

AGREEMENT BY AND BETWEEN THE VILLAGE OF ORLAND PARK,  
("VILLAGE") AND OLD SECOND NATIONAL BANK, N.A. ("BANK")  
RESOLVING CLAIMS RELATED TO THE DEVELOPMENT OF  
MAIN STREET VILLAGE WEST (16202 S. LAGRANGE ROAD)

WHEREAS, on June 27, 2006, the VILLAGE and MAIN STREET VILLAGE WEST - PART 1 LLC (the "DEVELOPER") entered into a Development Agreement (the "AGREEMENT") providing for the construction and development of a 104,801 square foot commercial development of certain real estate located in the VILLAGE commonly known as 16202 S. LaGrange Road and legally described in EXHIBIT "A" attached hereto and made a part hereof (the "SUBJECT PROPERTY"); and

WHEREAS, the DEVELOPER failed to fully complete the contemplated development on the SUBJECT PROPERTY and, inter alia, failed to properly maintain the SUBJECT PROPERTY resulting in the necessity of such maintenance being performed by the VILLAGE in order to protect the health, safety and welfare of the VILLAGE residents and the public in general; and

WHEREAS, the BANK held, as collateral, a first real estate mortgage encumbering the SUBJECT PROPERTY, which mortgage was foreclosed in September, 2010, and the BANK is now the owner of the SUBJECT PROPERTY; and

WHEREAS, the VILLAGE and the BANK desire to a) avoid litigation resulting from the DEVELOPER's failure to conform to the AGREEMENT, and b) accomplish completion of the development by the BANK in substantial conformance with the AGREEMENT and with the VILLAGE codes and ordinances.

NOW, THEREFORE, for good and valuable consideration, including the mutual covenants and agreements herein contained, the parties agree as follows to resolve any and all presently outstanding disputes related to the development of the SUBJECT PROPERTY and completion of the development in conformance with the AGREEMENT:

1. The BANK shall pay to the VILLAGE the sum of \$21,256.00, representing one-half (1/2) of the \$42,512.00 expended by the VILLAGE in performing maintenance on the SUBJECT PROPERTY and for

which liens were recorded with the Cook County Recorder of Deeds. Said \$21,256.00 shall be paid by the BANK to the VILLAGE upon execution of this Agreement by all parties, and the VILLAGE will promptly thereafter release all existing property maintenance liens recorded against the SUBJECT PROPERTY. Further, the VILLAGE will issue building permits for improvement of the SUBJECT PROPERTY in accordance with VILLAGE codes and ordinances.

2. The BANK shall, with all due diligence, complete to the VILLAGE's satisfaction all outstanding "punch list" items provided to the BANK by the VILLAGE on or about March 25, 2011, so that the development of the SUBJECT PROPERTY is completed and brought into compliance with the AGREEMENT, including the VILLAGE approved engineering plans, and all VILLAGE codes and ordinances. A true and correct copy of the "punch list" is attached hereto, marked as EXHIBIT "B".

3. The BANK will cause the storm water detention pond located at approximately the northeast corner of the SUBJECT PROPERTY (as legally described or depicted on EXHIBIT "C" attached hereto and made a part hereof) to be completely filled in with clean fill, brought to grade and seeded with grass seed. Thereupon the BANK will convey or cause to be conveyed to the VILLAGE good and merchantable fee-simple title to the said detention pond.

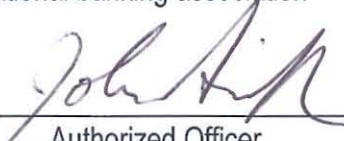
4. The VILLAGE is engaged in a Ravinia Avenue extension project which, when completed, will cause Ravinia Avenue to extend south and east so as to connect Ravinia Avenue to LaGrange Road at approximately 16100 South. There is an area of approximately 4,500 square feet (depicted on EXHIBIT "C" attached hereto and made a part hereof) of roadway and sidewalk missing at the connection of 161<sup>st</sup> Street to Ravinia Avenue. The VILLAGE agrees to incorporate this 4,500 square foot area in the roadway extension project with such extension completed at the VILLAGE's cost (such completion of the extension planned for 2012).

5. Except as provided herein, this AGREEMENT shall not in any way alter, modify or amend the Agreement of June 27, 2006, but shall only clarify and resolve issues or disputes between the parties

relating to completion of the development on the SUBJECT PROPERTY in accordance with the AGREEMENT and in compliance with the VILLAGE's codes and ordinances.

6. This AGREEMENT may not be modified or amended in any way except upon prior written agreement of the parties.

OLD SECOND NATIONAL BANK,  
a national banking association

By:  \_\_\_\_\_  
Authorized Officer

VILLAGE OF ORLAND PARK,  
an Illinois municipal corporation

By:  \_\_\_\_\_  
Authorized Officer

EXHIBIT A

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, and OUTLOT A IN MAIN STREET VILLAGE - WEST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2006 AS DOCUMENT NUMBER 0636109060, IN COOK COUNTY, ILLINOIS.

EXHIBIT B  
PUNCH LIST



**Village of Orland Park**  
**MAIN STREET VILLAGE WEST SUBDIVISION**  
**Deficiency List**

Updated 6-22-11

**STREETS** (161<sup>st</sup> Street)

1. Completion of roadway to property line shall be incorporated into the Ravinia Avenue Extension project, to be completed by Village.
2. Existing roadway shall be cored by Old Second Bank to demonstrate pavement thickness. Corrective action shall be taken, should cores indicate substandard thickness..
3. Installation of asphalt surface course shall be shall be incorporated into the Ravinia Avenue Extension project, to establish a uniform new pavement from LaGrange to Costco. No need to pave now, only to be disturbed by Ravinia extension construction traffic.

**STREET LIGHTS** (161<sup>st</sup> Street)

- J*
1. Installation of <sup>three 3</sup> ~~five (5)~~ streetlights on 161<sup>st</sup> St. will be incorporated into the Ravinia Ave. extension project, in order to interconnect these lights with the regional electrical controller circuit that is proposed for Ravinia. Cost to Village shall be provided by Old Second Bank.
  2. Relocation of streetlight at north end of project (161<sup>st</sup> St. entrance) shall be left for LaGrange Road widening project to address.

**SIDEWALKS**

1. 5 misc. sidewalk squares (as indicated separate aerial map), as well as any sidewalk disturbed by the north pond demolition shall be done by Old Second Bank.

**STORMWATER DETENTION PONDS**

1. Structural engineering sign off for retaining wall system of south pond will be provided by Old Second Bank. North pond shall be demolished and property deeded to Village
2. Clean south pond removing siltation.
3. Repair the wrought iron safety fencing around the south pond
4. Service pump system for detention pond to ensure proper operation. Pump system shall be eliminated upon construction of Ravinia Avenue extension.

**UTILITY INFRASTRUCTURE**

1. Detailed list of utility punch list is attached

**LANDSCAPING- OVERALL SITE**

1. Landscaping deficiencies affecting existing, building-occupied lots shall be addressed at this time. Vacant lot landscaping shall be required as these lots develop. Overall deficiency list follows.

# Public Works Utility Infrastructure Punch List

**Project:** Main St.  
Village West  
**Location:** 161st &  
LaGrange  
Road

<i>Item</i>	<i>Description</i>	<i>Correction</i>	<i>Insp. Date</i>
San MH	S-D	Remortar adj. rings and frame	7/29/2010
San MH	S-C	Remortar frame	7/29/2010
San MH	West of S-A	MH Buried	7/29/2010
San MH	S-F1	MH Buried	7/29/2010
San MH	S-F	MH Buried	7/29/2010
San MH	Along LaGrange N of Mimi's	MH Buried	7/29/2010
San MH	Along LaGrange front of Rock Bottom	Remortar adj. rings and frame	7/29/2010
San MH	S-K	Remortar adj. rings and frame, clean out MH	7/29/2010
San MH	S-L	Re-center frame, remortar adj. rings and frame, clean out MH	7/29/2010
San MH	MH along 97th Ave., near south end of property	Needs inverted frame	7/29/2010
San MH	MH along 97th Ave., south of pond	MH Buried	7/29/2010
San MH	MH at N property line along LaGrange Road	Raise MH frame to match elevation of sidewalk	3/30/2011

<i>Item</i>	<i>Description</i>	<i>Correction</i>	<i>Insp. Date</i>
Storm Structure	Four structures in 161st St. roadway	Structures need to be moved or new structures added, to place them in curb line per plans	7/29/2010
Storm Structure	ALL	All structures must be mortared and cleaned out	7/29/2010

<i>Item</i>	<i>Description</i>	<i>Correction</i>	<i>Insp. Date</i>
Fire Hydrant	ALL	Paint all hydrants safety yellow	7/29/2010
Fire Hydrant	Along LaGrange, N end of property	Needs 6 in. extension and aux. Box is buried	7/29/2010
Fire Hydrant	FH-110	Turn bonnet 180 deg., aux. box is buried.	7/29/2010
Fire Hydrant	FH-111	Turn bonnet 180 deg., aux. box is buried.	7/29/2010



Fire Hydrant	FH-104A	Turn bonnet 180 deg.	3/30/2011
Fire Hydrant	FH-104	Turn bonnet 180 deg., aux. box is buried.	7/29/2010
Fire Hydrant	FH-112	Turn bonnet 180 deg., aux. box is buried.	7/29/2010
Fire Hydrant	FH-101	Turn bonnet 180 deg., aux. box is buried.	7/29/2010

<b>Item</b>	<b>Description</b>	<b>Correction</b>	<b>Insp. Date</b>
Valve Vault	2-valve vault along 161st St. for Bldg 8 & 9	Remortar adj. rings and frame	7/29/2010
Valve Vault	VV-110	Straighten adj. rings and frame, remortar	7/29/2010
Valve Vault	Along LaGrange btwn Mimi's & Rock Bottom	VV buried	7/29/2010
Valve Vault	VV for Mimi's water service, which is in parking lot near Bldg. 7	Remove copper whip	7/29/2010
Valve Vault(s)	VV-107 or 106	One of them is buried	7/29/2010

## **LANDSCAPING**

On August 14, 2009, Planning Resources conducted an inspection of the above referenced project at the request of the Village of Orland Park. All installed areas including foundation, parking lot, detention and bufferyards were inspected.

The review is based on the Landscape Plan, dated 8.20.08 and board approved on 10.06.08 by Hartman Landscape. The following items will need to be addressed before final approval is given.

### **Inspection Comments**

#### **Parkway Trees**

(19) Autumn Purple ash - missing along 97<sup>th</sup> Avenue and needs to be installed with an approved substitution

(11) Autumn Purple ash - missing along 161<sup>st</sup> Street and needs to be installed with an approved substitution.

Note that the west extension of 161<sup>st</sup> St. along the Retention pond has not been installed. Therefore the parkway trees and median plantings have not been installed.

#### **Parking Lot Landscape**

Note: A landscape island has been installed in the paved area to the SW of Building 5 and currently is empty. Plant material should be installed here.

In addition;

(31) Black Eyed Susan - missing from large island to the NW of Building 7 and need to be installed

(24) Blue Hill Salvia - missing from large island to the NW of Building 7 and need to be installed

(6) Autumn Joy Sedum - missing from island to the north of Building 7 and need to be installed

(2) Karl Foerster - missing from island to the north of Building 7 and need to be installed

(8) Autumn Joy Sedum - missing from island to the west of Building 8 and need to be installed

(24) Blue Oat Grass – missing from the long island to the south of Building 3, needs to be installed

(1) Amur Maple – poor and installed in a space too small for proper growth or proper site lines, needs to be removed at the north end of the long island to the south of Building 3

(2) Skyline Honeylocust – missing from the parking lot to the west of Building 3, needs to be installed

(16) Gro Low Sumac - missing from the parking lot to the west of Building 3, needs to be installed

Annual - missing from the parking lot to the west of Building 3, needs to be installed

Annuals - missing from the parking lot to the west of Building 2, needs to be installed

(19) Gro Low Sumac - missing from the parking lot to the west of Building 2, needs to be installed

(2) Skyline Honeylocust - missing from the parking lot to the west of Building 2, needs to be installed

(1) Coral Bells – missing from the south central island and need to be installed



- (7) Goblin Blanketflower – missing from the south central island and need to be installed
- (1) Redspire Linden – missing from the south central island and need to be installed
- (1) Redspire Linden – missing from the north central island and need to be installed
- (5) Ribbon Grass – missing from the north central island and need to be installed
- (1) Knockout Rose – missing from the island to the NW of Building 2 and need to be installed
- (24) Grow Low Sumac – missing from the island to the NW of Building 2 and need to be installed
- Annuals – missing from the island to the NE of Building 5 and need to be installed
- Annuals – missing from the island to the east of Building 7 and need to be installed
- (1) Skyline Honeylocust – missing from the island to the east of Building 7 and need to be installed
- (1) Maple – poor/top dead, needs to be replaced from the island to the east of Building 7
- (8) Cranberry Cotoneaster – missing from the island north of Building 2 and need to be installed
- (4) Cranberry Cotoneaster – missing from the island south of Building 1 and need to be installed
- (8) Blue Oat Grass – missing from the island south of Building 1 and need to be installed

## Bufferyards Landscape

### South

- (1) Concolor Fir – missing at the east end, needs to be installed
- (2) Crabapple cultivar – poor quality, cultivar has mostly died out and rootstock has resprouted and both need to be removed and replaced with the approved Red Sunset Maple
- (1) Crabapple cultivar – the third crabapple next to the 2 mentioned above may remain, but needs to be pruned to remove the sprouts coming from the rootstock.
- (1) Red Chokeberry – missing, needs to be installed at the west end
- (1) Sunrise Forsythia – missing at the west end, needs to be installed
- (1) Douglas Fir – missing, needs to be installed at the west end
- (12) Blackhaw Viburnum - missing, needs to be installed at the west end
- (9) Miss Kim Lilac - missing, needs to be installed at the west end

### West

- (3) Sunrise Forsythia – missing at the south end, needs to be installed
- (9) Sunrise Forsythia – missing at the south end, needs to be installed
- (5) Dwarf Burning Bush – missing at the south end, needs to be installed
- (1) Redspire Pear - missing at the south end, needs to be installed
- (1) Accolade Elm – missing at the center, needs to be installed
- (2) Sunrise Forsythia – missing at the center, needs to be installed
- (12) Compact Pfitzer– missing at the center, need to be installed
- (1) Amur Maple – missing at the center, need to be installed
- (4) Dwarf Korean Lilac – missing at the center, need to be installed
- (1) Flowering Crabapple – missing at the center, need to be installed
- (12) Compact Pfitzer – missing at the north end, need to be installed
- (1) Flowering Crabapple – missing at the north end, need to be installed
- (1) Colorado Blue Spruce - missing at the north end, need to be installed
- (7) Autumn Purple ash - missing at the north end. As the plan has changed to include fencing, and a retaining wall, this area does not have the room to support these trees.
- (2) Sunrise Forsythia – missing at the north end, needs to be installed

### East

Note: bufferyard materials have not been installed to the east of Building 1.

In addition;

- (8) Redtwig dogwood -missing at the south corner and needs to be installed
- (2) Autumn Purple ash - missing at the south corner and needs to be installed with an approved substitution
- (8) Vanhoutte Spirea – missing at the south corner, need to be installed
- (10) Compact Pfitzer – missing, at the south end, need to be installed
- (11) Knockout Rose – missing along the south end and needs to be installed
- (1) Redspire Linden – poor, needs to be replaced east of Building 3
- (3) Dwarf Korean Lilac – missing along the north end and need to be installed
- (4) Compact Pfitzer – missing along the north end and need to be installed
- (1) Austrian Pine – missing along the Retention Pond and need to be installed

### **Foundation Landscape**

1. Building 1 has not been built and currently this area has been seeded recently with turfgrasses.
2. Buildings 4, 5, and 6 have not been built at the time of inspection and this area has not been seeded to protect against erosion.
3. Building 7 has been completed but the approved landscape has not been installed on any side of the building.

In addition;

- (4) Goldflame Spirea – missing on the NE side of Building 9 and need to be installed
- (3) Dwarf Burning Bush - missing on the NE side of Building 9 and need to be installed
- (1) Goldflame Spirea – missing on the NE side of Building 8 and need to be installed
- (2) Dwarf Burning Bush - missing on the NE side of Building 8 and need to be installed
- (1) Sea Green Juniper – missing on the NE side of Building 8 and need to be installed
- (3) Little Princess Spirea – missing on the SE corner of Building 8 and needs to be installed
- (4) Pardon Me Daylily - missing and needs to be installed at the SE corner of Building 8

### **Retention Pond Landscape**

West Pond

1. The landscape areas on the northern side of the pond were very weedy and need to be cultivated and controlled.
2. Although the sides of the retention pond have cattails growing on them, we see no need to remove them at this time.

In addition;

- (14) Green Sargent Juniper – missing, need to be installed on the north side
- (4) Red Sunset Maple – missing, need to be installed on the north side
- (2) Douglas Fir – missing, need to be installed on the NE corner

EXHIBIT C

OUTLOT A IN MAIN STREET VILLAGE - WEST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2006 AS DOCUMENT NUMBER 0636109060, IN COOK COUNTY, ILLINOIS.



AGREEMENT BY AND BETWEEN THE VILLAGE OF ORLAND PARK,  
("VILLAGE") AND OLD SECOND NATIONAL BANK, N.A. ("BANK")  
RESOLVING CLAIMS RELATED TO THE DEVELOPMENT OF  
MAIN STREET VILLAGE WEST (16202 S. LAGRANGE ROAD)

WHEREAS, on June 27, 2006, the VILLAGE and MAIN STREET VILLAGE WEST - PART 1 LLC (the "DEVELOPER") entered into a Development Agreement (the "AGREEMENT") providing for the construction and development of a 104,801 square foot commercial development of certain real estate located in the VILLAGE commonly known as 16202 S. LaGrange Road and legally described in EXHIBIT "A" attached hereto and made a part hereof (the "SUBJECT PROPERTY"); and

WHEREAS, the DEVELOPER failed to fully complete the contemplated development on the SUBJECT PROPERTY and, inter alia, failed to properly maintain the SUBJECT PROPERTY resulting in the necessity of such maintenance being performed by the VILLAGE in order to protect the health, safety and welfare of the VILLAGE residents and the public in general; and

WHEREAS, the BANK held, as collateral, a first real estate mortgage encumbering the SUBJECT PROPERTY, which mortgage was foreclosed in September, 2010, and the BANK is now the owner of the SUBJECT PROPERTY; and

WHEREAS, the VILLAGE and the BANK desire to a) avoid litigation resulting from the DEVELOPER's failure to conform to the AGREEMENT, and b) accomplish completion of the development by the BANK in substantial conformance with the AGREEMENT and with the VILLAGE codes and ordinances.

NOW, THEREFORE, for good and valuable consideration, including the mutual covenants and agreements herein contained, the parties agree as follows to resolve any and all presently outstanding disputes related to the development of the SUBJECT PROPERTY and completion of the development in conformance with the AGREEMENT:

1. The BANK shall pay to the VILLAGE the sum of \$21,256.00, representing one-half (1/2) of the \$42,512.00 expended by the VILLAGE in performing maintenance on the SUBJECT PROPERTY and for

which liens were recorded with the Cook County Recorder of Deeds. Said \$21,256.00 shall be paid by the BANK to the VILLAGE upon execution of this Agreement by all parties, and the VILLAGE will promptly thereafter release all existing property maintenance liens recorded against the SUBJECT PROPERTY. Further, the VILLAGE will issue building permits for improvement of the SUBJECT PROPERTY in accordance with VILLAGE codes and ordinances.

2. The BANK shall, with all due diligence, complete to the VILLAGE's satisfaction all outstanding "punch list" items provided to the BANK by the VILLAGE on or about March 25, 2011, so that the development of the SUBJECT PROPERTY is completed and brought into compliance with the AGREEMENT, including the VILLAGE approved engineering plans, and all VILLAGE codes and ordinances. A true and correct copy of the "punch list" is attached hereto, marked as EXHIBIT "B".

3. The BANK will cause the storm water detention pond located at approximately the northeast corner of the SUBJECT PROPERTY (as legally described or depicted on EXHIBIT "C" attached hereto and made a part hereof) to be completely filled in with clean fill, brought to grade and seeded with grass seed. Thereupon the BANK will convey or cause to be conveyed to the VILLAGE good and merchantable fee-simple title to the said detention pond.

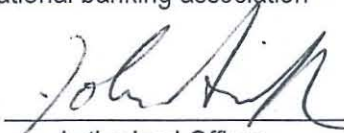
4. The VILLAGE is engaged in a Ravinia Avenue extension project which, when completed, will cause Ravinia Avenue to extend south and east so as to connect Ravinia Avenue to LaGrange Road at approximately 16100 South. There is an area of approximately 4,500 square feet (depicted on EXHIBIT "C" attached hereto and made a part hereof) of roadway and sidewalk missing at the connection of 161<sup>st</sup> Street to Ravinia Avenue. The VILLAGE agrees to incorporate this 4,500 square foot area in the roadway extension project with such extension completed at the VILLAGE's cost (such completion of the extension planned for 2012).

5. Except as provided herein, this AGREEMENT shall not in any way alter, modify or amend the Agreement of June 27, 2006, but shall only clarify and resolve issues or disputes between the parties

relating to completion of the development on the SUBJECT PROPERTY in accordance with the AGREEMENT and in compliance with the VILLAGE's codes and ordinances.

6. This AGREEMENT may not be modified or amended in any way except upon prior written agreement of the parties.

OLD SECOND NATIONAL BANK,  
a national banking association

By:  \_\_\_\_\_  
Authorized Officer

VILLAGE OF ORLAND PARK,  
an Illinois municipal corporation

By:  \_\_\_\_\_  
Authorized Officer



EXHIBIT A

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, and OUTLOT A IN MAIN STREET VILLAGE - WEST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2006 AS DOCUMENT NUMBER 0636109060, IN COOK COUNTY, ILLINOIS.

EXHIBIT B  
PUNCH LIST

**Village of Orland Park**  
**MAIN STREET VILLAGE WEST SUBDIVISION**  
**Deficiency List**

Updated 6-22-11

**STREETS** (161<sup>st</sup> Street)

1. Completion of roadway to property line shall be incorporated into the Ravinia Avenue Extension project, to be completed by Village.
2. Existing roadway shall be cored by Old Second Bank to demonstrate pavement thickness. Corrective action shall be taken, should cores indicate substandard thickness..
3. Installation of asphalt surface course shall be shall be incorporated into the Ravinia Avenue Extension project, to establish a uniform new pavement from LaGrange to Costco. No need to pave now, only to be disturbed by Ravinia extension construction traffic.

**STREET LIGHTS** (161<sup>st</sup> Street)

- Jr*
1. Installation of <sup>three 3</sup> ~~five (5)~~ streetlights on 161<sup>st</sup> St. will be incorporated into the Ravinia Ave. extension project, in order to interconnect these lights with the regional electrical controller circuit that is proposed for Ravinia. Cost to Village shall be provided by Old Second Bank.
  2. Relocation of streetlight at north end of project (161<sup>st</sup> St. entrance) shall be left for LaGrange Road widening project to address.

**SIDEWALKS**

1. 5 misc. sidewalk squares (as indicated separate aerial map), as well as any sidewalk disturbed by the north pond demolition shall be done by Old Second Bank.

**STORMWATER DETENTION PONDS**

1. Structural engineering sign off for retaining wall system of south pond will be provided by Old Second Bank. North pond shall be demolished and property deeded to Village
2. Clean south pond removing siltation.
3. Repair the wrought iron safety fencing around the south pond
4. Service pump system for detention pond to ensure proper operation. Pump system shall be eliminated upon construction of Ravinia Avenue extension.

**UTILITY INFRASTRUCTURE**

1. Detailed list of utility punch list is attached

**LANDSCAPING- OVERALL SITE**

1. Landscaping deficiencies affecting existing, building-occupied lots shall be addressed at this time. Vacant lot landscaping shall be required as these lots develop. Overall deficiency list follows.



## Public Works Utility Infrastructure Punch List

**Project:** Main St.  
Village West

**Location:** 161st &  
LaGrange  
Road

<i>Item</i>	<i>Description</i>	<i>Correction</i>	<i>Insp. Date</i>
San MH	S-D	Remortar adj. rings and frame	7/29/2010
San MH	S-C	Remortar frame	7/29/2010
San MH	West of S-A	MH Buried	7/29/2010
San MH	S-F1	MH Buried	7/29/2010
San MH	S-F	MH Buried	7/29/2010
San MH	Along LaGrange N of Mimi's	MH Buried	7/29/2010
San MH	Along LaGrange front of Rock Bottom	Remortar adj. rings and frame	7/29/2010
San MH	S-K	Remortar adj. rings and frame, clean out MH	7/29/2010
San MH	S-L	Re-center frame, remortar adj. rings and frame, clean out MH	7/29/2010
San MH	MH along 97th Ave., near south end of property	Needs inverted frame	7/29/2010
San MH	MH along 97th Ave., south of pond	MH Buried	7/29/2010
San MH	MH at N property line along LaGrange Road	Raise MH frame to match elevation of sidewalk	3/30/2011

<i>Item</i>	<i>Description</i>	<i>Correction</i>	<i>Insp. Date</i>
Storm Structure	Four structures in 161st St. roadway	Structures need to be moved or new structures added, to place them in curb line per plans	7/29/2010
Storm Structure	ALL	All structures must be mortared and cleaned out	7/29/2010

<i>Item</i>	<i>Description</i>	<i>Correction</i>	<i>Insp. Date</i>
Fire Hydrant	ALL	Paint all hydrants safety yellow	7/29/2010
Fire Hydrant	Along LaGrange, N end of property	Needs 6 in. extension and aux. Box is buried	7/29/2010
Fire Hydrant	FH-110	Turn bonnet 180 deg., aux. box is buried.	7/29/2010
Fire Hydrant	FH-111	Turn bonnet 180 deg., aux. box is buried.	7/29/2010

Fire Hydrant	FH-104A	Turn bonnet 180 deg.	3/30/2011
Fire Hydrant	FH-104	Turn bonnet 180 deg., aux. box is buried.	7/29/2010
Fire Hydrant	FH-112	Turn bonnet 180 deg., aux. box is buried.	7/29/2010
Fire Hydrant	FH-101	Turn bonnet 180 deg., aux. box is buried.	7/29/2010

<i>Item</i>	<i>Description</i>	<i>Correction</i>	<i>Insp. Date</i>
Valve Vault	2-valve vault along 161st St. for Bldg 8 & 9	Remortar adj. rings and frame	7/29/2010
Valve Vault	VV-110	Straighten adj. rings and frame, remortar	7/29/2010
Valve Vault	Along LaGrange btwn Mimi's & Rock Bottom	VV buried	7/29/2010
Valve Vault	VV for Mimi's water service, which is in parking lot near Bldg. 7	Remove copper whip	7/29/2010
Valve Vault(s)	VV-107 or 106	One of them is buried	7/29/2010

## LANDSCAPING

On August 14, 2009, Planning Resources conducted an inspection of the above referenced project at the request of the Village of Orland Park. All installed areas including foundation, parking lot, detention and bufferyards were inspected.

The review is based on the Landscape Plan, dated 8.20.08 and board approved on 10.06.08 by Hartman Landscape. The following items will need to be addressed before final approval is given.

### **Inspection Comments**

#### **Parkway Trees**

(19) Autumn Purple ash - missing along 97<sup>th</sup> Avenue and needs to be installed with an approved substitution

(11) Autumn Purple ash - missing along 161<sup>st</sup> Street and needs to be installed with an approved substitution.

Note that the west extension of 161<sup>st</sup> St. along the Retention pond has not been installed. Therefore the parkway trees and median plantings have not been installed.

#### **Parking Lot Landscape**

Note: A landscape island has been installed in the paved area to the SW of Building 5 and currently is empty. Plant material should be installed here.

In addition;

(31) Black Eyed Susan - missing from large island to the NW of Building 7 and need to be installed

(24) Blue Hill Salvia - missing from large island to the NW of Building 7 and need to be installed

(6) Autumn Joy Sedum - missing from island to the north of Building 7 and need to be installed

(2) Karl Foerster - missing from island to the north of Building 7 and need to be installed

(8) Autumn Joy Sedum - missing from island to the west of Building 8 and need to be installed

(24) Blue Oat Grass – missing from the long island to the south of Building 3, needs to be installed

(1) Amur Maple – poor and installed in a space too small for proper growth or proper site lines, needs to be removed at the north end of the long island to the south of Building 3

(2) Skyline Honeylocust – missing from the parking lot to the west of Building 3, needs to be installed

(16) Gro Low Sumac - missing from the parking lot to the west of Building 3, needs to be installed

Annual - missing from the parking lot to the west of Building 3, needs to be installed

Annuals - missing from the parking lot to the west of Building 2, needs to be installed

(19) Gro Low Sumac - missing from the parking lot to the west of Building 2, needs to be installed

(2) Skyline Honeylocust - missing from the parking lot to the west of Building 2, needs to be installed

(1) Coral Bells – missing from the south central island and need to be installed



- (7) Goblin Blanketflower – missing from the south central island and need to be installed
- (1) Redspire Linden – missing from the south central island and need to be installed
- (1) Redspire Linden – missing from the north central island and need to be installed
- (5) Ribbon Grass – missing from the north central island and need to be installed
- (1) Knockout Rose – missing from the island to the NW of Building 2 and need to be installed
- (24) Grow Low Sumac – missing from the island to the NW of Building 2 and need to be installed
- Annuals – missing from the island to the NE of Building 5 and need to be installed
- Annuals – missing from the island to the east of Building 7 and need to be installed
- (1) Skyline Honeylocust – missing from the island to the east of Building 7 and need to be installed
- (1) Maple – poor/top dead, needs to be replaced from the island to the east of Building 7
- (8) Cranberry Cotoneaster – missing from the island north of Building 2 and need to be installed
- (4) Cranberry Cotoneaster – missing from the island south of Building 1 and need to be installed
- (8) Blue Oat Grass – missing from the island south of Building 1 and need to be installed

## Bufferyards Landscape

### South

- (1) Concolor Fir – missing at the east end, needs to be installed
- (2) Crabapple cultivar – poor quality, cultivar has mostly died out and rootstock has resprouted and both need to be removed and replaced with the approved Red Sunset Maple
- (1) Crabapple cultivar – the third crabapple next to the 2 mentioned above may remain, but needs to be pruned to remove the sprouts coming from the rootstock.
- (1) Red Chokeberry – missing, needs to be installed at the west end
- (1) Sunrise Forsythia – missing at the west end, needs to be installed
- (1) Douglas Fir – missing, needs to be installed at the west end
- (12) Blackhaw Viburnum - missing, needs to be installed at the west end
- (9) Miss Kim Lilac - missing, needs to be installed at the west end

### West

- (3) Sunrise Forsythia – missing at the south end, needs to be installed
- (9) Sunrise Forsythia – missing at the south end, needs to be installed
- (5) Dwarf Burning Bush – missing at the south end, needs to be installed
- (1) Redspire Pear - missing at the south end, needs to be installed
- (1) Accolade Elm – missing at the center, needs to be installed
- (2) Sunrise Forsythia – missing at the center, needs to be installed
- (12) Compact Pfitzer– missing at the center, need to be installed
- (1) Amur Maple – missing at the center, need to be installed
- (4) Dwarf Korean Lilac – missing at the center, need to be installed
- (1) Flowering Crabapple – missing at the center, need to be installed
- (12) Compact Pfitzer – missing at the north end, need to be installed
- (1) Flowering Crabapple – missing at the north end, need to be installed
- (1) Colorado Blue Spruce - missing at the north end, need to be installed
- (7) Autumn Purple ash - missing at the north end. As the plan has changed to include fencing, and a retaining wall, this area does not have the room to support these trees.
- (2) Sunrise Forsythia – missing at the north end, needs to be installed

### East

Note: bufferyard materials have not been installed to the east of Building 1.

In addition;

- (8) Redtwig dogwood -missing at the south corner and needs to be installed
- (2) Autumn Purple ash - missing at the south corner and needs to be installed with an approved substitution
- (8) Vanhoutte Spirea – missing at the south corner, need to be installed
- (10) Compact Pfitzer – missing, at the south end, need to be installed
- (11) Knockout Rose – missing along the south end and needs to be installed
- (1) Redspire Linden – poor, needs to be replaced east of Building 3
- (3) Dwarf Korean Lilac – missing along the north end and need to be installed
- (4) Compact Pfitzer – missing along the north end and need to be installed
- (1) Austrian Pine – missing along the Retention Pond and need to be installed



### **Foundation Landscape**

1. Building 1 has not been built and currently this area has been seeded recently with turfgrasses.
2. Buildings 4, 5, and 6 have not been built at the time of inspection and this area has not been seeded to protect against erosion.
3. Building 7 has been completed but the approved landscape has not been installed on any side of the building.

In addition;

- (4) Goldflame Spirea – missing on the NE side of Building 9 and need to be installed
- (3) Dwarf Burning Bush - missing on the NE side of Building 9 and need to be installed
- (1) Goldflame Spirea – missing on the NE side of Building 8 and need to be installed
- (2) Dwarf Burning Bush - missing on the NE side of Building 8 and need to be installed
- (1) Sea Green Juniper – missing on the NE side of Building 8 and need to be installed
- (3) Little Princess Spirea – missing on the SE corner of Building 8 and needs to be installed
- (4) Pardon Me Daylily - missing and needs to be installed at the SE corner of Building 8

### **Retention Pond Landscape**

West Pond

1. The landscape areas on the northern side of the pond were very weedy and need to be cultivated and controlled.
2. Although the sides of the retention pond have cattails growing on them, we see no need to remove them at this time.

In addition;

- (14) Green Sargent Juniper – missing, need to be installed on the north side
- (4) Red Sunset Maple – missing, need to be installed on the north side
- (2) Douglas Fir – missing, need to be installed on the NE corner

EXHIBIT C

OUTLOT A IN MAIN STREET VILLAGE - WEST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2006 AS DOCUMENT NUMBER 0636109060, IN COOK COUNTY, ILLINOIS.