

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, August 20, 2019

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Shussler, Vice Chairman

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

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2019-0618](#) Minutes of July 16, 2019 Plan Commission Meeting

Attachments: [07-16-19 meeting minutes](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

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

Attachments: [REZONING STANDARDS](#)
[AERIAL](#)
[LANDSCAPE PLAN](#)
[POND LANDSCAPE](#)
[TREE PRESERVATION](#)
[PAVING AND DIMENSIONAL CONTROL PLAN](#)
[GRADING](#)
[SPECIAL USE STANDARDS](#)
[VARIANCE STANDARDS](#)

CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2019-0619](#) Memo

Attachments: [8-20-19 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: August 20, 2019

REQUEST FOR ACTION REPORT

File Number: **2019-0618**

Orig. Department:

File Name: **Minutes of July 16, 2019 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

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Meeting Minutes

Tuesday, July 16, 2019

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Shussler, Vice Chairman

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

CALLED TO ORDER/ROLL CALL (Audio 00:05:20)

Present: 7 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli; Member Zaatar, Member Sanchez

APPROVAL OF MINUTES

2019-0427 Minutes of the April 16, 2019 Plan Commission Meeting

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

Aye: 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy and Member Zomparelli

Nay: 0

Abstain: 2 - Member Zaatar and Member Sanchez

2019-0537 Minutes of June 4, 2019 Plan Commission Meeting

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

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

Nay: 0

Abstain: 3 - Member Paul, Member Murphy and Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING (Audio 00:08:08)

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

2019-0385 Bluff Pointe Subdivision REVISED

Staff presentation given by Turley in accordance with written report dated 07/16/19. (Audio 00:08:39-00:30:28)

Chairman Parisi swears in Petitioner John Barry and engineer Scott Schreiner. The following residents were sworn in by Chairman Parisi and voiced their

concerns: Donald Martin, Carol Dimer, Telly Nakos, Ken O'Keefe, MaryAnn Kamodeca, Tim Murphy, Paul Hodul, and Harry Schultz.

Topics of discussions between the residents, staff, Petitioner, engineer and the Commissioners included: the flooding of Wolf Road, a state owned road; detention and retention ponds located in Bluff Pointe and in Brook Hills with standing water and weeds causing unsightly views; the ponds now required by MWRD to be a new BMP (best management practice) style and may not look as manicured in the first several years of inception; property values due to Bluff Pointe switching from detached single family homes to attached townhomes and price-point going from \$600,000+ down to \$400,000+; pond slope going from 4:1 to 3:1, which was agreed upon in 2017; the developer not putting enough money or time into selling current lots; and an increase in density causing more traffic.

Chairman Parisi polls the Commissioners (Audio 01:32:50). Additional discussions continued between the Commissioners, staff, Petitioner and the engineer regarding: the potential impact of building attached single family instead of detached single family; area flooding; detention and retention design; pond slope; parking; and elevations.

A motion was made by Vice Chairman Schussler, seconded by Member Paul, that this matter be APPROVED.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 16, 2019.

I move to recommend to the Village Board of Trustees approval of the preliminary site plan titled 'Preliminary Site Plan for Townhome Alternative at Bluff Pointe" by Designtek Engineering, page 1 of 1, dated 06.26.19, subject to the following conditions.(All changes must be made and conditions met where possible prior to the Board meeting)

- 1) Dedicate additional Wolf Road right of way totaling 60' from centerline.
- 2) Complete Wolf Road improvements as required per IDOT Wolf Road permit and per Village requirements.
- 3) Continue to utilize the Wolf Road access point for all construction traffic access.
- 4) Any changes to the offsite grading north of the site may necessitate an updated notarized letter of permission from the property owner to the north, allowing off site grading on their property.
- 5) Developer must provide BMPS (best management practices) per Code requirements, to qualify for lot coverages between 45% and 50%.
- 6) Developer must pay for signage to be placed on stubbed streets that limits parking to one side of the street, subject to Public Works and Traffic Advisory Board approvals.
- 7) The petitioner must dedicate the Open Lands zoned property in the southwest

corner of the property to the Village along with the rest of the detention pond facilities.

8) Site Plan building envelopes, setbacks, and easements are subject to final engineering and building approvals.

9) Retaining walls are not to exceed 3' in height unless they are designed and tiered per Code requirements.

10) Meet all final engineering and Building Division requirements.

And

I move to recommend to the Village Board of Trustees approval of residential subdivision that includes 31 single family lots plus 38 unit town homes on 9 lots, plus two detention pond/floodplain out lots and public street dedication, as shown on the preliminary plat titled 'Preliminary Plat for Townhome Alternative at Bluff Pointe" by Designtek Engineering, dated 06.26.19, subject to the same conditions as the Site Plan.

And

I move to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision for Bluff Pointe Subdivision subject to the following conditions:

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

And

I move to recommend to the Village Board of Trustees approval of the preliminary landscape plan titled 'Landscape Plan for Bluff Pointe" by Metz and Company Landscape Architecture/Site Planning, pages L-1, L-2, L-3, and L-4, updated 07.03.19, subject to the following conditions.

1) Obtain preliminary Landscape Plan approval from Village Landscape Consultant and resolve remaining items listed in their comment letters prior to the Board meeting.

2) Submit a revised final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval.

3) The planting of the 15' landscape buffer on the rear of lots 37-49, is to be installed by the home builder and protected by a landscape easement as shown on the Final Plat. Plant material must be carefully coordinated with any rear lot drainage swales and other grading.

And

I move to recommend to the Village Board of Trustees approval of the front, rear and left and right side town home elevations, applicable to all town home elevations, including front and rear elevations titled "Bluff Pointe Orland Park Lot A

Units 1-4", page 1 of 8, dated 06.24.19; and the side elevations Plan A, B, C, and D, titled "Bluff Pointe Orland Park Lot A Units 1-4", sheets 2 of 8, dated 06.28.19, all by Fergon Architects LLC for McNaughton Development; and per color elevation renderings of the town home front, rear, and left and right sides; and per "Material Legend", all received 07.02.19, subject to requirements and final approval of the Development Services Building Division.

And

I move to recommend to the Village Board approval of an amended Special Use Permit for a Large Scale Planned Residential Development that includes 31 single family units and 38 town home units in 9 buildings; and a special use permit for a wetland modification and a special use permit for a waterbody (floodplain) modifications subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the Special Use permits include:

- 1) A building side setback of at least 15' but less than 15% of the lot width.
- 2) Covered porches that encroach 5 feet into the required side setback.
- 3) Reduction of existing 50' wetland setback.
- 4) Reduction of existing 50' floodplain setback.
- 5) Reduction of the 15' wide detention pond access buffer.
- 6) Increase in pond side slopes from 4:1 slope to 3:1 slope.

The motion carried by the following vote:

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

Nay: 1 - Member Zomparelli

CLOSE PUBLIC HEARING (Audio 02:16)

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2019-0538 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 9:15pm.

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Respectfully submitted,
Janice Bodinet
Recording Secretary

REQUEST FOR ACTION REPORT

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

BACKGROUND:

Project

Nahhas Subdivision

Petitioner

Anas Nahhas

Purpose

The petitioner proposes to construct a 3 lot single family subdivision on a two 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.

PROJECT HISTORY

The Nahhas Subdivision was considered at a public hearing before Plan Commission on November 14, 2017. However no recommendation was made by the Commissioners, and the case was instead “continued to a future Plan Commission meeting (date uncertain)”. The petition was delayed because of new information about a petroleum pipeline easement along 80th Avenue that would require changes to the detention pond. In May 2019, the petitioner submitted updated engineering plans to address the problem. Village Engineers have reviewed the revised plans and have granted preliminary engineering approval. The Site Plan changes involve the shifting of the detention pond so the high water line is now 15’ inside the 80th Avenue right of way line, and no longer within the pipeline easement. Also, an underground perforated underdrain has been added to the bottom of the pond. Additionally, per staff request, the east boundary of Lot 1 was shifted westward to increase the Code required pond setback from the property line.

SITE PLAN

A complete re-grading of the site is proposed to accommodate the proposed driveway, lots, and pond. Sloped house side yards will help to absorb some of the grade change. Some lots will have the option for walk-out basements. 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 residential 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 proposed curb cut will be 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. Section 6-406 B. 9. of the Village’s Land Development Code states that “Up to three residential lots may share a single private driveway connecting to any street.” A private driveway can be narrower than a public street, and does not require right of way dedication, and must be fully operated and maintained by the private property owners. Note that depending on their organization’s policies, public services including mail delivery, garbage pick-up, and school bus service may offer services from only 80th Avenue.

The lots have been subdivided in a way that allows each lot a partial ownership of the shared driveway. Provision of maintenance of the driveway will be subject to private agreement. A cross access agreement will be needed along the shared drive to allow all property owners full access to their lots.

The small site does not readily accommodate a regulation size cul-de-sac bulb. Instead, a stub at the end of the shared driveway is provided for vehicle turn arounds. However, Orland Fire has requested that the hammerhead be enlarged to 60’ in length to accommodate their fire trucks. Resolution of this issue with Orland Fire has been included as a condition of approval.

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.

PRELIMINARY ENGINEERING

Preliminary Engineering consent has been granted for this project.

Utilities

In November 2017 staff learned about a petroleum pipeline easement in or near the 80th Avenue right of way that has setback and other restrictions that will impact the proposed subdivision. Further study by the petitioner was required, and Plans have been revised to accommodate the pipeline easement requirements that included increased pond setbacks along 80th Avenue.

Nearby water, sewer and electric utility tie-ins are existing and available. As a result of this project, some off site work will be required in an existing utility easement that runs from Laguna Lane to the existing pond in Laguna Woods. An easement will need to be obtained for the installation and future maintenance of the sanitary sewer extension on private property.

Detention Pond

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, and there are special engineering requirements under this scenario. According to Village Engineers, the proposed impoundment of water in the detention pond most likely qualifies as an IDNR designated Class 3 dam, which must be constructed in conformance with the requirements of Part 3702 of the Illinois Administrative Code. The 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 submittal. The construction of the berm must be certified with a sealed report by a qualified geotechnical engineer. If the engineer or developer does not concur with this determination, they have the option to submit information to the IDNR for their determination.

Detention ponds are either privately owned and maintained by the property owner, or dedicated to the Village that then owns and maintains them. Typically, single family residential ponds are owned and maintained by the Village. However due to the unique design and requested modifications for the pond; acceptance of the pond by the Village is yet to be determined. If the Village does not accept the pond, it must be owned and maintained by an association of the property owners, and backed up by a fallback SSA (Special Service Area) to assure continued maintenance. Although the pond does not fully comply with detention pond setback requirements, the pond is relatively small, and a 15' relatively flat maintenance access strip is

proposed along the north and east sides of the pond to accommodate maintenance access. The pond buffer along the west and south side of the pond slopes at approximately 25%, but the pond is still accessible from Nahhas Ct.

LANDSCAPING/TREE MITIGATION

A Preliminary Landscape Plan was submitted in 2017 for Plan Commission review. The plan includes a property buffer, a naturalized basin and street trees along the private driveway and 80th Avenue. A revised Landscape Plan, reflecting the shifted pond location, must be submitted to the Village landscape consultant for review and approval. It is noted that the Village's Land Development Code has been updated since the 2017 submittal, and additional changes may be required to comply with the new Code.

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. Preservation is proposed for three mature Silver Maples along the western boundary.

A Final Landscape Plan must be provided in conjunction with the final engineering submittal, that meets all Village Codes and includes all required supporting documentation addressing all outstanding landscape items.

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 acreage 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 requested 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. A walk out basement option will be offered on some lots. 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.

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 is in the Silver Lake North Planning District, where R-2 single family residential land uses are supported by the Comprehensive Plan.

Rezoning

The petitioner has requested the rezoning of the subject property to the R-2 Residential Zoning District.

LaSalle Factors

Per Section 5-108.E.3.a. of the Land Development Code, the Plan Commission shall consider the following factors when reviewing an application for rezoning. The petitioner has provided

responses to standards as an attachment. Staff observations are noted below.

1. The existing uses and zoning of nearby property; The majority of surrounding lots are R-2 Residential zoning, so the proposal fits in the zoning context around it;

2. The extent to which property values are diminished by a particular zoning classification or restriction; No comment.

3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public; No comment.

4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner; The proposed single family land use is similar to surrounding land uses.

5. The suitability of the subject property for its zoned purposes; Single family residential is an established land use in the area, and surrounding properties are zoned R-2.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area; The property has been vacant for at least 5 years. The home on the site has been demolished.

7. The Comprehensive Plan designation and the current applicability of that designation; A rezoning to R-2 Residential is requested, which conforms to the recommended zoning in the Comprehensive Plan.

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

Special Use Permit

A Special Use Permit is required for a planned development that accommodates three single family lots on a shared driveway in the R-2 Residential Zoning District. Per Section 5-105.E. of the Land Development Code, the Plan Commission shall consider the extent to which the proposed project will meet the following standards. The petitioner has provided responses to the Special Use Standards, staff comments are noted below.

1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations;

The proposal for single family homes is supported by the Comprehensive plan and Land Development Code.

2. The Special Use will be consistent with the community character of the immediate vicinity of the parcel proposed for development;

The surrounding area is single family homes.

3. The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties;

The proposed Landscape Plan includes a landscape buffer around the property that goes above and beyond basic Code requirements.

4. The proposed use will not have an adverse effect on the value of the adjacent property;
No comment.

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

Public facilities are available.

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

The petitioner will be required to pay cash in lieu of park land per Code requirements.

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

No known impacts.

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

The petitioner must meet Village requirements.

Modifications

The petitioner requests the following modifications to the land Development 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 and landscape buffer from 25' to as little as 15'.
3. Reduce the required pond flat maintenance strip from 8' to as little as 0'.
4. Reduce the required pond side slopes from a limit of 5% to as much as 20%.

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 revised to eliminate the walls. Pond maintenance will be reasonably accessible from all sides of the pond, either from the driveway or the top of the embankment.

Proposed conditions of approval summary:

1. Enlarge stubbed hammerhead at end of private drive to meet Orland Fire request.
2. Building envelopes are conceptual only and subject to Building permit approvals.
3. Submit a Preliminary Landscape Plan for Village landscape consultant approval before the Board meeting.
4. Include decorative ornamental fence along the eastern edge of Lot 3.

This case is now before Plan Commission for consideration. All approvals are subject to annexation into the Village of Orland Park

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 **August 20, 2019**.

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 "Paving and Dimensional Control Plan, Nahhas Subdivision", by Bohnak Engineering, project 3463, dated 5/01/19, revised 7/18/19, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Meet all final engineering and building division requirements and approvals.
- 2) Revise site plan to meet Orland Fire requirements for the hammerhead turn-around prior to the Committee meeting.
- 3) Create a new exhibit titled "Site Plan" that incorporates grading contours into the current "Paving and Dimensional Control Plan", prior to the Committee meeting.
- 4) Update chart titled 'Impervious Area per lot (square feet) to reflect 2019 revisions to Lot 1.
- 5) Building height shall not exceed 35' to the mean height of the roof.
- 6) Site Plan elements including building envelopes and locations are conceptual only and must meet all Land Development Code and Building Department requirements.
- 7) Any subdivision signage should be located on the Site Plan and is subject to separate sign permits from the Building Division.
- 8) Detention pond ownership will be determined by the Village at the time of Development Agreement. If the pond will be privately owned and maintained, a Fallback SSA (Special Service Area) must be established and approved by the Village to assure continued maintenance.

And

I move to recommend to the Village Board of Trustees approval (upon annexation) of a **grading plan** as shown on the plan titled "Grading Plan, Nahhas Subdivision", by Bohnak Engineering, project 3463, dated 5/01/19, revised 7/18/19, subject to the same conditions as the Site Plan.

And

I move to recommend to the Village Board of Trustees approval (upon annexation) of a residential **subdivision** that includes 3 single family on a shared private driveway, plus a detention pond out lot, as shown on the preliminary plat titled "Paving and Dimensional Control

Plan, Nahhas Subdivision”, by Bohnak Engineering, project 3463, dated 5/01/19, revised 7/18/19, subject to the same conditions as the Site Plan.

And

I move

to recommend to the Village Board of Trustees approval and authorization to execute the **Final Plat** of Subdivision for Nahhas Subdivision, subject to the following conditions:

- 1) Submit a Record Plat of Subdivision to the Village for review, approval, and recording.
- 2) Show a driveway cross access easement with legal description on the Final Plat.

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 to less than 25% of the lot width.
- 2) Reduce the required detention pond setback and landscape buffer to less than 25’.
- 3) Reduce the required flat maintenance strip around the pond.
- 4) Increase the pond sides above the 5% slope limit.

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 an updated preliminary Landscape Plan showing pond relocation prior to the Committee meeting.
- 2) Obtain Preliminary Landscape Plan approval from the Village landscape consultant prior to the Board meeting.
- 3) Submit a final Landscape Plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

All conditions must be met and changes made prior to the Board meeting. All approvals are subject to Annexation into the Village of Orland Park.



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

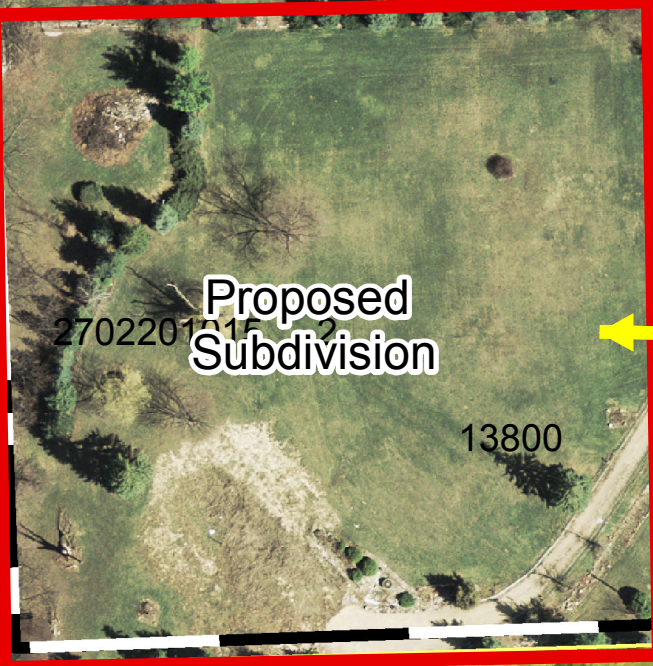
Cedar Crossing

NO P

80TH AVE

LAGUNA LN

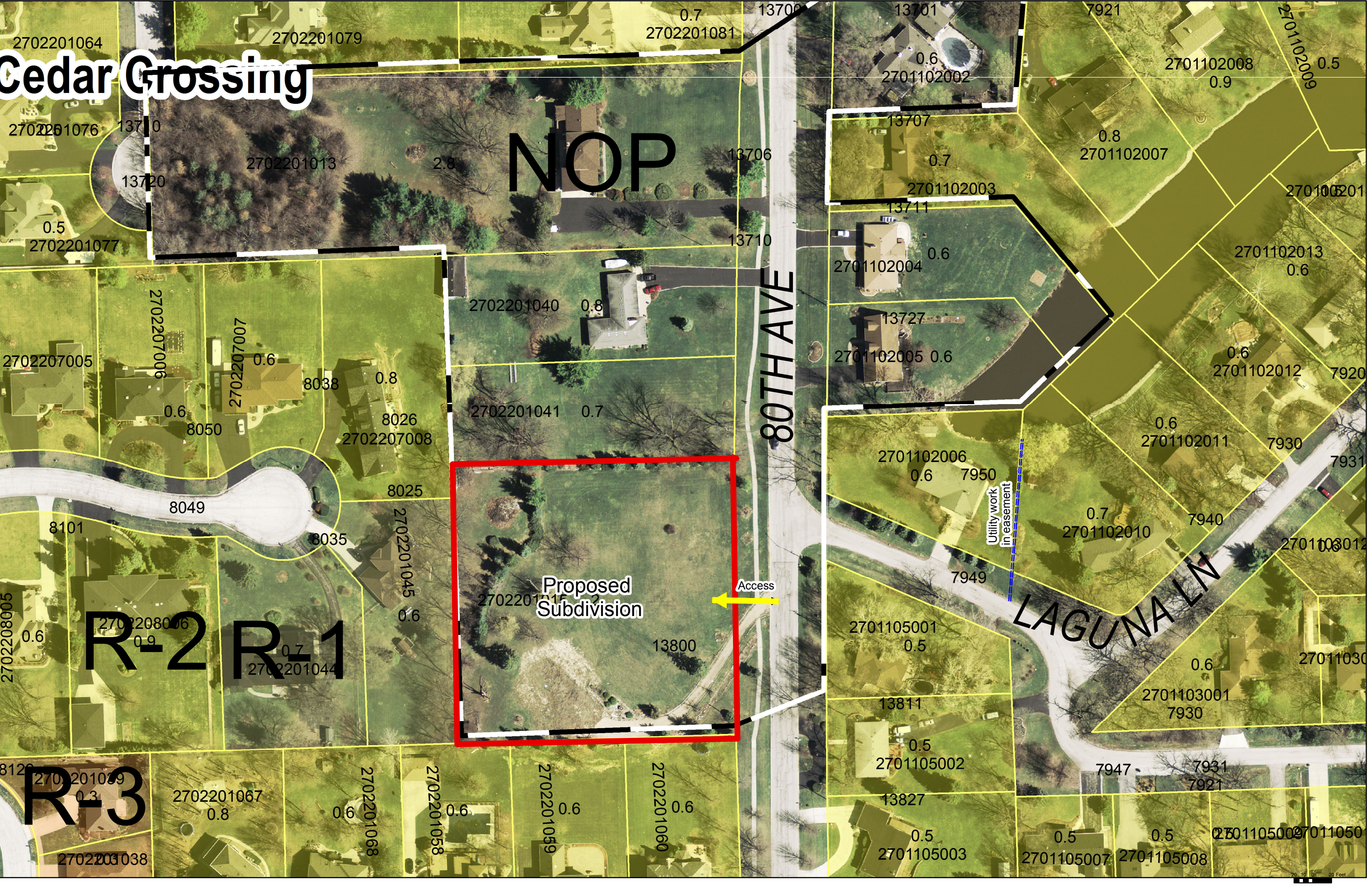
Proposed
Subdivision



Utility work
in easement

R-2 R-1

R-3

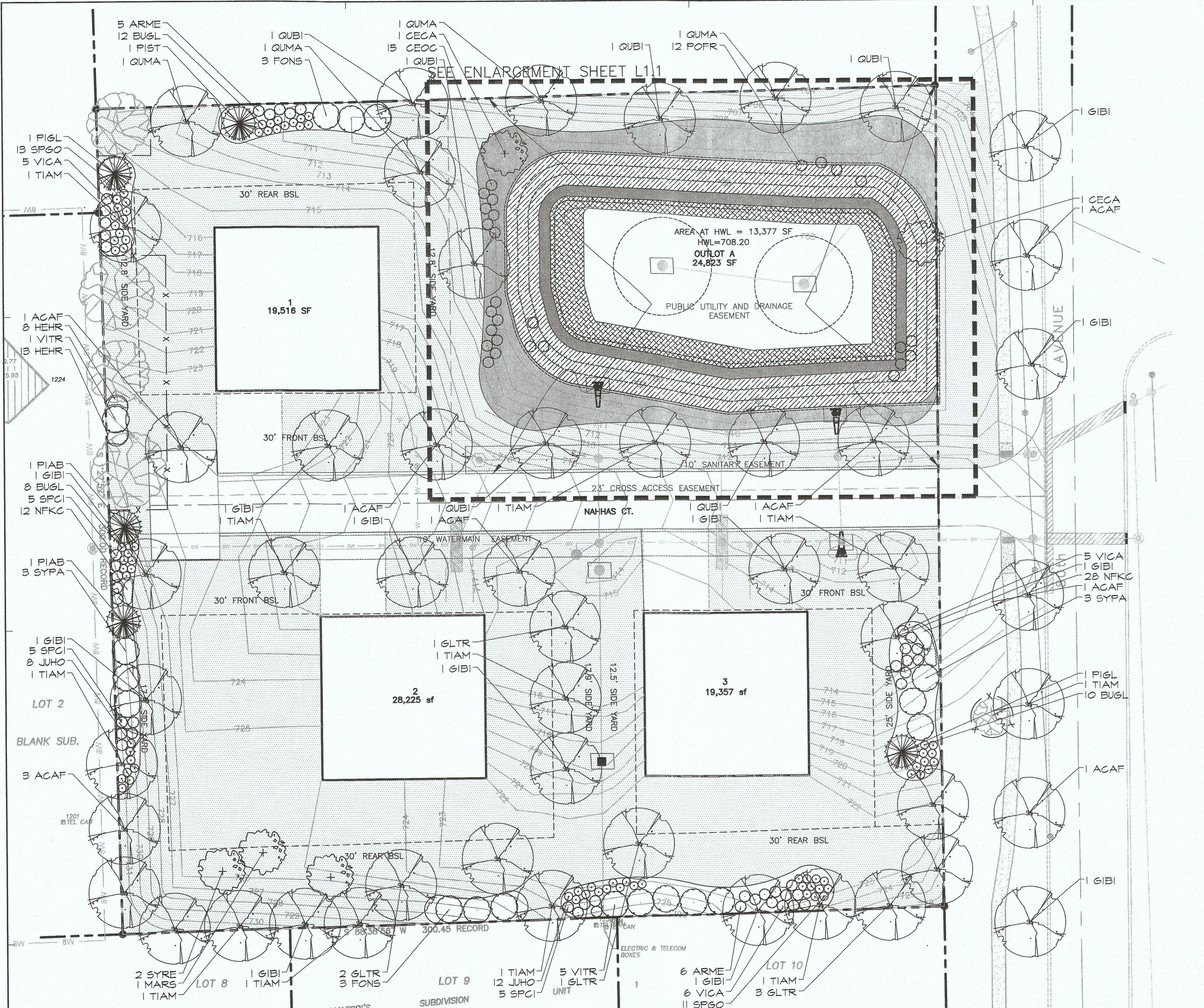


LANDSCAPE PLAN CALCULATIONS

	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.		

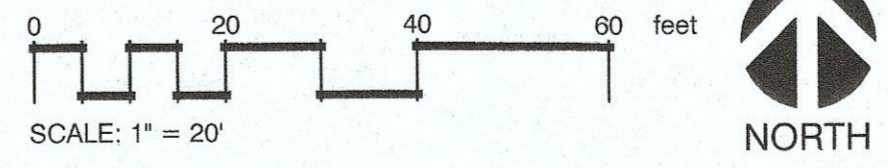
PLANT LIST

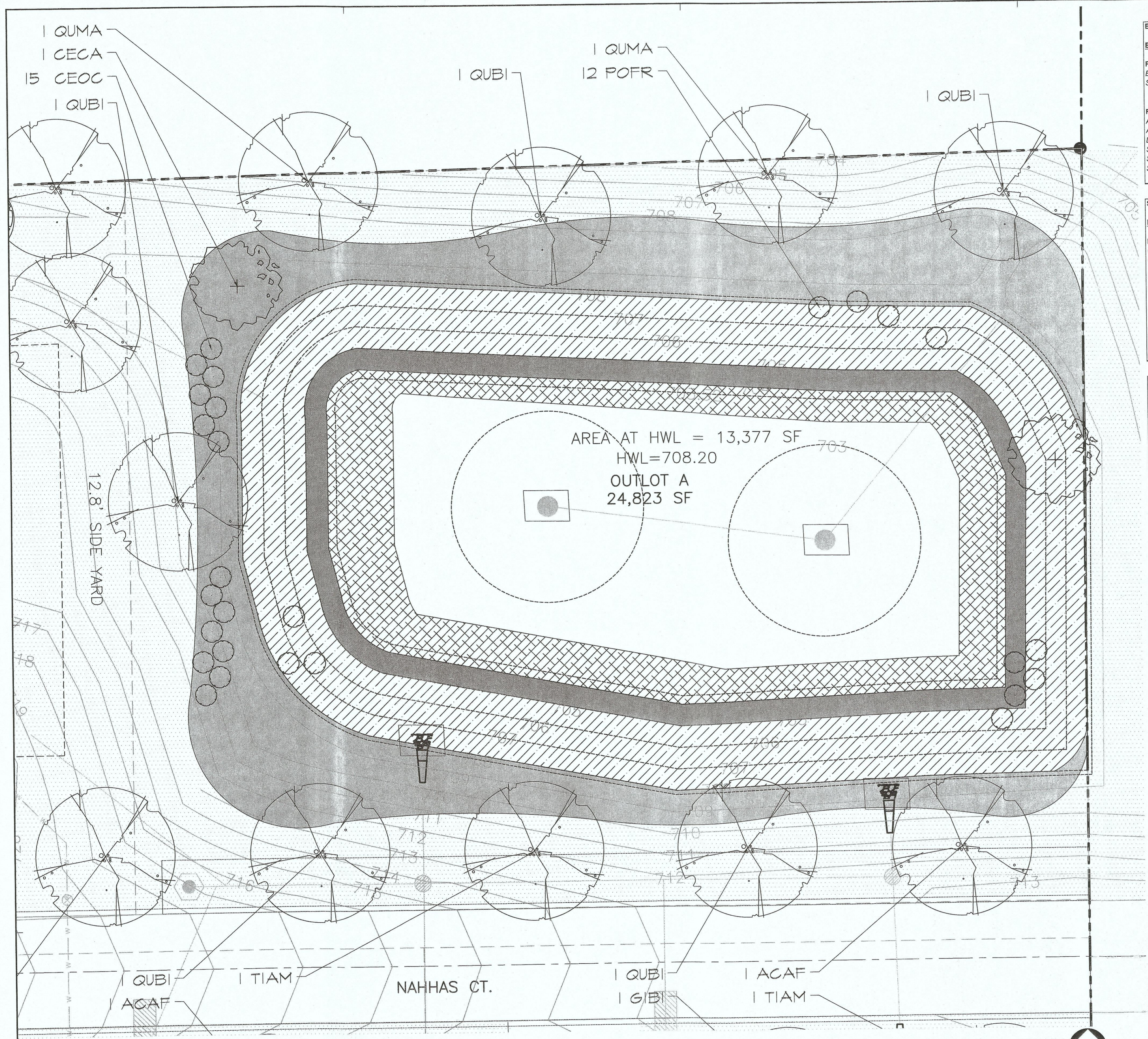
Code	Qty.	Scientific Name	Common Name	Size
Deciduous Trees				
GIBI	12	Ginkgo biloba 'Autumn Gold'™	Maidenhair Tree	2.5" bb
GLTR	6	Gleditsia triacanthos var. inermis	Thornless Honeylocust "Skyline"	4" bb
QUBI	6	Quercus bicolor	Swamp White Oak	2.5" bb
TIAM	10	Tilia americana 'Redmond'	Redmond American 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.





Botanical Name	Common Name	Plugs
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

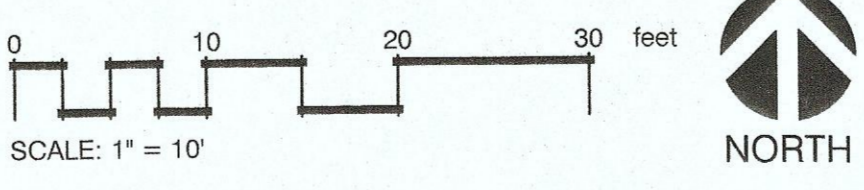
Botanical Name	Common Name	Plugs
Permanent Grasses:		
<i>Carex comosa</i>	Bristly Sedge	150.00
<i>Carex stipata</i>	Common Fox Sedge	150.00
		Total 300.00
Forbs/Shrubs:		
<i>Caltha palustris</i>	Marsh Marigold	100.00
<i>Eupatorium perfoliatum</i>	Common Boneset	100.00
<i>Eutrochium maculatum</i>	Spotted 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

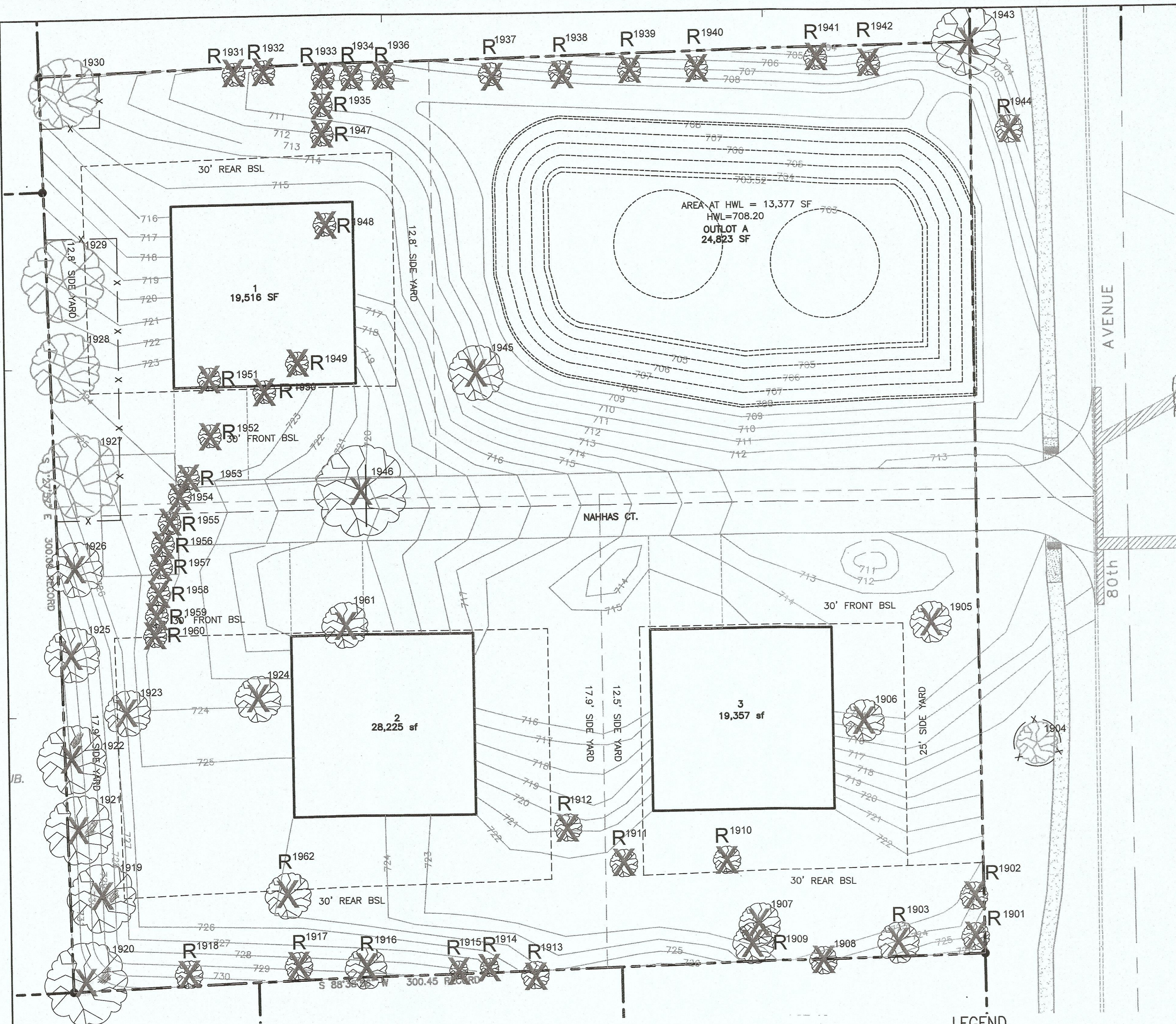
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
<i>Andropogon gerardii</i>	Big Bluestem	20.00
<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00
<i>Carex spp.</i>	Prairie Sedge Mix	4.00
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.00
<i>Elymus 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

Forbs:	Common Name	PLS Ounces/Acre
<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

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)





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.

I) 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.

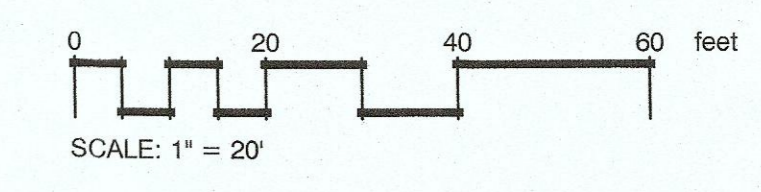
LEGEND

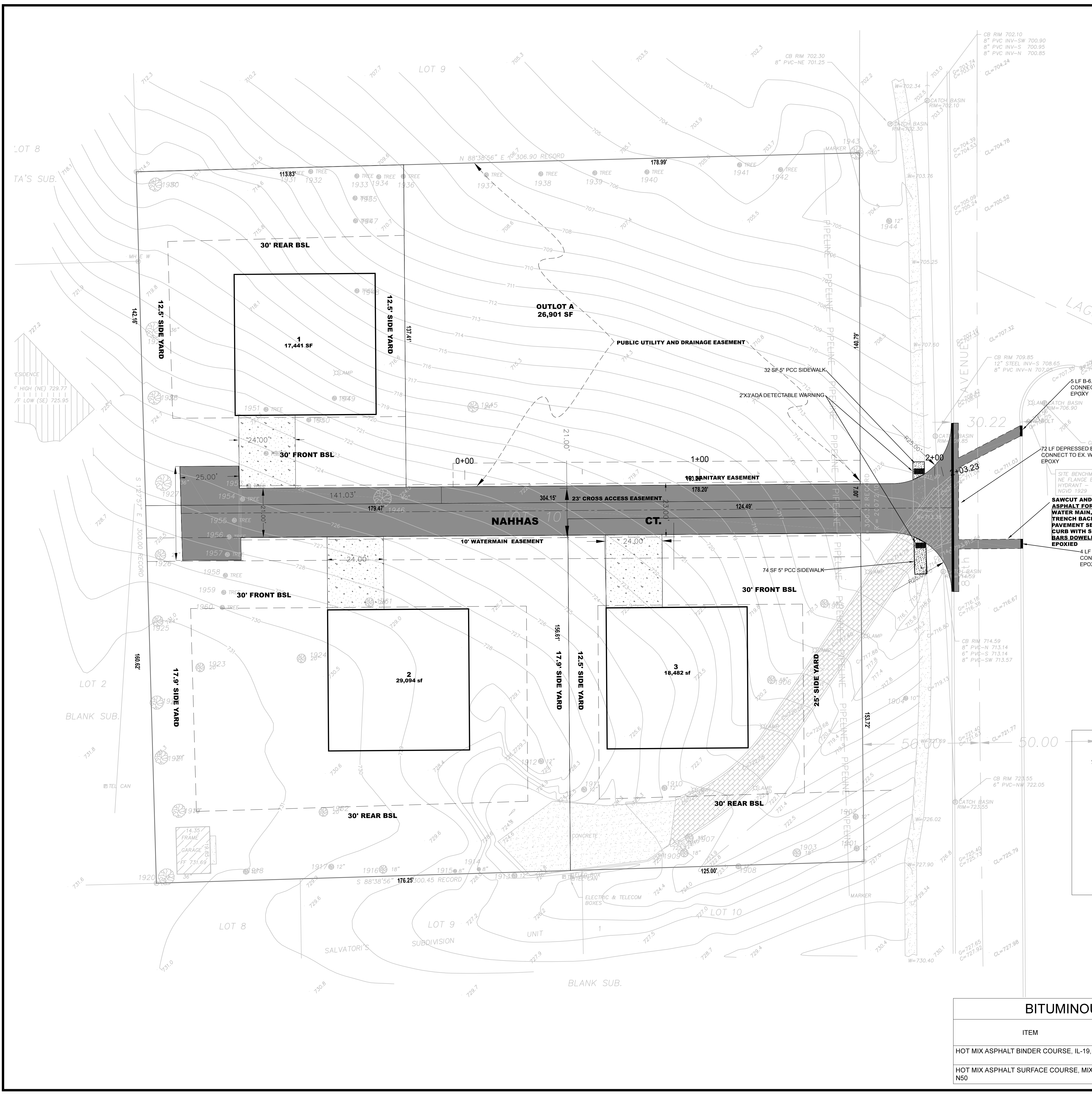
- EXISTING TREE - TO REMAIN
- EXISTING TREE - TO BE REMOVED
- REPLACE
- TREE PROTECTION FENCING

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.

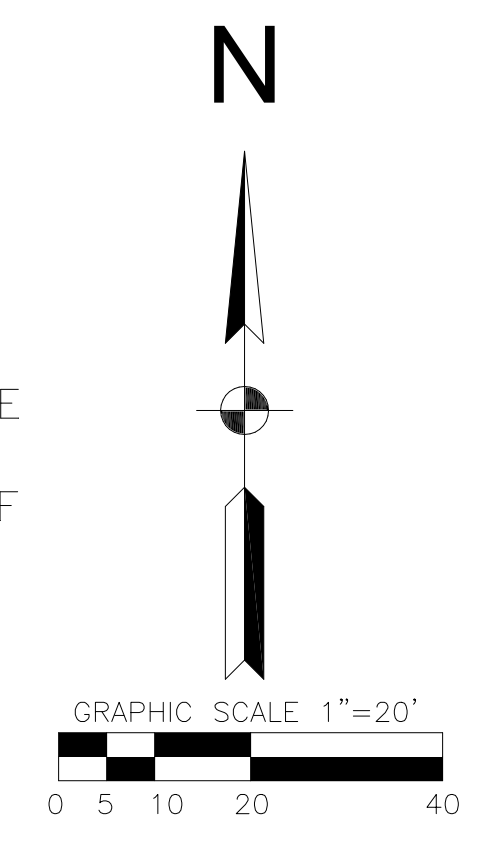
NOTE: SEE ALSO CIVIL PLANS





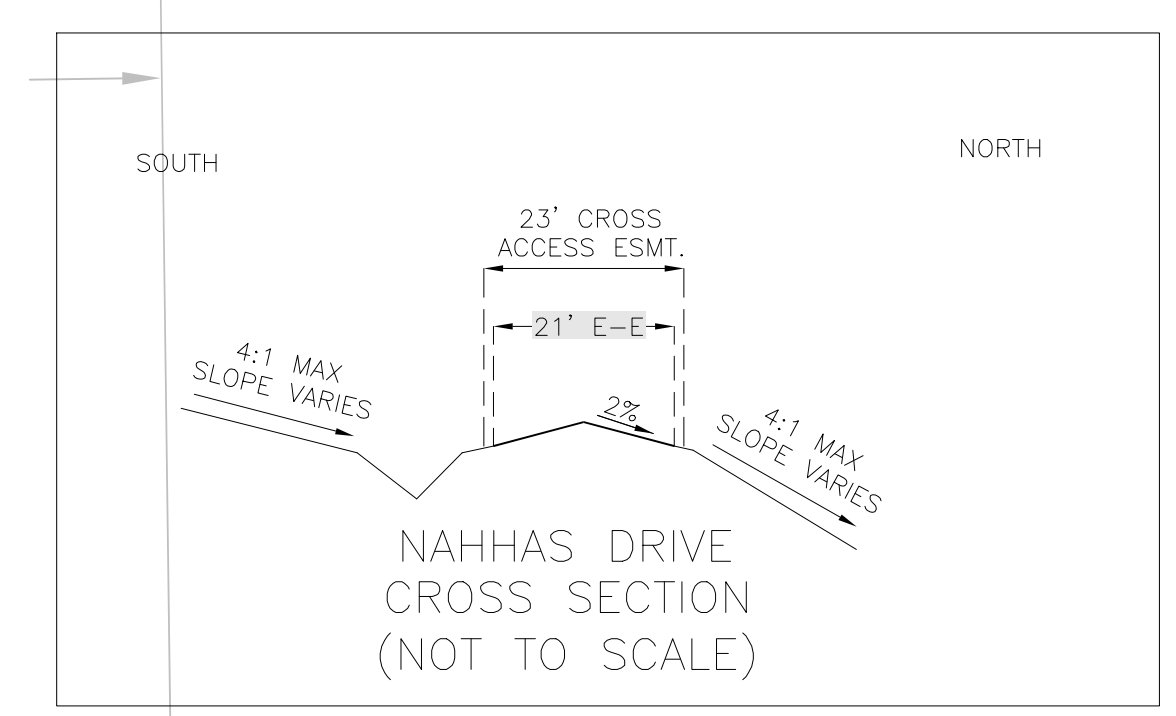
LEGAL DESCRIPTION:

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 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 = 8,977 SF
PR. IMPERVIOUS AREA = 25,382 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



PAVEMENT LEGEND

- ASPHALT PAVEMENT
- 2" SURFACE COURSE
- 2" BINDER COURSE
- 10" CA-6 BASE COURSE

BITUMINOUS MIXTURE REQUIREMENT

ITEM	DESIGN COMPACTIVE EFFORT	AC TYPE	VOIDS	MAX RAP
HOT MIX ASPHALT BINDER COURSE, IL-19.N50	50	PG-64-22 OR PG58-22	4%	25%
HOT MIX ASPHALT SURFACE COURSE, MIX "D" N50	50	P-64-22	4%	15%

NOTES

- ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT
- ALL NON PAVED AREAS TO BE RESPREAD 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.

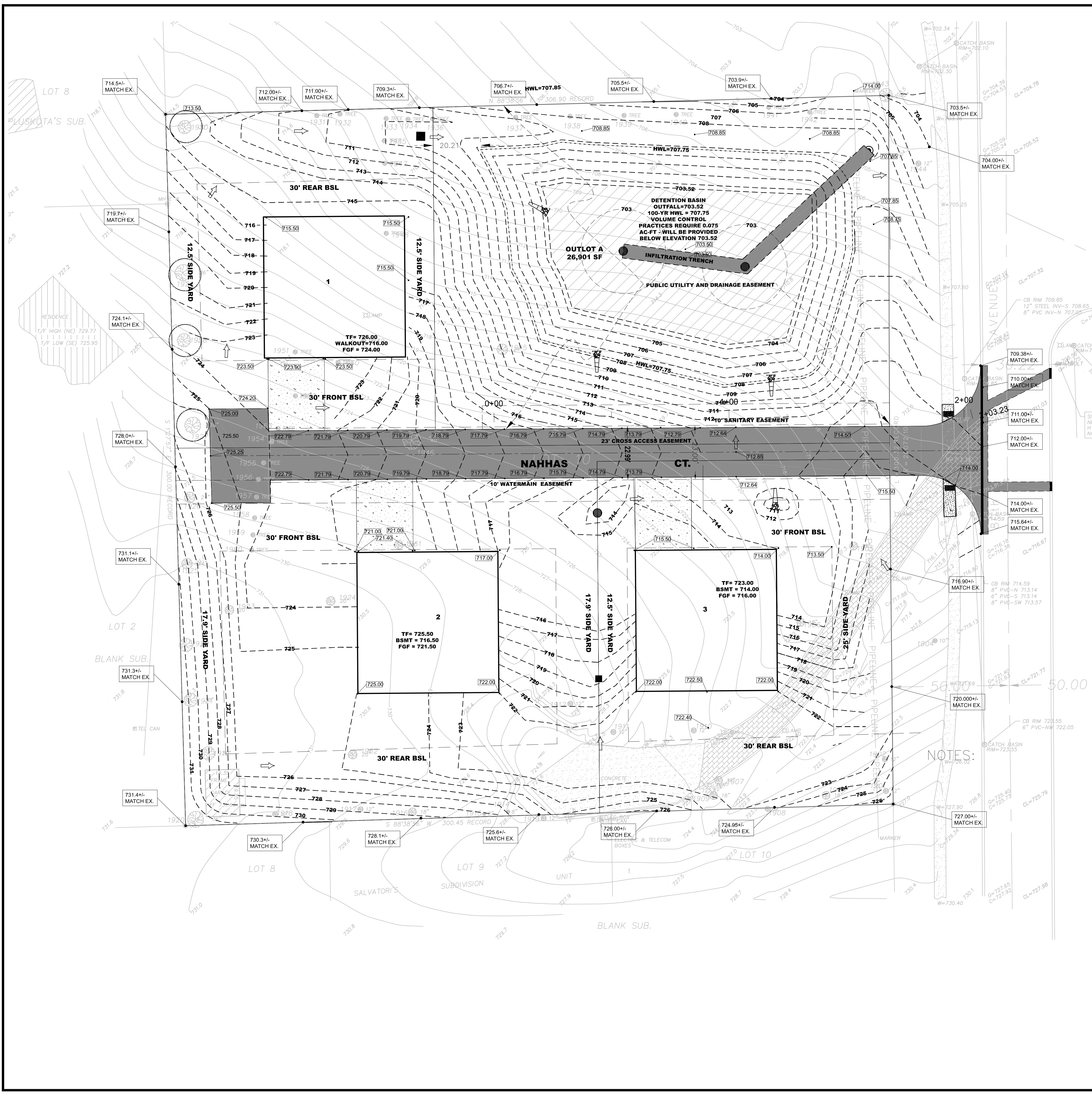
BOHNAK ENGINEERING, INC.
 CIVIL & ENVIRONMENTAL CONSULTANTS
 P.O. BOX 143
 TINLEY PARK, ILLINOIS 60477
 PHONE: (708) 214-7518
 FAX: (708) 614-8407
 e-mail: bob@bohnakening.com

PREPARED FOR:
AKHRAS ASSOCIATES, INC.
 9306 ODELL AVENUE
 BRIDGEVIEW, IL 60455

PAVING AND DIMENSIONAL CONTROL PLAN
NAHHAS SUBDIVISION
13800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS

No.	DATE	REVISION
1	7/8/19	PER PLANNING
2		REVISION
3		
4		
5		

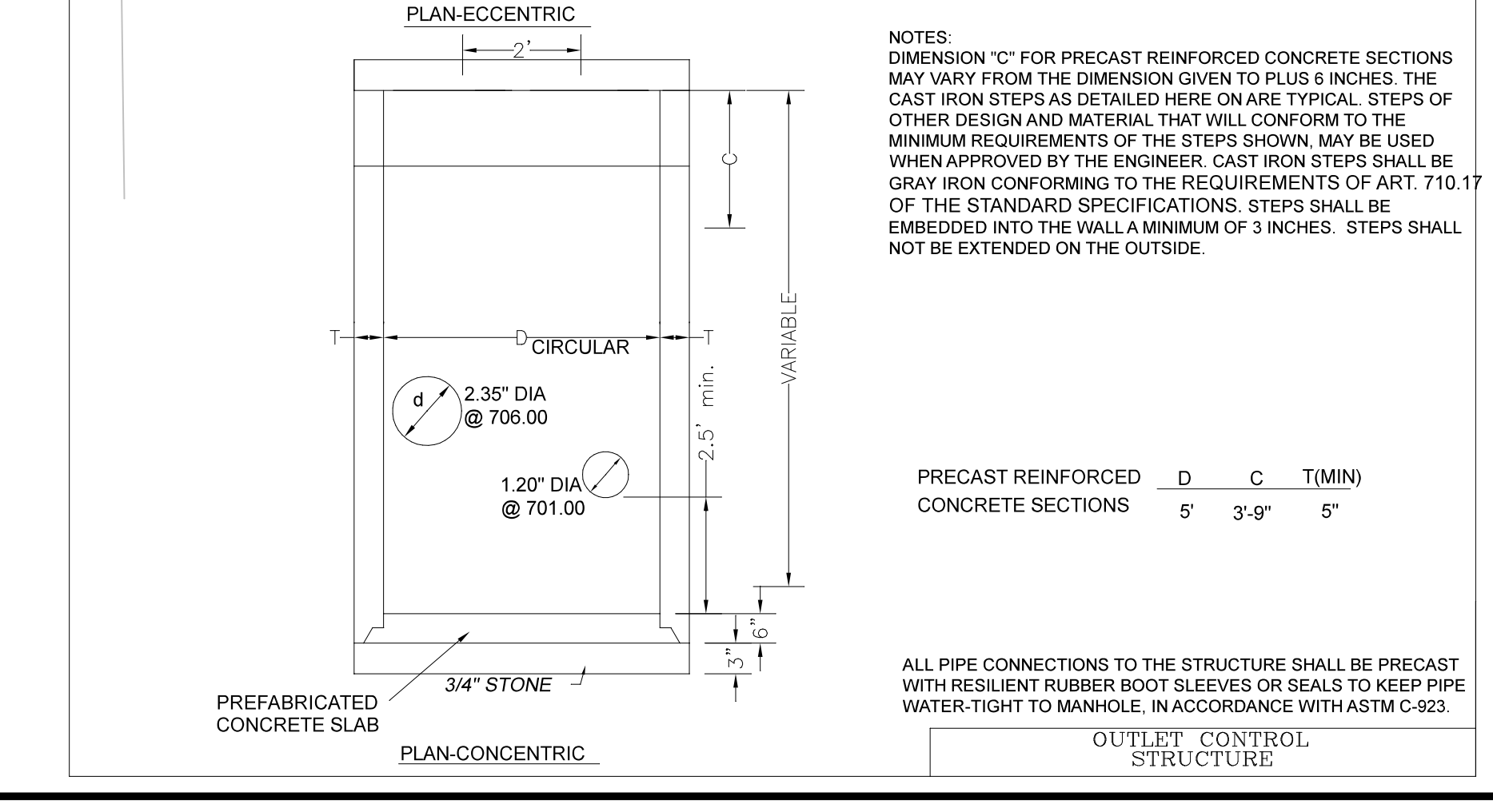
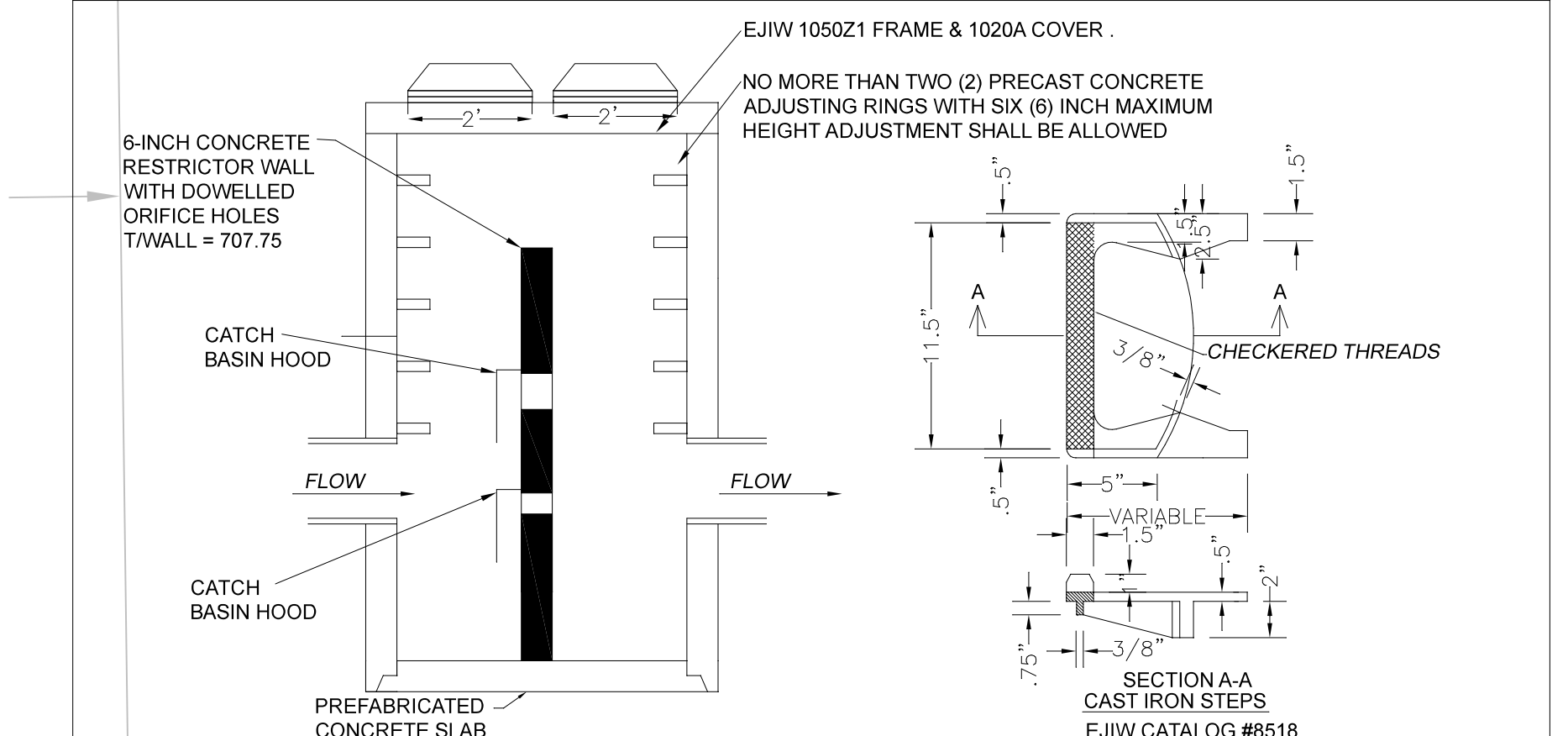
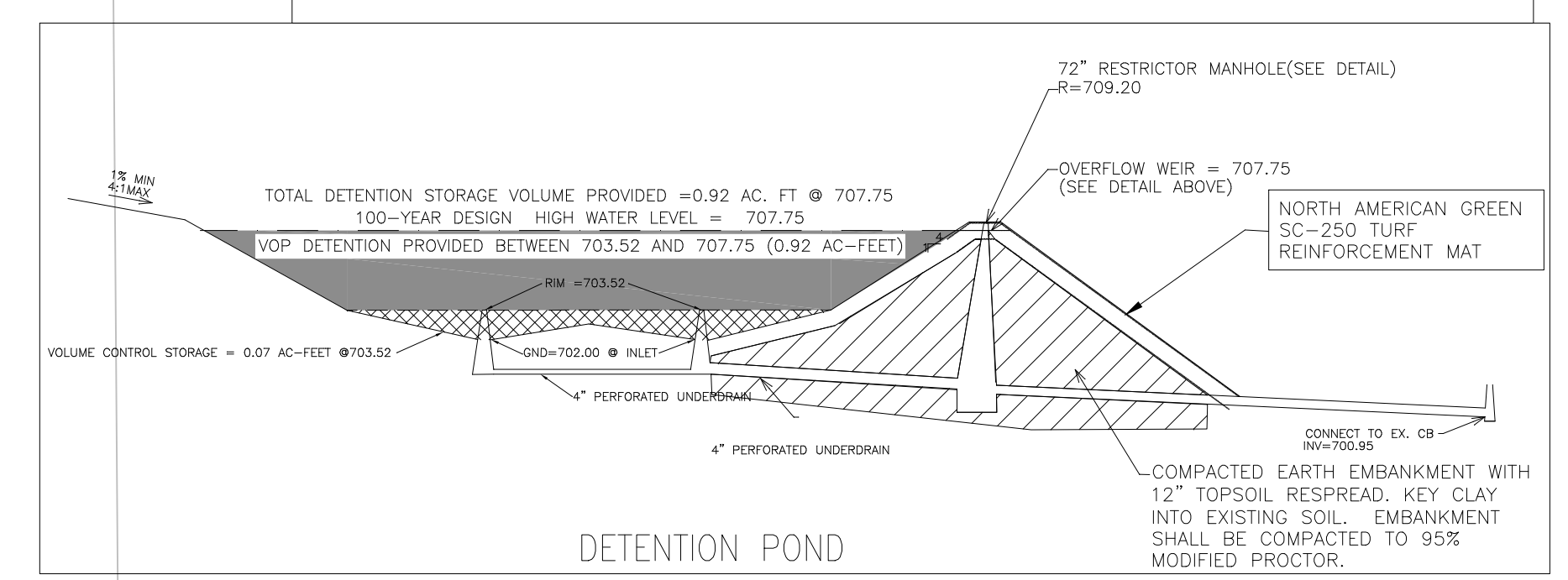
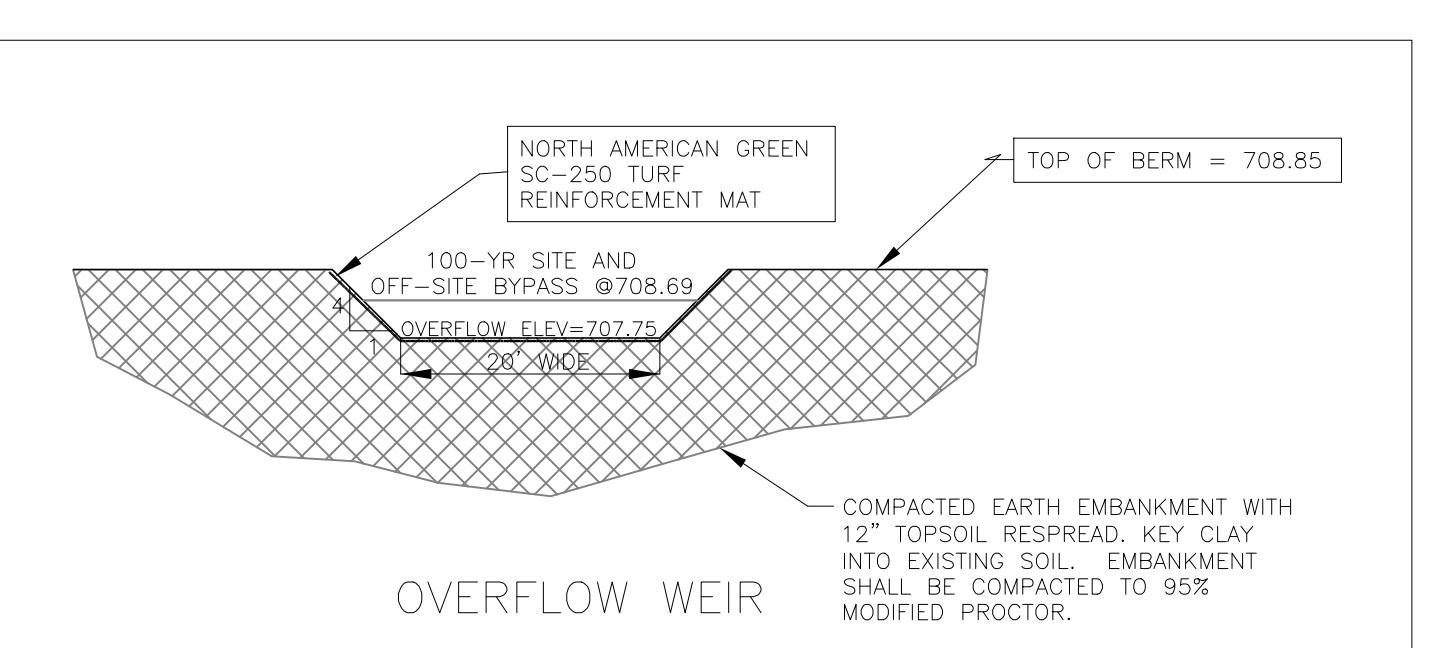
Date **5/1/19**
 Scale **1"=20'**
 Sheet No. **4 OF 13**
 Project No. **3463**



NOTES

1. ALL GRADES ARE EDGE OF PAVEMENT, OR FINISHED GROUND SURFACE, UNLESS OTHERWISE NOTED.
2. ALL NON PAVED AREAS TO BE RESTORED WITH A MINIMUM OF 6-INCHES OF TOPSOIL AND SEEDED WITH IDOT TYPE 1 SEED MIX AND COVERED WITH AN EXCELSIOR BLANKET.
3. ALL EXCESS SPOILS AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER.
4. EXCESSIVE SOIL AND DEBRIS SHALL BE REMOVED FROM PUBLIC STREETS AS OFTEN AS REQUIRED.
5. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PER THE DETAIL.
6. INLET PROTECTION TO BE PROVIDED AT ALL EXISTING AND PROPOSED OPEN GRATES DURING CONSTRUCTION PER THE DETAIL.

GRAPHIC SCALE 1"=20'
0 5 10 20 40



NOTES:

NOTES:
DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES. THE CAST IRON STEPS AS DETAILED HERE ON ARE TYPICAL. STEPS OF OTHER DESIGN AND MATERIAL THAT WILL CONFORM TO THE MINIMUM REQUIREMENTS OF THE STEPS SHOWN, MAY BE USED WHEN APPROVED BY THE ENGINEER. CAST IRON STEPS SHALL BE GRAY IRON CONFORMING TO THE REQUIREMENTS OF ART. 710.17 OF THE STANDARD SPECIFICATIONS. STEPS SHALL BE EMBEDDED INTO THE WALL A MINIMUM OF 3 INCHES. STEPS SHALL NOT BE EXTENDED ON THE OUTSIDE.

PRECAST REINFORCED CONCRETE SECTIONS	D	C	T (MIN)
	5'	3'-9"	5'

ALL PIPE CONNECTIONS TO THE STRUCTURE SHALL BE PRECAST WITH RESILIENT RUBBER BOOT SLEEVES OR SEALS TO KEEP PIPE WATER-TIGHT TO MANHOLE, IN ACCORDANCE WITH ASTM C-923.

No.	DATE	REVISION
1	7/8/19	PER PLANNING
2		REVISION
3		
4		
5		



July 8, 2019

Jane Turley
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois

**RE: Special Use Standards
Nahas Subdivision
13800 S. 80th Avenue
Orland Park, Illinois**

When considering an application for a special use permit, the decision making body shall consider the extent to which the following special use standards are met. If the petitioner requests modifications to sections of the Land Development Code, *CITE* the relevant sections *and explain* why the modifications are needed using the standards as a guide:

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; (*List factors that demonstrate how your proposal meets this standard.*)
The surrounding area consist of single-family residences with similar zoning criteria. The proposed development of this parcel with three single family residences with a minimum required lot-size, meets the purposes goals and objectives by developing this parcel in a similar manner as the surrounding properties.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; (*List factors that demonstrate how your proposal meets this standard.*)
Item 1: The proposed zoning is R-2 for the proposed surrounding area is also zoned R-2, therefore the development of this property with a three lot single family subdivision is consistent with the community character which is surrounded with single-family residences.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; (*List factors that demonstrate how your proposal meets this standard.*)
The proposed use as single family residences matches the character and surroundings of the adjacent properties. Land use will be consistent and the addition of the naturalized detention basin will provide a benefit considering the existing drainage issues and the watermain loop will enhance the quality of water flowing through the existing subdivision.
4. The proposed use will not have an adverse effect on the value of the adjacent property; (*Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.*)

The proposed development as a three lot subdivision will require the houses meet the current building regulations and be constructed in accordance with current village codes. Based on the proposed lot sizes and planned development, the value of the homes will meet or exceed the current value of the surrounding homes.

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

The road has been designed to provide access to emergency vehicles (fire dept approval is pending). The water and sewer services will provide a net benefit to the area because the development will provide a water main loop to the from 80th Avenue to the west and the sanitary sewer installation that is required to connect this site to the sanitary is designed for future connections to the undeveloped lots in the vicinity.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; *(Insert explanation)*
The development of the detention basin is required for development and it will on of the first items to be constructed as part of the development process. Easements will be placed over the lot to provide the Village access to the detention basin.

7. The development will not adversely affect a known archaeological, historical or cultural resource;
The site was previously developed with a single family home, as part of the permitting process the IHPA did a review of the site and did not identify archaeological, historical, or cultural resources.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.
Due to the unique features of this site, the developer has worked closely with the planning department to develop a workable site plan that will meet Village Standards.

If you have any questions, please contact me at (708) 214-7518.

Very Truly Yours,

BOHNAK ENGINEERING, INC.



Robert J. Bohnak, P.E.
President

CC: Salem Akhras



November 13, 2017

Jane Turley
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois

**RE: Explanation of Variances
Nahhas Subdivision
13800 S. 80th Avenue
Orland Park, Illinois**

The following lists the requested variances and an explanation for the request.

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

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

Item 1: The proposed zoning is R-2 for the lot, accordingly the requested variance is to deviate from the Planned development setback of 25% and comply with the R-2 Zoning side yard setbacks.

Item 2,3,4: Due to the nature of the site, and the location of 80th Avenue directly east of the detention basin and the proposed private road located directly south of the detention basin, the layout allows for access around the detention basin. In order to comply with the required setback, retaining walls would be required due to the significant grade changes across the site.

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

Item 1: The proposed zoning is R-2 for the lot, accordingly the requested variance is to deviate from the Planned development setback of 25% and comply with the R-2 Zoning side yard setbacks. Due to the location of the site, and development challenges associated with the development of this site the reduces sideyard setback will allow for the flexibility for location of the houses and allow for more reasonable grade changes across the site.

Item 2,3,4: Due to the significant topographic changes unique to this site, the strict application of the setbacks of the detention basin would severely limit the constructability of the site.

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

Item 1: The requested setback variance matches the setbacks of the surrounding properties.

Item 2,3,4: The variance will allow for the parcel to be developed in a manner to enhance the site and surrounding properties.

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

Item 1: Because there is over 20-feet of fall across the site, it is challenging to make transitions to adjacent properties. With the reduction in building setbacks, it allows the flexibility to adjust the location of the houses to soften the grade changes and make the building lots more user friendly.

Item 2,3,4: The grade changes across the site require the low portion of the site to be bermed up to create the detention basin. The steep grade changes across the are unique, and require additional transition areas to make up the grade changes. By reducing the maintenance areas this allows the site to be developed in accordance with engineering requirements with access to the pond by the roads on two sides.

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

The requests for the variances are due to the need for flexibility to address the unique site topography.

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

The requests for the variances are due to the need for flexibility to address the unique site topography.

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

The granting of these variances will allow for the site to be developed in a manner similar to the adjacent residential areas and that will improve the neighborhood by developing this vacant parcel and improve the stormwater management in the area.

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

The granting of these variances will allow for the site to be developed in a manner similar to the adjacent residential areas it will not impair the adjacent properties, increase congestion, fire, or endanger public safety nor diminish property values.

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

The granting of these variances will allow for development of this parcel in a similar manner to the adjacent parcels.

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

Due to the steep grade changes across the property, the development of the parcel would be severely limited if the setback requirements and buffer strips were enforced to the letter of the ordinance. The proposed variances allow the site to be developed in a manner similar to the adjacent parcels and will enhance the surrounding properties by providing stormwater management for the area and looping the watermain.

If you have any questions, please contact me at (708) 214-7518.

Very Truly Yours,

BOHNAK ENGINEERING, INC.



Robert J. Bohnak, P.E.
President

CC: Salem Akhras

100-100000-100000

THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR
SUBJECT: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

4. [Illegible]

5. [Illegible]

6. [Illegible]

7. [Illegible]

8. [Illegible]

DATE: August 20, 2019

REQUEST FOR ACTION REPORT

File Number: **2019-0619**

Orig. Department:

File Name: **Memo**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Michael Coleman, Building Official/Assistant Director
Date: August 20th 2019
Subject: New Petitions & Appearance Reviews

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

Appearance Review Petitions

Nissan – Installing above ground fuel tank – 8550 159th Street
Palos Health – Recladding of existing South entrance canopy – 15300 West Avenue
Target Corporation – Rooftop solar panels – 15850 94th Avenue

Development Petitions

Certificate of Appropriateness Petition

Peace Renovation & Design, Inc. – Installing Permeable Paver Patio – 14314 Beacon Avenue

Board Approved Petitions