



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Plan Commission

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

Tuesday, November 14, 2017

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2017-0045](#) Minutes of the October 10, 2017 Plan Commission Meeting

Attachments: [October 10, 2017 PC Minutes](#)

PUBLIC HEARINGS

[2014-0494](#) Nahhas Subdivision - Rezoning, site plan, subdivision and special use permit for a three lot residential planned development, with modifications, all subject to annexation into the Village.

Attachments: [STANDARDS RESPONSES](#)
[SITE PLAN](#)
[AERIAL](#)
[LANDSCAPE PLAN](#)
[POND LANDSCAPE](#)
[TREE PRESERVATION](#)

NON-PUBLIC HEARINGS

OTHER BUSINESS

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

Attachments: [11-14-17 Plan Commission Memo](#)

ADJOURNMENT

DATE: November 14,
2017

REQUEST FOR ACTION REPORT

File Number: **2017-0045**
Orig. Department: **Development Services Department**
File Name: **Minutes of the October 10, 2017 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, October 10, 2017

7:00 PM

Village Hall

Plan Commission

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

CALLED TO ORDER/ROLL CALL

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

Chairman Stephens welcomed new Commissioner Schussler

Present: 7 - Chairman Stephens; Member Aubin; Member Parisi; Member Paul; Member Murphy; Member Shalabi, Member Schussler

2017-0045 Minutes of the October 10, 2017 Plan Commission Meeting

A motion was made by Commissioner Aubin seconded by Commissioner Shalabi to approve the minutes of the September 26, 2017 Plan Commission.

APPROVED

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

Nay: 0

Abstain: 1 - Member Schussler

APPROVAL OF MINUTES**PUBLIC HEARINGS****2017-0485 PDQ Restaurant, Lot 3 of 15610 LaGrange Retail Development (LFI) - Special Use Permit - Approval 11/06/2017**

GARCIA: Staff presentation made in accordance with written staff report dated October 10th , 2017.

STEPHENS: Is the petitioner present? Does the petitioner care to make any comments or additions to the presentation?

AUBIN: Swore in Andy Feldberg, Texas.

FELDBERG: We are very excited to come here and we think PDQ in this location will be an exciting thing. We are really into working with the community and doing community things. PDQ stands for People Dedicated to Quality. It is different in the fact that you are actually talking to a person when you are ordering, it really is person customer service. We just opened another location in Wheaton, and it's the first one in the Chicago area, and it is doing very well. This will be our third location in the Chicago area, with one under construction in Schaumburg.

STEPHENS: You are based out of Florida?

FELDBERG: Yes it started in 2011, based out of Tampa. It is part of the old Outback ownership.

STEPHENS: I am familiar with the store in Ft. Lauderdale. Are you familiar with

that store?

FELDBERG: No I am not.

STEPHENS: Thank you. If there are any other questions, we will ask you to come back up. This is a public hearing, and at this time we will hear any comments from the public. Is there anyone out there in the public wishing to comment? Since we don't have anyone from the public, we will move on to the Commission for commenting. Commissioner Murphy.

MURPHY: I have no issues. I think they did a great job with the elevations, trellis, and color pallet are very attractive. The trellis is a very nice addition and I think it will be a nice addition to LaGrange Road.

STEPHENS: Thank you Commissioner Murphy. Commissioner Parisi?

PARISI: I agree with Commissioner Murphy, and it is a definite visual improvement on the site. I was initially thinking we have a lot of restaurants and do we really need it? I answered myself in that developers have spent millions on these properties and have done studies. The nice thing is each restaurant on that site has their own unique offering. It's another reason for people to stay in Orland Park and eat, it makes us a destination. We can remember many times where we tried to eat local, had to wait, and then gave up and went somewhere else. Diversity is a good thing and it's good to have people come in. It's a bad thing when people want to leave our town and not come in. I think that big box store behind it will help too. The appearance is also very nice, and for all those reasons I support it.

STEPHENS: Thank you Commissioner Parisi. Commissioner Aubin?

AUBIN: I concur with Commissioner Murphy and Commissioner Parisi. Preliminary engineering and landscaping have been met, you met the eight (8) special use requirements, you haven't said anything against the conditions for a few things. With that that, there is no way I can vote no against the project.

STEPHENS: Thank you Commissioner Aubin. Commissioner Paul?

PAUL: I echo the thoughts of my fellow commissioners. I do agree with putting the dumpster back from Miller's, its fair for everyone. Aside from that, I do think this is a good idea.

STEPHENS: Thank you. Commissioner Shalabi?

SHALABI: I think the building aligns with the surrounding environment. The building will be a nice addition to LaGrange Road. We wish you the best of luck.

STEPHENS: Thank you Commissioner Shalabi. Commissioner Schussler?

SCHUSSLER: The second time I was on the Village Board as a Trustee for thirteen (13) years, every year this particular site came up for discussion. It will definitely be an improvement to LaGrange Road. I have one question for the petitioner, do you have a problem with the staff request to move the dumpster?

FELDBERG: No, not at all.

SCHUSSLER: Thank you.

STEPHENS: Thank you Commissioner. I agree with fellow Commissioners and the modification about placing the drive-through between the building and the street. We have set precedent on that some time ago with Chick-fil-A and I have no problem doing it here. Especially with the trellis, that is a beautiful addition. So we can move forward.

AUBIN:

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

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled, "PDQ Orland Park, SWC 156th St & LaGrange Road Orland Park, Illinois", prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheet C1, subject to the following conditions:

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

And

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

And

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

And

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

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

MURPHY: Second.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2017-0046 Memo: New Petitions & Appearance Review

STEPHENS: Is there any other business from staff?

LELO: I have one item to add. Our Director wants to bring to your attention that we are scheduling Plan Commission training. We had previously discussed this to basically provide an update on any new legal practices that have been set or need to be considered in terms of making decisions at the Plan Commission level. What will most likely happen is the training will be administered by Kline, Thorpe, and Jenkins our legal counsel and will take place during a regularly scheduled Plan Commission meeting. We are working to schedule an internal meeting to discuss topics to be covered, and after we have done that, we will pick a date. Hopefully where there is a project schedule with minor approvals or no approvals.

AUBIN: No big agenda.

LELO: We wouldn't overload the agenda and try to do the training. There will be more information to follow.

STEPHENS: Was this the same type of training we did seven (7) or eight (8) years ago with Ken Fricker?

LELO: Yes it's always good to keep current especially with recent decisions that affect how zoning law is interpreted and how future projects should be looked at. We want to make sure you all are aware of new trends in zoning and planning.

STEPHENS: Sure, that's a good idea. Thanks. Any other business from the Commissioners?

PARISI: Yes. Last meeting there was a lot of concern about the widening of Wolf Road especially along 143rd Street where the old courthouse is. We didn't mention this but with the worries about coming down the stairs and being practically on the street, would it make sense to turn the stairway to the side?

LELO: It's potentially something we could look into and consider.

PARISI: Yes consider to move the stairway.

LELO: I can report next time with some information on that.

PARISI: Thank you.

STEPHENS: Where would you move the stairway?

PARISI: It comes straight out of the building. Turn it sideways instead, side load. Put a railing in front.

LELO: It would go into an L shape.

SHALABI: Instead of a rail, a fence similar to the ones on LaGrange Road. It would keep you from going directly into the road and force you to make a 90 degree turn.

LELO: We can report back and let you know.

STEPHENS: Good comments, any other comments?

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:26 p.m.

DATE: November 14,
2017

REQUEST FOR ACTION REPORT

File Number: **2014-0494**
Orig. Department: **Development Services Department**
File Name: **Nahas Subdivision - Rezoning, site plan, subdivision and special use permit for a three lot residential planned development, with modifications, all subject to annexation into the Village.**

BACKGROUND:

Project

Nahas Subdivision

Petitioner

Anas Nahhas

Purpose

The petitioner proposes to construct a 3 lot subdivision on a 2-acre site.

Project Attributes

Address: 13800 80th Avenue

P.I.N.: 27-02-201-015-0000

Size: 2.03 acres

Comprehensive Plan: Silver Lake North Planning District

Comprehensive land use designation: R-2 Residential Zoning District

Existing Zoning: **Unincorporated Cook County**

Proposed Zoning: R-2 Residential Zoning District

Surrounding Land Use:

North: unincorporated large lot residential

South: R-2 single family residential

East: (across 80th Avenue) R-2 single family residential

West: R-1 and R-2 single family residential

Preliminary Engineering consent has been granted for this project.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes annex and rezone this two acre parcel to the R-2 Residential Zoning District in order to construct a 3 lot single family subdivision with a shared private driveway. The site was utilized for many years as a large estate lot with one home that has since been demolished. The surrounding area is a mix of R-1 and R-2 single family homes.

The site is small and physically challenging to subdivide. There is an approximately 26' drop from the southwest corner of the site to the northeast corner of the site. There are also a

considerable number of existing mature trees on the site, most that will be removed due to the site grading. Tree mitigation will be required per Land Development Code requirements.

SITE PLAN

A complete re-grading of the site will be needed to accommodate the driveway, lots, and pond. Sloped house side yards will help to absorb some of the grade change. All lots will have the potential for walk-out style floor plans. All lots will be accessed from a centrally located driveway. Proposed lot # 2 is similar in size to adjoining lots. Proposed lot # 1 and lot # 3 are slightly smaller than nearby lots, although well within R-2 Code limits.

MOBILITY

Vehicular/Traffic:

80th Avenue is a two lane Village-owned major collector. The proposed lots will be accessed by a central driveway off of 80th Avenue. The new curb cut is in a similar location as the existing curb cut, although wider. The new driveway will then extend due west, terminating with a hammerhead to accommodate vehicular turn arounds.

The petitioner proposes shared private driveway access rather than a public street. The Code allows this option for up to three lots. A private driveway can be narrower than a public street, and does not require right of way dedication, but will be fully operated and maintained by the property owners. Note that depending on their policies, public services including mail, refuse, and school buses may deliver services from only 80th Avenue.

Pedestrian and Bicycle:

An existing sidewalk runs along the west side of 80th Avenue. No sidewalks will be required along the sides of the private driveway. Traffic volume on the shared driveway will be very low.

BUILDING ELEVATIONS

Single family elevations will be approved at the time of building permits and must meet all Land Development Code and Building Code requirements, including masonry. Note that the R-2 Code allows a maximum building height of 35', including the walk-out portion of the building.

LANDSCAPING/TREE MITIGATION

A Preliminary Landscape Plan has been submitted for Plan Commission review. The Plan is currently under review by the Village landscape consultant, and additional changes may be incorporated into the final Landscape Plan. The plan includes a naturalized basin and street trees along the private driveway and 80th Avenue. Per Code requirements, an ornamental iron fence and landscape buffer will be required to screen lot 3 from 80th Avenue.

A Tree Survey and Tree Mitigation Plan have also been submitted for review, and tree mitigation for most of the removed trees appears to be accommodated in the proposed Landscape Plan, subject to consultant review. Most of the existing trees will be removed in the grading of the site. There are 37 existing trees that require mitigation per the Land Development Code, and all but four of the trees will be mitigated on the site with new trees. Three mature Silver Maples along the western boundary will be preserved.

The petitioner must submit a final landscape plan within 60 days of final engineering approval.

PRELIMINARY ENGINEERING

Preliminary Engineering consent has been granted for this project.

Utilities

On November 9th staff learned that there is a petroleum pipeline in or near the 80th Avenue right of way which may have setback or other restrictions that will impact the subdivision. Further study by the petitioner is needed on this issue.

Nearby tie-ins are existing and available. As a result of this project, some off site work will be done in an existing utility easement that runs from Laguna Lane to the existing pond in Laguna Woods.

Storm Water

The proposed detention pond will be located in the northeast corner of the site. It will be dug out of the hillside and then an embankment constructed along the north and east sides of the pond to detain the storm water on the site. Per the Village Engineer's recommendation, there are special engineering requirements under this scenario. The petitioner's engineer must provide a copy of the soil boring report for the project and have the global stability calculations for the proposed embankment prepared by a licensed and qualified professional. A written operations and maintenance manual for this installation will need to be provided with the final engineering documentation. The construction of the berm shall be certified with a sealed report by a qualified geotechnical engineer.

Per Village policy for single family subdivisions, the pond out-lot will become a Village pond once it is successfully established and accepted by the Village. A 15' relatively flat maintenance access strip is proposed along the north side of the pond. The east side of the pond is accessible from a 15' flat strip on Village right of way along 80th Avenue. The pond buffer along the west and south side of the pond slopes at approximately 25%, but is reasonably accessible from Nahhas Ct.

Exactions

Park land dedication

The Code requires park land dedication or cash in lieu for residential subdivisions. Because of the small size of this subdivision, cash in lieu of park land will be required, as determined at the time of Development Agreement and Building Permits.

Other exactions

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements, and will be established at the time of Development Agreement and Building Permits.

Signage

No subdivision sign is proposed on the Site Plan. All signage is subject to review and approval via Sign Permit process.

Bulk requirements

Density

Maximum: 1 dwelling unit per ½ gross acre (4 dwelling units)

Proposed: 3 dwelling units

Lot Coverage: 30% plus 5% for accessory structures, to be verified at time of building permits

Setbacks

Front Yard:

Required - 30'

Proposed - 30'

Side Yard:

Required - 25% of lot width for R-2 planned developments. Regular R-2 subdivisions require 10%.

Proposed - As little as 10% (Code modification)

Rear Yard:

Required - 30'

Proposed - 30'

Lot Size Minimums

Required - 15,000 square feet

Proposed - 18,482 square feet minimum

Required - 100' width (110' corner)

Proposed - 125' minimum

ANALYSIS

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the below listed modifications. The land is currently in unincorporated Cook County, so all approvals are subject to annexation, which will be addressed separately at the Board level.

As is the case with many of Orland Park's remaining infill opportunities, the site is challenging to subdivide because of the significant topography, existing trees, and limited acreage. Other alternatives were studied that require less grading, utilizing an extension of the existing driveway, however the petitioner prefers the shorter and more convenient central access drive option. The side yards of the homes will be sloped to better integrate with the lay of the land. The walk out basement option is a nice amenity. The proposed detention pond is located in the northeast corner of the lot along 80th Avenue, and will be built into the hill with a specially engineered embankment on the north and east sides to retain the water.

Further study is needed by the petitioner to analyze the exact location and impact of the petroleum pipeline located along 80th Avenue. This could result in some changes to the pond footprint or subdivision design. This issue must be resolved prior to Board consideration.

The general character of the new subdivision will be similar to the surrounding subdivisions once the new landscaping matures. Several large Maple trees along the west side of the property will be preserved. Because of the larger than typical lots, most of required tree mitigation will be accommodated on site, rather than cash in lieu contribution to the tree mitigation bank. This offers the best chance for restoring the vegetation removed from the site. The heavy landscape buffer around the periphery of the site will help mitigate the loss of trees and screen the new homes from view of the existing abutting homes.

Comprehensive Plan: The development of this project in the Silver Lake North Planning District as R-2 single family residential is supported by the Comprehensive Plan.

Actions requested:

Rezoning

A rezoning to R-2 Residential is requested, which conforms to the recommended zoning in the Comprehensive Plan. It is also the same zoning district as the majority of surrounding lots, so it fits in the zoning context around it.

When considering an application for rezoning, the decision making body shall consider the rezoning standards listed in the Code. The petitioner has provided responses to the rezoning

standards.

Special Use Permit

A special use permit for a planned development is required to accommodate the unique condition of three R-2 lots that have a shared private drive.

Modifications

The petitioner requests the following modifications/variances. When considering an application for variances, the decision making body shall consider the standards listed in the Code.

1) Reduce the residential lot side setbacks from a required 25% of the lot to as little as 10% of the lot width. The required 25% setback reduces the flexibility needed to locate the home to respond to natural features on the site that include the steep slope and large Maples along the west property line. Additionally, a 25% setback requirement on Lot 3 would shift the house closer to 80th and cause the required landscape buffer with fence to be located on the steeper house side slopes. The 25% requirement is unique to a planned development, 10% is the typical requirement for the R-2 Residential District.

2) Reduce the required pond setback from 25' to as little as 0'.

3) Reduce the required pond flat maintenance strip from 15' to as little as 0'.

4) Reduce the required pond flat landscape buffer from 15' to as little as 0'.

The above three modifications are focused along the east property line where the pond abuts the 80th Avenue right of way. Earlier versions of the pond included a wall, and future maintenance issues were a concern that would eventually become a Village responsibility. Therefore the pond was expanded to eliminate the walls. The existing 80th Avenue parkway is an unusually 35' wide, with 20' between the high water line and sidewalk, therefore the close proximity of the high water line to the property line will have little impact. Pond maintenance will be reasonably accessible from all sides of the pond, either from the driveway or the top of the embankment.

This case is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to accept as findings of fact these Plan Commission findings of fact set forth in this staff report, dated **November 14, 2017**.

And

I move to recommend to the Village Board approval (upon annexation) of the **rezoning** of the property to R-2 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the **preliminary site plan** titled "Preliminary Site Plan, Nahhas Subdivision", by Bohnak Engineering, project 3463, dated 12/10/16, revised 8/31/17, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

-
- 1) The petitioner's Engineer must work with staff to resolve the 80th Avenue pipeline issue prior to the Board meeting.
 - 2) Meet all final engineering and building division requirements and approvals.
 - 3) Site Plan elements including building envelopes and locations are conceptual only and must meet all Land Development Code and Building Department requirements.
 - 4) Any subdivision signage should be located on the Site Plan and is subject to separate sign permits from the Building Division

And

I move to recommend to the Village Board approval (upon annexation) of a **Special Use Permit** for an R-2 Residential Planned Development with a private shared driveway, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) Reduce the residential lot side setbacks from a required 25% of the lot to as little as 10% of the lot width.
- 2) Reduce the required pond setback from 25' to as little as 0',
- 3) Reduce the required pond flat maintenance strip from 15' to as little as 0'.
- 4) Reduce the required pond landscape buffer from 15' to as little as 0'.

I move to recommend to the Village Board of Trustees to approve (upon annexation) and authorize execution of a **plat of subdivision** as shown on the "Preliminary Site Plan, Nahhas Subdivision", by Bohnak Engineering, project 3463, dated 12/10/16, revised 8/31/17 subject to the same conditions as outlined in the Preliminary Site Plan motion and the following conditions:

- 1) Submit a Record Plat of Subdivision to the Village for approval and recording.
- 2) Include a driveway cross access easement with text description on the Final Plat that includes Village access for pond maintenance.
- 3) Shift pond parcel line north so the entire driveway easement is owned and maintained by the three residential lots.

And

I move to recommend to the Village Board of Trustees approval (upon annexation) of the **preliminary Landscape Plan** titled, "Landscape Plan", "Stormwater Basin Landscape Plan", and Tree Preservation/Mitigation Plan for Nahhas Subdivision, prepared by Greenberg Farrow, dated 08/04/17, 2017, sheets L1.0, L1.1, and TP1.0, subject to the following conditions:

- 1) Submit a Final Landscape Plan within 60 days of final engineering for Village that reflects final grading and site plans.
- 2) Provide a Landscape Cost Estimate.
- 3) Include a 4-5' height ornamental iron fence in addition to the landscape buffer along the west property line of Lot 3 where it abuts 80th Avenue.
- 4) Landscape industry Best Management Practices must be utilized to protect four Maple trees during construction.

All conditions must be met and changes made prior to the Board meeting.



BOHNAK ENGINEERING, INC.

August 9, 2017

Jane Turley
Senior Planner
Village of Orland Park
14700 Ravinia Ave.
Orland Park, Illinois 60467

RE: Proposed Nahaas Subdivision
13800 S. 80th Avenue
Orland Park, Illinois
PIN NO: 27-02-201-015-0000
Project No. 3463

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

The surrounding area and nearby properties are single family residences. The surrounding zoning is presented below:

Location	Current Zoning (Proposed)
Site	County R-4 (Proposed OP R-2)
North	County R-4
East	R-2
South	R-2
West	R-1

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

The proposed zoning is from Cook County R-4 to Orland Park R-2. The surrounding Zoning Classification is predominately R-2, therefore the property values of surrounding parcels will not be diminished by rezoning to the same classification.

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 proposed development will consist of the development of three single family residences in accordance with the Village Zoning and Building Codes. This use should not

cause a destruction of the property value, nor endanger the health, safety, morals or general welfare of the public.

4. *The relative gain to the public as opposed to the hardship imposed on a complaining property owner;*
The previous use of the property was as a single-family residence. The proposed use of the property is development of three single-family residences on the approximate 2.1-acre parcel. The development of the parcel will solve the issues associated with dead end water mains and stormwater runoff issues near this property. The development should not impose a hardship on adjacent property owners.
5. *The suitability of the subject property for its zone purposes;*
The development as three single-family residences is suitable and in accordance with the proposed R-2 reclassification. The zoning and proposed uses match the current uses of the adjacent properties as single family residences.
6. *The length of time the property has been vacant as zoned, considered in the context of land development in the area;*
The prior use of the parcel was as a single-family residence. The parcel has sat vacant for several years. The surrounding single family residences have been in existence for at least a decade and the surrounding area is fully developed. The rezoning of this lot will create three single family lots, loop the dead end water main, and address the stormwater runoff issues in the area.
7. *The care with which the community has undertaken to plan its land use development;*
The rezoning and development of this parcel as R-2 is consistent with the surrounding land use of single family residences on the adjacent parcels and surrounding area. The detention basin is adequately sized for runoff from the development and the naturalized detention basin will be aesthetically pleasing.
8. *The evidence, or lack of evidence, of community need for the use proposed.*
The development of this parcel will create three single family parcels within the community. This development will convert this parcel from a vacant parcel to three residences. As the community continues to grow, three additional residences would be justified and will provide tax revenue to the community.

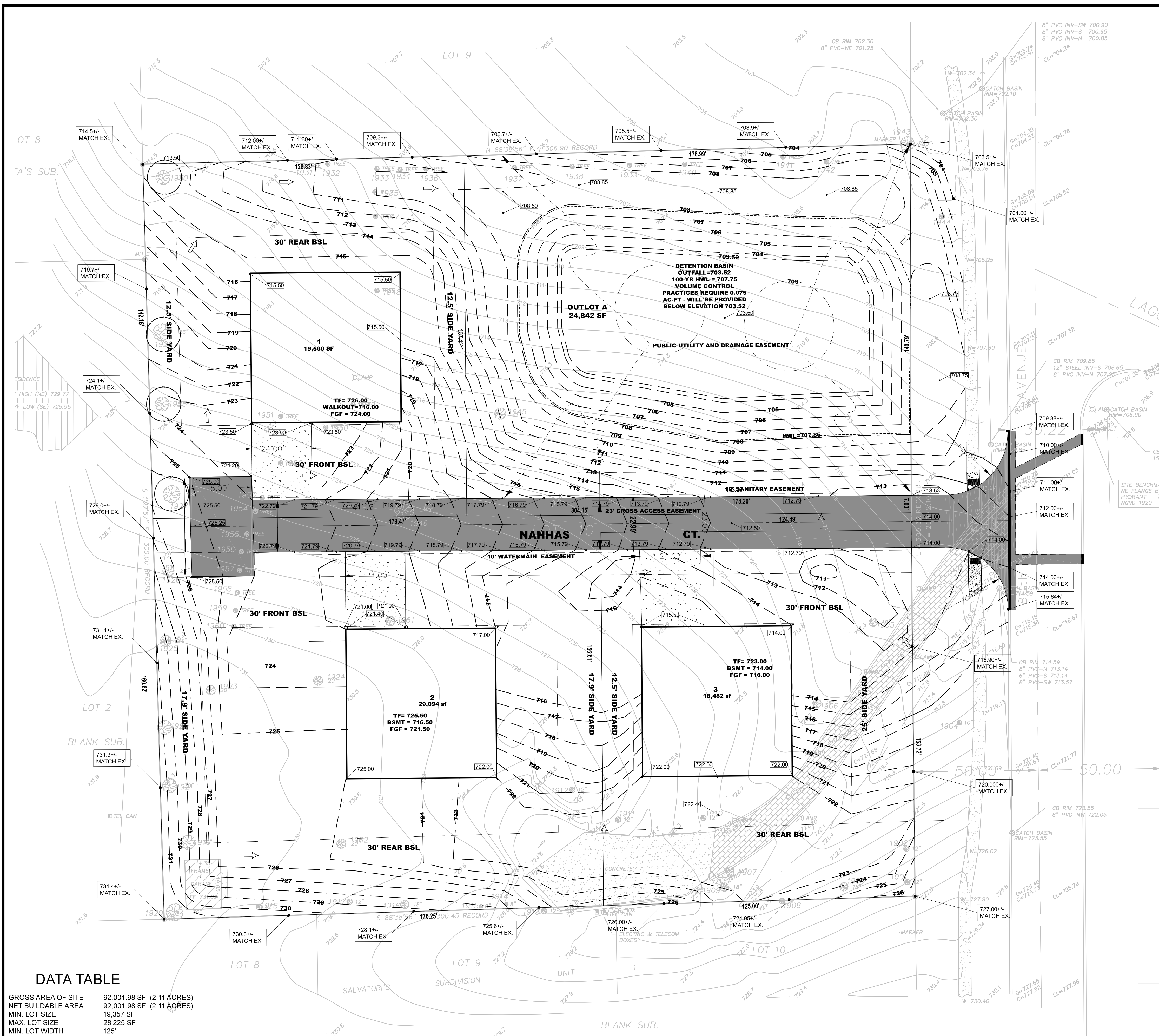
Thank you for the opportunity to assist you with this project, if you have any questions, please contact me at (708) 214-7518.

Very Truly Yours,

BOHNAK ENGINEERING, INC.

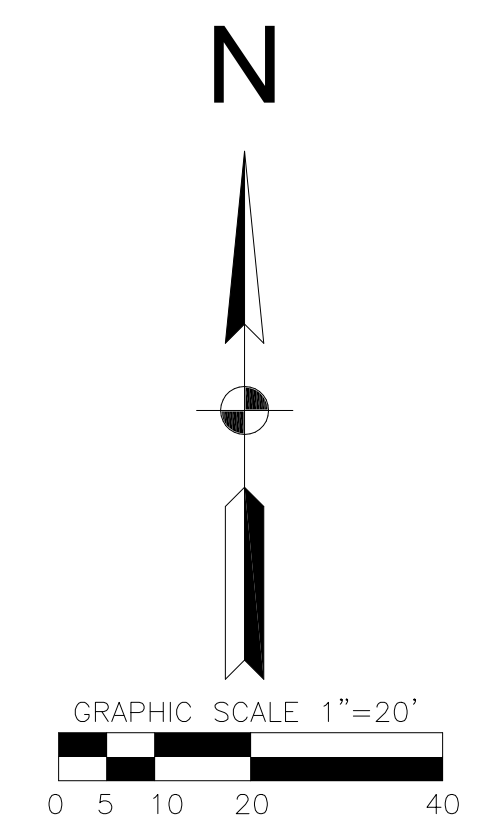


Robert J. Bohnak, P.E.
President



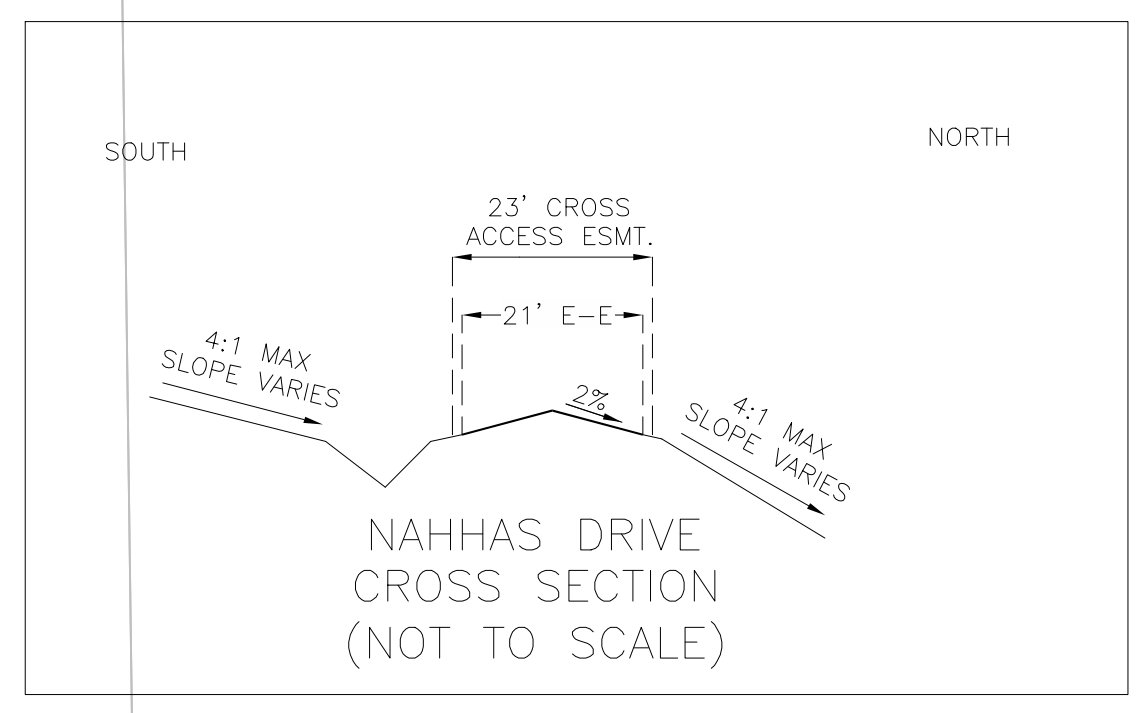
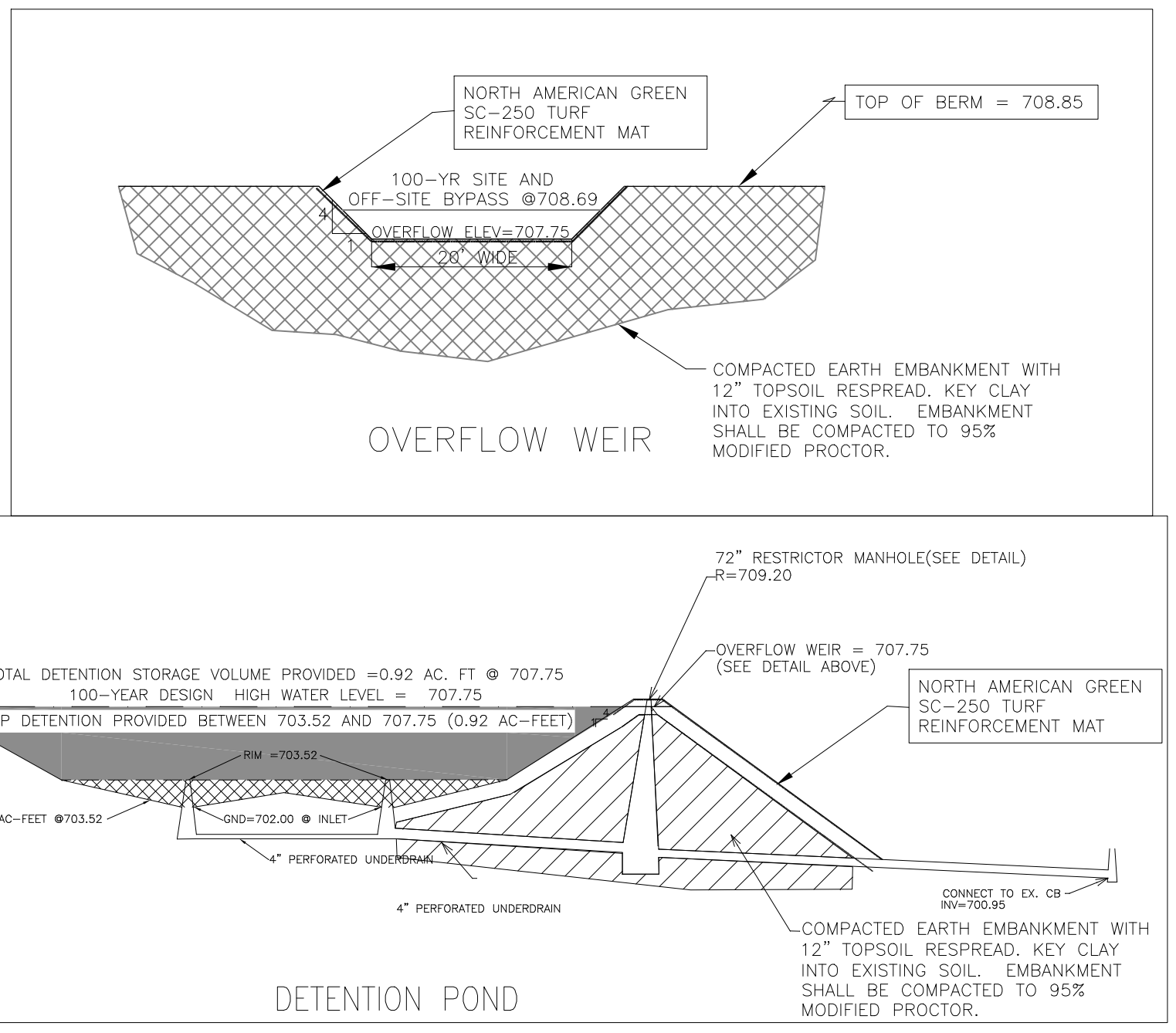
LEGAL DESCRIPTION:
 LOT 10 IN OWNERS SUBDIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 23 ACRES OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER AND LYING NORTH OF THE SOUTH 510 FEET OF THE SAID EAST ONE-HALF OF THE NORTHEAST QUARTER (EXCEPT FROM THE ABOVE DESCRIBED TRACT THE PART THEREOF LYING SOUTH OF THE NORTH 875.0 FEET OF SAID TRACT AND LYING WEST OF A LINE DRAWN 980.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1956 AS DOCUMENT 16635697 IN COOK COUNTY, ILLINOIS.

PIN NO. 27-02-201-015-0000
 EX. IMPERVIOUS AREA = 4,294 SF
 PR. IMPERVIOUS AREA = 26,823 SF



IMPERVIOUS AREA PER LOT(SQUARE-FEET)

LOT NO.	LOT AREA (SF)	MAX ALLOWABLE IMPERVIOUS LOT COVERAGE (30%)	5% COVERAGE FOR ACCESSORY STRUCTURES	TOTAL ALLOWABLE COVERAGE
1	19,500	5,850	975	6,825
2	29,094	8,728	1,455	10,183
3	18,482	5,545	924	6,469
NAHHAS CT				7,633
TOTAL IMPERVIOUS AREA				31,110



DATA TABLE

GROSS AREA OF SITE	92,001.98 SF (2.11 ACRES)
NET BUILDABLE AREA	92,001.98 SF (2.11 ACRES)
MIN. LOT SIZE	19,357 SF
MAX. LOT SIZE	28,225 SF
MIN. LOT WIDTH	125'
MIN. FRONT YARD SETBACK	30'
MIN. REAR YARD SETBACK	30'
MIN. SIDE YARD SETBACK	12.5'
GREEN SPACE (OUTLOT A)	24,823 SF
NOTE LOT 1 IS A FLAG LOT	
WETLANDS	NONE
FLOODWAY	NONE
FLOODPLAIN	NONE
OPEN WATER	NONE
NO. OF LOTS	3 LOTS
CURRENT ZONING	R-4(COOK COUNTY)
REQUESTED ZONING	R-2

REQUESTED VARIANCES:
 SECTION 6-409.E.18 O. A MAINTENANCE VEHICLE ACCESS AREA SHALL BE PROVIDED AROUND THE POND, REQUEST REDUCTION TO AN 8-FOOT WIDE MAINTENANCE VEHICLE ACCESS AREA.

- NOTES**
- ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT
 - ALL NON PAVED AREAS TO BE RESPIRAD WITH MINIMUM OF 6" TOPSOIL AND STABILIZED WITH ESTABLISHED VEGETATIVE COVER. SEEDING MAY NEED TO BE SUPPLEMENTED WITH MULCH AS CONDITIONS WARRANT.
 - PAVEMENT MARKINGS AND STRIPING (4-INCH WIDE) SHALL BE YELLOW IN ACCORDANCE WITH IDOT STANDARD SPECIFICATION SECTION 1095.02.
 - ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, APRONS, AND SIDEWALK AND FOR A DISTANCE OF 2 FEET ON EITHER SIDE OF THE SAME AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH CA-6 & THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - ALL EXISTING WATER, STORM SEWER, SANITARY SEWER, AND OTHER APPURTENANCES SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
 - EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR CONTRACTORS GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
 - REFER TO MEP DRAWING FOR SERVICE CONNECTION DETAILS AT THE BUILDING.
 - RIM ELEVATION IS FLOW LINE ELEVATION.
 - ALL FRAMES SHALL BE EJM 1050, AND TYPE M1 GRATES OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED.

BOHNAK ENGINEERING, INC.
 CIVIL & ENVIRONMENTAL CONSULTANTS
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AKHRAS ASSOCIATES, INC.
 9306 ODELL AVENUE
 BRIDGEVIEW, IL 60455

PRELIMINARY SITE PLAN
NAHHAS SUBDIVISION
13800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS

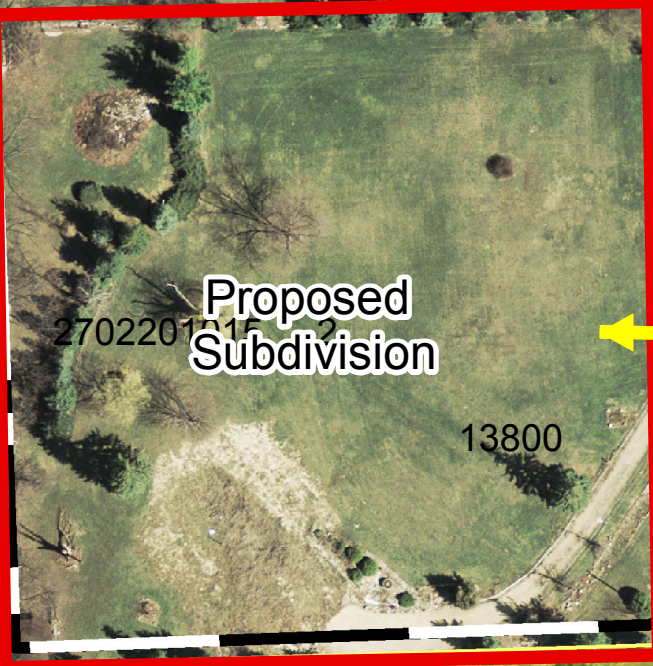
Date **12/10/16**
 Scale **1"=20'**
 Sheet No. **1 OF 2**
 Project No. **3463**

Cedar Crossing

NO P

80TH AVE

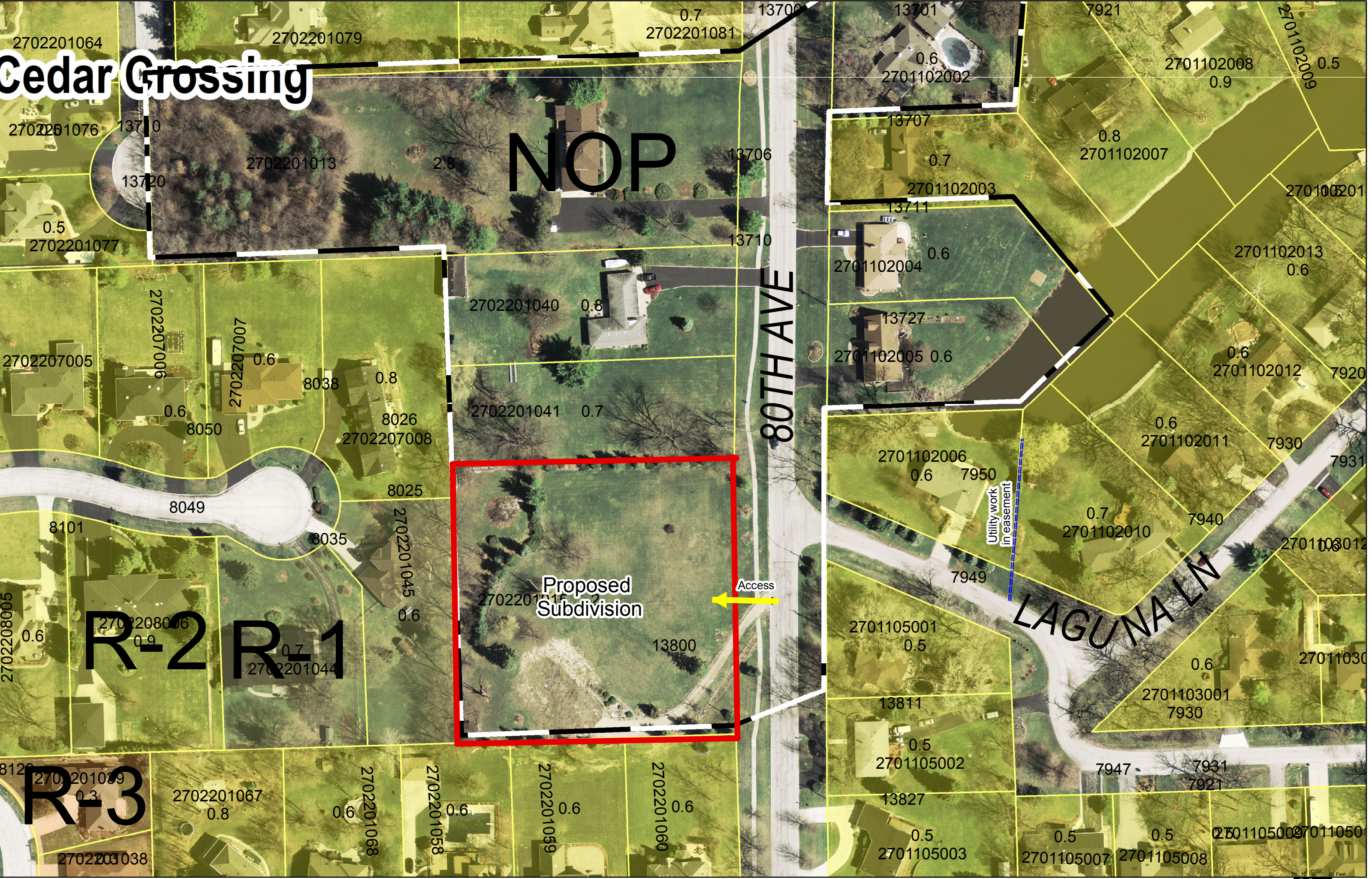
LAGUNA LN



Proposed Subdivision

Access

Utility work in easement

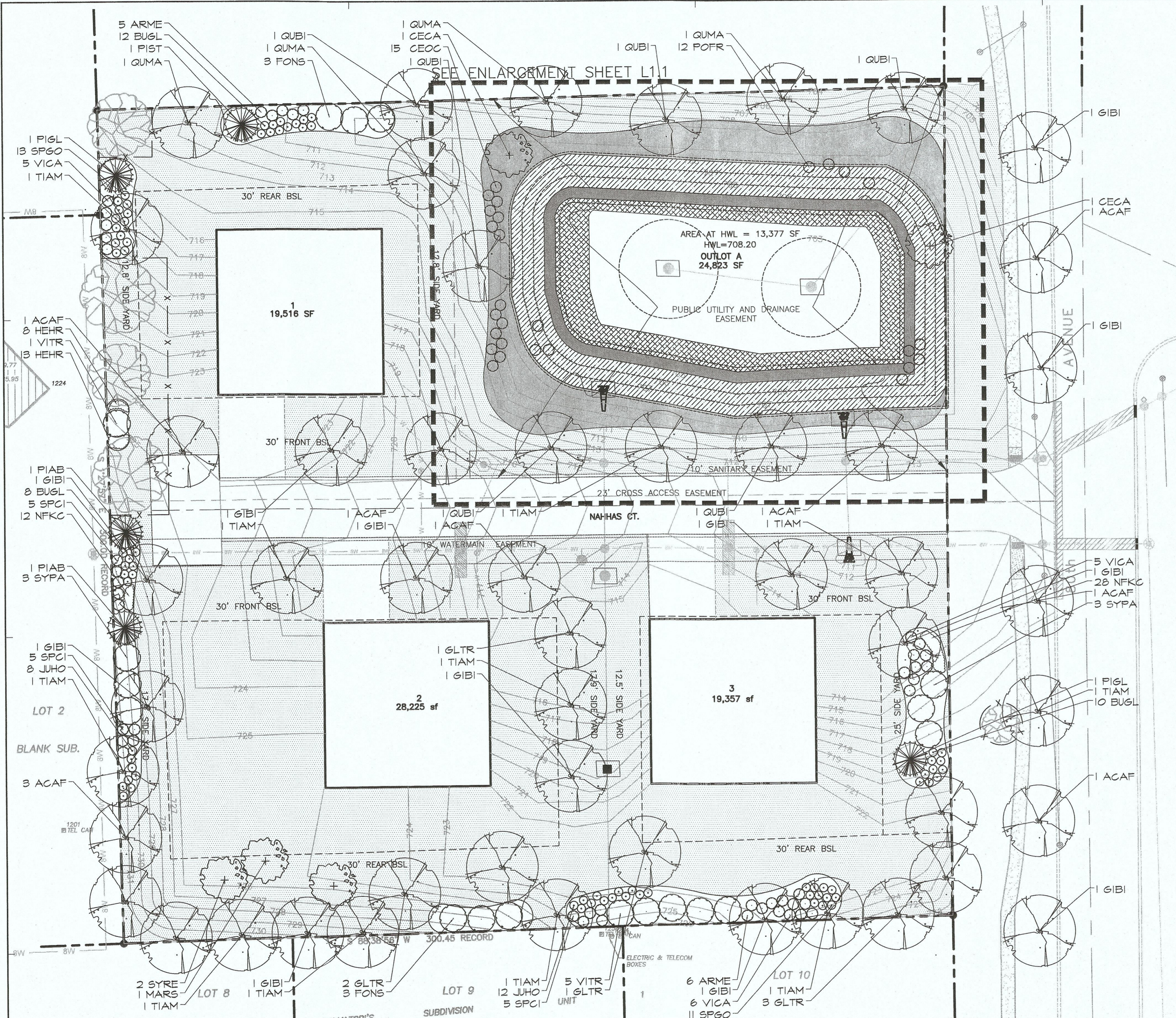


LANDSCAPE PLAN CALCULATIONS

	REQUIRED:	PROVIDED:
PARKWAY TREES		
NAHHAS CT-NORTH 1 TREE/40 LF O.C.	7 TREES (280.59 LF/40 LF= 7.00 TREES)	7 TREES
NAHHAS CT-SOUTH 1 TREE/40 LF O.C.	6 TREES (255.58 LF/40 LF= 6.38 TREES)	6 TREES
80th AVENUE 1 TREE/40 LF O.C.	7 TREES (280.49 LF/40 LF= 7.5 TREES)	7 TREES*
*EXISTING TREES INCLUDED IN CALCULATION		
TYPE 1-LANDSCAPE BUFFERYARD		
NORTH		
3 TREES/100 LF	3 TREES (128.83 LF/100 LF= 1.28) (1.28 TREES X 3= 3.86 TREES)	3 TREES*
1 EVERGREEN OR ORNAMENTAL TREE PER 100 LF	1 TREE (128.83 LF/100 LF= 1.28) (1.28 X 1= 1.28 TREES)	1 TREE
16 SHRUBS/100 LF	20 SHRUBS (128.83 LF/100 LF= 1.28) (1.28 X 16= 20.48 SHRUBS)	20 SHRUBS
*EXISTING TREES INCLUDED IN CALCULATION		
SOUTH		
3 TREES/100 LF	9 TREES (301.26 LF/100 LF= 3.01) (3.01 X 3= 9.03 TREES)	9 TREES
1 EVERGREEN OR ORNAMENTAL TREE PER 100 LF	3 TREES (301.26 LF/100 LF= 3.01) (3.01 X 1= 3.01 TREES)	3 TREES
16 SHRUBS/100 LF	48 SHRUBS (301.26 LF/100 LF= 3.01) (3.01 X 16= 48.20 SHRUBS)	48 SHRUBS
*EXISTING TREES INCLUDED IN CALCULATION		
EAST		
3 TREES/100 LF	4 TREES (139.71 LF/100 LF= 1.39) (1.39 X 3= 4.17 TREES)	4 TREES*
1 EVERGREEN OR ORNAMENTAL TREE PER 100 LF	1 TREE (139.71 LF/100 LF= 1.39) (1.39 X 1= 1.39 TREES)	1 TREE
16 SHRUBS/100 LF	22 SHRUBS (139.71 LF/100 LF= 2.80) (1.39 X 16= 22.24 SHRUBS)	22 SHRUBS
*EXISTING TREES INCLUDED IN CALCULATION		
WEST		
3 TREES/100 LF	9 TREES (302.78 LF/100 LF= 3.02) (3.02 X 3= 9.06 TREES)	9 TREES*
1 EVERGREEN OR ORNAMENTAL TREE PER 100 LF	3 TREES (302.78 LF/100 LF= 3.02) (3.02 X 1= 3.02 TREES)	3 TREES
16 SHRUBS/100 LF	48 SHRUBS (302.78 LF/100 LF= 3.02) (3.02 X 16= 48.32 SHRUBS)	48 SHRUBS
*EXISTING TREES INCLUDED IN CALCULATION		
STORMWATER MANAGEMENT AREA LANDSCAPE		
1 CANOPY TREE/100 LF OF RETENTION OR DETENTION	5 TREES (457.82 LF/100 LF= 4.57 TREES)	5 TREES
1 UNDERSTORY TREE/200 LF OF RETENTION OR DETENTION	2 TREES (457.82 LF/200 LF= 2.28 TREES)	2 TREES
3 SHRUBS/50 LF OF RETENTION OR DETENTION	27 SHRUBS (457.82 LF/50 LF= 9.15) (9.15 X 3= 27.46 SHRUBS)	27 SHRUBS
*EXISTING TREES INCLUDED IN CALCULATION		
REPLACEMENT TREES	36 TREES	6 TREES
**NOTE: ACCORDING TO THE TREE PRESERVATION & MITIGATION ORDINANCE, A TOTAL OF 36 TREES ARE REQUIRED FOR MITIGATION. HOWEVER, DUE TO THE SITE CONSTRAINTS, AS WELL AS CANOPY TREES EVENTUALLY SHADING OUT THE PROPOSED PRAIRIE, WE REQUEST A RELIEF FOR THE MITIGATION REQUIREMENT. IN ADDITION, THE AREA WILL NOT BE CONDUCTIVE TO BURN MANAGEMENT OF THE PRAIRIE IF WE OVERPLANT WITH CANOPY TREES.		

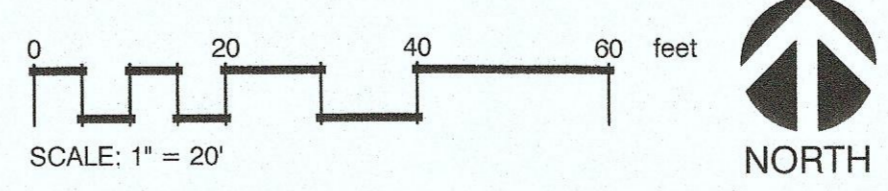
PLANT LIST

Code	Qty.	Scientific Name	Common Name	Size
Deciduous Trees				
GIBI	12	Ginkgo biloba 'Autumn Gold'™	Maidenhair Tree	2.5" bb
GLTR	6	Gleditsia triacanthos var. inermis	Thornless Honeylocust "Skyline"	4" bb
QUBI	6	Quercus bicolor	Swamp White Oak	2.5" bb
TIAM	10	Tilia americana 'Redmond'	Redmond American Linden	2.5" bb
QUMA	5	Quercus macrocarpa	Bur Oak	2.5" bb
ACAF	11	Acer rubrum 'Autumn Flame'	Red Maple	2.5" bb
Evergreen Trees				
PIGL	2	Picea pungens 'Glauca'	Colorado Blue Spruce	6" bb
PIAB	2	Picea abies	Norway Spruce	6" bb
PIST	1	Pinus strobus	Eastern White Pine	6" bb
Ornamental Trees				
CECA	2	Cercis canadensis	Eastern Redbud Multi-Trunk	6" bb
SYRE	2	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	6" bb
MARS	1	Magnolia stellata 'Royal Star'	Star Magnolia	6" bb
Large Deciduous Shrubs				
SYPA	6	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	24" bb
VITR	6	Viburnum trilobum 'J N Select'	Redwing American Cranberry Bush Viburnum	24" bb
FONS	6	Forsythia x 'Northern Sun'	Northern Sun Forsythia	24" bb
Small Deciduous Shrubs				
VICA	15	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum	24" bb
ARME	14	Aronia melanocarpa var. 'Autumn Magic'	Black Chokeberry	24" bb
SPCI	15	Spiraea x cinerea 'Grefsheim'	Grefsheim Spiraea	#05/5 gal
SPGO	24	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	#05/5 gal
Small Evergreen Shrubs				
BUGL	30	Buxus 'Glencoe'	Chicagoland Green Boxwood	24" bb
JUHO	20	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#05/5 gal
Stormwater Basin Deciduous Shrubs				
CEOC	15	Cephalanthus occidentalis	Buttonbush	#05/5 gal
POFR	12	Potentilla fruticosa	Bush Cinquefoil	#05/5 gal
Perennials				
NFKC	40	Nepeta x faassenii 'Kit Cat'	Kit Cat Catmint	#01/1 gal
HEHR	21	Heemerocallis 'Happy Returns'	Happy Returns Daylily	#01/1 gal



LANDSCAPE PLAN NOTES:

- FINE GRADE AND SEED DISTURBED AREA WITH KENTUCKY BLUE GRASS BLEND AND INSTALL EROSION CONTROL BLANKET.
- ANY DAMAGE TO EXISTING LANDSCAPE AREAS SHALL BE REPLACED AND/OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- SEE ALSO SHEET L1.1 FOR STORMWATER BASIN.
- PLANTING BEDS SHALL HAVE A 3" CULTIVATED EDGE.



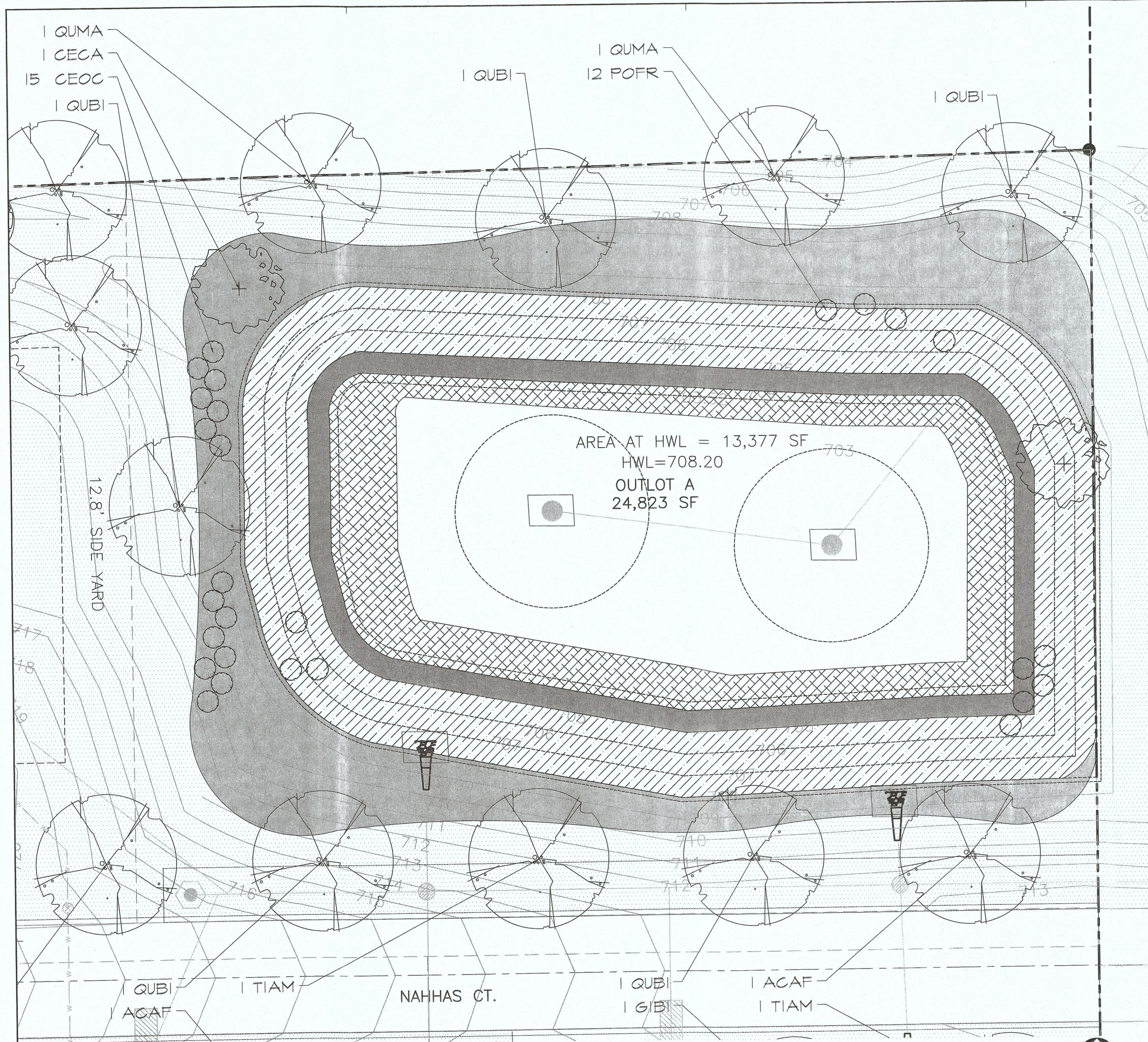
PROJECT TEAM

DATE	DESCRIPTION
08/04/17	100% CONSTRUCTION DOCUMENTS

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/04/17	100% CONSTRUCTION DOCUMENTS



Botanical Name	Common Name	Plugs
Emergent Wetland Plug Mix		
Permanent Grasses:		
<i>Bolboschoenus fluviatilis</i>	River Bulrush	150.00
<i>Schoenoplectus americanus</i>	Chalmaker's Rush	150.00
		Total 300.00
Forbs/Shrubs:		
<i>Acorus americanus</i>	Sweet Flag	100.00
<i>Asclepias incarnata</i>	Swamp Milkweed	100.00
<i>Lobelia cardinalis</i>	Cardinal Flower	50.00
<i>Sagittaria latifolia</i>	Common Arrowhead	50.00
<i>Scirpus validus</i>	Great Bulrush	150.00
<i>Sparganium eurycarpum</i>	Common Bur Reed	150.00
		Total 600.00

Botanical Name	Common Name	Plugs
Saturated Wetland Plug Mix		
Permanent Grasses:		
<i>Carex comosa</i>	Bristly Sedge	150.00
<i>Carex stipata</i>	Common Fox Sedge	150.00
		Total 300.00
Forbs/Shrubs:		
<i>Caltha palustris</i>	Marsh Marigold	100.00
<i>Eupatorium perfoliatum</i>	Common Boneset	100.00
<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed	100.00
<i>Helenium autumnale</i>	Sneezeweed	100.00
<i>Iris virginica</i>	Blue Flag	100.00
<i>Liatris spicata</i>	Marsh Blazing Star	100.00
		Total 600.00

Botanical Name	Common Name	PLS Ounces/Acre
Wet-to-Mesic Prairie Seed Mix		
Permanent Grasses:		
<i>Andropogon gerardii</i>	Big Bluestem	20.00
<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00
<i>Carex spp.</i>	Prairie Sedge Mix	4.00
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.00
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Sorghastrum nutans</i>	Indian Grass	6.00
<i>Spartina pectinata</i>	Prairie Cord Grass	3.00
		Total 64.50
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
		Total 460.00

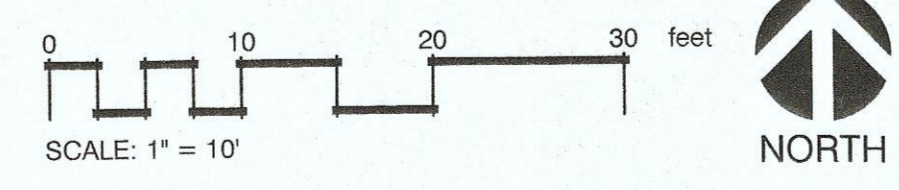
<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Baptisia alba</i>	White Wild Indigo	0.75
<i>Chamaecrista fasciculata</i>	Partridge Pea	12.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	3.50
<i>Coreopsis tripteris</i>	Tall Coreopsis	3.00
<i>Desmodium illinoense</i>	Illinois Tick Trefoil	0.50
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	3.50
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00
<i>Helenium autumnale</i>	Sneezeweed	2.50
<i>Helianthus grosseserratus</i>	Saw-Tooth Sunflower	0.50
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	1.50
<i>Liatris spicata</i>	Marsh Blazing Star	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	1.00
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Parthenium integrifolium</i>	Wild Quinine	0.25
<i>Physostegia virginiana</i>	Obedient Plant	0.25
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	1.00
<i>Ratibida pinnata</i>	Yellow Coneflower	5.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	4.00
<i>Rudbeckia laciniata</i>	Wild Golden Glow	1.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.50
<i>Senna hebecarpa</i>	Wild Senna	2.25
<i>Silphium integrifolium</i>	Rosin Weed	1.00
<i>Silphium laciniatum</i>	Compass Plant	2.00
<i>Silphium perfoliatum</i>	Cup Plant	1.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	6.00
<i>Solidago juncea</i>	Early Goldenrod	0.25
<i>Solidago rugosa</i>	Rough Goldenrod	0.25
<i>Symphoricarpon novae-angliae</i>	New England Aster	0.25
<i>Tradescantia chiensis</i>	Common Spiderwort	1.25
<i>Vernonia spp.</i>	Ironweed (Various Mix)	3.00
<i>Veronicastrum virginicum</i>	Culver's Root	0.25
<i>Zizia aurea</i>	Golden Alexanders	0.50
		Total 65.50

Botanical Name	Common Name	PLS Ounces/Acre
Low-Profile Prairie Seed Mix		
Permanent Grasses:		
<i>Bouteloua curtipendula</i>	Side Oats Grama	16.00
<i>Carex spp.</i>	Prairie Carex Mix	4.00
<i>Elymus canadensis</i>	Canada Wild Rye	32.00
<i>Koeleria pyramidata</i>	June Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	1.00
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00
		Total 90.00
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
		Total 460.00

<i>Amorpha canescens</i>	Lead Plant	0.50
<i>Anemone cylindrica</i>	Thimbleweed	0.50
<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Asclepias tuberosa</i>	Butterfly Milkweed	2.00
<i>Baptisia alba</i>	White Wild Indigo	2.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	12.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	5.00
<i>Coreopsis palmata</i>	Prairie Coreopsis	1.00
<i>Dalea candida</i>	White Prairie Clover	1.50
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant	3.00
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	7.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	3.00
<i>Lespedeza capitata</i>	Round-Head Bush Clover	2.00
<i>Liatris aspera</i>	Rough Blazing Star	0.50
<i>Lupinus perennis</i>	Wild Lupine	4.00
<i>Monarda fistulosa</i>	Wild Bergamot	0.75
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Penstemon hirsutus</i>	Hairy Beard Tongue	1.00
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	1.00
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	0.50
<i>Solidago speciosa</i>	Showy Goldenrod	0.50
<i>Symphoricarpon ericoides</i>	Heath Aster	0.25
<i>Symphoricarpon laeve</i>	Smooth Blue Aster	1.00
<i>Symphoricarpon novae-angliae</i>	New England Aster	0.50
<i>Tradescantia chiensis</i>	Common Spiderwort	0.75
<i>Verbenia stricta</i>	Hoary Vervain	1.00
<i>Vernonia spp.</i>	Ironweed (Various Mix)	1.75
<i>Veronicastrum virginicum</i>	Culvers Root	0.25
		Total 68.75

LEGEND

	BLENDED KENTUCKY BLUEGRASS SEED RESTORATION (1.20 ac)
	EMERGENT WETLAND PLUG MIX ZONE (0.05 ac)
	SATURATED WETLAND PLUG MIX ZONE (0.03 ac)
	WET TO MESIC PRAIRIE SEED MIX (0.11 ac)
	LOW PROFILE PRAIRIE SEED MIX (0.11 ac)



PROFESSIONAL IN CHARGE
LORI VIEROW
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NO. 157.001163

PROJECT MANAGER
LORI VIEROW

QUALITY CONTROL
SARAH DREIER
DRAWN BY
AMANDA WESTHOFF

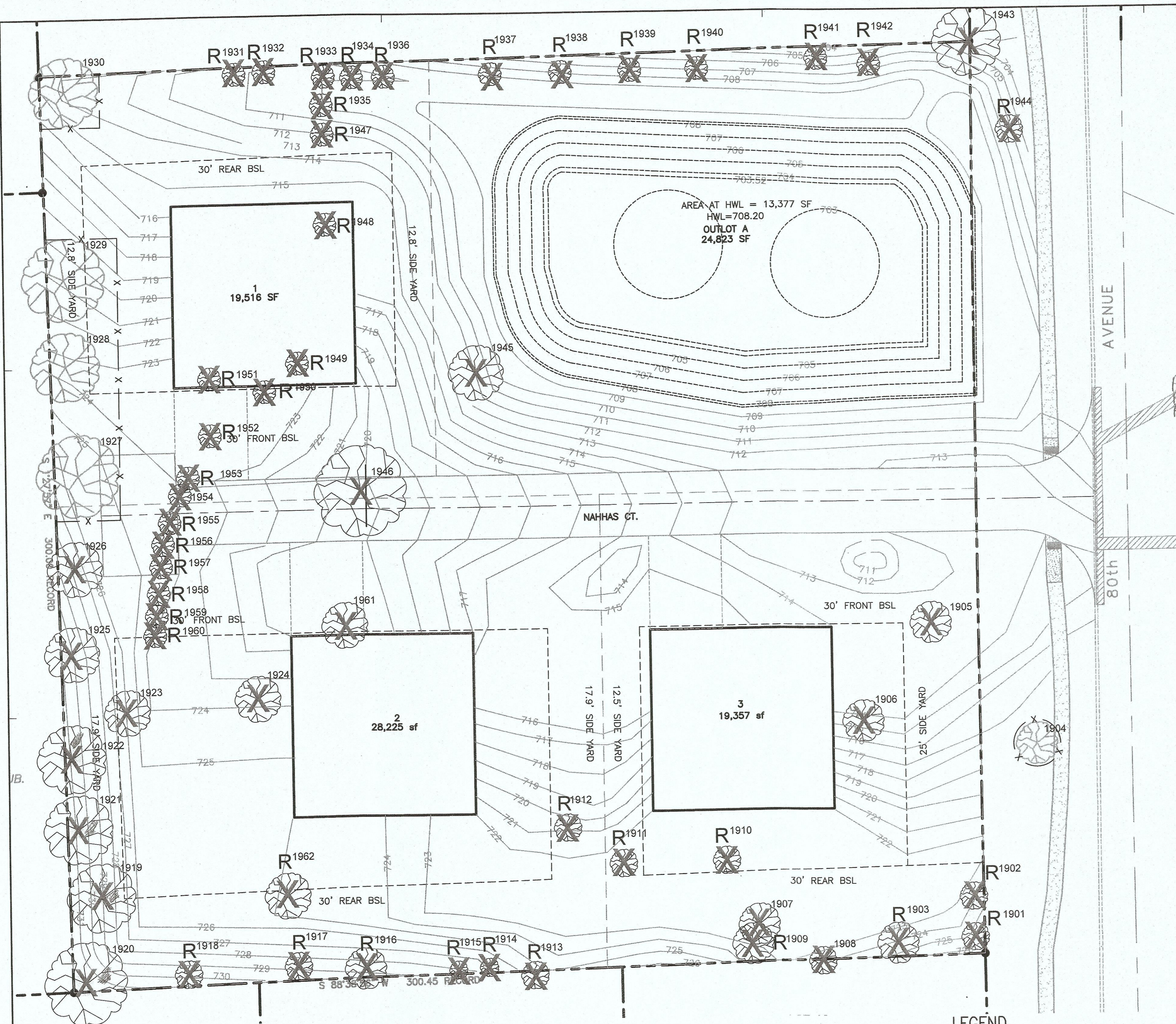
PROJECT NAME
NAHHAS SUBDIVISION

ORLAND PARK ILLINOIS
13800 S. 80TH AVENUE
ORLAND PARK, IL

PROJECT NUMBER
20170753.0

SHEET TITLE
STORMWATER BASIN LANDSCAPE PLAN

SHEET NUMBER
L1.1



TREE SURVEY/TREE MITIGATION

TAG	DBH	COMMON NAME	C	F	COMMENTS	REPLACEMENTS
1901	8"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1902	M.S. 12 1/2"	Black Locust	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1903	13"	White Pine	3	3	REMOVE & REPLACE	2 TREES @ 4" PROVIDED
1904	8"	Scotch Pine	3	4	PRESERVE	
1905	8"	White Pine	6	6	DEAD	
1906	14"	Colorado Blue Spruce	5	4	REMOVE	
1907	9"	Scotch Pine	6	6	DEAD	
1908	5.5	Colorado Blue Spruce	6	6	DEAD	
1909	11"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1910	M.S. 16"	Eastern Red Cedar	3	4	REMOVE & REPLACE	2 TREES @ 4" PROVIDED
1911	M.S. 7"	Box Elder	3	4	REMOVE	
1912	M.S. 5.9"	Box Elder	3	4	REMOVE	
1913	M.S. 8.9"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1914	4"	Eastern Hemlock	4	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1915	5"	Blackhill Spruce	4	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1916	10"	Colorado Blue Spruce	4	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1917	8"	Colorado Blue Spruce	4	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1918	8.5"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1919	24"	Silver Maple	3	4	REMOVE	
1920	M.S. 85"	Silver Maple	3	4	REMOVE	
1921	20"	Silver Maple	3	3	REMOVE	
1922	20"	Silver Maple	3	4	REMOVE	
1923	8"	Crabapple	6	6	DEAD	
1924	16"	Colorado Blue Spruce	5	5	REMOVE	
1925	20"	Silver Maple	3	3	REMOVE	
1926	31"	Silver Maple	3	3	REMOVE	
1927	46"	Silver Maple	3	3	PRESERVE	
1928	M.S. 36"	Silver Maple	3	3	PRESERVE	
1929	32"	Silver Maple	3	3	PRESERVE	
1930	30"	Silver Maple	3	4	PRESERVE	
1931	8"	Mulberry	3	4	REMOVE	
1932	4.5"	Colorado Blue Spruce	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1933	5"	White Pine	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1934	6"	Mulberry	3	4	REMOVE	
1935	6.5	White Pine	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1936	8"	Colorado Blue Spruce	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1937	8"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1938	6"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1939	7"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1940	5"	Colorado Blue Spruce	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1941	5"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1942	6"	Green Spruce	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1943	40"	Silver Maples	3	3	REMOVE	
1944	10"	Eastern White Pine	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1945	20"	Silver Maple	3	4	REMOVE	
1946	50"	Weeping Willow	5	5	REMOVE	
1947	12"	Eastern White Pine	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1948	7"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1949	9"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1950	8"	Nonewy Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1951	5"	Colorado Blue Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1952	8"	Scotch Pine	6	6	DEAD	
1953	4"	Green Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1954	12"	Scotch Pine	6	6	DEAD	
1955	8"	Green Spruce	3	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1956	5"	Blue	2	3	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1957	7"	Colorado Blue Spruce	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1958	0"	Colorado Blue Spruce	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1959	10"	Colorado Blue Spruce	3	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1960	8"	Austrian Pine	4	4	REMOVE & REPLACE	1 TREE @ 4" PROVIDED
1961	M.S. 10"	Ash	4	4	REMOVE	
1962	7"	Wild Black Cherry	3	4	REMOVE	

TREE SURVEY PREPARED BY HOMER TREE CARE, INC.

TOTAL: 36 TREES

TREE PRESERVATION PLAN NOTES:

- DURING CONSTRUCTION TAKE ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED), INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- A) NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT OR MATERIAL OR SPOILS STORAGE SHALL BE PERMITTED OUTSIDE THE CONSTRUCTION LIMITS OR WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO REMAIN.
- B) CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE, NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.
- C) APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF REMAINING TREES. APPROPRIATE PROTECTIVE FENCING SHALL INCLUDE WOODEN SNOW FENCE OR VINYL CONSTRUCTION FENCE.
- D) ALL REQUIRED PROTECTIVE FENCING OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AND APPROVED BY THE VILLAGE PRIOR TO BEGINNING CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND AND SPACED NO FURTHER THAN 10 FEET APART.

- E) NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
- F) UNLESS OTHERWISE INDICATED ON THE PLANS, NO SOIL IS TO BE REMOVED FROM WITHIN THE ROOT ZONE OF ANY TREE THAT IS TO REMAIN.
- G) WHERE CONSTRUCTION TAKES PLACE WITHIN THE CRITICAL ROOT ZONE OF ONE SIDE OF A TREE PROPOSED FOR PRESERVATION, PROTECTIVE FENCING SHALL BE EXTENDED BEYOND THE CRITICAL ROOT ZONE OF THE OTHER SIDE OF THE TREE TO MAXIMIZE PROTECTION OF THE ROOT SYSTEM.
- H) TREES WHICH ARE PRESERVED, BUT WILL BE AFFECTED DURING THE CONSTRUCTION PROCESS SHALL HAVE THE CROWNS AND ROOTS PRUNED BY A CERTIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100.
- IF, IN THE OPINION OF THE VILLAGE, THE NECESSARY PRECAUTIONS AS SPECIFIED WERE NOT UNDERTAKEN BEFORE CONSTRUCTION COMMENCED, OR ARE NOT MAINTAINED AT ANY TIME DURING CONSTRUCTION, A STOP WORK ORDER SHALL BE ISSUED UNTIL SUCH TIME AS THE CONTRACTOR COMPLIES WITH THE PRECAUTIONS HEREIN.

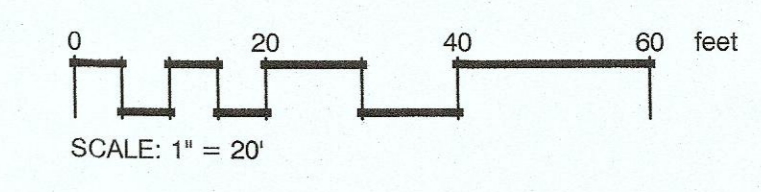
LEGEND

- EXISTING TREE - TO REMAIN
- EXISTING TREE - TO BE REMOVED
- REPLACE
- TREE PROTECTION FENCING

Description	General Criteria
1 Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
2 Good to Fair	The tree is typical of species and/or has less than 20% deadwood in the crown; only one of two minor problems that are easily corrected with normal care.
3 Fair	The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.
4 Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay of structural defect, insects, disease, or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
5 Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6 Dead	Less than 10% of the tree shows signs of life.

Form Rating: Form is a subjective evaluation comparing labeled tree with specimen tree of the same species. Form classes are the same as those listed above under Condition Health Rating.

NOTE: SEE ALSO CIVIL PLANS



DATE: November 14,
2017

REQUEST FOR ACTION REPORT

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

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Khurshid Hoda, Assistant Director of Development Services
Date: November 14, 2017
Subject: New Petitions & Appearance Reviews

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

Appearance Review Petitions

Chuy's Hiring Trailer – 15610 LaGrange Road
Trailer for public access on commercial construction site

Wedgewood Glens Townhome Association Fence – 14239 Wedgewood Glen Drive
Replacement of subdivision fence

St. Michael Fence – 14327 Highland Avenue
Replacement of enclosure

Superior Fence – 13341 Southwest Highway
Replacement of fence on commercial lot

Little Minds Playground – 18040 Wolf Road
Adding playground equipment to existing building exterior

Treetop Association – 9934 Treetop Drive
Replacement of siding on condo building

St. Francis of Assisi Enclosure – 15050 Wolf Road
Replacement of enclosure around hvac equipment

Certificate of Appropriateness Petitions

CP Management - 9917 143rd Street
Roof, siding, soffit, gutter repairs to building

Development Petitions

Premier Veterinary Clinic – 7000 159th Street
Special use permit application for animal services

Smith Crossing Phase 3 Expansion – 10501 Emilie Lane
Expansion of existing senior living facility

Seritage – Orland Square Mall – 2 Orland Square Drive
Redevelopment of existing Sears building into theater

Charleton Highlands Resubdivision – 9437 Rich Lane
Site plan modification to existing subdivision