertain to the planning, operation and maintenance of roadways, bikeways and bikepaths shall be applicable to all development located within the Village. Copies of this Guide shall be kept on file at the Department of Development Services and the ~~Building~~ **Engineering** Department.

CLARIFICATION AMENDMENT: UPDATE REFERENCED DOCUMENTS

AMENDMENT SUMMARY

SECTION 6-406.G – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

SECTION 6-406.K – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

SECTION 6-408.A – SANITARY SEWER SYSTEM

- Add reference to IDOT specification.

PROPOSED AMENDMENT TEXT

SECTION 6-406 – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

G. **Granular Base.** A granular base of two (2) inch minimum thickness shall be placed on the prepared subgrade. The base shall extend the full width of the sidewalk or driveway apron. The granular base shall consist of CA6 aggregate conforming to **the Standard Specifications for Road and Bridge Construction as prepared by the Illinois Department of Transportation, latest edition** ~~SSR & BC.~~

K. **Protection from Low Temperatures.**

After the first seasonal frost, concrete shall be protected from freezing in accordance with the **Standard Specifications for Road and Bridge Construction as prepared by the Illinois Department of Transportation, latest edition** ~~"Recommended Practice for Cold-Weather Concreting" (ACI 306)~~. The developer shall be responsible for all concrete damaged by low temperatures, and any damaged concrete shall be removed and replaced by the developer at the developer's expense.

SECTION 6-408.A – SANITARY SEWER SYSTEM

A. **General.**

All sanitary sewer improvements shall be installed in accordance with the material installation and testing requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois," ~~Sixth Edition July 2009~~ **latest edition**, unless otherwise modified in this Section. Sanitary sewer improvements shall conform to all applicable requirements of the current Metropolitan Water Reclamation District of Greater Chicago ("MWRDGC") Watershed Management Ordinance ("WMO").

CLARIFICATION AMENDMENT: UPDATE REFERENCES FOR ENGINEERING DEPARTMENT APPROVALS TO DIRECTOR OF ENGINEERING

AMENDMENT SUMMARY

SECTION 5-112 – DEVELOPMENT SUBDIVISION REQUIREMENTS
SECTION 6-305 – LANDSCAPE AND TREE PRESERVATION
SECTION 6-310 – SWIMMING POOLS
SECTION 6-405 – STREETS AND TRAFFIC SIGNALS
SECTION 6-406 – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS
SECTION 6-407 – STREET LIGHTING
SECTION 6-408 – SANITARY SEWER SYSTEM
SECTION 6-410 – WATER SUPPLY
SECTION 6-411 – SOIL EROSION AND SEDIMENTATION CONTROL
SECTION 6-412 – LOCAL STREAM AND WATERBODY PROTECTION
SECTION 6-413 – WETLANDS PROTECTION
SECTION 6-415 – BIKEWAYS AND BIKEPATHS
SECTION 7-101 – CONSTRUCTION PROCEDURES

- Revise references for Director of Engineering and Engineering Department duties.

AMENDMENT EXPLANATION

The proposed amendment will reference the latest rainfall data approved and provided by the Illinois State Water Survey and will be worded so it will not have to be updated going forward with future bulletin releases. This will ensure that the latest rainfall data is used by the developers and/or developers' consultants to calculate storm water detention/retention will always be used for development in the Village.

PROPOSED AMENDMENT TEXT

SECTION 5-112 - DEVELOPMENT SUBDIVISION REQUIREMENTS

E. Guarantees for Improvement Completion

3. Security Methods. One of the following security methods shall be utilized to guarantee the completion of public improvements:

a. Letter of Credit

2. **Terms:** The letter of credit shall be in an amount sufficient to pay for the cost of construction of the public improvements, landscaping on private and public property for single family and multi-family residential developments and all non-residential developments, and all engineering costs if deemed necessary by the ~~Village Engineer~~ **Director of Engineering**. The Village will collect an additional 7% of the total cost of construction to recover for management and administrative time and expenses incurred by the Village staff in processing and administering the public improvements and landscaping. Any conditions that the applicant or issuing financial institution seeks to attach to collection or use of the funds, must be included in the terms of the letter of credit. The letter of credit shall provide that the issuing financial institution shall pay to the Village, or as the Village directs, such amounts as may be required to complete the improvements according to the approved specifications. The letter of credit should provide that its amount will be reduced from time to time as payments for improvements approved by the ~~Village Engineer~~ **Director of Engineering** are made, but at no time shall

the available balance be less than percent fifteen (15%) of the total estimated cost of the improvements yet to be accepted by the Village.

4. **Insufficient Fund Balance.** If, at any time before the construction of all required improvements has been completed, the balance of funds remaining undisbursed under any guarantee provided in accordance with this section is not sufficient, in the judgment of the ~~Village Engineer~~ **Director of Engineering**, to cover the costs of construction of said improvements and all engineering costs (including the engineering and inspection fees of the Village) or if by reason of any order, decree or writ of any court, or for any other reason, the said undisbursed balance of funds shall be withheld, diminished or otherwise unavailable for the purposes provided herein, the applicant agrees to cause the balance to be increased to such amount as shall be required by the Village for such purposes, in the exercise of its judgment, or shall provide such other guarantee of performance as may be required by the Village.

6. **Default.** In the event the ~~Village Engineer~~ **Director of Engineering** determines, in the exercise of his judgment, that the applicant has failed to install proposed improvements in accordance with the approved plans and specifications, or has failed to comply with the terms of the guarantees provided in this Section, the Board of Trustees may take any of the following actions:

a. Disbursement of Letter of Credit. The Board of Trustees may advise the applicant in writing of the failure to install improvements, and give the applicant thirty (30) days to cure such failure. If the applicant fails to cure said failure, the Village may, at its option, declare the applicant in default, and all monies on deposit pursuant to the letter of credit shall be disbursed by the letter of credit provider upon authorization of the ~~Village Engineer~~ **Director of Engineering**.

b. Disbursement of Other Security Guarantees. The Board of Trustees may advise the applicant in writing of the failure to install improvements, and give the applicant thirty (30) days to cure such failure. If the applicant fails to cure said failure, the Village may, at its option, declare the applicant in default, and all monies on deposit pursuant to the specified security guarantee shall be disbursed by the guarantee provider upon authorization of the ~~Village Engineer~~ **Director of Engineering**.

9. **Inspection and Certification of Improvements.**

a. **General.** Unless otherwise specifically provided, inspection of the construction of the improvements shall be by the ~~Village Engineer~~ **Director of Engineering** or Village Consultant, and shall be paid for by the applicant should the Village require compensation for its efforts. No improvements shall be constructed, and therefore no improvements shall be inspected, prior to final plan approval.

b. **Certification.** Upon completion of all required construction, the applicant's engineer shall certify that the improvements comply in all respects with the plans and specifications approved by the Board of Trustees. All work shall at all times be subject to inspection by the Village Manager, the ~~Village Engineer~~ **Director of Engineering**, other Village officials, and their representatives. Regardless of contracts, agreements, or inspections performed, the final responsibility for the construction of all improvements in accordance with the applicable standards rests with the applicant. Certification by the applicant's engineer shall not constitute a waiver by the Village of the right to draw funds under the security

provided herein on account of defects in or failure of any improvement that is detected or which occurs following such certification.

c. **Notice of Defects.** The Village Engineer **Director of Engineering** shall provide timely notice to the developer whenever inspection reveals that an improvement does not conform to the standards and specifications required by these regulations. The developer shall have thirty (30) days from the issuance of such notice to cure or to substantially cure such defect. The Village may not declare a default during the thirty (30) day cure period on account of any such defect unless it is clear that the developer does not intend to cure the defect.

d. **Exemptions.** Because neighboring jurisdictions and other utility districts are responsible for inspecting construction sites within their territorial limits, and because the Village desires to avoid duplicating the inspection of these projects, the Village shall only inspect development located within its corporate limits. The Village shall be entitled to rely on the written inspection reports submitted by the engineers of such neighboring jurisdictions and utility districts. The Village Engineer **Director of Engineering** shall be entitled to verify any inspection report received from a neighboring jurisdiction or utility district, and shall be given access to the construction site to conduct such independent analyses.

e. **Engineering Plan Review and Inspection Fee.**

2. **Engineering Inspections.** All public and private improvements located within the Village's corporate limits that are guaranteed under the provisions of this Section shall be inspected during the course of construction by the Village Engineer **Director of Engineering**, the Village's Engineering Consultant, or their designee. As compensation for such inspection by Village staff, a fee if determined by ordinance of the Village Board of Trustees shall be paid to the Village at the time the final engineering plans are approved by the Village Engineer **Director of Engineering**. In addition, compensation for engineering inspection by an engineering consultant for the Village shall be equal to the amount charged to the Village by the consultant and shall be paid by the applicant to the Village prior to the issuance of building permits.

11. **Damage and Nuisance Guarantee.**

c. **Release of Funds.** Upon completion of all required development or subdivision improvements, the applicant's engineer shall prepare a certified statement that the improvements comply with the plans and specifications approved by the Board of Trustees, and shall forward the statement to the Village, together with a request for preliminary approval of improvements. The Village Engineer **Director of Engineering** shall verify whether the improvements comply with the approved plans and specifications, and, pursuant to Section 5-112.E.10 shall prepare a statement of preliminary approval for the Board of Trustees. Upon acceptance of that statement of preliminary approval, the Board of Trustees shall direct the financial institution issuing the letter of credit or other security guarantee to pay over to the applicant, without further demand or notice, any balance of funds then remaining undisbursed under said letter of credit or other security guarantee.

F. **Acceptance of Improvements.**

1. **Letter of Acceptance from the Village Manager's Office.**

a. The applicant's engineer shall provide to the Village Engineer **Director of Engineering** one hard copy and one copy in electronic format compatible with current Village software of "as built" drawings. All utilities and public improvements located within the development, including right-of-way lines, lot numbers, lot lines, geographic positioning system coordinate data of all utilities, and development mapping data compatible with

the current Village geographic information system shall be included as overlay maps for the purposes of review.

SECTION 6-305 – LANDSCAPE AND TREE PRESERVATION

E. Landscape Plan

3. Additional Requirements

e. **Letter of Credit.** A letter of credit covering the estimated cost of required landscaping, including naturalized landscape installation, monitoring and establishment management shall be posted as part of the final landscape plan approval process. The letter of credit shall be provided to the Village by the owner or developer prior to the issuance of a building permit in accordance with the provisions of Section 5-112 Development and Subdivision Requirements. The letter of credit shall cover costs associated with earthwork, planting, inspections, maintenance or any other cost necessary to achieve Village acceptance standards. The amount of the letter of credit associated with naturalized landscape areas shall be held for the duration of period outlined in the Village approved Monitoring and Management Plan or until the naturalized landscape meets acceptance criteria, whichever is later, as determined by the ~~Development Services Department~~ **Director of Engineering**.

5. Criteria for Approval of Landscape Plans.

a. Design Guidelines.

12. All earth berm locations shall be reviewed by the ~~Village Engineer~~ **Director of Engineering** to determine how the berms shall relate to drainage and public utilities. Berms shall not exceed a maximum slope of 3:1;

SECTION 6-310 – SWIMMING POOLS

A. Swimming Pools.

2. Definitions:

Above-ground/On ground pool:

Any pool of water installed completely above final exterior grade elevations which have been approved by the Village. Final exterior grades are those approved by the ~~Village~~ **Director of Engineering** ~~Department~~. See definition of private swimming pool.

In-ground pool:

Any pool of water installed below final exterior grade elevations which have been approved by the Village. Final exterior grades are those approved by ~~Village~~ **Director of Engineering** ~~Department~~. See definition of private swimming pool.

SECTION 6-405 – STREETS AND TRAFFIC SIGNALS

A. Streets

2. Roadway Design Criteria.

e. Proposed developments that are adjacent to existing development shall be designed to accept the alignment and corresponding widths of existing pavements. The ~~Village Engineer~~ **Director of Engineering** shall determine the proper adjustment where the widening merges with the existing narrow pavement at the boundary of the property, and shall require the lanes to be painted to designate driving and parking lanes.

B. Pavements.

3. **Pavement Design Requirements.** Pavement design shall relate to the street classification as set forth on the Official Map and as described in this Section. The proposed roads indicated on the Official Map are desired to be eventually constructed, but their actual alignment will be decided upon when a preliminary plan is submitted to the Plan Commission and the Board of Trustees for review and approval. The classification of new streets, as well as variations to street classifications for a given street, shall be submitted to the ~~Village Engineer~~ **Director of Engineering** for review when the preliminary plan is submitted.

4. **Pavement Construction Design.**

b. **Pavement Design.** The pavement design standards shall conform to those set forth in Table 6-405(B)(4), Table of Pavement Design. A copy of all design assumptions and computations on which the proposed pavement design is based shall be submitted to and accepted by the ~~Village Engineer~~ **Director of Engineering**.

c. **Composite Pavement Strength.**

2. Prior to the installation of the bituminous surface course, but after the installation of the binder course, the developer shall notify the ~~Village Engineer~~ **Director of Engineering** that he intends to surface the street. The ~~Village Engineer~~ **Director of Engineering** may obtain a Dynaflect Pavement Evaluation Program Report of the completed pavement improvements at developer's expense.

3. The Dynaflect Pavement Evaluation Program shall be performed according to the Dynaflect Pavement Evaluation Specification on file in the office of the ~~Village Engineer~~ **Director of Engineering**. The program shall generally embody the following testing/pavement evaluation techniques:

6. If the pavement section is not projected to meet a life expectancy of fifteen (15) years or more, then the report shall propose asphalt overlays in excess of the surface course design thickness or pavement reconstruction to bring the new pavement section to a fifteen-year life expectancy. The ~~Village Engineer~~ **Director of Engineering** shall evaluate the results of the report and shall inform the developer of any required pavement repair for each section. These repairs shall be completed before the final surface is applied.

8. In the case of rigid pavements, the developer shall notify the ~~Village Engineer~~ **Director of Engineering** that he is ready for final inspection on the streets. The ~~Village Engineer~~ **Director of Engineering** will obtain a Dynaflect Pavement Evaluation Program report of the complete improvements as outlined in Subsection B(4)(c) above.

6. **Subgrade Preparation.**

b. At least one Standard Proctor Density Test, performed in accordance with AASHTO T99, shall be taken in each embankment section, with the maximum distance between tests of three hundred (300) feet. One standard proctor density test shall be taken from each different source of borrowed material. The density tests must be submitted for review to the ~~Village Engineer~~ **Director of Engineering**. Upon review of these tests, an inspection of the subgrade shall be made by the engineer and a report of acceptable subgrade and preparation must be submitted to the ~~Village Engineer~~ **Director of Engineering** prior to placing any curb and gutter or base material.

7. **Grading.**

b. Where the grade of the street warrants installation of vertical type curb and other special design of improvements because of right-of-way conditions, such as double inlets, the ~~Village Engineer~~ **Director of Engineering** is authorized to require such design.

8. **Sight Distances.** At points of intersection of proposed roads with existing roads, the minimum stopping sight distance indicated below for the legal speed limits shall be provided on existing roads. Clear visibility, at any point of movement along the road measured along the center line

of the street, shall be provided for at least three hundred fifty (350) feet on all major streets, two hundred (200) feet on collector and local streets, or as designated by an engineering study.

Legal Speed Limit (MPH)*	Minimum Stopping Sight Distance
25-30	200 Ft.
35-40	275 Ft.
45-50	350 Ft.
55	475 Ft.

*If the ~~Village Engineer~~ **Director of Engineering** determines that the projected future legal speed limit established in accordance with the State of Illinois "Policy for Establishing and Posting Speed Limits" is higher than the existing legal speed limit, the higher speed limit shall be used to determine the minimum stopping sight distance.

9. **Curb and Gutter.**

e. Unless otherwise directed by the ~~Village Engineer~~ **Director of Engineering** pursuant to IDOT standards, a barrier curb, as denoted as Type 3 on Exhibit No. STR-04, shall be provided on all major streets. All other streets shall be provided with curbs as denoted as on Exhibit No. STR-03. Depressed curbs shall be provided at all bike path and sidewalk crossings. Materials shall comply with those specified in Section 6-406.

10. **Design of Pavement Thickness.**

b. Flexible pavement materials can be used until November 1, weather permitting. Any work done after November 1, shall require written authorization from the ~~Village Engineer~~ **Director of Engineering**. Such authorization, if obtained, will not void the contractor's and the developer's guarantee on the work done.

c. Flexible pavements must set for a minimum of nine (9) months, including a winter and a spring. After this setting period has passed, one pavement core per nine hundred (900) lineal feet of measured pavement must be taken. A report must be submitted to the ~~Village Engineer~~ **Director of Engineering** that lists the thicknesses of base and binder courses and the type and condition of subgrade material as determined from the cores. If the results of the cores indicate pavement deficiencies, additional cores will be needed at intervals required by the ~~Village Engineer~~ **Director of Engineering**. All cores taken shall be numbered and delivered to the ~~Village Engineer~~ **Director of Engineering**.

d. Upon receipt of the report and cores, the ~~Village Engineer~~ **Director of Engineering** will review the report and will perform an inspection of the existing base and binder courses. All base and binder course failures will then be repaired to the ~~Village Engineer~~ **Director of Engineering's** satisfaction.

e. Upon completion of all construction within any development, the ~~Village Engineer~~ **Director of Engineering** will conduct a deflection test as specified in Subsection 4(c) above. All deficiencies outlined in the report shall be repaired as specified in the report and to the ~~Village Engineer~~ **Director of Engineering's** satisfaction prior to the installation of the final surface course.

G. **Street Identification Signs.**

1. The developer/property owner shall submit the list of street names approved by the ~~Village Engineer~~ **Director of Engineering** and a map for the installation of street identification signs immediately after the approval of engineering drawings.

SECTION 6-406 – SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

A. Sidewalks.

5. **Construction.** Sidewalk width shall be a minimum of five (5) feet in width, subject to Village Engineer **Director of Engineering** approval. Thickness shall be a minimum of five (5) inches reinforced with 6" x 6" wire mesh, or other reinforcement methods subject to approval of the Village Engineer **Director of Engineering**. All sidewalks at curb depressions shall include a detectable warning for the vision impaired consisting of truncated domes. The warning area shall begin six (6) inches from the back of the curb and continue two (2) feet in the direction of pedestrian travel for the entire width of the walking surface. The detectable warning shall also present a contrast in color from the adjacent sidewalk with integrally colored concrete or other means subject to Village Engineer **Director of Engineering** approval.

J. Placing and Finishing Concrete.

4. Control Joints.

a. **Sidewalks.** Control joints shall be constructed at right angles to the center line of the sidewalk and shall extend one-fourth (1/4) the depth of the sidewalk. They shall not be less than one-eighth (1/8) inch nor more than one-fourth (1/4) inch in width, and shall be edged with an edging tool having a one-fourth (1/4) inch radius. All slabs shall be five (5) feet long on any one side, unless otherwise ordered by the Village Engineer **Director of Engineering**.

O. **Control of Materials.** The developer shall, when requested by the Village and at his expense, have a commercial testing laboratory prepare and test samples of delivered concrete. One (1) set of tests shall be taken for the first twenty-five (25) cubic yards, or fraction thereof, and one (1) set of tests shall be taken for each additional fifty (50) cubic yards. A set of tests shall consist of four (4) standard cylinders (two (2) shall be broken at seven (7) days and two (2) shall be broken at twenty-eight (28) days), one (1) slump test and one (1) air content test. The laboratory shall perform tests in accordance with recognized ASTM standards and shall submit written reports of such tests to the Village Engineer **Director of Engineering** for review.

SECTION 6-407 – STREET LIGHTING

A. Street Lighting Standards

7. After completion of the street lighting system, all developments shall submit to the Village Engineer **Director of Engineering** or designee, a set of "As Built" drawings showing the routing of electric cable, mounting height, size length, luminaire size wattage and actual locations of each light standard, disconnect pedestal, and point of connection to Commonwealth Edison electric lines. The Village Engineer **Director of Engineering** or designee shall inspect the system for conformance to the standards set out in this document. The Village Engineer **Director of Engineering** or designee may accept the system after all the deficiencies are corrected.

E. Foundation

1. Pole Foundation.

c. In areas where conventional concrete foundations cannot be utilized because of soil conditions or utility conflicts, the use of metal helical screw-in type foundations may be utilized with written approval from the Village Engineer **Director of Engineering** or designee. The Standard Details identify the minimums required.

F. Electric Cable 600 Volt, Plastic Insulated Materials.

6. **Taped Splices.** Taped Splices are only allowed with prior approval from the Village Engineer **Director of Engineering**, or his designee. A taped splice shall mean a splice of pigtail construction

made with a spring connector, rubber tape, and plastic/vinyl tape according to the following descriptions and construction methods:

H. **Granular Trench Backfill.** At locations indicated by the ~~Village Engineer~~ **Director of Engineering** or designee, a trench shall be constructed to accommodate the cable duct or unit. The trench shall be backfilled with granular material in accordance with Section 810 of the IDOT Standard Specification for Road and Bridge Construction, latest edition. The contractor or developer shall furnish the trench backfill material and shall appropriately dispose of all surplus backfill material.

I. **Construction Methods.**

- a. The cable duct shall be placed in the bottom of the trench only after all existing loose granular material has been removed, and the trench area has been bedded with granular backfill material, as directed by the ~~Village Engineer~~ **Director of Engineering** or designee.
- b. Any material excavated from the trench may be used as backfill provided it does not conflict with the above, and the material is approved by the ~~Village Engineer~~ **Director of Engineering** or designee. However, if the material in question has been excavated from the roadway area, replacement material must be granular trench backfill regardless of what material has been excavated from the trench.

J. **Acceptance of Street Lighting System.**

- 1. Once the street lighting system has been initially installed according to the specifications set forth in this Section, the ~~Village Engineer~~ **Director of Engineering** or designee shall, upon the request of the developer, inspect the system and prepare a list of items for repair (punch list) (commonly referred to as a "punch list"). The punch list shall be provided to the developer or their designee. When the appropriate repairs have been made, the Village shall accept the lighting system for luminaire maintenance only. The developer remains responsible for the lighting system and shall therefore be responsible for any damage due to construction, including cable hits and pole knock-downs. The Village shall accept the lighting system when the development is formally accepted in letter form, as written by the Director of Development Services or designee.

SECTION 6-408 – SANITARY SEWER SYSTEM

D. **Basic Design Standards.**

1. **Design Flows.**

- a. Design flows for single and multiple residential development shall be based upon full development of the service area with the population served, estimated as follows:

Type of Dwelling Unit	Number of Persons
Studio	1
1 Bedroom	2
2 Bedroom	3
3 Bedroom	4
4 Bedroom	5

The maximum daily per capita design flow shall be calculated using the formula:

The maximum daily per capita design flow shall be calculated using the formula:

$$Q = 500(P)^{1/5}$$

Where Q^* = maximum design flow, in gallons per capita per day (“gpcpd”)

P = population served, in thousands

*Not to exceed 400 gpcpd or be less than 250 gpcpd

For undeveloped residential areas where the details of future developments are not known, design population (P) per acre may be estimated by the ~~Village Engineer~~ **Director of Engineering**.

b. Design flows for non-residential developments shall be based on full development of service area with the maximum daily per capita design flow calculated as follows:

Type of Establishment	Unit	Average Flow in Gals/day/unit
Shopping Center (without food service or laundries)	Employee	0.10 gal/sq. ft.
Store	Employee (1 shift)	25
Office	Person (1 shift)	25
Industrial		
- with showers	Person	35
- without showers	Person	25
Restaurant	Meal Served	7
Theater	Per Seat	5
Hotel	Per Guest	100

* Quantities are exclusive of process water requirements which must be estimated and added.

For non-residential developments where the details of the development are not established, domestic design flows may be estimated by the ~~Village Engineer~~ **Director of Engineering**. Such flow estimate shall not relieve the owner or developer of the responsibility to provide adequate sanitary sewer capacity in order to meet any and all future requirements within the development.

4. **Alignment.** Sewers shall be laid straight in both horizontal and vertical planes between manholes, unless otherwise approved by the ~~Village Engineer~~ **Director of Engineering**.

6. **Sanitary Sewer Manholes.**

b. Where possible, sanitary sewer facilities shall be designed to avoid the use of a drop manhole. A drop manhole shall be provided for manholes with any pipe having a difference in invert elevation more than seventy-two (72) inches above the invert of the sewers leaving such manholes. Small drops may be used in the event of utility conflicts, where approved by the ~~Village Engineer~~ **Director of Engineering**. The invert of the outlet pipe from a drop pipe must match the springline elevation of the precast manhole bench. All drop manholes must be precast with monolithic drop pipe assemblies.

7. **Sewer Depth.** Sanitary sewers shall be constructed at a minimum depth of eight (8) feet and shall provide an outfall for all sanitary sewage within the existing and future ultimate service area, unless approved by the ~~Village Engineer~~ **Director of Engineering**. The eight-foot depth is intended

to eliminate the service line separation deficiencies which commonly occur between sanitary sewer placed at six feet deep and water mains at five feet deep.

8. **Lift Stations.**

b. Lift station and force main designs shall be submitted for review and approval to the ~~Village Engineer~~ **Director of Engineering**, the Illinois Environmental Protection Agency, and the Metropolitan Water Reclamation District of Greater Chicago.

d. A stand-by internal combustion power source shall be provided for lift stations. The power source shall be natural gas-fueled for output rating less than 100 kW and shall be diesel-fueled for 100 kW and above.

As an alternate, the ~~Village Engineer~~ **Director of Engineering** may allow a dual connection to the power system as a method of providing stand-by power in cases where such an alternate would provide an equal degree of reliability, and also would provide an economy to the Village over the service life of the alternate stand-by power system.

10. **Sewer Pipe Bedding.**

b. Sewer pipe concrete cradle, arch, or full encasement shall be constructed whenever dictated by trench or embankment conditions as directed by the ~~Village Engineer~~ **Director of Engineering**.

E. **Material Specifications.** All sanitary sewer system elements shall conform to the following specifications:

1. **Casing Pipes (Exhibit PC-01).** Bituminous coated steel pipe - ASTM A120, 0.375" minimum thickness. All casing pipes shall utilize appropriate stainless steel spacers, per manufacturer's specifications, to support the sewer pipe as directed by the ~~Village Engineer~~ **Director of Engineering**.

6. **Castings.**

c. **Water Tightness.** Where necessary to prevent entry of overland flow, a water tight frame and self-sealing lid shall be used, 7" East Jordan Iron Works, Inc. #1022Z1 PT4 (4 bolt lock down) frame and 1020A HD GS lid embossed with "SANITARY SEWER" and "VILLAGE OF ORLAND PARK," Sanitary Manhole Frame and Cover - Standard Detail No. SS-04 or as required by the ~~Village Engineer~~ **Director of Engineering**.

F. **Design Flows.**

3. **Design Slopes.** Minimum and maximum slopes are tabulated below. The slopes are those that produce minimum and maximum velocities of 2.0 ft/sec. and 15.0 ft/sec. respectively, based on Kutter's formula, with $n = 0.013$ and the pipe flowing full, unless approved by the ~~Village Engineer~~ **Director of Engineering**.

I. **Handling of Pipe.** Sanitary sewer pipe shall be handled in a manner that will prevent damage prior to installation. Damaged or defective material on the job site shall be rejected and replaced to the satisfaction of the ~~Village Engineer~~ **Director of Engineering**. Methods of construction conducive to the damage of sewer pipe shall be corrected when called to the attention of the contractor. All pipe and fittings shall be examined by the contractor above grade before placement in the trench.

J. **Laying of Pipe.**

1. **Sanitary Sewer Pipe.** Sanitary sewer pipe shall be laid true to line and grade as set forth in the Standard Specifications for Water and Sewer Main Construction in Illinois, Sixth Edition (July 2009), and/or latest revision. Dirt or other foreign material shall be prevented from entering the pipe or pipe joint during handling or laying operations and any pipe or fitting that has been installed with dirt or foreign material in it shall be removed, cleaned, and relaid. At times when

pipe laying is not in progress, the open end of the installed pipe shall be closed with a water tight plug or by other means approved by the ~~Village Engineer~~ **Director of Engineering** to ensure absolute cleanliness and avoidance of extraneous flows inside the pipe.

2. **Laying of Pipe on Curves.** The curvature of sanitary sewers is not allowed unless, in the opinion of the ~~Village Engineer~~ **Director of Engineering**, special circumstances dictate otherwise. Pipe required to be laid on curved alignment shall be joined in straight alignment and then deflected, joint by joint. Special care shall be taken in blocking the pipe, and in no case shall the degree of deflection exceed the manufacturer's recommendations for the respective pipe size, material and barrel length.

4. **Depth of Pipe Cover.** All pipe shall be laid to a minimum depth of eight (8) feet measured from the proposed ground surface to the top of the pipe barrel unless specifically allowed otherwise under special circumstances by the ~~Village Engineer~~ **Director of Engineering**.

K. **Installation Requirements.**

2. Sewer system design and construction shall in all respects be in accordance with the regulations of the MWRDGC and the Illinois Environmental Protection Agency. No construction shall commence until evidence of the approved permits from these agencies is filed with the ~~Village Engineer~~ **Director of Engineering**.
6. The contractor shall keep a record of the location of all sewer services by measurement to the nearest downstream manhole. Such records shall be delivered to the ~~Village Engineer~~ **Director of Engineering** at the completion of the work.

L. **Inspection and Test.**

3. **T.V. Inspections.**

- a. Upon completion of construction and prior to initiation of the maintenance guarantee period, a T.V. inspection shall be performed. Video and a written report of all television inspections shall be provided to the Village prior to the initial acceptance provided for by this Section. The form of the report and video format shall be approved by the ~~Village Engineer~~ **Director of Engineering**.

4. **Infiltration Testing.**

- c. Immediately after backfilling, the entire length of the sewer trench, including stubs, shall be inundated to normal ground water level or eighteen (18) inches above the top of sewer pipe, whichever is higher. At that time, infiltration tests shall be made to determine compliance with the allowable infiltration criteria. To measure the amount of infiltration, the contractor shall furnish, install, and maintain a V-notch shape crested weir in a metal frame tightly secured at the lower end of each sewer test section as directed by the ~~Village Engineer~~ **Director of Engineering**. The ~~Village Engineer~~ **Director of Engineering** shall check the infiltration by measuring the flow over such weirs. When infiltration is demonstrated to be within the allowable limits, the contractors shall remove such weirs.

5. **Exfiltration Testing.** If during the construction of the sewer system, the ~~Village Engineer~~ **Director of Engineering** determines that it is impractical to obtain a proper infiltration test, then a test for water tightness shall be made by bulk heading the manhole at the lower end of the section under test and filling the sewer with water to eighteen (18) inches above the top of the sewer in the manhole at the upper end of the section. Leakage will then be calculated as the measured amount of water added to maintain the above described level at a maximum allowable exfiltration rate of one hundred (100) gallons per inch of diameter of sewer per mile per twenty-four (24) hour day at any time for any section of the system.

6. **Air Testing.** All Polyvinyl Chloride (PVC) and Polyvinyl Chloride Molecularly Oriented Pressure Pipe (PVCO) will require low pressure air testing meeting ASTM F1417. The ~~Village Engineer~~ **Director of Engineering** may require air testing for other pipe materials in accordance with ASTM C828.

SECTION 6-410 – WATER SUPPLY

B. Basic Design Standards.

1. **System Extension.**

e. Developer shall be required to extend water distribution system as determined by ~~Village Engineer~~ **Director of Engineering**.

2. **Maximum Day Consumption.** For purposes of water main design, maximum day consumption for water main design shall be based on the following table:

Type of Establishment	Unit	Maximum Day Consumption Gal/day/unit*
Retail	(> 100,000 sq. ft.)	105
Retail	(< 100,000 sq. ft.)	65
Office	Person (1 shift)	50
Industrial	Person (1 shift)	75
Restaurant	Meal Served	15
Theater	per Seat	10
Hotel	per Guest	210

* Quantities are exclusive of process water requirements which must be estimated and added. For other than residential developments, when the details of the development are not known, maximum day consumption and fire flow may be estimated by the ~~Village Engineer~~ **Director of Engineering**. Such estimate shall not relieve the owner or developer of the responsibility of providing adequate main capacity for any and all future needs within the development.

5. **Required Fire Flow and Pressure.** A separate fire flow report shall be prepared that indicates that at selected locations, and at any other locations that may be selected by the ~~Village Engineer~~ **Director of Engineering**, the fire flows required, in excess of maximum daily consumptive demands, will be supplied using a "C" factor of 100, ignoring fittings, and with a minimum residual hydrant pressure of twenty (20) psi. Required fire flow shall be computed as detailed in the "Guide for Determination of Required Fire Flow," latest edition, published by the Insurance Service Office. Watermains shall be sized and set at grades to provide ISO fire protection flow rates. The developer shall bear the cost of the flow studies. Flow tests are to be performed to verify compliance w/ the guide.

Single-Family Residential	1500	GPM @ 25 PSI
Multi-Family Residential	2500	GPM @ 25 PSI
Commercial - Industrial	3500	GPM @ 25 PSI

C. Material Specifications and Details.

12. **Valve Vaults.** (Exhibit Nos. WM-01 and WM-02).

b. Size: For -, 8", - and smaller diameter valves, valve vaults shall have a 60" inside diameter; for pressure connections and valves -10" and larger in diameter, valve vaults

shall have a minimum 72" inside diameter or as required by the ~~Village Engineer~~ **Director of Engineering**.

E. Water Service Line.

1. Installation and Location. A water service line is a water pipe connected at the water main by a brass corporation stop or a ductile iron fitting. Such pipe is extended horizontally at right angles with the water main to the front line of a lot or single building which it is to serve. The service pipe shall be provided with a brass curb stop or gate valve at the mid-point between the curb and the sidewalk unless otherwise specified by the ~~Village Engineer~~ **Director of Engineering**. A cast iron curb box shall be installed over curb stops. A valve vault shall be provided for gate valves - three (3) inches and larger. All water service lines shall be located at the approximate center of each lot at a minimum depth of five (5) feet. A water service curb box that falls within a hard service area shall be relocated.

H. Construction Requirements.

3. Laying Water Main.

- a. The contractor shall keep the trench free from water while the water main is being placed and until the pipe joint has been sealed to the satisfaction of the ~~Village Engineer~~ **Director of Engineering**.
- c. In making joints, all portions of the joining materials and the socket and spigot ends of the joining pipe shall be wiped clean of all foreign materials. The actual assembly of the jointing shall be in accordance with the manufacturer's installation instructions and/or as directed by the ~~Village Engineer~~ **Director of Engineering**. During construction, until jointing operations are complete, the open ends of all pipes shall be at all times protected and sealed with temporary watertight plugs.

K. Disinfection.

6. All water mains shall be disinfected and tested according to the requirements of the "Standards for Disinfecting Water Mains," AWWA C601, and as required by this Section. All disinfection, as required by this Section, shall be performed by an independent firm exhibiting experience in the methods and techniques of this operation, and shall be approved by the ~~Village Engineer~~ **Director of Engineering**.

L. Final Flushing and Testing.

1. Following chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water, throughout its length shall, upon test, be approved as safe water by the ~~Village Engineer~~ **Director of Engineering**. This quality of water delivered by the new main should continue for a period of at least two (2) full days as demonstrated by laboratory examination of samples taken from a tap located and installed in such a way as to prevent outside contamination. Samples should never be taken from an unsterilized hose or from a fire hydrant because such samples seldom meet current bacteriological standards.
2. After disinfecting and flushing, a minimum of two (2) water samples shall be collected by the contractor on two successive days, with notice given, so that the collection may be witnessed by the ~~Village Engineer~~ **Director of Engineering**. Bacteriological sampling and analysis of the samples shall be performed by a laboratory approved by the Illinois Department of Public Health and the ~~Village Engineer~~ **Director of Engineering**. Should the initial treatment result in an unsatisfactory bacterial test, the procedure shall be repeated until satisfactory results are obtained. The contractor or developer shall pay for the sampling and analysis. Results of the analysis shall be transmitted by the laboratory directly to the ~~Village Engineer~~ **Director of Engineering**. Test results shall indicate the date the sample was collected, the date the analysis was made, the exact locations at which samples were taken, the firm submitting the sample, and

the project at which the samples were collected. Sufficient samples shall be collected in order to insure that the system is bacteriologically safe.

SECTION 6-411 – SOIL EROSION AND SEDIMENTATION CONTROL

C. Soil Erosion Control Plan and Permit Requirements.

5. Application for Permit.

g. The proposed phasing of development of the site, including stripping and clearing, rough grading and construction, and final grading and landscaping. Phasing should identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, and the sequence of clearing, installation of temporary sediment control measures, installation of storm drainage, paving streets and parking areas, and establishment of permanent vegetative cover.

The ~~Village Engineer~~ **Director of Engineering** may waive specific requirements for the content of submission upon written finding that the information submitted is sufficient to show that the work will comply with the objectives and principles of this Section and the standards contained in the Handbook incorporated by Subsection (E)(1).

E. Operation Standards and Requirements.

4. Special Precautions.

a. If at any stage of the grading of any development site the ~~Village Engineer~~ **Director of Engineering** determines by inspection that the nature of the site is such that further work authorized by an existing permit is likely to imperil any property, public way, watercourse or drainage structure, the ~~Village Engineer~~ **Director of Engineering** may require, as a condition of allowing the work to be done, that such reasonable special precautions be taken as is considered advisable to avoid the likelihood of such peril. "Special precautions" may include, but shall not be limited to, a more level exposed slope, construction of additional drainage facilities, berms, terracing, compaction, cribbing, or installation of plant materials for erosion control. Said special precautions shall, as much as possible, reflect the standards contained in the Handbook.

b. On large operations or where unusual site conditions prevail, the ~~Village Engineer~~ **Director of Engineering** or his designee may specify the timing of grading or may require that the operations be conducted in specific stages so as to insure completion of protective measures or devices prior to the advent of seasonal rains. Said specifications or requirements shall, as much as possible, reflect the standards contained in the Handbook.

SECTION 6-412 – LOCAL STREAM AND WATERBODY PROTECTION

H. Site Grading and Excavation.

2. Unless otherwise provided in this Section the following restrictions, requirements and standards shall apply to all construction:

b. no grading, filling, cleaning, clearing, terracing or excavation of any kind shall be initiated until final engineering plans are approved and the application is approved by the ~~Village Engineer~~ **Director of Engineering**; and

J. Watercourse Relocation and Minor Modifications.

3. Modification of watercourses as a convenience for site design purposes shall not be permitted. Stream modification, when permitted, shall be subject to the following conditions and restrictions:

c. prior to diverting water into a new channel, a qualified professional approved by the ~~Village Engineer~~ **Director of Engineering** inspects the stream modification and issues a

written report to the ~~Village Engineer~~ **Director of Engineering** that the modified stream complies with the requirements of this Section.

L. **Stream Channel and Waterbody Development Permit.**

1. Except as otherwise provided in this Section, to ensure that proposed development can be carried out which is compatible and harmonious with the natural amenities of the stream channel area and with surrounding land uses, no person shall commence development within the minimum setback area without first having obtained a Stream Channel and Waterbody Development Permit. A request for a permit shall be submitted to and approved by the ~~Village Engineer~~ **Director of Engineering**.
2. No permit shall be issued unless the applicant submits engineering data, surveys, site plans and other information as the Village may reasonably require in order to determine the effects of such development on the affected land and water areas. The permit shall not be approved by the ~~Village Engineer~~ **Director of Engineering** unless:

M. **Permit Exceptions.** The permit provisions of this Section shall not apply to:

1. emergency work necessary to preserve life or property. When emergency work is performed under this Section, the person performing it shall report the pertinent facts relating to the work to the Village within ten (10) days after commencement of the work and shall thereafter obtain a special use permit and shall perform such work as may be determined by the ~~Village Engineer~~ **Director of Engineering** to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity of the watercourse; and

C. **Applicability.**

2. The actual boundaries of non-tidal wetlands shall ordinarily be determined by the applicant through the performance of a field survey applying the nontidal wetland definition. The Wetlands Map is to be used as a guide to the general location of nontidal wetlands. The applicant is required under Section 6-413-D.1 of this ordinance to show a Wetland District boundary on a scaled drawing submitted as part of the permit application. Evidence documenting the results of the boundary survey may be required by the ~~Village Engineer~~ **Director of Engineering**.

SECTION 6-413 – WETLANDS PROTECTION

D. **Permit Requirements.**

1. No regulated activity in or within 50 feet of a nontidal wetland may be conducted without a permit from the ~~Village Engineer~~ **Director of Engineering** and full compliance with the terms of this ordinance and other applicable regulations. All activities that are not permitted as of right or as special permit uses shall be prohibited.
2. Notwithstanding the provisions of this ordinance or any other law to the contrary, the ~~Village Engineer~~ **Director of Engineering** may issue a temporary nontidal wetlands permit through oral or written authorization, provided a written permit application is received within five days, if he or she deems that an unacceptable threat to life or severe loss of property will occur if an emergency permit is not granted. The emergency permit may be terminated at any time without process upon a determination by the ~~Village Engineer~~ **Director of Engineering** that the action was not or is no longer necessary to protect human health or the environment.
3. To guide restoration and creation actions should a violation occur; the ~~Village Engineer~~ **Director of Engineering** shall have the power to order the violator to develop a plan as described in Section 6-413 G.2. of this ordinance for the approval of the ~~Village Engineer~~ **Director of Engineering**. Field verification of absence or existence of wetland areas, in the form of a wetland report checklist, shall be provided for approval of the ~~Village Engineer~~ **Director of Engineering**.

SECTION 7-101 – CONSTRUCTION PROCEDURES

E. **Maintenance During Construction.** The subdivider shall clean and maintain all public ways, sewers, ponds and drains free from snow, mud, debris, trash or other extraneous material prior to acceptance of the street by the Village at all times during construction and as the ~~Village Engineer~~ **Director of Engineering** may otherwise deem necessary. The Police Department shall have the authority to issue tickets to the developer or his or her agents in the event of any such violation. The Village shall withhold any subsequent development approvals for the development until the tickets have been paid and the violation corrected.

F. **Construction Noise.** The subdivider shall take every precaution to assure that undue noise from construction operations is kept at a minimum. To assure that contractors are aware of this requirement, the following construction noise standard shall be made a part of all contracts entered into for construction of proposed improvements:

6. Requests to modify or deviate from these requirements shall be submitted in writing by the Contractor and must be approved in writing by the ~~Village Engineer~~ **Director of Engineering**.

EXHIBITS

EXHIBITS

Exhibit A – FHA Truck Classification Charts

Exhibit B – Figures to be added to the Code

- Figure 6-306.H.1
- Figure 6-208.H.1
- Figure 6-211.I.1

Vehicle Weight Classes & Categories

Gross Vehicle Weight Rating (lbs)	Federal Highway Administration		US Census Bureau
	Vehicle Class	GVWR Category	VIUS Classes
<6,000	Class 1: <6,000 lbs	Light Duty <10,000 lbs	Light Duty <10,000 lbs
10,000	Class 2: 6,001 – 10,000lbs		
14,000	Class 3: 10,001 – 14,000 lbs	Medium Duty 10,001 – 26,000 lbs	Medium Duty 10,001 – 19,500 lbs
16,000	Class 4: 14,001 – 16,000 lbs		
19,500	Class 5: 16,001 – 19,500 lbs		
26,000	Class 6: 19,501 – 26,000 lbs	Heavy Duty >26,001 lbs	Light Heavy Duty: 19,001 – 26,000 lbs
33,000	Class 7: 26,001 – 33,000 lbs		
>33,000	Class 8: >33,001 lbs		Heavy Duty >26,001 lbs

Gross Vehicle Weight Rating (lbs)	EPA Emissions Classification			
	Heavy Duty Vehicle and Engines			Light Duty Vehicles
	H.D. Trucks	H.D. Engines	General Trucks	Passenger Vehicles
<6,000	Light Duty Truck 1 & 2 <6,000 lbs	Light Light Duty Trucks <6,000 lbs	Light Duty Trucks < 8500 lbs	Light Duty Vehicle < 8500 lbs
6,000		Heavy Light Duty Trucks 6,001-8,500 lbs		
8,500	Light Duty Truck 3 & 4 6,001 – 8,500 lbs	Light Heavy Duty Engines 8,501 lbs – 19,500 lbs	Heavy Duty Vehicle Heavy Duty Engine >8,500 lbs	Medium Duty Passenger Vehicle 8,501 – 10,000 lbs
10,000	Heavy Duty Vehicle 2b 8,501 – 10,000 lbs			
14,000	Heavy Duty Vehicle 3 10,001 – 14,000 lbs			
16,000	Heavy Duty Vehicle 4 14,001 – 16,000 lbs			
19,500	Heavy Duty Vehicle 5 16,001 – 19,500 lbs	Medium Heavy Duty Engines 19,501 – 33,000 lbs		
26,000	Heavy Duty Vehicle 6 19,501 – 26,000 lbs			
33,000	Heavy Duty Vehicle 7 26,001 – 33,000 lbs	Heavy Heavy Duty Engines Urban Bus >33,001		
60,000	Heavy Duty Vehicle 8a 33,001 – 60,000 lbs			
>60,000	Heavy Duty Vehicle 8b >60,001			

These charts illustrate the vehicle weight classes and categories used by the Federal Highway Administration (FHWA), the U.S. Census Bureau, and the U.S. Environmental Protection Agency (EPA). The vehicle weight classes are defined by FHWA and are used consistently throughout the industry. These classes, 1-8, are based on gross vehicle weight rating (GVWR), the maximum weight of the vehicle, as specified by the manufacturer. GVWR includes total vehicle weight plus fluids, passengers, and cargo. FHWA categorizes vehicles as Light Duty (Class 1-2), Medium Duty (Class 3-6), and Heavy Duty (Class 7-8). EPA defines vehicle categories, also by GVWR, for the purposes of emissions and fuel economy certification. EPA classifies vehicles as Light Duty (GVWR < 8,500 lb) or Heavy Duty (GVWR > 8,501 lb). Within the Heavy-Duty class, there is a Medium Heavy Duty Diesel Engine class for engine-only certification, but no Medium-Duty Vehicle class. The September 2011 U.S. Department of Transportation (DOT)/EPA rulemaking on [Greenhouse Gas Emissions Standards and Fuel Efficiency Standards for Medium- and Heavy-Duty Engines and Vehicles](#) uses categories and weights for Heavy-Duty Vehicle Classes 2b through 8, similar to the FHWA weight classes.

Class 1 - 6,000 lbs & Less



Minivan



Cargo Van



SUV



Pickup Truck

Class 2 - 6,001 to 10,000 lbs



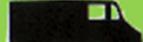
Minivan



Cargo Van



Full-Size Pickup



Step Van

Class 3 - 10,001 to 14,000 lbs



Walk-in



Box Truck

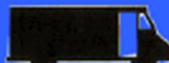


City Delivery



Heavy-Duty Pickup

Class 4 - 14,001 to 16,000 lbs



Large Walk-in



Box Truck



City Delivery

Class 5 - 16,001 to 19,500 lbs



Bucket Truck



Large Walk-in



City Delivery

Class 6 - 19,501 to 26,000 lbs



Beverage Truck



Single-Axle



School Bus

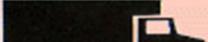


Rack Truck

Class 7 - 26,001 to 33,000 lbs



Refuse



Furniture



City Transit Bus



Truck Tractor

Class 8 - 33,001 lbs & Over



Cement Truck



Truck Tractor



Dump Truck



Sleeper

DATE: August 31, 2021

REQUEST FOR ACTION REPORT

File Number: **2021-0635**

Orig. Department:

File Name: **Memo: New Petitions**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Ed Lelo, Director of Development Services
Date: August 31, 2021
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 Center - Site Improvements – 9003-9027 151st Street

Development Petitions

Ashburn Corner – Six Single Family Lots - 10900-10917 108th Court

Hashem Restaurant – Special Use – 8600 159th Street, Suite 4

Certificate of Appropriateness Petition

Board Approved Petitions

Woodland Avenue Consolidation – Consolidation of four lots into one – 14517 Woodland Avenue

