



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Committee of the Whole

Village President Keith Pekau

Village Clerk John C. Mehalek

*Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Daniel T. Calandriello,
William R. Healy, Cynthia Nelson Katsenes, and Michael R. Milani*

Monday, April 20, 2020

6:30 PM

Village Hall

***** MEMBERS OF THE PUBLIC ARE TO USE THE INFORMATION BELOW TO JOIN THE MEETING REMOTELY.**

A. To join the meeting through a web browser, please use the following web address:

<https://zoom.us/j/93019161334>

B. To join the meeting by phone, please dial the following telephone number and enter the Webinar ID listed below when prompted:

US: +1 312 626 6799

Webinar ID: 930 1916 1334

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIENCE

C. APPROVAL OF MINUTES

[2020-0276](#) Approval of the April 6, 2020, Committee of the Whole Minutes

Attachments: [Draft Minutes](#)

D. ITEMS FOR SEPARATE ACTION

[2019-0282](#) Megan Nicole Ridge - Development Petition for Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)

Attachments: [Rezoning Factors - Responses](#)
[Variance Standards - Reponses](#)
[Megan Nicole Ridge Full Staff Report - Plan Commission 4.7.2020](#)
[ALTA Survey](#)
[Previously Proposed Plans - Plan Commission 11.5.2019](#)
[Property PINs Map - CookViewer](#)
[Geometric Plan - Plan Commission 4.7.2020](#)
[Landscape Plan - Plan Commission 4.7.2020](#)
[Plat of Annexation - Plan Commission 4.7.2020](#)
[Plat of Subdivision - Plan Commission 4.7.2020](#)
[Preliminary Site Plan - Plan Commission 4.7.2020](#)

E. NON-SCHEDULED CITIZENS & VISITORS

To discourage the gathering of large groups, the Village of Orland Park is incorporating new public comment options. Remote public comment instructions are as follows:

During the Committee of the Whole meeting public comment will be accepted via email. If you would like to comment remotely, please follow the protocols below:

- Send comments via email to publicinfooffice@orlandpark.org.
- Emailed comments will be accepted after the start of the meeting, but before the Non-scheduled Citizens and Visitors agenda item is closed.
- Each emailed comment will be read aloud by a member of staff for up to three minutes.

Emails received by publicinfooffice@orlandpark.org after the Non-scheduled Citizens and Visitors agenda item has ended will not be read aloud or be included in the meeting record.

F. ADJOURNMENT

DATE: April 20, 2020

REQUEST FOR ACTION REPORT

File Number:	2020-0276
Orig. Department:	Village Clerk
File Name:	Approval of the April 6, 2020, Committee of the Whole Minutes

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of April 6, 2020.

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Meeting Minutes

Monday, April 6, 2020

6:30 PM

Village Hall

Committee of the Whole

Village President Keith Pekau

Village Clerk John C. Mehalek

*Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Daniel T. Calandriello,
William R. Healy, Cynthia Nelson Katsenes, and Michael R. Milani*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:30 P.M.

Present: 6 - President Pekau; Trustee Dodge; Trustee Calandriello; Trustee Healy; Trustee Nelson Katsenes and Trustee Milani

Absent: 1 - Trustee Fenton

APPROVAL OF MINUTES**2020-0230 Approval of the March 16, 2020 Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of March 16, 2020.

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Calandriello, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - President Pekau, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

Absent: 1 - Trustee Fenton

ITEMS FOR SEPARATE ACTION**2020-0268 Trustee Initiative - Short-term response/aid as a result of COVID-19 outbreak**

Per an initiative request from Trustee Calandriello, short term response/aid of the COVID 19 outbreak is being brought before the Committee of the Whole.

Trustee Calandriello had comments regarding economic aid for Orland businesses. (refer to audio file)

President Pekau asked the Board members if they would like staff to research and gather information on this topic to bring forward to a future Board meeting. Trustees Katsenes, Healy, Milani, Dodge, and President Pekau were not in favor. President Pekau had additional comments. (refer to audio file)

Discussion Only

This item was for discussion only. NO ACTION was required.

ADJOURNMENT: 6:44 P.M.

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Healy, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 6 - President Pekau, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

Absent: 1 - Trustee Fenton

2020-0273 Audio Recording for the April 6, 2020 Committee of the Whole Meeting

NO ACTION

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk

REQUEST FOR ACTION REPORT

File Number: **2019-0282**
Orig. Department: **Development Services Department**
File Name: **Megan Nicole Ridge - Development Petition for Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)**

BACKGROUND:

Project

Megan Nicole Ridge - 13201 88th Avenue
2019-0282

Petitioner

Dwayne Starostka - DL3 Sons Property, Inc.

Purpose

The petitioner seeks approval to construct nine (9) single-family homes and a detention pond outlot on a 3.11 acre parcel located at 13201 88th Avenue, subject to annexation into the Village.

Requested Actions: Site Plan, Landscape Plan, Rezoning, Subdivision, Variance

Address: 13201 88th Avenue

P.I.N.: 23-35-300-040-0000; 23-35-300-041-0000

Parcel Size: 3.11 acres

Comprehensive Plan Planning District & Designation: Silver Lake North Planning District with Single-Family Residential Designation

Existing Zoning: Unincorporated Cook County

Proposed Zoning: R-3 Residential District

Existing Land Use: Vacant

Proposed Land Use: Single-family detached homes

Surrounding Land Uses & Zoning:

North: Unincorporated Cook County - Single-family residential

South: Unincorporated Cook County - (across Beverly Lane) Single-family residential

East: R-3 Residential District - (across Adria Court) Single-family residential in the Barbalic Biljan subdivision and Parkview Highland subdivision

West: Unincorporated Cook County - (across 88th Avenue) Single-family residential, Place of Worship

All approvals are subject to annexation into the Village.

BACKGROUND

The petitioner is requesting approval of a Site Plan, Landscape Plan, Subdivision, Variances, and Rezoning from E-1 Estate Residential to R-3 Residential for Megan Nicole Ridge, a proposed residential development on a 3.11 acre site located at 13201 88th Avenue, subject to approval of annexation by the Village Board of Trustees. The subject property is located at the northeast corner of 88th Avenue and Beverly Lane in unincorporated Cook County.

The site was previously utilized as a large estate lot with one single-family home, which has since been demolished. In 2004, the Village Board approved a Site Plan, Subdivision, and Rezoning to the R-3 Residential District upon Annexation for the Megan Ridge subdivision (formerly referred to as Deanna Ridge) (Legistar File ID 2004-0158). The previous plan proposed to subdivide 3.3 acres into eight (8) lots for seven (7) single-family homes and a detention pond outlot. The existing single-family home at the northwest corner of the site was to remain on site. Annexation into the Village was never finalized and the residential subdivision was not constructed. As a result, the subject property currently remains in unincorporated Cook County.

The original 3.3 acre parcel (PIN 23-35-300-034-0000) was recently subdivided by the petitioner into three (3) lots in unincorporated Cook County. The proposed residential development is located on 3.11 acres of the original 3.3 acre site, on two of the lots with PIN 23-35-300-040-0000 and PIN 23-35-300-041-0000. The 80 foot by 144.9 foot property (PIN 23-35-300-042-0000) located to the east of the proposed Lot 9 and to the west of the existing single-family home at 8700 Adria Court has been sold off by the developer and will remain in unincorporated Cook County.

The project was presented at two public hearings at Plan Commission on November 5, 2019, and on April 7, 2020. The 10 foot by 144.9 foot property (PIN 23-35-300-041) owned by the petitioner and located directly to the east of the previously proposed Lot 9 was incorporated into the proposed subdivision plans presented at the April 7, 2020 Plan Commission meeting. This strip of land was originally proposed to remain in unincorporated Cook County. The number of lots and overall design of the proposed subdivision remains the same as the prior proposal.

Within the inclusion of the 10 foot by 144.9 foot property to the detention pond lot on Outlot A, the overall subdivision slightly increased in size. The petitioner also proposed minor changes to the high water line of the pond as a result of the Plan Commission recommendation to include the storm water volume for the 10 foot by 144.9 foot property (PIN 23-35-300-041) and the 80 foot by 144.9 foot property (PIN 23-35-300-042) into the proposed detention pond. The requested setback variance between the high water line and adjacent property lines was previously proposed at 15.57 feet at the narrowest locations, and now is proposed at as little as 15.09 feet in certain locations. The 80 foot by 144.9 foot property (PIN 23-35-300-042) located to the east of the proposed subdivision along Adria Court is still planned to remain in unincorporated Cook County and is not included as part of this petition.

For a detailed summary of each public hearing, please refer to the “Plan Commission Discussion” and “Plan Commission Motion” sections below.

PROJECT DESCRIPTION

The proposed subdivision consists of a total of ten (10) lots, including nine (9) residential lots for single-family homes and one (1) detention pond outlot. Existing established streets will be utilized. Four (4) of the single-family homes (Lots 1-4) will be accessible from 88th Avenue and five (5) of the single-family homes (Lots 5-9) will have access from Adria Court. As a condition of approval, all single-family homes must conform to all Village codes and ordinances.

The detention pond will be centrally located on Outlot A with an access point provided from Adria Court, between Lot 6 and Lot 7. The petitioner has requested approval of a variance to allow a reduction in the required detention pond setback and landscape area from 25 feet to as little as 15.09 feet. Additionally, a variance has been requested to allow for an increase in the side slope from a 4:1 slope to a 3:1 slope. Please refer to the detailed discussion in the “Variance(s)” section of this report below for additional information.

No access will be provided to the proposed lots from Beverly Lane due to a 1 foot by 313.7-foot strip of land that extends along the entire length of Beverly Lane and is under separate ownership.

The site was previously heavily wooded with a considerable number of trees, which were removed by the petitioner in 2018. Tree mitigation is required per Section 6-305.F.3 of the Land Development Code. In

cases where tree replacement or mitigation cannot be accommodated on site, the petitioner is required to pay cash in lieu of the tree replacement amount. The petitioner has agreed to pay \$50,000, the maximum cash in lieu amount for tree mitigation required for projects less than 10 acres in size per Section 6-305.F.3.

The proposed single-family subdivision will be compatible with the R-3 Residential District, the surrounding existing land uses and zoning districts, and the Comprehensive Plan designation for this area. Single-family homes in the Barbalic Biljan subdivision and Parkview Highland subdivision are located to the east of the subject property and are zoned R-3 Residential District. Single-family homes located in unincorporated Cook County are located to the north, to the south across Beverly Lane, and to the west across 88th Avenue. A Place of Worship is also located to the west across 88th Avenue in unincorporated Cook County.

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

Variance(s)

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

The petitioner requests the following variances to the Land Development Code:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)
2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18)

As noted above, since the project was presented at the November 5, 2019, Plan Commission meeting, the petitioner has incorporated the 10 foot by 144.9 foot property (PIN 23-35-300-041) into the subdivision plans. As a result, the overall size of Outlot A has increased from 31,052 square feet to 32,501 square feet, and the total size of the proposed subdivision has increased from 3.07 acres to 3.11 acres.

The petitioner is also proposing minor changes to the setback between the high water line of the pond and the adjacent property lines on Outlot A as a result of additional storm water volume being included for the 10 foot by 144.9 foot property (PIN 23-35-300-041) as well as the 80 foot by 144.9 foot property (PIN 23-35-300-042), based on the recommendation at the November 5, 2019, Plan Commission meeting.

Previously, the detention pond setback variance was proposed to be as little as 15.57 feet at certain locations. Under the revised plans, the setback is now proposed to be as little as 15.09 feet in certain locations, particularly along the south leg of the pond. The setbacks along the north side of the pond range from 27.68 feet to 22.52 feet (previously 28.16 feet to 23.43 feet proposed). The northeast side of the pond has a proposed setback of 20.09 feet (previously 15.57 feet to 20.14 feet), while the northwestern side of the pond has a proposed setback of 24.49 feet (previously 19.97 feet). A portion of the north side of the pond meets setback requirements, with a 27.68 foot setback proposed.

The petitioner has noted that the shape of the property, topography, and the existing 1 foot wide strip of land along Beverly Lane has created a hardship for the property.

Sections 6-409.E.18.o and 6-412.D.1 require a setback of at least 25 feet from the high water line of a detention pond to all development and property lines. Detention ponds are also required to meet Storm Water Management Area Landscape requirements per Section 6-305.D.8. Within the minimum 25 foot setback area around a detention pond, a minimum 15 foot wide naturalized landscape area not exceeding a 5% cross slope is required above the pond high water levels in order to slow runoff, filter pollutants, recharge aquifers and enhance water quality. Within the 15 foot naturalized landscape area, a

maintenance vehicle access area measuring at least 8 feet wide and not exceeding a 2% cross slope shall be provided for maintenance purposes, planted with native low-growing plant materials or as a recreational/maintenance trail.

If the pond setback variance is approved, staff recommends that the pond be privately owned and maintained in perpetuity by an established homeowners association as a condition of approval. Typically, detention ponds for single-family residential subdivisions have been owned and maintained by the Village after final acceptance of the pond. Ponds are accepted and deeded to the Village after they are constructed, inspected, and maintained by a property owner in accordance with Village standards for approximately three years and the release of the letter of credit. If the proposed detention pond is privately owned and maintained, the Village would ultimately not be responsible for ownership or maintenance of a pond that does not meet code requirements in the future. The Village is also currently exploring a policy that would require all future detention ponds to be privately maintained.

Staff also recommends as a condition of approval that the petitioner be required to establish a fallback special service area (SSA) to assure that the privately owned pond will be adequately maintained in the future, should the SSA need to be activated. An SSA allows the Village to levy an additional tax to assist with financing costs in the event the pond is not maintained in the future.

Annexation

The proposed plan conforms to the Land Development Code, general intent of the Comprehensive Plan, character of the surrounding area, and Village policies for the area, with the exception of the requested variances. The property is currently in unincorporated Cook County, so all approvals will be subject to annexation, which will be addressed separately at the Board level. An Annexation public hearing will be held at the Village Board of Trustees level at a future date.

Approval of this petition is subject to annexation into the Village of Orland Park.

PLAN COMMISSION DISCUSSION - NOVEMBER 5, 2019

A public hearing was held before the Plan Commission on November 5, 2019. The petitioner was present to answer questions at the meeting. Approximately 30-40 members of the public attended the meeting and 15 members of the public spoke in regard to the petition, most of which lived in nearby homes. Commissioner Zomparelli abstained from voting. The issues discussed at the public hearing are summarized below:

1. Existing Traffic and Condition of Streets. Several residents expressed concern over existing traffic on 88th Avenue and the conditions of the adjacent streets. It was noted that vehicles speed on 88th Avenue and there have been accidents in the area, which would create issues for the proposed homes with driveways directly accessing the street. Residents also noted that Beverly Lane is in poor condition and asked if the Village or the petitioner would be repaving the street in the near future. 88th Avenue is under the jurisdiction of Palos Township. The petitioner was not required to submit a traffic study under the Land Development Code for this project.
 2. Flooding. Several residents asked questions related to how the project will impact flooding in the area and if the property is included in a flood relief program. Residents expressed concerns with storm water draining onto adjacent lots, existing flooding in the area, and road closures nearby as a result of flooding. The Village's engineer provided an overview of the proposed storm water for the site, design of the pond, and confirmed that the pond will need to meet all engineering code requirements by the Village.
 3. Types of Homes. Several residents asked about the types of homes to be built, the starting prices, and if any of the lots have been sold already. The petitioner presented a poster board showing a conceptual elevation of one of the single-family homes that may be constructed to the Plan Commission and the members of the public. Building plans for the homes have not been submitted for review to the Development Services Department, but will be required to meet all code requirements.
 4. Annexation. Several residents asked about if the property could remain unincorporated and how that
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would impact the regulations on development. The property would be subject to the requirements for Cook County if it remained unincorporated.

5. Tree Removal. Residents commented on the previous removal of trees on the site, stating that there was no notification from the petitioner and the loss of trees has negatively impacted the neighborhood creating an eyesore and impacting wildlife in the area. Several residents stated that the tree mitigation amount is not enough to justify the removal of the trees.

Commissioner Paul asked for clarification on if the \$50,000 to be paid by the petitioner was a fee or a fine. Staff noted that the amount is a fee required per the Land Development Code. In cases where tree replacement or mitigation cannot be accommodated on site, the petitioner is required to pay cash in lieu of the tree replacement amount. The petitioner agreed to pay \$50,000, the maximum cash in lieu amount for tree mitigation required for projects less than 10 acres in size.

Residents also asked for clarification on why dirt was already being moved around on site. Dan Szkirpan, the general contractor for the project, stated that there was a previous dirt pile on the east side of the site and they are regrading some of the property. Mr. Szkirpan stated that the tree removal was done in accordance with Cook County's regulations.

Several of the Commissioners noted that it is unrealistic to expect the site to remain undeveloped forever and the loss of trees would be required for any development project. The petitioner will be required to meet all landscape code requirements for the project.

6. Property along Beverly Lane. The Commission asked if the petitioner has attempted to purchase the 1 foot wide and 313.7 foot long strip of land that extends along the entire length of Beverly Lane to help with access to the site. The petitioner provided an overview of the piece of land, stated it is currently located in the Village, and that the petitioner has attempted to purchase the property in the past, but the current property owner has refused to sell the property. A resident asked how the petitioner will ensure that there will not be an encroachment on the private property in the future.

7. Proposed Lots to Remain in Unincorporated Cook County. There was a discussion on the ownership of the two lots located to the east of the subject property which are proposed to remain in unincorporated Cook County (PIN 23-35-300-041 and PIN 23-35-300-042). Mr. Szkirpan stated that the 80 foot wide lot to the east with the existing trees identified as PIN 23-35-300-042 was purchased by the adjacent property owner at 8700 Adria Court. Mr. Szkirpan stated that the 10 foot strip of land with PIN 23-35-300-041 was currently owned by the petitioner and was needed for grading of the entire site and to avoid the need for a retaining wall. There was a discussion on the proposed grade change between the 10 foot strip of land and the proposed Lot 9 (approximately a 4 foot grade change on the north side of the shared property line).

Mr. Szkirpan stated that the 10 foot strip of land could either be purchased by the adjacent property owner to the east or the owner of the proposed Lot 9 in the future, which will be determined at a later date. Several of the Commissioners expressed concern over the existing 10 foot lot remaining in unincorporated Cook County. The subject property and proposed subdivision is already experiencing issues due to the 1 foot by 313.7 foot strip of land along Beverly Lane that is not owned by the petitioner. There was concern over creating another small lot or spite strip, where the ownership is not currently determined. It was noted that both of the adjacent property owners in the future may not want to buy the 10 foot piece of land. This piece of land could become undevelopable and create challenges for the adjacent development in the future.

At the end of the public hearing, the petitioner confirmed that they will approach the owner of the 80 foot lot with PIN 23-35-300-042 if he would like to purchase the 10 foot wide property. If the property owner does not wish to purchase the property, it will be incorporated into the subdivision and included as part of the proposed annexation into the Village.

8. Detention Pond Setbacks & Proposed Variance. Several Commissioners and residents expressed

concern over the proposed detention pond setbacks. Several comments focused on the setbacks specifically along Beverly Lane due to the pond's location near the sidewalk and potential safety concerns for pedestrians and children. One resident also asked about the Village's regulations for mosquito abatement, rodent control, and general maintenance requirements for ponds.

There was a discussion on the previously proposed site plan and the detention pond in 2004. Staff explained the previous proposal and detention pond setbacks and stated that the site was never formally annexed into the Village. Village codes may have changed since that time.

There was a discussion if Lot 7, which is currently oversized per the R-3 zoning district requirements, could be made smaller to accommodate larger detention pond setbacks or if the additional 10 foot strip of land could help meet the setback requirements. The petitioner did not wish to reduce the size of Lot 7. It was noted that the remainder of the single-family lots adjacent to the pond met the bulk requirements for the R-3 District, therefore any decrease would be a variance for lot size, width, or length.

Commissioner Schussler asked if the 10 foot wide property with PIN 23-35-300-041 and the 80 foot wide property with PIN 23-35-300-042 were factored into the overall storm water calculations for the pond. The petitioner confirmed that these lots were not included in the detention calculations. There was a discussion if a home is constructed on the 80 foot wide lot in the future how storm water would be accommodated. The lot could remain in unincorporated Cook County, where it would be subject to the County's requirements, or could be annexed into the Village in the future and be subject to Orland Park's requirements, which typically would not require detention for an individual single-family lot of this size.

There was a discussion on if the pond would be privately owned and maintained or taken over by the Village in the future. Commissioner Schussler stated that the majority of detention ponds for single-family subdivisions are owned and maintained by the Village; this pond should be treated the same and should meet code requirements. Ponds that are privately owned and maintained can still experience issues with future maintenance. Commissioner Schussler noted that he would like to see the pond owned by the Village to be in line with the existing Village code requirements and policy, and the pond should meet code requirements. Mr. Skirpen noted that the interim Village Manager's office had told them that all ponds should be privately owned in the future moving forward. Commissioner Schussler stated that this policy for ponds would need to be set and approved by the Village Board.

9. Conditions of Approval. The Commission revised the recommended motion to state that the proposed detention pond must meet all Village requirements, the Village consider assuming responsibility for the pond if it meets all code requirements, and that the two properties that are proposed to remain in unincorporated Cook County be included in storm water calculations. The Commission added and/or revised Condition # 4, 5 and 6 to the Preliminary Site Plan motion, as included below.

PLAN COMMISSION MOTION - NOVEMBER 5, 2019

On November 5, 2019, the Plan Commission moved, by a vote of 5-0, to recommend to the Village Board of Trustees approval (upon annexation) of the **Rezoning** of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Preliminary Site Plan** titled "Preliminary Site Plan for Megan Nicole Ridge Subdivision", prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019, and last revised September 30, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
 2. Submit a sign permit application to the Development Services Department for a separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
 3. All proposed single-family homes shall conform to all Village codes and ordinances, including the bulk requirements of the R-3 Residential District per Section 6-204 of the Land Development Code and the
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Building Code.

4. That the 10 foot by 144.9 foot parcel identified as PIN 23-35-300-041-0000 be incorporated into the subdivision or be incorporated into the parcel identified as PIN 23-35-300-042-0000, and that the detention pond provide detention for the two parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000.

5. That the detention pond meet all Village Code requirements including setback requirements and that it provide detention for the parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000.

6. That the Village consider assuming responsibility for the pond if it meets all code requirements, since typically detention ponds for single-family residential subdivisions are owned and maintained by the Village after final acceptance of the pond by the Village.

7. That if the pond shall be privately owned, it shall be maintained by a homeowners association and a special service area (SSA) shall be established when the Annexation Agreement is finalized to assure that the privately owned detention pond will be maintained to Village standards in the future.

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Plat of Subdivision** titled "Megan Nicole Ridge", prepared by Landmark Engineering, LLC, subject to the following conditions:

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

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Preliminary Landscape Plan**, titled "Megan Nicole Ridge Subdivision, Landscape Plan", prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019, and last revised October 10, 2019, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

2. Provide the maximum cash-in-lieu amount required for tree mitigation for projects less than 10 acres in size per Section 6-305.F.3 and as finalized at the time of the Annexation Agreement.

3. Provide cash in lieu of park land donation as finalized at the time of the Annexation Agreement.

PLAN COMMISSION DISCUSSION - APRIL 7, 2020

A public hearing was held before the Plan Commission on April 7, 2020. The Commission, members of the public, the petitioners, and staff attended the public hearing via a Zoom Meeting teleconference. The issues discussed at the public hearing are summarized below:

1. Plan Commission Conditions of Approval. At the November 5, 2019, Plan Commission meeting, the Commission voted to approve the Megan Nicole Ridge subject to meeting three additional conditions of approval (Condition #4, 5, 6 of the Preliminary Site Plan motion). Since the Plan Commission meeting, the petitioner has met some of the conditions of approval. The 10 foot by 144.9 foot parcel identified as PIN 23-35-300-041-0000 owned by the petitioner was incorporated into the subdivision plans. Storm water detention has also been provided for the two parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000 (Condition #4). The proposed detention pond still does not meet all Village Code requirements including setback requirements (Condition #5).

The Commission requested that the Village consider assuming responsibility for the pond if it meets all code requirements, since typically detention ponds for single-family residential subdivisions are owned and maintained by the Village after final acceptance of the pond by the Village. If the pond is privately owned, it shall be maintained by a homeowners association and a special service area (SSA) shall be established to assure that the privately owned detention pond will be maintained to Village standards in the future. At the April 7, 2020, Plan Commission meeting, staff noted that it was the previous policy by the Village to maintain ponds after they are accepted by the Village. However, the Village is currently exploring a new policy to have all future detention ponds privately owned and maintained in the future. In this case, staff still recommends that the pond be privately-owned and maintained by an HOA. If the HOA disbands or does not maintain the pond properly in the future, then the Village has the ability to activate a dormant SSA to pay for maintenance costs.

2. Property along Beverly Lane. James Kirk, an attorney representing George DeVries, stated that there has been some confusion on the ownership of the 1 foot by 313.7 foot strip of land that extends along the length of Beverly Lane. Mr. DeVries was involved with developing the Park View Highlands subdivision, which includes the homes to the east on Beverly Lane.

According to Mr. Kirk, the strip of land previously extended farther to the east along what is now Adria Court. When the homes on Adria Court were developed, Mr. DeVries transferred the title of most of the land to the developer of the homes on Adria Court. However, it appears that Mr. DeVries continues to own the 1 foot by 313.7 foot strip of land directly adjacent to the proposed Megan Nicole Ridge subdivision along Beverly Lane. Mr. Kirk noted that they have recently been in contact with the developer and are discussing if the developer can acquire the land from Mr. DeVries. This piece of land is currently incorporated into the Village of Orland Park and is zoned R-3 Residential District. Dan Szkirpan, the general contractor/developer for the project, stated that further research needs to be done to verify the ownership of the property and they are in discussion with Mr. Kirk.

There was a discussion if the detention pond volume would increase if the 1 foot and 313.7 foot strip of land was included in the gross area of the subdivision. The petitioner stated that any additional detention pond volume will be provided if they do acquire the property.

3. Tree Removal. One resident that lives nearby the proposed subdivision asked if the Village could require the developer to plant more mature trees on-site to help ease the impact of the trees previously removed by the developer. This would be in addition to the \$50,000 tree mitigation fee required by Code. The petitioner agreed to pay \$50,000, the maximum cash in lieu amount for tree mitigation required for projects less than 10 acres in size.

4. Access to the Pond. A 17 foot wide access strip located between Lot 6 and Lot 7 will provide access to the detention pond on Outlot A. One resident asked how the triangular area located in the Village's right-of-way to the northwest of the curved sidewalk along Adria Court will be maintained. The area is located in the Village right-of-way but will be maintained by the adjacent homeowners, typical of how other parkways are maintained elsewhere in the Village. There was also a discussion on how if the 17 foot wide pond access strip could be removed if the petitioner is able to acquire the 1 foot by 313.7 foot strip of land that extends along the length of Beverly Lane. This can be investigated if the property is acquired by the developer. The petitioner noted that a storm water pipe is proposed in the 17 foot wide strip of land to tie into the existing storm sewer to the east.

5. Lot 7. Members of the public and several Commissioners asked if the size of Lot 7 could be reduced in size to help reduce the pond setback variances. Lot 7 is larger than the other lots in the proposed subdivision, with a lot width of 120 feet and a lot area of 17,392 square feet.

The petitioner stated that the lot was designed with a side loaded garage on the east side of the future house for safety reasons based on the current street configuration and the existing curve along with Adria Court. The petitioner stated that the future house has already been designed. Robert Skik, the future purchaser of Lot 7, attended the meeting and stated he has already purchased plans and has designed the house for the lot. Several Commissioners noted that the size of the lot appears to be based on the design choice for the future house.

Commissioner Zaatar asked if the petitioner explored reducing the size of Lot 7, moving Lot 7 to the east, combining Lot 8 or Lot 9, or exploring other alternatives to reduce the need for the pond setback variance. The petitioner has not proposed any changes to the size of Lot 7 since the November 5, 2019, Plan Commission meeting. Staff also noted that they previously suggested that the size of Lot 7 could be reduced during the staff review process. Mr. Szkirpan stated that the lot meets code requirements and there are two oversized lots at the end of the cul-de-sac on Adria Court. The petitioner did not wish to reduce the size of Lot 7.

6. Detention Pond Design & Proposed Variances. One member of the public that lives nearby the

subject property expressed concerns about the steep slope of the pond, pond depth, and potential safety issues. There was a question about the grading of the pond and the potential overflow of the pond in the future if there is flooding. The petitioner stated that the high water line is typical of a 100 year storm event. The petitioner stated that if they were to build the subdivision in Cook County, the pond requirements would be substantially less because the Village has stricter volume requirements.

Several Commissioners expressed concern over the proposed detention pond setbacks. Mr. Szkirpan noted that they could build the future subdivision in unincorporated Cook County. If Lot 7 was forced to be made smaller, then they would potentially lose the lot buyer and rethink their position. Several lots that were pre-sold to future buyers have pulled out due to the review process time.

Commissioner Schussler noted that the variance standards submitted by the petitioner do not appear to be met. The petitioner appears to have created the problem by pre-selling a lot that does not exist yet. There do not appear to be unique circumstances that warrant a variance or that makes it impossible to comply with the detention pond code requirements.

The Plan Commission moved, by a vote of 7-0 to recommend to the Village Board of Trustees denial of the Variances, Rezoning, Preliminary Site Plan, Preliminary Landscape Plan, and Plat of Subdivision for Megan Nicole Ridge.

PLAN COMMISSION MOTION - APRIL 7, 2020

On November 5, 2019, the Plan Commission moved, by a vote of 7-0, to recommend to the Village Board of Trustees denial of the following **Variances**:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)
2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18)

And moved, by a vote of 7-0, to recommend to the Village Board denial of the rezoning of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And moved, by a vote of 7-0, to recommend to the Village Board denial of the Preliminary Site Plan titled "Preliminary Site Plan for Megan Nicole Ridge Subdivision", prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019, and last revised January 15, 2020.

And moved, by a vote of 7-0, to recommend to the Village Board denial of the Plat of Subdivision titled "Megan Nicole Ridge", prepared by Landmark Engineering, LLC.

And moved, by a vote of 7-0, to recommend to the Village Board denial of the Preliminary Landscape Plan, titled "Megan Nicole Ridge Subdivision, Landscape Plan", prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019, and last revised January 15, 2020.

This case is now before the Committee of the Whole for consideration prior to being sent to the Board of Trustees for final review/approval.

BUDGET IMPACT:

REQUESTED ACTION:

Two motions are provided below. The first motion recommends denial of the Variances, Rezoning, Preliminary Site Plan, Plat of Subdivision, and Preliminary Landscape Plan for the Megan Nicole Ridge subdivision based on the recommendation by the Plan Commission at the April 7, 2020 meeting. The second motion recommends approval of the project subject to the conditions outlined in the motion. Only one motion should be read.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

MOTION #1

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

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)
2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18);

And,

I move to recommend to the Village Board denial of the **rezoning** of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District;

And,

I move to recommend to the Village Board denial of the **Preliminary Site Plan** titled "Preliminary Site Plan for Megan Nicole Ridge Subdivision", prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019, and last revised January 15, 2020;

And,

I move to recommend to the Village Board denial of the **Plat of Subdivision** titled "Megan Nicole Ridge", prepared by Landmark Engineering, LLC;

And,

I move to recommend to the Village Board denial of the **Preliminary Landscape Plan**, titled "Megan Nicole Ridge Subdivision, Landscape Plan", prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019, and last revised January 15, 2020.

Approval of this petition is subject to annexation into the Village of Orland Park.

MOTION #2

I move to recommend to the Village Board approval (upon annexation) of the **Rezoning** of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District;

And,

I move to recommend to the Village Board approval (upon annexation) of the **Preliminary Site Plan** titled "Preliminary Site Plan for Megan Nicole Ridge Subdivision", prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019, and last revised January 15, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
 2. Submit a sign permit application to the Development Services Department for a separate review. Signs are subject to additional review and approval via the sign permitting process and additional
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restrictions may apply.

3. All proposed single-family homes shall conform to all Village codes and ordinances, including the bulk requirements of the R-3 Residential District per Section 6-204 of the Land Development Code and the Building Code.

4. The detention pond shall be privately owned and maintained by an established homeowners association.

5. A special service area (SSA) shall be established to assure the privately-owned detention pond will be maintained to Village standards in the future, as finalized at the time of the Annexation Agreement;

And,

I move to recommend to the Village Board approval (upon annexation) of the **Plat of Subdivision** titled "Megan Nicole Ridge", prepared by Landmark Engineering, LLC, subject to the following conditions:

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

And,

I move to recommend to the Village Board approval (upon annexation) of the **Preliminary Landscape Plan**, titled "Megan Nicole Ridge Subdivision, Landscape Plan", prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019, and last revised January 15, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

2. Provide the maximum cash-in-lieu amount required for tree mitigation for projects less than 10 acres in size per Section 6-305.F.3 and as finalized at the time of the Annexation Agreement.

3. Provide cash in lieu of park land donation as finalized at the time of the Annexation Agreement;

And,

I move to recommend to the Village Board approval (upon annexation) of the following **Variances**, subject to the same conditions outlines in the Preliminary Site Plan motion:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)

2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18).

Approval of this petition is subject to annexation into the Village of Orland Park.

REZONING EVALUATION FACTORS

For all petitions requesting rezoning, the petitioner must address in writing the following factors and submit to the Planning Division of the Development Services Department.

When evaluating an application for rezoning, the decision-making body may consider:

1. The existing uses and zoning of nearby property;

R-3 Single Family with 10,000 square foot lot sizes (typically 80' x 125')

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

The Petitioner's property will not diminish the value of adjacent properties. The use to the east and south is single family homes, and the proposed use is single family homes. The proposed Subdivision will be consistent with single family homes to its east and south. As such it will serve to preserve the value of the properties both to its east and south by minimizing land use conflicts.

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;

The existing zoning does not promote the public health, safety morals or general welfare of the public. There is no benefit to the public from the destruction of property value of the petitioner. The benefits to the public include, but are not limited to: Utilization of a vacant parcel with obsolete zoning to a contemporary residential use producing tax revenue and an improvement to the neighborhood and to the community by eliminating an obsolete zoning classification that is no longer viable given the changes which have taken place in the area and the recommended zoning and use of the subject property by the Comprehensive Plan.

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

Factors 3 and 4 are often considered together. Given fact that the existing residential land uses around the subject property are suburban in character, there would be no gain to the public by maintaining the existing R-4 unincorporated zoning classification, and it would be contrary to the Comprehensive Plan.

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

The R-4 unincorporated Cook County zoning classification does not represent the highest and best use of the property based upon the opinions set forth under standards 1, 2, 3 and 4 and the fact that the R-4 zoning classification does not implement the Comprehensive Plan designation for the subject property as an R-3 Residential area.

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

The Petitioner's property has been previously occupied by an old dilapidated single-family home which was abandoned for over 15 years and was finally demolished last year.

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

Orland Park has a history of planning carefully for development of the community. The most recent edition of the Villages Comprehensive Plan was adopted by the Village in August of 2013. The Comprehensive Plan designates specifically the subject property as a Development Opportunity area to be single-family residential R-3 which is consistent with the adjacent subdivisions.

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

There has been demand for single family attached residences throughout the Orland Park Area. The proposed new homes would be in the \$550,000 - \$750,000 price range.

VARIANCE STANDARDS

For all petitions requesting a **variance**, the petitioner must respond in writing to all of the following variance standards and submit to the development services department.

Cite the relevant sections of the Land Development code to which the variances are being requested and explain why the variances are needed for your proposal using the following standards as a guide:

- 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;**

The subject premises consists of lot which is approximately 3 acres and L - shaped, but only (2) two variations requested are necessary due to the unique shape, topography and environmental constraints (existing one foot spite strip along south boundary) associated with this property.

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

The attributes of the subject property described above are not applicable to any other properties in the nearby area.

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

The variations granted will not alter the essential character of the area and will implement the Village's Comprehensive Plan. The proposed lots size are equal to or larger than the lots in both adjacent subdivisions.

- 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;**

The particular physical shape, topography and existing one-foot spite strip of the subject property create a hardship in designing a residential development that would implement the Comprehensive Plan recommendations for the subject property.

- 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;**

There are no other properties in the surrounding area with characteristics similar to the subject property.

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

The current lot dimensions and physical obstacles to development of the subject property were not the result of any act of the current property owner. There is an existing 1' 0" one-foot spite strip along the south boundary that was created by the prior developer and approved by the Village of Orland Park when it was annexed into the Village of Orland Park in the early 1990's.

- 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;**

Granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood and will implement the Comprehensive Plan as it relates both to land use and thoroughfare planning. The proposed single-family lot sites are equal to or larger than R-3 requirements and lot sizes in both adjacent subdivisions.

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

The proposed plan 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 since no variations are requested for the residential sites.

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

The variances granted are the minimum adjustment necessary for the reasonable use of the land. The property would be very difficult to develop without reducing the maintenance setback from the storm water detention area. Our hardship is the existing one-foot spite strip created by the prior developer and approved by the Village of Orland Park.

- 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 deprivation of all beneficial use of land;**

The variations requested are not based upon an issue of loss of value. The variations are requested due to the physical limitations of the subject property preventing its development in a manner consistent with the Comprehensive Plan. Our hardship is the existing one-foot spite strip created by the prior developer and approved by the Village of Orland Park.

..Title/Name/Summary

Megan Nicole Ridge - Development Petition for Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)

..History

Project

Megan Nicole Ridge – 13201 88th Avenue
2019-0282

Petitioner

Dwayne Starostka – DL3 Sons Property, Inc.

Purpose

The petitioner seeks approval to construct nine (9) single-family homes and a detention pond outlot on a 3.11 acre parcel located at 13201 88th Avenue, subject to annexation into the Village.

Requested Actions: Site Plan, Landscape Plan, Rezoning, Subdivision, Variance (subject to Annexation)

Address: 13201 88th Avenue

P.I.N.: 23-35-300-040-0000; 23-35-300-041-0000

Parcel Size: 3.11 acres

Comprehensive Plan Planning District & Designation: Silver Lake North Planning District with Single-Family Residential Designation

Existing Zoning: Unincorporated Cook County

Proposed Zoning: R-3 Residential District

Existing Land Use: Vacant

Proposed Land Use: Single-family detached homes

Surrounding Land Uses & Zoning:

North: Unincorporated Cook County – Single-family residential

South: Unincorporated Cook County – (across Beverly Lane) Single-family residential

East: R-3 Residential District – (across Adria Court) Single-family residential in the Barbalic Biljan subdivision and Parkview Highland subdivision

West: Unincorporated Cook County – (across 88th Avenue) Single-family residential, Place of Worship

All approvals are subject to annexation into the Village.

BACKGROUND

The petitioner is requesting approval of a Site Plan, Landscape Plan, Subdivision, Variance, and Rezoning from E-1 Estate Residential to R-3 Residential for Megan Nicole Ridge, a proposed residential development on a 3.11 acre site located at 13201 88th Avenue, subject to approval of annexation by the Village Board of Trustees. The subject property is located at the northeast corner of 88th Avenue and Beverly Lane in unincorporated Cook County.

The site was previously utilized as a large estate lot with one single-family home, which has since been demolished. In 2004, the Village Board approved a Site Plan, Subdivision, and Rezoning to the R-3 Residential District upon Annexation for the Megan Ridge subdivision (formerly referred to as Deanna Ridge) (Legistar File ID 2004-0158). The previous plan proposed to subdivide 3.3 acres into eight (8) lots for seven (7) single-family homes and a detention pond outlot. The existing single-family home at the northwest corner of the site was to remain on site. Annexation into the Village was never finalized and the residential subdivision was not constructed. The subject property currently remains in unincorporated Cook County.

The petitioner recently subdivided the original 3.3 acre parcel (PIN 23-35-300-034) into three (3) lots in unincorporated Cook County.

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

PROJECT DESCRIPTION

The proposed subdivision consists of a total of ten (10) lots, including nine (9) residential lots for single-family homes and one (1) detention pond outlot.

The project was previously presented at a public hearing at Plan Commission on November 5, 2019. At the public hearing, approximately 30-40 members of the public were present and several outstanding issues were discussed. At that time, the residential development was proposed on the 3.07 acre property with PIN 23-35-300-040. The 10 foot by 144.9 foot property (PIN 23-35-300-041) owned by the petitioner and located directly to the east of the proposed Lot 9 was originally proposed to remain in unincorporated Cook County. Since the November 5th Plan Commission meeting, the petitioner has now included the 10 foot wide property into the subdivision plans and is therefore required to return to Plan Commission and go back through the public hearing notification process.

The 80 foot by 144.9 foot property (PIN 23-35-300-042) located to the east of the proposed subdivision along Adria Court and to the west of the existing single-family home at 8700 Adria Court was previously sold off by the developer. This property is still planned to remain in unincorporated Cook County and is not included as part of this petition.

Within the inclusion of the 10 foot by 144.9 foot property (PIN 23-35-300-041), the total size of the subdivision now measures 3.11 acres. The number of lots and overall design of the proposed subdivision remains the same as the prior proposal, with the exception of the detention pond on Outlot A. The 10 foot wide property has been added to Outlot A, which has slightly increased its size from 31,052 square feet to 32,501 square feet. There are also minor changes proposed to the high water line of the pond as a result of the Plan Commission to include the stormwater volume for the 10 foot by 144.9 foot property (PIN 23-35-300-041) and the 80 foot by 144.9 foot property (PIN 23-35-300-042) into the detention pond. The requested setback variance was previously proposed at 15.57 feet at the narrowest locations between the high water line and adjacent property lines, and now is proposed at as little as 15.09 feet in certain locations.

For a detailed summary of the public hearing, please refer to the “Plan Commission Discussion” and “Plan Commission Motion” sections below.

SITE PLAN

The proposed subdivision includes nine (9) residential lots for single-family homes and one (1) detention pond outlot. Existing established streets will be utilized. Four (4) of the single-family homes (Lots 1-4) will be accessible from 88th Avenue and five (5) of the single-family homes (Lots 5-9) will have access from Adria Court. As a condition of approval, all single-family homes must conform to all Village codes and ordinances.

The detention pond will be centrally located on Outlot A with an access point provided from Adria Court, between Lot 6 and Lot 7. The petitioner has requested approval of a variance to allow a reduction in the required detention pond setback and landscape area from 25 feet to as little as 15.09 feet. Additionally, a variance has been requested to allow for an increase in the side slope from a 4:1 slope to 3:1 slope, which was previously proposed at the last Plan Commission meeting. Please refer to the detailed discussion in the “Variance(s)” section of this report below for additional information.

No access will be provided to the proposed lots from Beverly Lane due to a 1 foot by 313.7 foot strip of land that extends along the entire length of Beverly Lane and is under separate ownership.

The petitioner is propping new public sidewalks along 88th Avenue, Beverly Lane, and Adria Court to tie into existing sidewalks in the abutting subdivisions. A small off-site gap in the sidewalk system will also be completed as part of this project along the north side of Adria Court in front of the 80 foot by 144.9 foot property (PIN 23-35-300-042) that is to remain in unincorporated Cook County.

BUILDING ELEVATIONS

Elevations for single-family homes are approved as part of the building permit review process and must meet all Land Development Code and Building Code requirements.

LANDSCAPE PLAN

A preliminary landscape plan has been approved by the Village’s landscape consultant, Hey & Associates. The petitioner must submit a final landscape plan for separate review in conjunction with final engineering. All conditions included in the most recent comment letter must be addressed during final landscape plan review.

As shown on the submitted landscape plan, parkway trees will be provided along 88th Avenue, Beverly Lane, and Adria Court. Landscape Parkways and Signage Landscape requirements have been met and will be confirmed during final landscape plan review.

Because the petitioner is requesting a reduction to the 25 foot setback and an increase to the side slopes of the pond, the proposed landscape area around the pond does not meet all of the Stormwater Management Area Landscape requirements of Section 6-305.D.8. The petitioner is proposing a reduction to the overall 25 foot landscape area, which includes reducing the 15 foot naturalized landscape area to as little as approximately 7 feet, and an

increase to the cross slope along the north side of the pond. Refer to the “Variance” section of this report below for additional information.

The site was previously heavily wooded with a considerable number of trees, which were removed by the petitioner in 2018. Tree mitigation is required per Section 6-305.F.3 of the Land Development Code. In cases where tree replacement or mitigation cannot be accommodated on site, the petitioner is required to pay cash in lieu of the tree replacement amount. The petitioner has agreed to pay \$50,000, the maximum cash in lieu amount for tree mitigation required for projects less than 10 acres in size per Section 6-305.F.3.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering approval has not been granted for this project by the Village’s engineering consultant due to the request for the pond variances. This is standard practice for any project requesting a variance. All other preliminary engineering items have been met. Final engineering submittal must address all previous review letter comments as well as any future engineering comments.

Detention/Retention – The detention pond will be centrally located on site on Outlot A with a seventeen (17) foot wide access point provided from Adria Court, between Lot 6 and Lot 7. A setback and side slope variance has been requested. Refer refer to the “Variance(s)” section of this report.

Utilities – Nearby tie-ins are existing and available along 88th Avenue and Adria Court. Water and sewer will be extended to the site at the cost of the petitioner.

Comprehensive Plan

According to the Village’s Comprehensive Plan, the subject property is located in the Silver Lake North Planning District and is designated Single-Family Residential. The property is identified for future R-3 Residential zoning. The proposed single-family subdivision zoned R-3 Residential is supported for this location by the Comprehensive Plan.

Land Use/Compatibility

The proposed single-family subdivision is compatible with the R-3 Residential District, the surrounding existing land uses and zoning districts, and the Comprehensive Plan designation for this area. Single-family homes in the Barbalic Biljan subdivision and Parkview Highland subdivision are located to the east of the subject property and are zoned R-3 Residential District. Single-family homes located in unincorporated Cook County are located to the north, to the south across Beverly Lane, and to the west across 88th Avenue. A Place of Worship is also located to the west across 88th Avenue in unincorporated Cook County.

Rezoning

When considering an application for rezoning, the decision making body shall consider the Rezoning Evaluation Standards listed in Section 5-108 of the Land Development Code. The petitioner has provided responses to the Rezoning Standards, which are included in this packet for review.

The petitioner seeks to annex the subject property into the Village of Orland Park, and rezone the property from E-1 Estate Residential District (the default zoning when a property is annexed into the Village) to the R-3 Residential District. The proposed R-3 District conforms to the recommended zoning identified in the Comprehensive Plan. The proposed rezoning (upon annexation) is also consistent with the surrounding area as it matches the zoning districts of the nearby residential subdivisions to the east, west, and south of the subject property, which are also zoned R-3 Residential Zoning District.

Site Plan/Subdivision

The proposed subdivision consists of a total of ten (10) lots, including nine (9) residential lots for single-family homes and one (1) detention pond outlet. No new roads will be constructed as part of the project. The proposed subdivision will utilize existing established streets.

The average lot size will be 11,426 square feet, which is consistent with the 10,000 square foot minimum lot size allowed in the R-3 zoning district. Lot 7 is considerably oversized, at 17,392 square feet in area, which could be reduced to accommodate larger setbacks for the detention pond. With the exception of the requested pond variances and the proposed size of Lot 7, the subdivision will fit within the surrounding area and be consistent with other single-family subdivisions nearby.

A preliminary plat has been received and reviewed by the Village. The petitioner will need to submit a Plat of Subdivision to the Village for execution and recording.

Variance(s)

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

The petitioner requests the following variances to the Land Development Code:

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)
2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18)

As noted above, since the project was presented at the November 5, 2019 Plan Commission meeting, the petitioner has incorporated the 10 foot by 144.9 foot property (PIN 23-35-300-041) into the subdivision plans. As a result, the overall size of Outlot A has increased from 31,052 square feet to 32,501 square feet, and the total size of the proposed subdivision has increased from 3.07 acres to 3.11 acres.

The petitioner is also proposing minor changes to the setback between the high water line of the pond and the adjacent property lines on Outlot A as a result of additional stormwater volume being included for the 10 foot by 144.9 foot property (PIN 23-35-300-041) as well as the 80 foot by 144.9 foot property (PIN 23-35-300-042), based on the recommendation at the previous Plan Commission meeting.

Previously, the detention pond setback variance was proposed to be as little as 15.57 feet at certain locations. Under the revised plans, the setback is now proposed to be as little as 15.09 feet in certain locations, particularly along the south leg of the pond. The setbacks along the north side of the pond range from 27.68 feet to 22.52 feet (previously 28.16 feet to 23.43 feet proposed). The northeast side of the pond has a proposed setback of 20.09 feet (previously 15.57 feet to 20.14 feet), while the northwestern side of the pond has a proposed setback of 24.49 feet (previously 19.97 feet). A portion of the north side of the pond meets setback requirements, with a 27.68 foot setback proposed.

Additionally, a variance has been requested to allow for an increase in the side slope from a 4:1 slope to 3:1 slope. The proposed slope was previously proposed at the last public hearing.

The petitioner has noted that the shape of the property, topography, and the existing 1 foot wide strip of land along Beverly Lane has created a hardship for the property.

Sections 6-409.E.18.o and 6-412.D.1 require a setback of at least 25 feet from the high water line of a detention pond to all development and property lines. Detention ponds are also required to meet Stormwater Management Area Landscape requirements per Section 6-305.D.8. Within the minimum 25 foot setback area around a detention pond, a minimum 15 foot wide naturalized landscape area not exceeding a 5% cross slope is required above the pond high water levels in order to slow runoff, filter pollutants, recharge aquifers and enhance water quality. Within the 15 foot naturalized landscape area, a maintenance vehicle access area measuring at least 8 feet wide and not exceeding a 2% cross slope shall be provided for maintenance purposes, planted with native low-growing plant materials or as a recreational/maintenance trail.

If the pond setback variance is approved, staff recommends that the pond be privately owned and maintained in perpetuity by an established homeowners association as a condition of approval. Typically, detention ponds for single-family residential subdivisions are owned and maintained by the Village after final acceptance of the pond by the Village. Ponds are accepted and deeded to the Village after they are constructed, inspected, and maintained by a property owner in accordance with Village standards for approximately three years and the release of the letter of credit. If the proposed detention pond is privately owned and maintained, the Village would ultimately not be responsible for ownership or maintenance of a pond that does not meet code requirements in the future. The Village is also currently exploring a policy that would require all future detention ponds to be privately maintained.

Staff also recommends as a condition of approval that the petitioner be required to establish a fallback special service area (SSA) to assure that the privately owned pond will be adequately maintained in the future, should the SSA need to be activated. An SSA allows the Village to levy an additional tax to assist with financing costs in the event the pond is not maintained in the future.

Signage

A monument sign is proposed at the southwest corner of the site near the intersection of Beverly Lane and 88th Avenue, within a sign easement on Lot 4. Signage is not included as part of this petition. All signs are subject to a separate sign permit review by the

Development Services Department and must comply with Section 6-307 of the Land Development Code. The proposed signage landscape area meets the requirements of Section 6-305.

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 is recommended, and will be finalized at the time of the Annexation 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 the Annexation Agreement and Building Permits.

Bulk Requirements

Lot Size

Required – Minimum of 10,000 square feet

Proposed – Minimum of 10,000 square feet

The average lot size is 11,426 square feet. The smallest lot size is 10,000 square feet and the largest lot size is 17,392 square feet.

Lot Width

Required – Minimum of 80 feet for standard lots and 88 feet for corner lots

Proposed – Minimum 80 feet for standard lots and 88 feet for corner lots

Within the subdivision, Lot 7 has the widest lot width of 120 feet. Lots fronting cul-de-sac bulbs shall have a minimum lot width of fifty (50) feet at the right-of-way line and meet zoning district lot width at the front setback. Although the lot is not fronting a cul-de-sac, the 50 foot lot width is being used for frontage as the required street frontage to reflect the curved street design.

Lot Depth

Required – Minimum of 125 feet

Proposed – Minimum of 125 feet

The average lot depth is 131.6 feet. Lots 1-6 have a lot depth of 125 feet and Lots 7-9 have a lot depth of 144.9 feet.

Setbacks

Front Yard:

Required – 25 feet

Proposed – 25 feet

For Lots 7, 8, and 9, the petitioner has requested the homes be constructed with a 30 foot setback, which meets code requirements. Site plans for each single-family home will be reviewed as part of the building permit process.

Side Yard:

Required – 10% width of the lot, no less than 8 feet

Proposed – 10% width of the lot, no less than 8 feet

Corner Side Yard:

Required – 15 feet

Proposed – 15 feet

Rear Yard:

Required – 30 feet

Proposed – 30 feet

Annexation

Overall, the proposal conforms with the Land Development Code, general intent of the Comprehensive Plan, character of the surrounding area, and Village policies for the area, with the exception of the requested variance. The property is currently in unincorporated Cook County, so all approvals will be subject to annexation, which will be addressed separately at the Board level. The Annexation public hearing will be held at the Village Board of Trustees level at a future date.

PLAN COMMISSION DISCUSSION

A public hearing was held before the Plan Commission on November 5, 2019. The petitioner was present to answer questions at the meeting. Approximately 30-40 members of the public attended the meeting and 15 members of the public spoke in regard to the petition, most of which lived in nearby homes. Commissioner Zomparelli abstained from voting. The issues discussed at the public hearing are summarized below:

1. Existing Traffic and Condition of Streets. Several residents expressed concern over existing traffic on 88th Avenue and the conditions of the adjacent streets. It was noted that vehicles speed on 88th Avenue and there have been accidents in the area, which would create issues for the proposed homes with driveways directly accessing the street. Residents also noted that Beverly Lane is in poor condition and asked if the Village or the petitioner would be repaving the street in the near future. 88th Avenue is under the jurisdiction of Palos Township. The petitioner was not required to submit a traffic study under the Land Development Code for this project.

2. Flooding. Several residents asked questions related to how the project will impact flooding in the area and if the property is included in a flood relief program. Residents expressed concerns with stormwater draining onto adjacent lots, existing flooding in the area, and road closures nearby as a result of flooding. The Village's engineer provided an overview of the proposed stormwater for the site, design of the pond, and confirmed that the pond will need to meet all engineering code requirements by the Village.

3. Types of Homes. Several residents asked about the types of homes to be built, the starting prices, and if any of the lots have been sold already. The petitioner presented a poster board showing a conceptual elevation of one of the single-family homes that may be constructed to the Plan Commission and the members of the public. Building plans for the homes have not been submitted for review to the Development Services Department, but will be required meet all code requirements.

4. Annexation. Several residents asked about if the property could remain unincorporated and how that would impact the regulations on development. The property would be subject to the requirements for Cook County if it remained unincorporated.

5. Tree Removal. Residents commented on the previous removal of trees on the site, stating that there was no notification from the petitioner and the loss of trees has negatively impacted the neighborhood creating an eyesore and impacting wildlife in the area. Several residents stated that the tree mitigation amount is not enough to justify the removal of the trees.

Commissioner Paul asked for clarification on if the \$50,000 to be paid by the petitioner was a fee or a fine. Staff noted that the amount is a fee required per the Land Development Code. In cases where tree replacement or mitigation cannot be accommodated on site, the petitioner is required to pay cash in lieu of the tree replacement amount. The petitioner agreed to pay \$50,000, the maximum cash in lieu amount for tree mitigation required for projects less than 10 acres in size.

Residents also asked for clarification on why dirt was already being moved around on site. Dan Szkirpan, the general contractor for the project, stated that there was a previous dirt pile on the east side of the site and they are regrading some of the property. Mr. Szkirpan stated that the tree removal was done in accordance with Cook County's regulations.

Several of the Commissioners noted that it is unrealistic to expect the site to remain undeveloped forever and the loss of trees would be required for any development project. The petitioner will be required to meet all landscape code requirements for the project.

6. Property along Beverly Lane. The Commission asked if the petitioner has attempted to purchase the 1 foot wide and 313.7 foot long strip of land that extends along the entire length of Beverly Lane to help with access to the site. The petitioner provided an overview of the piece of land, stated it is currently located in the Village, and that the petitioner has attempted to purchase the property in the past, but the current property owner has refused to sell the property. A resident asked how the petitioner will ensure that there will not be encroachment on the private property in the future.

7. Proposed Lots to Remain in Unincorporated Cook County. There was a discussion on the ownership of the two lots located to the east of the subject property which are proposed to remain in unincorporated Cook County (PIN 23-35-300-041 and PIN 23-35-300-042). Mr. Szkirpan stated that the 80 foot wide lot to the east with the existing trees identified as PIN 23-35-300-042 was purchased by the adjacent property owner at 8700 Adria Court. Mr. Szkirpan stated that the 10 foot strip of land with PIN 23-35-300-041 was currently owned by the petitioner and was needed for grading of the entire site and to avoid the need of a retaining wall. There was a discussion on the proposed grade change between the 10 foot strip of land and the proposed Lot 9 (approximately a 4 foot grade change on the north side of the shared property line).

Mr. Szkirpan stated that the 10 foot strip of land could either be purchased by the adjacent property owner to the east or the owner of the proposed Lot 9 in the future, which will be determined at a later date. Several of the Commissioners expressed concern over the

existing 10 foot lot remaining in unincorporated Cook County. The subject property and proposed subdivision is already experiencing issues due to the 1 foot by 313.7 foot strip of land along Beverly Lane that is not owned by the petitioner. There was concern over creating another small lot or spite strip, where the ownership is not currently determined. It was noted that both of the adjacent property owners in the future may not want to buy the 10 foot piece of land. This piece of land could become undevelopable and create challenges for the adjacent development in the future.

At the end of the public hearing, the petitioner confirmed that they will approach the owner of the 80 foot lot with PIN 23-35-300-042 if he would like to purchase the 10 foot wide property. If the property owner does not wish to purchase the property, it will be incorporated into the subdivision and included as part of the proposed annexation into the Village.

8. Detention Pond Setbacks & Proposed Variance. Several Commissioners and residents expressed concern over the proposed detention pond setbacks. Several comments focused on the setbacks specifically along Beverly Lane due to the pond's location near the sidewalk and potential safety concerns for pedestrians and children. One resident also asked about the Village's regulations for mosquito abatement, rodent control, and general maintenance requirements for ponds.

There was a discussion on the previously proposed site plan and the detention pond in 2004. Staff explained the previous proposal and detention pond setbacks, and stated that the site was never formally annexed into the Village. Village codes may have changed since that time.

There was a discussion if Lot 7, which is currently oversized per the R-3 zoning district requirements, could be made smaller to accommodate larger detention pond setbacks or if the additional 10 foot strip of land could help meet the setback requirements. The petitioner did not wish to reduce the size of Lot 7. It was noted that the remainder of the single-family lots adjacent to the pond met the bulk requirements for the R-3 District, therefore any decrease would be a variance for lot size, width, or length.

Commissioner Schussler asked if the 10 foot wide property with PIN 23-35-300-041 and the 80 foot wide property with PIN 23-35-300-042 were factored into the overall stormwater calculations for the pond. The petitioner confirmed that these lots were not included in the detention calculations. There was a discussion if a home is constructed on the 80 foot wide lot in the future how stormwater would be accommodated. The lot could remain in unincorporated Cook County, where it would be subject to the County's requirements, or could be annexed into the Village in the future and be subject to Orland Park's requirements, which typically would not require detention for an individual single-family lot of this size.

There was a discussion on if the pond would be privately owned and maintained or taken over by the Village in the future. Commissioner Schussler stated that the majority of detention ponds for single-family subdivisions are owned and maintained by the Village; this pond should be treated the same and should meet code requirements. Ponds that are privately owned and maintained can still experience issues with future maintenance. Commissioner Schussler noted that he would like to see the pond owned by the Village to

be in line with the existing Village code requirements and policy, and the pond should meet code requirements. Mr. Skirpen noted that the interim Village Manager's office had told them that all ponds should be privately owned in the future moving forward. Commissioner Schussler stated that this policy for ponds would need to be set and approved by the Village Board.

9. Conditions of Approval. The Commission revised the recommended motion to state that the proposed detention pond meets all Village requirements, the Village consider assuming responsibility for the pond if it meets all code requirements, and that the two properties that are proposed to remain in unincorporated Cook County be included in stormwater calculations. The Commission added and/or revised Condition # 4, 5 and 6 to the Preliminary Site Plan motion, as included below.

PLAN COMMISSION MOTION

On November 5, 2019, the Plan Commission moved, by a vote of 5-0, to recommend to the Village Board of Trustees approval (upon annexation) of the **Rezoning** of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Preliminary Site Plan** titled "Preliminary Site Plan for Megan Nicole Ridge Subdivision", prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019 and last revised September 30, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
3. All proposed single-family homes shall conform to all Village codes and ordinances, including the bulk requirements of the R-3 Residential District per Section 6-204 of the Land Development Code and the Building Code.
4. That the 10 foot by 144.9 foot parcel identified as PIN 23-35-300-041-0000 be incorporated into the subdivision or be incorporated into the parcel identified as PIN 23-35-300-042-0000, and that the detention pond provide detention for the two parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000.
5. That the detention pond meet all Village Code requirements including setback requirements and that it provide detention for the parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000.
6. That the Village consider assuming responsibility for the pond if it meets all code requirements, since typically detention ponds for single-family residential subdivisions are owned and maintained by the Village after final acceptance of the pond by the Village.
7. That if the pond shall be privately owned, it shall be maintained by a homeowners association and a special service area (SSA) shall be established when the Annexation Agreement is finalized to assure that the privately owned detention pond will be maintained to Village standards in the future.

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Plat of Subdivision** titled “Megan Nicole Ridge”, prepared by Landmark Engineering, LLC, subject to the following conditions:

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

And moved, by a vote of 5-0, to recommend to the Village Board approval (upon annexation) of the **Preliminary Landscape Plan**, titled “Megan Nicole Ridge Subdivision, Landscape Plan”, prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019 and last revised October 10, 2019, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Provide the maximum cash-in-lieu amount required for tree mitigation for projects less than 10 acres in size per Section 6-305.F.3 and as finalized at the time of the Annexation Agreement.
3. Provide cash in lieu of park land donation as finalized at the time of the Annexation Agreement.

This case is now before Plan Commission for consideration.

..Recommended Action/Motion

Regarding Case Number 2019-0282, also known as **Megan Nicole Ridge**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 7, 2020.

And

I move to recommend to the Village Board approval (upon annexation) of the **Rezoning** of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the **Preliminary Site Plan** titled “Preliminary Site Plan for Megan Nicole Ridge Subdivision”, prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019 and last revised January 15, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
3. All proposed single-family homes shall conform to all Village codes and ordinances, including the bulk requirements of the R-3 Residential District per Section 6-204 of the Land Development Code and the Building Code.

4. The detention pond shall be privately owned and maintained by an established homeowners association.
5. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards in the future, as finalized at the time of the Annexation Agreement.

And

I move to recommend to the Village Board approval (upon annexation) of the **Plat of Subdivision** titled "Megan Nicole Ridge", prepared by Landmark Engineering, LLC, subject to the following conditions:

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

And

I move to recommend to the Village Board approval (upon annexation) of the **Preliminary Landscape Plan**, titled "Megan Nicole Ridge Subdivision, Landscape Plan", prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019 and last revised January 15, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Provide the maximum cash-in-lieu amount required for tree mitigation for projects less than 10 acres in size per Section 6-305.F.3 and as finalized at the time of the Annexation Agreement.
3. Provide cash in lieu of park land donation as finalized at the time of the Annexation Agreement.

And

I move to recommend to the Village Board approval (upon annexation) of the following **Variances**, subject to the same conditions outlines in the Preliminary Site Plan motion:

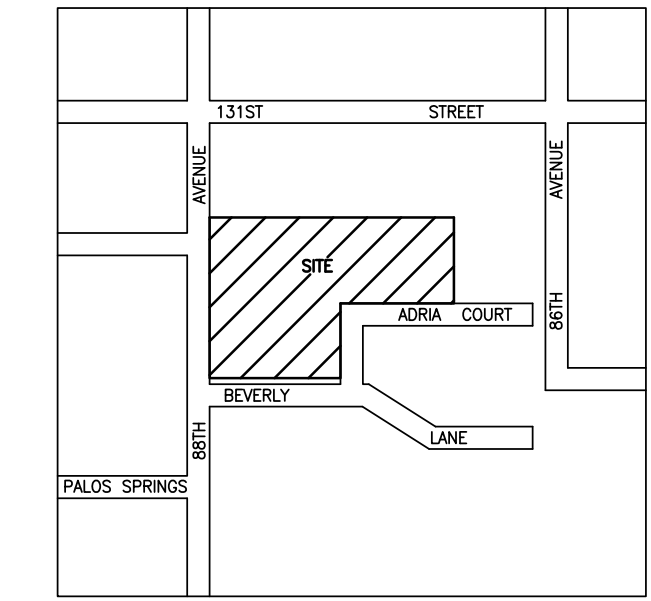
1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as fifteen (15) feet (Section 6-409.E.18; Section 6-412.D.1; Section 6-305.D.8.b)
2. To allow for an increase to the side slope of the pond from a 4:1 slope to 3:1 slope (Section 6-409.E.18)

Approval of this petition is subject to annexation into the Village of Orland Park.

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

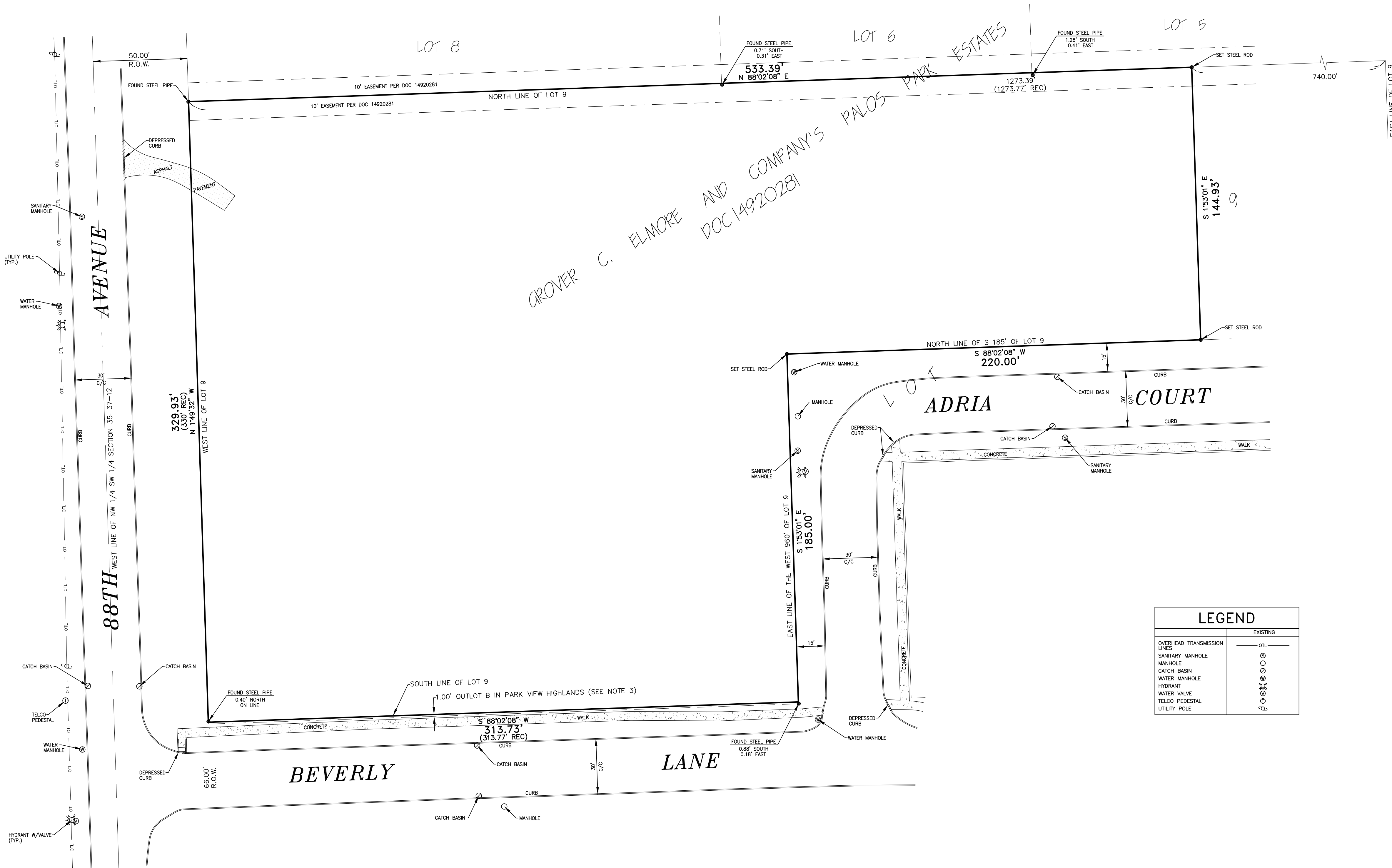
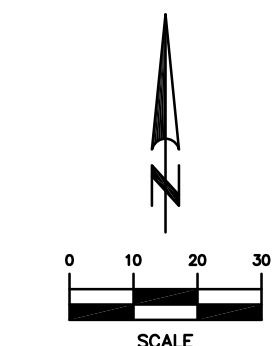
LOT 9 (EXCEPT THE EAST 740 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 220 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
PROPERTY INDEX NUMBERS
(P.I.N.s)
23-35-300-040-0000
23-35-300-041-0000
23-35-300-042-0000



AREA MAP

AREA
135,338 SQ.FT.
3.107 AC
(more or less)



LEGEND	
	EXISTING
OVERHEAD TRANSMISSION LINES	OTL
SANITARY MANHOLE	○
MANHOLE	○
CATCH BASIN	○
WATER MANHOLE	○
HYDRANT	○
WATER VALVE	○
TELECO PEDESTAL	○
UTILITY POLE	○

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON WARRANTY DEEDS RECORDED AS Doc 1819934031 & Doc 1829922007 AND AN ADDITIONAL 10 FOOT EXCEPTION SPECIFIED BY CLIENT. FOR BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- SURVEYED PROPERTY HAS NO DIRECT ACCESS TO BEVERLY LANE, AS A 1.00' GAP WAS CREATED AS OUTLOT B IN PARK VIEW HIGHLANDS PER Doc 90325577 AS SHOWN.
- NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
TO: D L 3 SONS PROPERTIES, INC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7a, 8 AND 14. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2019.
DATED AT PALOS HILLS, ILLINOIS, THIS 13th DAY OF JANUARY, A.D. 2020.



MARK H. LANDSTROM
IPL No. 2625
LAND SURVEYOR
STATE OF ILLINOIS
LICENSE RENEWAL DATE: 11/30/2020
LANDSTROM@LANDMARK90.COM

PREPARED FOR:
DL3 SONS PROPERTIES INC.
PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 18-09-070-ALTA-R3

PRELIMINARY SITE PLAN FOR MEGAN NICOLE RIDGE SUBDIVISION

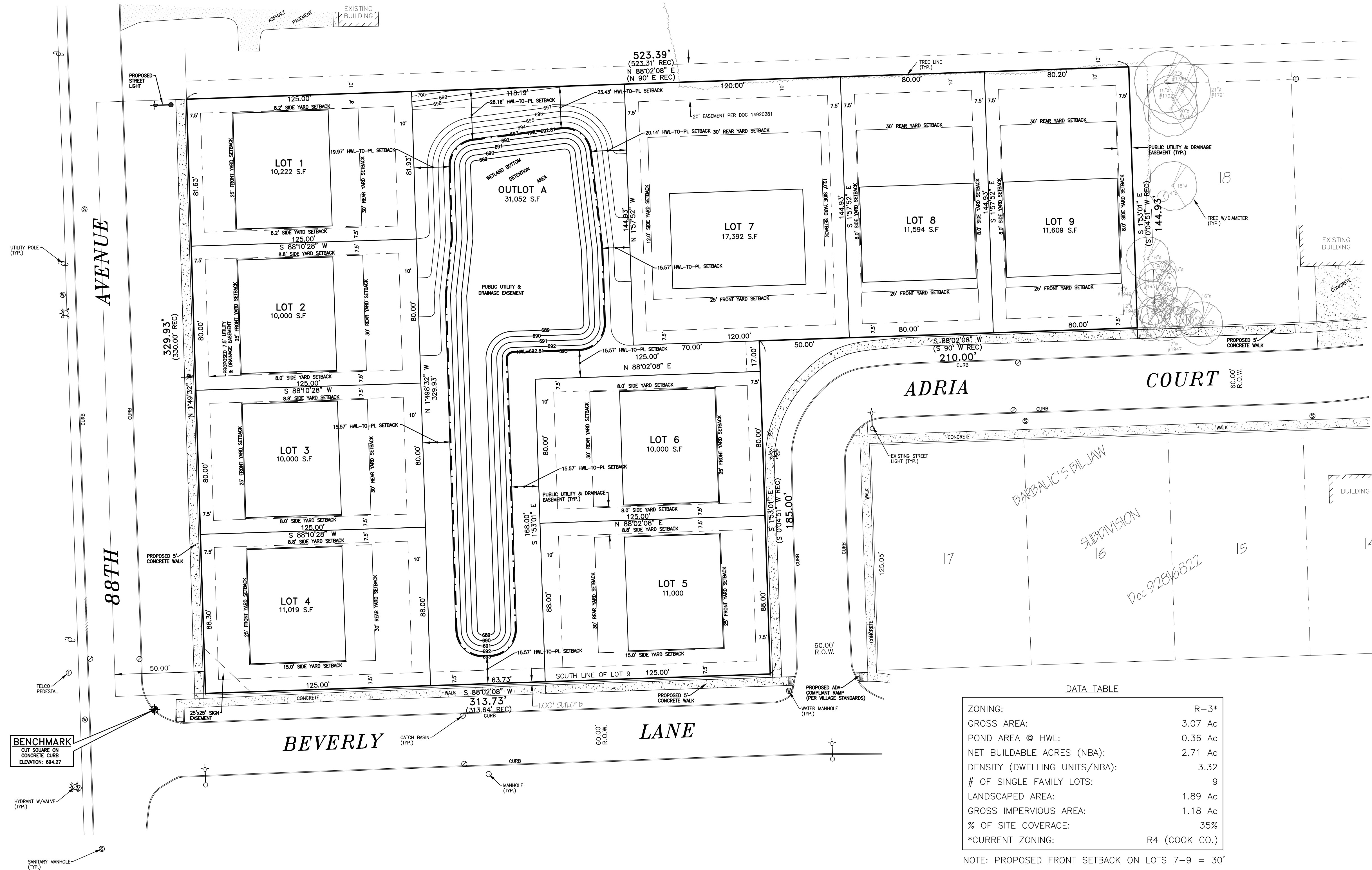
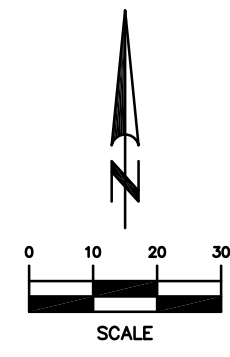
132ND STREET & 88TH AVENUE
ORLAND PARK, IL

LEGAL DESCRIPTION

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEVELOPER:

DL3 SONS PROPERTIES INC.
P.O. BOX 302
MIDLOTHIAN, IL 60405
(708) 612-1082



DATA TABLE

ZONING:	R-3*
GROSS AREA:	3.07 Ac
POND AREA @ HWL:	0.36 Ac
NET BUILDABLE ACRES (NBA):	2.71 Ac
DENSITY (DWELLING UNITS/NBA):	3.32
# OF SINGLE FAMILY LOTS:	9
LANDSCAPED AREA:	1.89 Ac
GROSS IMPERVIOUS AREA:	1.18 Ac
% OF SITE COVERAGE:	35%
*CURRENT ZONING:	R4 (COOK CO.)

NOTE: PROPOSED FRONT SETBACK ON LOTS 7-9 = 30'

REV.	REVISIONS	DATE
T.G.	ISSUED FOR REVIEW	7/8/19
B.H.	ISSUED FOR REVIEW	7/8/19
B.H.	VILLAGE COMMENTS	8/28/19
B.H.	VILLAGE COMMENTS	9/30/19

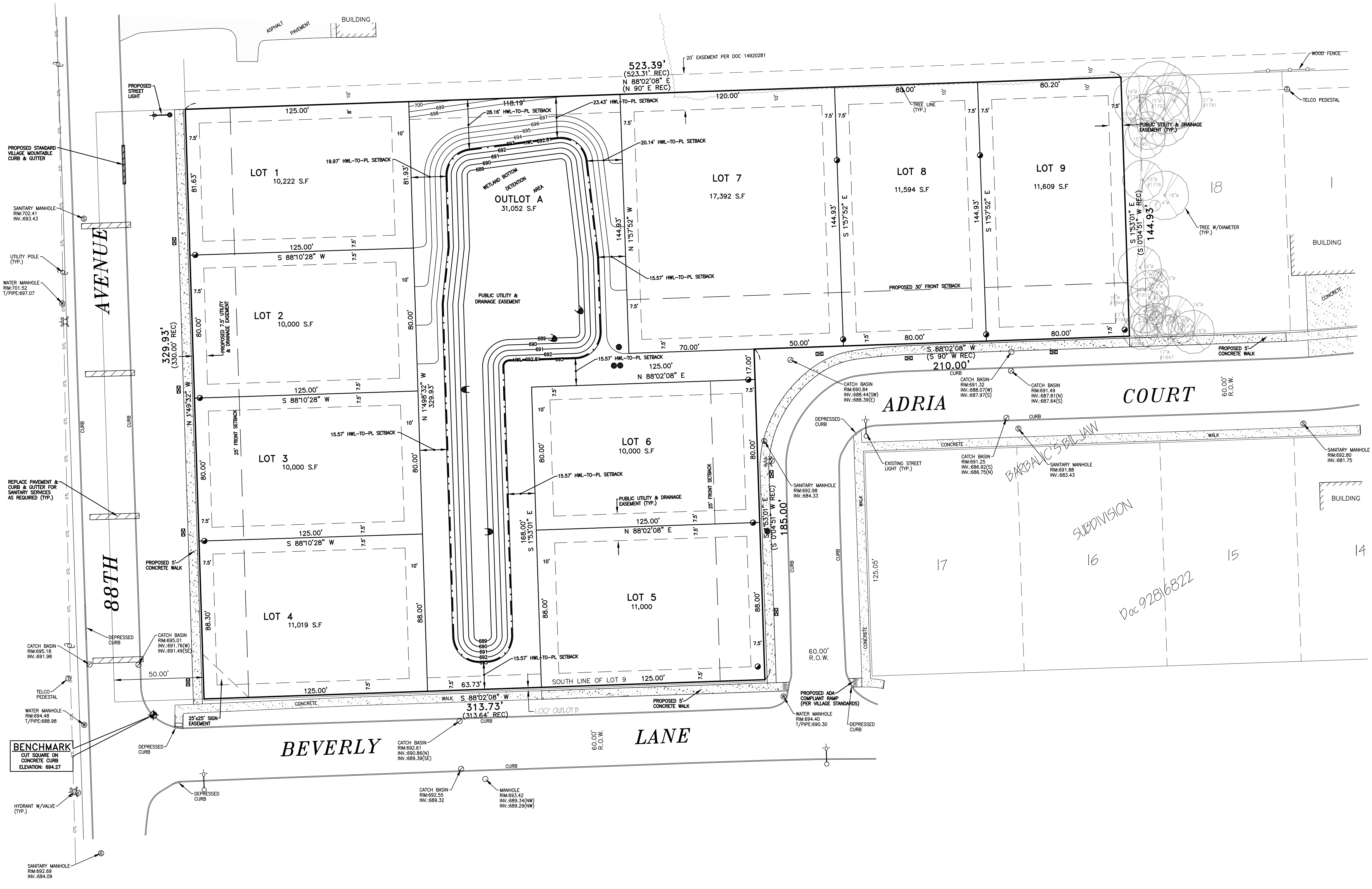
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-5337
Fax: (708) 599-2281

MEGAN NICOLE RIDGE SUBDIVISION
132ND & 88TH AVENUE, ORLAND PARK, IL
PRELIMINARY SITE PLAN

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

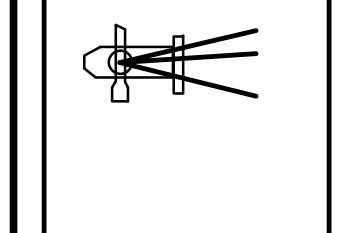
SHEET
PSP1
18-09-070

Previously Proposed Plans -
Plan Commission 11.5.2019



REV. BY	DATE	REVISIONS
T.G. <td>6/6/19 <td>VILLAGE COMMENTS</td> </td>	6/6/19 <td>VILLAGE COMMENTS</td>	VILLAGE COMMENTS
B.H. <td>7/8/19 <td>REVISE STORM SEWER</td> </td>	7/8/19 <td>REVISE STORM SEWER</td>	REVISE STORM SEWER
B.H. <td>8/1/19 <td>ADDITIONAL POND SETBACKS</td> </td>	8/1/19 <td>ADDITIONAL POND SETBACKS</td>	ADDITIONAL POND SETBACKS
T.G. <td>8/28/19 <td>VILLAGE COMMENTS</td> </td>	8/28/19 <td>VILLAGE COMMENTS</td>	VILLAGE COMMENTS
B.H. <td>9/30/19 <td>VILLAGE COMMENTS</td> </td>	9/30/19 <td>VILLAGE COMMENTS</td>	VILLAGE COMMENTS

LANDMARK
 ENGINEERING LLC
 DESIGN FIRM REGISTRATION NO. 184-005577
 7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1929
 Phone: (708) 599-5337
 Fax: (708) 599-2281



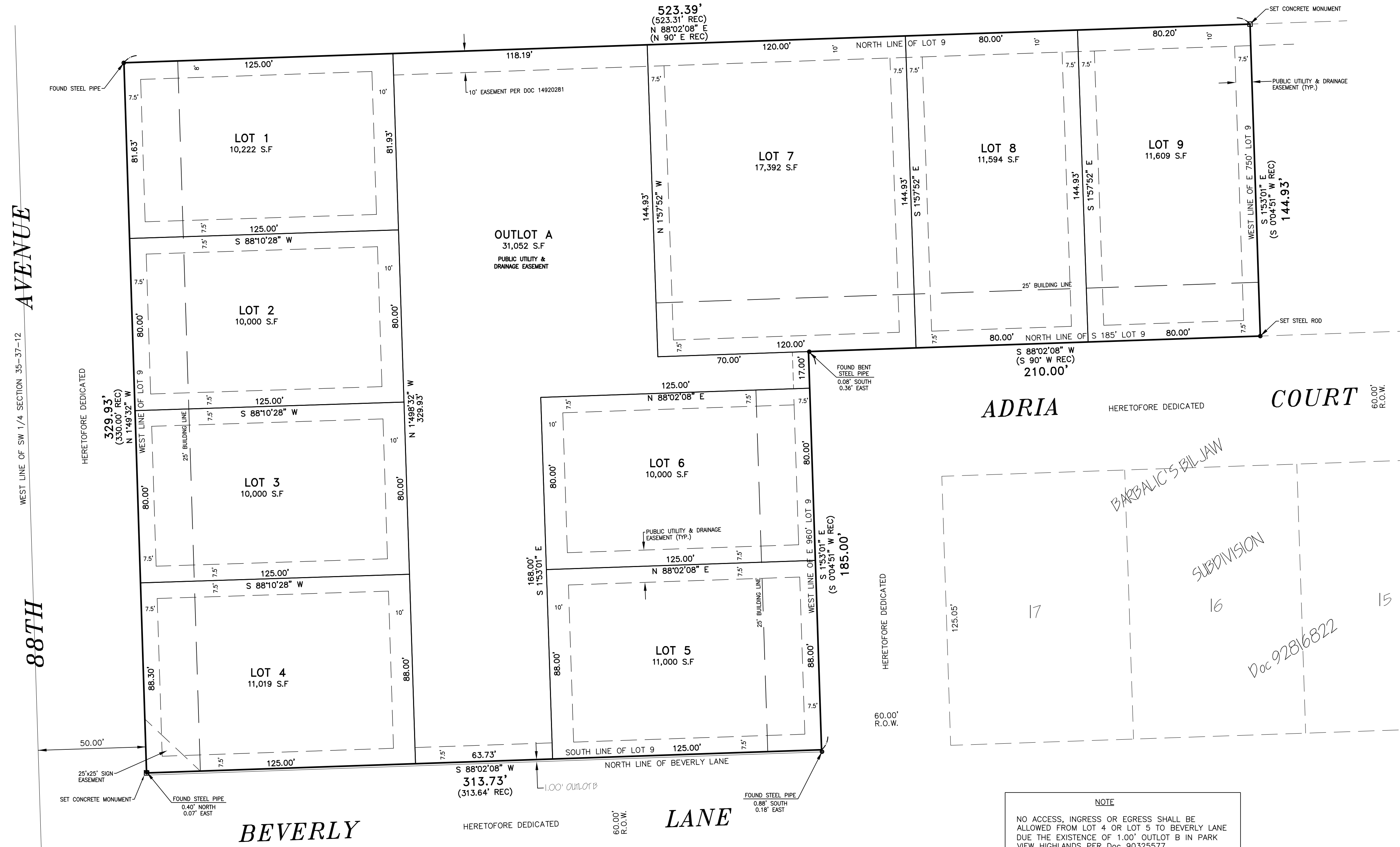
MEGAN NICOLE RIDGE SUBDIVISION
 132ND & 88TH AVENUE, ORLAND PARK, IL
 GEOMETRIC PLAN

DRAWN BY: T.G.
 DESIGNED BY: B.H.
 CHECKED BY: M.L.

SHEET
C3.0
 18-09-070

MEGAN NICOLE RIDGE

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AFFECTS COOK COUNTY PIN: 23-35-300-040-0000

SEND FUTURE TAX BILLS TO:
D L 3 SONS PROPERTIES, INC.
16352 S. KEWVALE AVENUE
TINLEY PARK, ILL. 60478

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ALONG, UNDER AND THROUGH THAT PORTION OF THE LAND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT" WITH DASHED LINES ON THE PLAT FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIR, INSTALLATION, INSPECTION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF WATER LINES, SANITARY SEWERS AND STORM SEWERS TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES, OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES, GAS MAINS AND APPURTENANCES, AND CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH UTILITIES. NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF ORLAND PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

SIGN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR D L 3 SONS PROPERTIES, INC., ITS SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER THAT PORTION OF THE LAND MARKED "SIGN EASEMENT" ON THE PLAT FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN A SIGN, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

NOTE

STEEL RODS OR OTHER MONUMENTATION SHALL BE SET AT ALL PROPERTY CORNERS OF THE NEW LOTS.

NOTE
NO ACCESS, INGRESS OR EGRESS SHALL BE ALLOWED FROM LOT 4 OR LOT 5 TO BEVERLY LANE DUE THE EXISTENCE OF 1.00' OUTLOT B IN PARK VIEW HIGHLANDS PER DOC 90325577.

VILLAGE TREASURER
I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.
DATED THIS ____ DAY OF _____, A.D. 20____

PLAN COMMISSION
THIS SUBDIVISION WAS APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, AT A MEETING HELD THIS ____ DAY OF _____, A.D., 20____

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

VILLAGE BOARD
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK AT A MEETING HELD THIS ____ DAY OF _____, A.D. 20____

BY: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

OWNER
D L 3 SONS PROPERTIES, INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
IT FURTHER CERTIFIES THAT THE PROPERTY HEREIN CONSOLIDATED LIES WITHIN PALOS SCHOOL DISTRICT 118 AND CONSOLIDATED HIGH SCHOOL DISTRICT 230.
DATED AT _____ ILLINOIS THIS ____ DAY OF _____, A.D., 20____

DWAYNE STAROSTKA, President

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DWAYNE STAROSTKA OF D L 3 SONS PROPERTIES, INC., PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF D L 3 SONS PROPERTIES, INC., FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____

BY: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LAND SURVEYOR
STATE OF ILLINOIS) SS
COUNTY OF COOK)
I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 (EXCEPT THE EAST 750 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 210 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS;

AS SHOWN BY THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE ILLINOIS EAST ZONE (2011) STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS MEASUREMENT, AND THE AREA OF THE SUBDIVISION IS 133,888 SQUARE FEET = 3.074 ACRES (more or less).

I FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, WHICH HAS ADOPTED A CITY PLAN AND EXERCISES THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

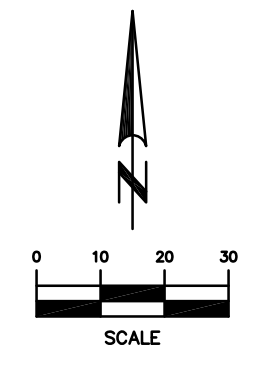
I FURTHER CERTIFY THAT ALL THE PROPERTY IS WITHIN ZONE X, UNSHADED AREAS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL 17031C0614J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, AND I HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK TO RECORD THIS PLAT OF SUBDIVISION.

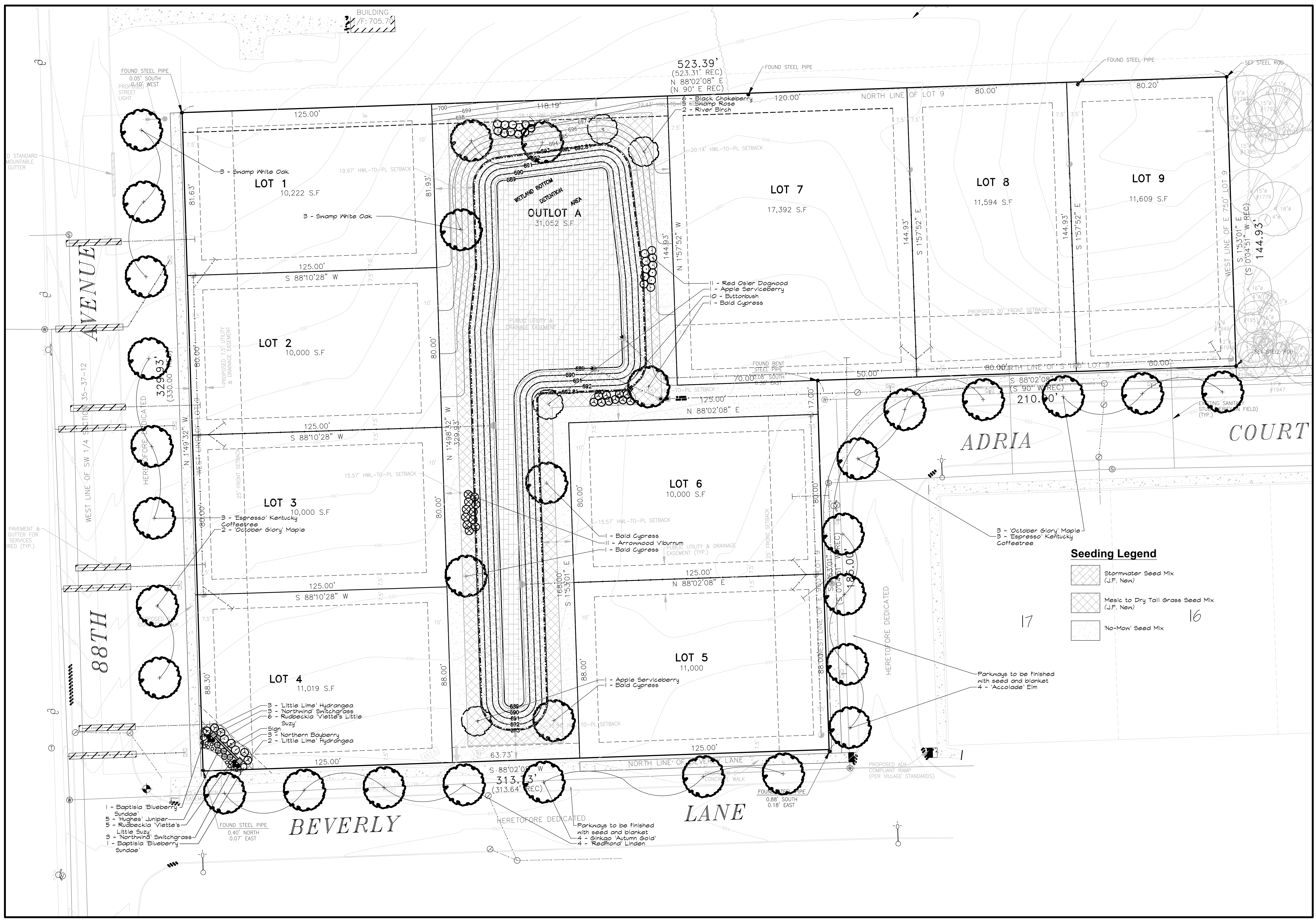
GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 8th DAY OF OCTOBER, A.D. 2019.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2020

PREPARED FOR:
DL3 SONS PROPERTIES INC.

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-065577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 18-09-070-SUB-R3





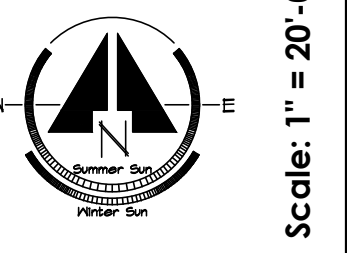
Megan Nicole Ridge Subdivision
 132nd and 88th Ave.
 Orland Park, IL
Landscape Plan

Proj. #: 19.1295.FV-sb	Date: 4/11/19
Sheet: 1 of 5	Revised: in 7/3/19
Drawn By: sb	Revised: in 9/4/19
Account Rep: aw	Revised: in 10/10/19

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Seeding Legend

- Stormwater Seed Mix (J.F. New)
- Mesic to Dry Tall Grass Seed Mix (J.F. New)
- No-Mow Seed Mix



Plant Requirements and Schedule

Parkway Trees

88th Avenue
Requirements: 329.93 lf' of frontage, 1 shade tree per 100 lf and 1 ornamental tree per 100 lf = 4 Shade Trees and 4 Ornamental Trees (4 Shade Trees and 4 Ornamental Trees Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Shade Trees				
Acer rubrum 'October Glory'	'October Glory' Maple	2	2.5" cal. B+B	
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree	3	2.5" cal. B+B	
Quercus bicolor	Swamp White Oak	3	2.5" cal. B+B	

Beverly Lane

Requirements: 313.73 lf' of frontage, 1 tree per 40 lf = 8 Trees (8 Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	4	2.5" cal. B+B	
Tilia americana 'Redmond'	'Redmond' Linden	4	2.5" cal. B+B	

Adria Court (North/South Portion)

Requirements: 185.00 lf' of frontage, 1 tree per 40 lf = 5 Trees (5 Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree	1	2.5" cal. B+B	
Ulmus davidiana var. japonica 'Morton'	'Accolade' Elm	4	2.5" cal. B+B	

Adria Court (East/West Portion)

Requirements: 210.00 lf' of frontage, 1 tree per 40 lf = 5 Trees (5 Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Acer rubrum 'October Glory'	'October Glory' Maple	3	2.5" cal. B+B	
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree	2	2.5" cal. B+B	

Storm Water Management Area

Requirements: one (1) tree for every one hundred (100) linear feet of retention or detention basin perimeter as measured at the high water line; native understory trees shall be planted at a ratio not less than one (1) tree for every two hundred (200) linear feet; and native shrubs at a ratio not less than three (3) shrubs for every fifty (50) linear feet. 711.29 lf' @ high water level = 7 Trees, 4 understory trees, and 43 shrubs (7 Trees, 4 understory trees, and 43 shrubs Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Canopy Trees				
Quercus bicolor	Swamp White Oak	3	2.5" cal. B+B	
Taxodium distichum	Bald Cypress	4	2.5" cal. B+B	
Ornamental Trees				
Amelanchier grandiflora	Apple Serviceberry	1	6' cl. B+B	
Betula nigra	River Birch	2	6' cl. B+B	
Ostrya virginiana	American Hombeam	1	6' cl. B+B	
Shrubs				
Aronia melanocarpa 'Morton'	'Iroquois Beauty' Black Chokeberry	6	5 gal. (24")	
Cephalanthus occidentalis	Buttonbush	10	5 gal. (24")	
Comus sericea	Red Osier Dogwood	11	5 gal. (24")	
Rosa palustris	Swamp Rose	5	5 gal. (24")	
Viburnum dentatum	Arrowwood Viburnum	11	5 gal. (24")	

Sign Landscaping

Scientific Name	Common Name	Quantity	Size	Comments
Shrubs				
Hydrangea paniculata 'Jane'	'Little Lime' Hydrangea	5	5 gal.	
Juniperus horizontalis 'Hughes'	'Hughes' Juniper	5	5 gal.	
Myrica pennsylvanica	Northern Bayberry	3	5 gal.	

Perennials and Ornamental Grasses

Baptisia Decadence 'Blueberry Sundae'	Baptisia 'Blueberry Sundae'	2	1 gal.	
Panicum virgatum 'Northwind'	'Northwind' Switchgrass	6	1 gal.	
Rudbeckia fulgida 'Viette's Little Suzy'	Rudbeckia 'Viette's Little Suzy'	11	1 gal.	

Plant Diversity Requirements

Scientific Name	Common Name	Quantity	Size	Comments
Shade Trees				
Acer rubrum 'October Glory'	'October Glory' Maple	5	2.5" cal. B+B	16% (Illinois Native, Nativar)
Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	4	2.5" cal. B+B	12%
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree	6	2.5" cal. B+B	18% (Illinois Native, Nativar)
Quercus bicolor	Swamp White Oak	6	2.5" cal. B+B	18% (Illinois Native)
Taxodium distichum	Bald Cypress	4	2.5" cal. B+B	12% (Illinois Native)
Tilia americana 'Redmond'	'Redmond' Linden	4	2.5" cal. B+B	12%
Ulmus davidiana var. japonica 'Morton'	'Accolade' Elm	4	2.5" cal. B+B	12%
Ornamental Trees				
Amelanchier grandiflora	Apple Serviceberry	1	6' cl. B+B	25% (Illinois Native)
Betula nigra	River Birch	2	6' cl. B+B	50% (Illinois Native)
Ostrya virginiana	American Hombeam	1	6' cl. B+B	25% (Illinois Native)
Shrubs				
Aronia melanocarpa 'Morton'	'Iroquois Beauty' Black Chokeberry	6	5 gal. (24")	11% (Illinois Native)
Cephalanthus occidentalis	Buttonbush	10	5 gal. (24")	17% (Illinois Native)
Comus sericea	Red Osier Dogwood	11	5 gal. (24")	20% (Illinois Native)
Hydrangea paniculata 'Jane'	'Little Lime' Hydrangea	5	5 gal.	9%
Juniperus horizontalis 'Hughes'	'Hughes' Juniper	5	5 gal.	9%
Myrica pennsylvanica	Northern Bayberry	3	5 gal.	5% (Illinois Native)
Rosa palustris	Swamp Rose	5	5 gal. (24")	9% (Illinois Native)
Viburnum dentatum	Arrowwood Viburnum	11	5 gal. (24")	20% (Illinois Native)
Perennials and Ornamental Grasses				
Baptisia Decadence 'Blueberry Sundae'	Baptisia 'Blueberry Sundae'	2	1 gal.	11% (Illinois Native)
Panicum virgatum 'Northwind'	'Northwind' Switchgrass	6	1 gal.	31% (Illinois Native)
Rudbeckia fulgida 'Viette's Little Suzy'	Rudbeckia 'Viette's Little Suzy'	11	1 gal.	58% (Illinois Native)

Storm Water Management Area Seed Mixes

Mesic-to-Dry Tall Grass Prairie Seed Mix .33 Ac (J.F. New)		PLS Ounces/Acre
Botanical Name	Common Name	
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	18.00
Bouteloua curtipendula	Side-Oats Grama	8.00
Carex spp.	Prairie Sedge Species	4.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	4.00
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	98.00
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs:		
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	1.00
Baptisia alba	White Wild Indigo	2.00
Baptisia bracteata	Cream Wild Indigo	0.50
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	4.00
Coreopsis palmata	Prairie Coreopsis	0.75
Desmanthus illinoensis	Illinois Sensitive Plant	2.00
Desmodium illinoense	Illinois Tick Trefoil	0.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	1.00
Liatris pycnostachya	Prairie Blazing Star	2.00
Lupinus perennis v. occidentalis	Wild Lupine	2.00
Monarda fistulosa	Wild Bergamot	1.00
Oligoneuron rigidum	Stiff Goldenrod	2.00
Parthenium integrifolium	Wild Quinine	1.00
Drymonia arguta	Prairie Cinquefoil	0.50
Pycnanthemum virginianum	Common Mountain Mint	0.25
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Silphium integrifolium	Rosin Weed	3.00
Silphium laciniatum	Compass Plant	2.00
Silphium terebinthinaceum	Prairie Dock	3.00
Solidago nemoralis	Old-Field Goldenrod	0.25
Solidago speciosa	Showy Goldenrod	0.50
Symphotrichum laeve	Smooth Blue Aster	1.00
Symphotrichum novae-angliae	New England Aster	0.50
Symphotrichum oolentangiense	Sky-Blue Aster	1.00
Tradescantia ohioensis	Common Spiderwort	1.00
Veronicastrum virginicum	Culver's Root	0.25
	Total	66.00

No Mow Seed Mix -
Prairie Nursery
P.O. Box 306
Westfield, WI 53964
1-800-476-9453

The 'No Mow Seed Mix' is a proprietary mix of seed containing Festuca brevipila, Festuca ovina, Festuca rubra subs. fallax, Festuca Rubra, Festuca rubra var. Rubra and to be applied at a rate of 5 pounds per 1000 square feet, 220 pounds per acre

Stormwater Seed Mix .18 Ac (J.F. New)		PLS Ounces/Acre
Botanical Name	Common Name	
Permanent Grasses/Sedges/Rushes:		
Bolboschoenus fluviatilis	River Bulrush	1.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Elymus virginicus	Virginia Wild Rye	24.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	41.50
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Alisma subcordatum	common water plantain	0.5
Asclepias incarnata	swamp milkweed	0.4
Avena sativa	oats	45.7
Bidens cernua	nodding bur marigold	0.4
Bolboschoenus fluviatilis	river bulrush	0.2
Carex cristatella	crested oval sedge	0.1
Carex lurida	bottlebrush sedge	0.6
Carex vulpinoidea	brown fox sedge	0.4
Elymus virginicus	Virginia wild rye	4.6
Eupatorium perfoliatum	common boneset	0.2
Glyceria striata	fowl manna grass	0.2
Helenium autumnale	sneezeweed	4
Iris virginica v. shrevei	blue flag	0.8
Juncus effusus	common rush	0.2
Leersia oryzoides	rice cut grass	0.2
Lolium multiflorum	annual rye grass	12.7
Lycopus americanus	common water horehound	0.1
Mimulus ringens	monkey flower	0.2
Panicum virgatum	switch grass	0.4
Penthorum sedoides	ditch stonecrop	0.1
Rudbeckia subtomentosa	sweet black-eyed susan	0.2
Rudbeckia triloba	brown-eyed susan	0.3
Sagittaria latifolia	common arrowhead	0.2
Schoenoplectus tabernaemontani	softstem bulrush	0.6
Scirpus atrovirens	dark green rush	0.4
Scirpus cyperinus	wool grass	0.2
Senna hebecarpa	wild senna	0.6
Symphotrichum lateriflorum	side-flowering aster	0.1
Symphotrichum novae-angliae	New England aster	0.1
Thalictrum dasycarpum	purple meadow rue	0.4
	Total	75.10

Plan Notes:

- The contractor shall provide and install all plant materials in quantities sufficient to complete the planting shown on the drawing, unless noted otherwise. All plants shall comply with the requirements of the current American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall meet size, genus, species, and variety. Plants shall be in good health, free of disease, insects and defects. No "Park Grade" material shall be accepted. Plants may be substituted upon the approval of the Landscape Architect or the governing municipality prior to installation.
- All plants shall be watered during the first 24-hour period after installation. Contractor is responsible for watering sod and seed areas until first mowing. A schedule must be agreed upon with the owner, before sod is installed, of whom, when and how sod is to be properly watered. The contractor is responsible for site visits to ensure the proper watering is being done for establishment and health of sod.
- Plants shall be balled and burlapped or container grown as specified. No root bound material shall be accepted and all wrapping material made of synthetics or plastics shall be removed at the time of planting. It is the contractor's option to roll back burlap from the top of the ball.
- All shrub beds and tree rings shall receive 4" depth of shredded hardwood mulch. All new tree rings shall be 5' in diameter. All perennials shall receive 2" depth of hardwood mulch.
- All plants shall be set plumb. It is the contractors option to stake deciduous tree, but it is also the contractor's responsibility to ensure plants remain plumb until the end of the guarantee period. All deciduous trees shall be wrapped to prevent winter damage, which shall be removed after the first winter by the installing contractor. All evergreen trees must be staked.
- Prune, thin out, and shape new plants in accordance with standard horticultural practices to retain their natural character. Do not cut tree leader, but be sure to remove any injured, damaged, dead, or crossed branches from the plant at the time of installation. All plant material shall be planted to finished grade equivalent to the plant's original grade before digging.
- All ground cover and flowerbeds shall receive a 6" depth of organic compost, which shall be rototilled into the existing topsoil utilizing two lifts. Trees and shrubs shall be back filled with good existing topsoil.
- The contractor shall locate the existence of all underground utilities prior to starting. The contractor must also keep the pavement and work area in a neat and orderly condition throughout the construction process.
- Owner shall provide contractor with finish grade from the approved grading plan to a tenth of an inch with sufficient quality topsoil. If imported topsoil is required it shall be done at the owners expense. The general contractor should remove all building construction debris. The landscape contractor should be responsible for landscape debris removal.
- Seeded turf areas shall extend to all areas of disturbance unless otherwise noted and shall consist of an approved Kentucky Bluegrass Blend and finished with erosion control blanket.
- All edging to be a spaded natural edge, no steel or plastic edging shall be used unless otherwise noted.
- Should the Village agree to accept responsibility of the detention area (Lot 10) after the 3-year monitoring and management period is completed by the developer and all performance criteria have been met, then the Village will be responsible for ongoing management.
- Information contained in "Plan Notes" take precedence over other information.

Note: All parkway trees are required to be a minimum 10' from all fire hydrants and manholes.

NOTE: ALL TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 10' HORIZONTALLY FROM UTILITY STRUCTURES

CLARENCE DAVIDS & COMPANY
23900 W. 127th Street - Plainfield, IL 60655
(815) 439 - 2291 fax
clarencedavids.com

Megan Nicole Ridge Subdivision
132nd and 88th Ave.
Orland Park, IL

Plant Requirements, Schedule and Details

Scale: N/A

Proj. #: 19.1295.FV-sb	Date: 4/11/19
Sheet: 2 of 5	Revised: in 7/3/19
Drawn By: sb	Revised: in 9/4/19
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NATIVE SEEDING
(J.F. New)

PART 1 GENERAL

1.1 QUALITY ASSURANCE

- A. The seeding contractor shall have at least three years experience with native prairie seeding and shall have successfully performed at least five similar seeding projects.
- B. Seed should be obtained from local sources within 200 miles of the site if possible.

1.2 SEASONAL CONSIDERATIONS: GENERAL GUIDELINES

- A. November 1 Thru February 28. Seeding during this time should be protected from displacement due to water and wind erosion. Seeding on bare, graded surfaces must be protected with appropriate erosion control blankets on slopes steeper than 5:1, and with blown and crimped straw mulch at 1 ½ tons per acre on lesser slopes. Seed drilled into existing vegetation or flat ground not subject to erosion may not need erosion protection.
- B. March 1 Thru June 29 Seeding during this period is appropriate but germination of a portion of the seed may not occur until the following season due to lack of cold stratification to break seed dormancy. Blown and crimped straw mulch is recommended at 1 ½ - 2 tons per acre on bare soils. Mulch may not be required if seed is drilled into existing vegetation or flat ground not subject to erosion.
- C. June 30 Thru August 30. Installation of native seed should be suspended unless irrigation can be provided..
- D. September 1 Thru October 31. Seeding on graded, bare-soil surfaces must be protected with appropriate erosion control blankets on slopes ³ 5:1, and with blown and crimped straw mulch at 1 ½ tons per acre on lesser slopes. Seed drilled on flat ground not subject to erosion or into existing vegetation may not require erosion protection.
- E. These limits are to be considered general guidelines only and may be modified with the approval of the Restoration Consultant according to site conditions, local weather patterns, seed mix type, and other factors.

1.3 SEED MIXTURES

- A. All seed shall be true to genus and species. All seed packaging shall be tagged showing seed species, sources, and weights. The seed weights shall be based on pure live seed (pls) percentage for all species.
- B. Seed shall be shipped, stored and handled in a manner that will insure protection from damage and to maintain dormancy until planted.
- C. The composition and placement of seed mixes will be as shown on the plans. Species substitutions shall be approved by the Restoration Consultant.

1.4 SEED PROTECTION

- A. Areas with potential for high wave action or goose depredation that may dislodge newly planted seed, all seeded areas will be secured with 6" or 8" "U"-shaped wire erosion control blanket staples. Staple length is determined by the density of the planting substrate; softer substrates require longer length to hold seed bed adequately.
- B. In areas where the potential for goose depredation exists, such as retention basins or other areas adjacent to open water, waterfowl barriers shall be installed over seeded areas. Barriers shall consist of plastic enclosures supported with wooden stakes, adequately constructed to inhibit access by waterfowl for one growing season. Enclosures shall extend at least two feet in height above the plant tops. Methodology is to be approved by the restoration consultant. Barriers shall be removed after one growing season.

1.5 SUBMITTALS

- A. Materials: Prior to delivery of any materials to the site, submit to the Owner a complete list of all live herbaceous perennial plants, tubers, bulbs, and dormant rootstocks of herbaceous perennial plants to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal shall in no way be construed as permitting substitution for specific items described on the plans or in these specifications unless approved in writing by the Restoration Consultant.
- B. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.
- C. After the work is complete, submit to the Owner "as-built" plans including a listing of all species installed, and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

EROSION CONTROL
(J.F. New)

PART 1 GENERAL

1.1 DESCRIPTION

- A. This section includes installation of North American Green S-75 (Or equivalent) erosion control blanket and blown straw mulch.

1.2 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.
- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.3 SUBMITTALS

- A. Materials: Prior to delivery of any materials to the site, submit to the Owner a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Restoration Consultant.
- B. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.
- C. After the work is complete, submit to the Owner "as-built" plans including a listing of all species installed, and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

1.4 PRODUCTS

- A. All areas exiting as bare soil at the time of seed installation shall receive erosion control material application.
- B. Slopes ³ 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications: Minimum blanket roll width: 42", Minimum unit weight: 0.8 lbs/yd2. North American Green S-75 shall be utilized for all
- C. Slopes < 5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

PART 1 EXECUTION

2.1 METHOD-EROSION CONTROL BLANKETS

- A. Refer to the Plans for location of erosion blanket treatment areas.
- B. Install seed prior to applying erosion control blankets per the native seeding specification.
- C. If installation occurs between July 15th and November 1st, install cover crop with erosion control blanket at the time of construction, and hold native seed mix until the recommended optimum seeding dates. Before seeding native mix, remove blanket and mow off cover crop. Reinstall blanket after native seeding per manufacturer's specifications.
- D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.
- E. Erosion control blanket shall be in full intimate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.
- F. Secure erosion blanket with staples as recommended by the manufacturer.
- G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".
- H. Bury the erosion control blankets in an approximate 6" trench at the crown and toe of the slope or as recommended by the manufacturer.

2.2 METHOD-CRIMPED STRAW MULCH

- A. Install straw mulch in all seeded areas requiring erosion control that are not to be protected by erosion control blanket per the Plans.
- C. Straw mulch shall be applied by a mechanical means suitable for blowing straw at a rate of 1.5-2 tons per acre.
- D. Immediately proceeding blown straw application, the straw shall be crimped by one of the following means:
 1. A mulch anchoring tool. This is a mechanical tractor drawn implement designed to punch mulch into the soil effectively.
 2. A standard farm disc equipped with a blade that shall not cut the straw but place it firmly into the ground approximately 2.5" - 3" in depth.

SEEDBED PREPARATION AND REGRADING
(J.F. New)

PART 1 GENERAL

1.1 DESCRIPTION

- A. This section includes preparation of soil prior to seeding and/or removal of erosion rills and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.

1.2 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.
- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.3 SUBMITTALS

- A. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.

PART 2 EXECUTION

2.1 METHOD-SOIL PREP AND REGRADING

- A. **SHALLOW SLOPE, UNVEGETATED**--In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of < 5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or furrows run parallel to the contour so as not to encourage rilling.
- B. **SEVERE SLOPE, VEGETATED**--In areas existing in a vegetated state at the inception of installation activities, possessing a slope of ³ 5:1, and having significant soil loss due to erosion rill formation, soil shall be returned to original contour using a harrow, landscape rake, or box grader. In areas where soil loss is extreme, friable topsoil (available onsite) shall be imported by the Contractor at the direction of the Restoration Consultant.
- C. Topsoil shall be free of stones, lumps, plants, roots, and other debris over 2" in any dimension. Topsoil must also be free of plants or plant parts of quack grass, reed canary grass, Canada thistle, or others as specified by the restoration consultant.
- D. Any irregularities or undulations resulting from tilling or grading shall be fine graded and level prior to seeding.
- E. Soils shall not be compacted. A 150# person walking on soil should leave a ½" depression. Soils shall have a measured compaction following regrading no greater than 5 psi, based on Lang or Cone penetrometer measurements at the time of seeding or planting unless otherwise stated on the Plans or in the Specifications. If 10% or more of penetrometer readings are greater than 5 psi, disc, rotovate, and/or chisel plow said areas as necessary to reduce compaction.
- F. Re-check soil compaction as described above after tillage. Repeat treatment as necessary until 90% or more of planting area meets the standard.

2.2 CLEAN-UP, REMOVAL, AND REPAIR

- A. Clean up: Contractor shall keep work area free of debris. After the work is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over areas to minimize disturbance.
- B. Removal: after work has been completed remove any tools, equipment, empty containers, and all other debris generated by the Contractor.
- C. Repair: repair any damages caused by the Contractor during completion of the work described in this section.

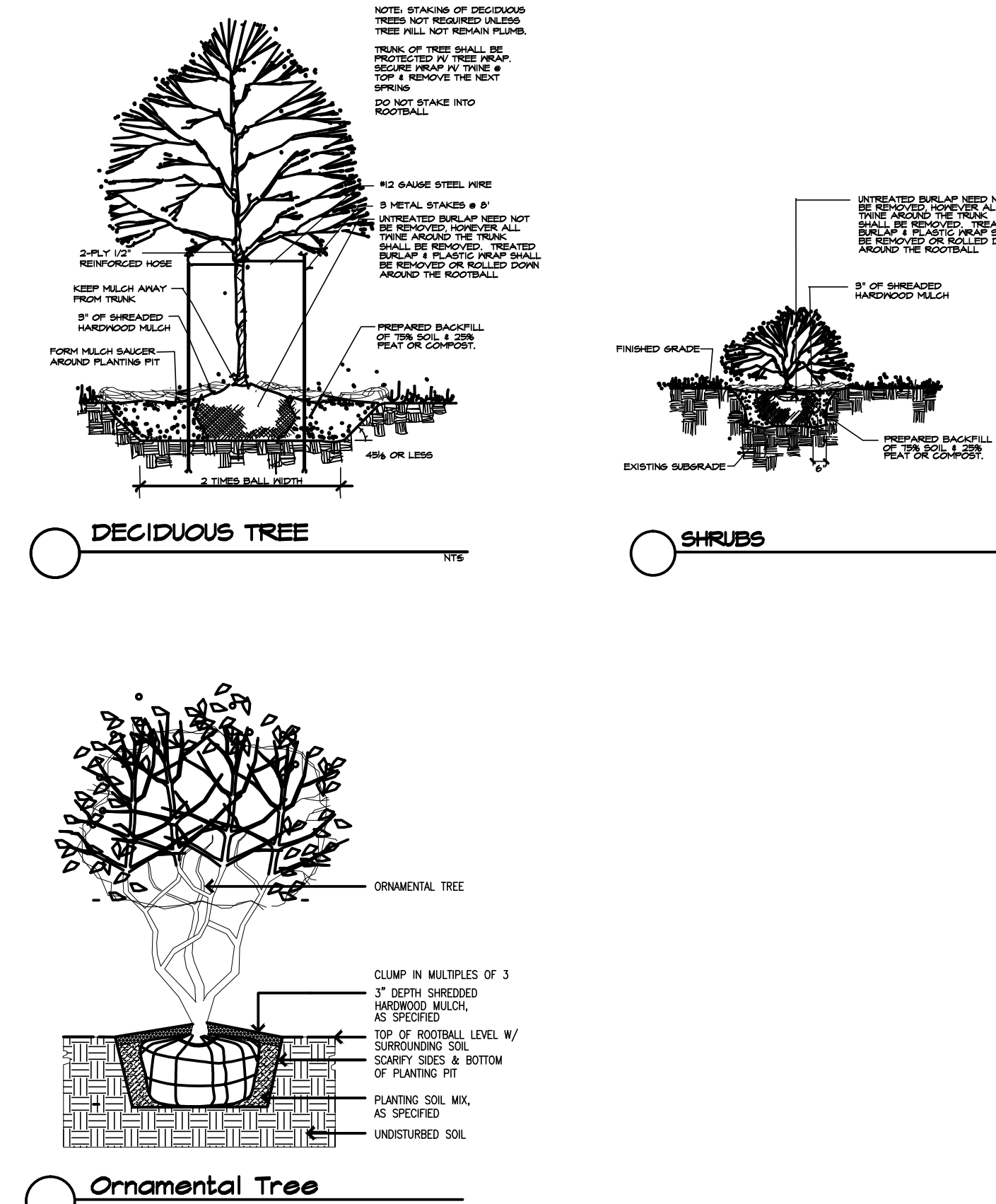
2.3 INSPECTION

- A. It is the responsibility of the Contractor to notify the Restoration Consultant a minimum of 48 hours prior to initiation of seedbed preparation and regrading activities to allow Restoration Consultant to schedule to be on site to direct and approve regrading and seedbed preparation activities.

2.4 ACCEPTANCE AND GUARANTEE

- A. Final acceptance: this portion of the work shall be considered 100% complete after the Contractor has completed soil preparation, and completed all required clean up as described in 2.2 of this section.

Planting Details



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Megan Nicole Ridge Subdivision
 132nd and 88th Ave.
 Orland Park, IL

Plant Requirements, Schedule and Details

Proj. #: 19-1295.FV-sb Sheet: 3 of 5 Drawn By: sb Account Rep: aw	Date: 4/11/19	 Scale: N/A
	Revised: in 7/3/19	
	Revised: in 9/4/19	
	Revised: in 10/10/19	

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MONITORING AND MANAGEMENT PLAN FOR NATURALIZED LANDSCAPE AREAS LOCATED ON SINGLE-FAMILY RESIDENTIAL PROPERTIES

Introduction

This document is intended to act as a Monitoring and Management Plan template for single-family residential homeowners wishing to install naturalized landscaping on their property. A Monitoring and Management Plan is required for single-family residential homeowners intending to install naturalized landscaping that exceed twelve inches (12") in height, as per **Section 6-305.F.2.c** of the Village of Orland Park Land Development Code. The purpose of the Monitoring and Management Plan is to help homeowners successfully establish naturalized landscaping on their property in lieu of conventional lawns, to provide standards that prevent the spread of nuisance species and measure the progress of the habitat, and guidelines for monitoring and reporting the success of the naturalized landscapes.

In all cases, requirements set forth in the Land Development Code shall supersede any conflict between the information provided in this document and the Land Development Code. A property owner shall apply to the Development Services Department and receive a written approval of a landscape plan and Monitoring and Management Plan prior to the installation of naturalized landscaping. Please see Page 9 of this document for a complete citation of Section 6-305.F.2.c.

For assistance with any aspect of this process, please contact the Development Services Department at (708) 403-5300.

Benefits of Naturalized Landscaping

Native plant species play a vital role in protecting water resources, providing wildlife habitat and creating beautiful landscapes. These benefits are sometimes referred to "ecosystem services" and provide benefits to human health, environment and economy. As people's appreciation of the natural beauty and benefits of native plants have grown, so has an interest in creating natural habitats around our own homes. The five main elements for successful naturalized landscape include:

- 1) Planning
- 2) Removal
- 3) Installation
- 4) Management
- 5) Monitoring

1. Planning

The first step in preparing a naturalized landscaping is to evaluate existing conditions and map the area where the landscaping will be installed. The Village allows up to **thirty percent (30%)** of the total existing open space in a resident's **rear and side yard**, setback a minimum of **three (3) feet** of any property line, to consist of naturalized landscaping that exceeds **twelve (12) inches** in height.

As per the Village's Land Development Code, a **Front Yard** means an area extending the full width of a lot between the front lot line and the nearest principal structure; a **Rear Yard** means an area extending the full width of a lot between the rear lot line and the nearest principal structure and a **Side Yard** means an area extending the depth of a lot from the front yard to the rear yard between the side lot line and the nearest principal structure. An example of where a front, side and rear yard are located is provided in **Figure 1. (Omitted)**

A **site plan** is required and should include a drawing of the lot drawn to scale on a sheet of paper not less than **8 1/2" x 11" inches** which contains: the location of property lines; location of structures, fences, existing drainage patterns and paved areas; location of each natural landscaping area; a list by scientific and common name of species intended to be planted and maintained within each area; and the setback distance of each natural area that will be located near any property line.

Any proposed soil amendments and levels of shade and sunlight should also be included on the plan, if property. Although the actual conditions and layout will likely vary dramatically from property to property, the basic elements of the example can be applied to most projects (i.e. north arrow, scale, property lines, etc.).

Selection of native plant species that are suitable for the type of soil, soil moisture, sunlight, on the property as well as providing the desired aesthetic appearance is critical for success. For instance, a property with full sun and rich soils can be planted as prairie with a combination of grasses and bright colorful forbs. A wooded habitat with dry, well drained soils can be planted with spring woodland or savanna species. An area with poorly drained soils can be planted with wetland species. Understanding the property's environmental conditions will help define the most appropriate planting area and design a successful naturalized landscape that the property owner will enjoy.

Naturalized landscaping provides opportunities to select a diverse variety of plants suitable for the site that will bloom throughout the year. Although they are not as colorful, it is important to include a variety of grass species in your planting as they contribute to the health of the naturalized landscape, provide root structure to help prevent weed growth and provide late fall and winter cover and visual interest. Plant spacing will depend on how much the plant will spread and grow out. A general rule of thumb that is often followed is to plant plugs twelve (12) inches to eighteen (18) inches on center. If establishing vegetation by seed, use a seed mix that includes a diverse combination of native forb and grass species using a minimum of twelve (12) to sixteen (16) pounds per acre. A cover crop of "annual" rye and oats are also typically included in a seed mix to minimize competition from undesirable species during the first year of establishment. Do not use **perennial** rye since this will compete with your native perennial species and is very difficult to eliminate once planted.

2. Removal of Existing Vegetation

The establishment of a naturalized habitat consisting of native plants that exceed twelve inches (12") in height including ferns, grasses, sedges, rushes, forbs, shrubs and trees is allowed under the Land Development Code. This is an intentional process and does not refer to allowing lawns or weeds to "go natural" on their own. Therefore, under most conditions the existing non-native vegetation must be eliminated in order to successfully plant the native vegetation through transplanting live plants or by seed.

Existing vegetation can be eliminated by physical removal, smothering, or chemical treatment. Physical removal is the most labor intensive option and can be accomplished by using tools such as a sod cutter, shovel or mechanical equipment to cut the turf below the root zone. Smothering is less labor intensive but can take a full growing season (5 to 6 months) to kill the turfgrass. Examples of smothering include covering the proposed planting area with materials such as black plastic sheeting, tarps, cardboard and mulch, used construction materials like sheetrock or plywood, used carpeting, or other opaque material. The key is to eliminate all sunlight for an extended period of time. The quickest method of turf elimination is the use of non-specific, short-duration chemical herbicides such as glyphosate. Because glyphosate affects metabolism in plants but not animals, it has very low toxicity to humans. Although it is possible to use these chemicals safely, it is extremely important to carefully follow manufacturer's directions for use, especially when working near wetlands or water resources.

3. Installation

Native landscaping relies on the plant species that have lived in our region for thousands of years and have evolved to local growing conditions including climate, soils, precipitation and wildlife. Therefore, whenever possible it is recommended to utilize native plants and seed that are derived from local genetic sources, typically from within a 150 mile radius. These plants are commonly referred to as a "local genotype". The use of local genotypes helps ensure the plants will perform optimally and require the least amount of supplemental watering or management. There are many nurseries, native plant retailers, and native plant sales that are able to provide native species from local genotypes.

Native herbaceous vegetation can be established using live plugs, potted plants or seed. Using live plugs or potted plants can be more costly than seed but provides the fastest establishment of a native landscape. Plugs are small rooted plants that typically become established in weeks rather than months (as by seed) and can reach a flowering size in the first year. Plants may also be available in quarts or gallon sizes to provide a more immediate aesthetic appearance. This can be particularly useful in high visibility or high traffic areas. Seed can be the least costly installation method and can be particularly useful for planting large areas. However, establishment by seed may require additional soil preparation, specialized equipment and can take two to three years to develop the appearance of a naturalized landscape. Other benefits of plugs are that they are easy to identify and weed around and provide greater control over the placement of species.

4. Management

When properly planted and established, naturalized landscapes are low maintenance compared to conventional landscaping. However, this does not mean "no maintenance", especially during the first few years after planting. Native plants spend the first two to three years developing roots and typically require watering and weeding until their deep roots are established. If it does not rain, water plants weekly over the first year making sure to allow the water to soak deep into the soil. Once the roots are established, additional watering will not be needed. Fertilizing of native plants is not required at all. In fact, adding fertilizer provides an advantage to non-native or invasive plant species and actually encourages the growth of undesirable weeds. Therefore, a homeowner would be paying for fertilizer they don't need and paying even more to correct the problems created by the fertilizer. Although native vegetation also does not require the application of pesticides, a limited amount of herbicide may be necessary to control invasive species as part of the long-term management of a naturalized landscape.

a. Short-Term

Annual weed species often dominate a new planting. The weed species can be controlled by hand-pulling, mowing or spot spraying/hand-wicking with herbicide. The early identification and elimination of undesirable species is the most effective form of control. Therefore, it is important to develop good plant identifications skills for the plants you want to keep in the landscape and those you do not. High mowing should be timed and performed to eliminate or prevent the development of seed heads and the production of seed from undesirable species while avoiding damage to desirable species. For instance, native species tend to be shorter than the non-native weeds during the late spring. Therefore, the height of a mower can be set above the native vegetation to cut as low as possible without injuring the native species (typically about 8 inches). Otherwise, a hand held weed-eater or hand scythe can be used to target and cut undesirable species close to the ground or to cut higher when in close proximity to native vegetation. By the second or third year the native plants will be more established and weeding will become minimal as the native landscape matures.

(see appendix on sheet 5)

b. Long-Term

Long-term maintenance will likely require a combination of spring mowing, hand-pulling, spot-herbicide applications and supplemental planting. Prior to European settlement, periodic fires were a natural occurrence in the region so many of our native plants and ecosystems evolved to be dependent on fire. Therefore, controlled burns are a common tool for managing natural areas including prairies, wetlands and forests. Residents interested in utilizing controlled burns will need to comply with all state and local regulations and may wish to hire a professional that specializes in natural resource management. Since controlled burns may not be appropriate management tools for suburban areas, annual fall or spring mowing can be used to replace many the benefits of fire in naturalized landscapes on residential properties. Mowing should be performed in the late fall or early spring, before the start of the growing season, at a height of approximately 6 to 8 inches. This will remove the previous year's growth, allow sunlight to reach the ground, promote healthy vegetation growth, and maintain a neater appearance. To prevent smothering, thatch material will likely need to be collected and removed from the naturalized landscape. Landscape material can be composted on-site or removed through the Villages' Yard Waste program. Waste Management provides Orland Park residents with yard waste collection from April 1 to November 30 using the proper paper collection bags or carts. Contact Waste Management of the South Suburbs at 800-796-9696 for more information.

Invasive species are plants, animal or fungus species that are not native to a specific location, which have the tendency to spread aggressively, and are believed to cause damage to the environment, human health, or human economy. Owners of naturalized landscapes must continuously monitor the habitat for invasive plant species since they spread rapidly in today's landscape and can quickly degrade a naturalized area. Early identification and eradication is the most cost effective form of invasive species management since undesirable plants are not allowed to establish or go to seed. In most cases the invasive plant can simply be pulled out by hand. However, certain species such as common buckthorn (*Rhamnus cathartica*), Amur honeysuckle (*Lonicera maackii*), Tartarian honeysuckle (*Lonicera tartarica*), cut-leaved teasel (*Dipsacus laciniatus*) or common reed (*Phragmites australis*) may require a combination of cutting and herbicide treatment. Property owners may want to refer to organizations such as the Midwest Invasive Plant Network at www.mipn.org for more information including species identification and proper eradication methods.

Over time, residents may wish to increase the species diversity of the naturalized landscape area. This can be accomplished by transplanting live plants or adding native seed. Live plants or seed may also need to be added to areas where planted species have not been successful or the eradication of weeds has left bare patches. The addition of new plants can increase the biodiversity of the habitat, attract new species of wildlife (i.e. species of butterflies, birds, etc.) and help to prevent the development of bare spots by maintaining full coverage.

(see appendix on sheet 5)

5. Monitoring

A properly installed naturalized planting will provide an aesthetically attractive, environmentally beneficial low maintenance landscape. After the naturalized landscape has initially been established, residents should continually monitor the habitat to protect their investment and ensure the naturalized landscape will continue to provide enjoyment. The intent of the Single-Family Residential Naturalized Landscaping ordinance is to promote the use of native plants and natural habitat on residential properties while avoiding the pitfalls that can occur from poor implementation or communication. In order to comply with the Ordinance a property must be inspected by a Village inspector or designee annually, or as determined by the Development Services Department, and the following performance criteria must be met:

- a. By the end of the third growing season at least 90 percent of the planted naturalized landscape area, visually estimated by aerial cover, shall be covered with live vegetation.
- b. By the end of the third growing season at least 70 percent of the vegetation in the planted naturalized landscape areas shall be plant species native to the Chicago Region.
- c. None of the three-most dominant species present may be non-native or weedy, including but not limited to the following:

<u>Woody Plants</u>	
<i>Acer negundo</i>	Box elder
<i>Alnus glutinosa</i>	Black Alder
<i>Elaeagnus umbellata</i>	Autumn olive
<i>Euonymus alatus</i>	Burning bush
<i>Lonicera</i> spp.	Honeysuckle
<i>Rhamnus</i> spp.	Buckthorn
<i>Robinia pseudoacacia</i>	Black locust
<i>Rosa multiflora</i>	Multiflora rose
<i>Ulmus pumila</i>	Siberian elm

<u>Broadleaf Plants</u>	
<i>Alliaria petiolata</i>	Garlic mustard
<i>Ambrosia</i> spp.	Ragweed
<i>Arctium</i> spp.	Burdock
<i>Carduus nutans</i>	Musk thistle
<i>Centaurea maculosa</i>	Spotted knapweed
<i>Cirsium arvense</i>	Canada thistle
<i>Conium maculatum</i>	Spotted hemlock
<i>Coronilla varia</i>	Crown vetch
<i>Daucus carota</i>	Wild carrot
<i>Dipsacus</i> spp.	Teasel
<i>Euphorbia escula</i>	Leafy spurge
<i>Hesperis matronalis</i>	Dame's rocket
<i>Lotus corniculatus</i>	Bird's-foot trefoil
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Medicago</i> spp.	Alfalfa/medick
<i>Mellilotus</i> spp.	Sweetclover
<i>Pastinaca sativa</i>	Wild parsnip
<i>Polygonum cuspidatum</i>	Japanese knotweed
<i>Solidago altissima</i>	Tall goldenrod
<i>Solidago sempervirens</i>	Seaside goldenrod
<i>Trifolium</i> spp.	Clover
<i>Typha</i> spp.	Cattails

<u>Grass-like Plants</u>	
<i>Agropyron repens</i>	Quackgrass
<i>Bromus tectorum</i>	Cheatgrass
<i>Bromus japonicus</i>	Japanese brome
<i>Bromus inermis</i>	Smooth brome
<i>Phalaris arundinacea</i>	Reed canarygrass
<i>Phragmites australis</i>	Common reed
<i>Poa pratensis</i>	Kentucky bluegrass

6. APPROVAL

VILLAGE OF ORLAND PARK	PETITIONER/OWNER
Approved By: _____	Submitted By: _____
Printed Name: _____	Printed Name: _____
Title: _____	Property Address: _____
Date: _____	Contact Phone: _____
	Contact Email: _____
	Date: _____

- d. If any of these criteria are not met, a remedial action plan shall be prepared that specifies a proposed course of action to bring the naturalized landscape area into compliance.
- e. These criteria shall be maintained in perpetuity.

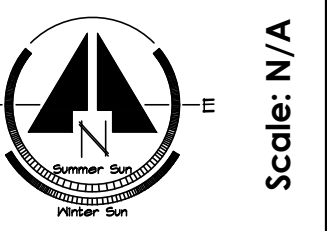
Upon installation of a naturalized landscape area, the site shall be inspected by a Village inspector or designee to verify compliance with the approved landscape plan and proper maintenance of the natural landscape area. After a successful inspection, the property owner will be provided with a letter from the Village certifying that the naturalized landscape has been inspected and meets the criteria of the Village Ordinance. Permission for single-family residential natural landscaping may be revoked with cause, such as failure of the owners to manage the areas or to respond to notices of creation of a nuisance or violation of the weed control ordinance, as determined by the Development Services Department.

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Megan Nicole Ridge Subdivision
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Orland Park, IL

Maintenance and Monitoring Plan



Proj. #: 19-1295.FV-sb	Date: 4/11/19
Sheet 4 of 5	Revised: in 7/3/19
Drawn By: sb	Revised: in 9/4/19
Account Rep: aw	Revised: in 10/10/19

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Appendix 1
Near-term Management & Maintenance Tasks for Naturalized Landscapes.

Activity	Calendar																							
	2x /month	Monthly	Every other month	Quarterly	Semi-annual	Annual	After major storms *	As needed	Year 1	Year 2	Year 3	J	F	M	A	M	J	J	A	S	O	N	D	
Debris/Litter Management Remove trash (e.g., paper, plastic, brush, grass clippings, etc.) from inlet/outlet structures, basin slopes, and bottom and dispose in appropriate off-site location.			X				X		X	X	X													
Stormwater Structure Management Perform inspection of control structure/spillway and clean-out/repair and dispose of debris in an appropriate off-site location. Inspect basin/pond slopes and embankments. Perform corrective maintenance any time the pond takes longer than design time to return to +6 inches of NWL.	X (until stable)				X		X		X	X	X													X
SESC Management Maintain SESC devices in functional condition at all times and correct deficiencies immediately. Conduct inspection within 24 hours of 1" storm event. Repair damage to slopes/embankment, including undercut or eroded areas if 1.0 sq. m. in size or 5 lin. ft. or 4 in x 4 in wide or greater. Repair and revegetate eroded areas.							X		X				X	X	X	X	X	X	X	X	X	X	X	X
Vegetation Management <i>General Weed Management</i> Control invasive/non-invasive weeds as appropriate to each species. This may require different treatment times for different plant species. Treatment mechanisms may include mowing, hand cutting, prescribed burning, herbicide application, or a combination of methods. Species include but are not limited to the following: Buckthorn Bush honeysuckle Cattails Common reed Purple loosestrife Reed canarygrass Sweet Clover <i>General Weed Management CONT.</i> Thistles Teasel <i>Prescribed burning</i> Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If conditions prevent burning, conduct a high mow the following growing season. <i>Mowing</i> Conduct variable-height mowing to prevent weed seed production. Conduct single-season mow in place of prescribed burning. <i>Clearing/Removal</i> Remove wetland plants killed by sediment build up to prepare bed for replanting. Dispose of material at an appropriate off-site location. <i>Replanting</i> Replace/supplement wetland and upland vegetation to meet performance standards.							X		X				X	X	X	X	X	X	X	X	X	X	X	X
Other Management Actions Manage wildlife and control mosquitos.							X						X	X	X	X	X	X	X	X	X	X	X	X
Vegetation Monitoring <i>Installation and Establishment</i> Conduct routine vegetation monitoring for compliance with performance standards, note progress of vegetation development and presence and extent of invasive plants.						X			X	X	X												X	X
Reporting <i>Installation</i> Submit installation documentation within 10 days of completing landscape work. <i>Establishment</i> Prepare and submit to village an annual monitoring report. Growing Season: 1 March to 31 October * Major Storms >1 inch within a 24-hour period.									X														X	X

Appendix 2
Long-term Management & Maintenance Tasks for Naturalized Landscapes.

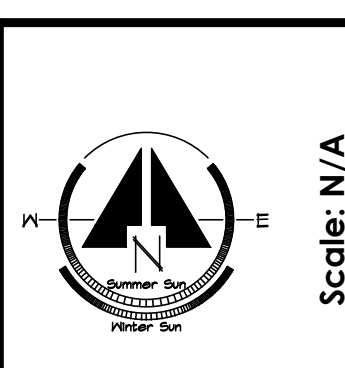
Activity	Schedule																								
	Every other month	Quarterly	Semi-annual	Annual	As needed	After major storms *	Every 2 to 3 years	Every 5 to 10 years	J	F	M	A	M	J	J	A	S	O	N	D					
Debris/Litter Management Remove trash (e.g., paper, plastic, brush, grass clippings, etc.) from inlet/outlet structures, basin slopes, and bottom and dispose in appropriate off-site location.	X					X																			
Structural Management Perform structural inspection of control structure/spillway and clean-out/repair and dispose of debris in an appropriate off-site location. Inspect basin/pond slopes and embankments. Repair damage to slopes/embankment, including undercut or eroded areas if 1 m2 in size or 5 lin. ft. or 4 in x 4 in wide or greater. Perform corrective maintenance any time a basin takes longer than design time to return to +6 inches of NWL. Remove sediment and return basin to original grades when plants are choked with sediment, pool volume has become significantly reduced (>20 percent), or basin becomes eutrophic.		X											X										X		
Vegetation Management <i>General Weed Management</i> Control invasive/non-invasive weeds as appropriate to each species. This may require different treatment times for different plant species. Treatment mechanisms may include mowing, hand cutting, prescribed burning, herbicide application, or a combination of methods. Species include but are not limited to the following: Buckthorn Bush honeysuckle Cattails Common reed Purple loosestrife <i>General Weed Management CONT.</i> Reed Canarygrass Sweet Clover Teasel Thistles <i>Prescribed burning</i> Have a qualified burn contractor conduct prescribed burning as fuel and weather conditions allow. If conditions prevent burning, conduct a high mow the following growing season. <i>Mowing</i> Conduct a high mow (12 inches) to prevent weed seed production. Conduct single-season mow in place of prescribed burning. <i>Clearing/Removal</i> Remove wetland plants killed by sediment build up to prepare bed for replanting and dispose of at an appropriate off-site location. <i>Replanting</i> Install supplemental plugs and/or seed when a) more than half of the emergent plantings do not persist, b) the slope has any area greater than 1.0 sq. m. devoid of vegetation, c) the shoreline has any area more than 5 ft long devoid of vegetation, or d) any area is actively eroding.																							X	X	X
Other Management Actions Review inspection program and checklists to determine if more detailed inspections or other information are needed, to determine if fees cover maintenance costs, and to update phone numbers and addresses of inspectors, contractors, etc. Maintain and upkeep fencing, refresh planting beds, enforce access restrictions, etc. Manage wildlife and control mosquitos.						X								X									X	X	
Vegetation Monitoring Conduct more formal vegetation assessment (e.g., contract a specialist to evaluate status of vegetation development, determine the presence and extent of invasive plants, make recommendations for management, and prepare a status report). Reporting Prepare and submit to Village a periodic monitoring report. Growing Season: 1 March to 31 October * Major Storms >1 inch within a 24-hour period.									X														X	X	



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132nd and 88th Ave.
Orland Park, IL

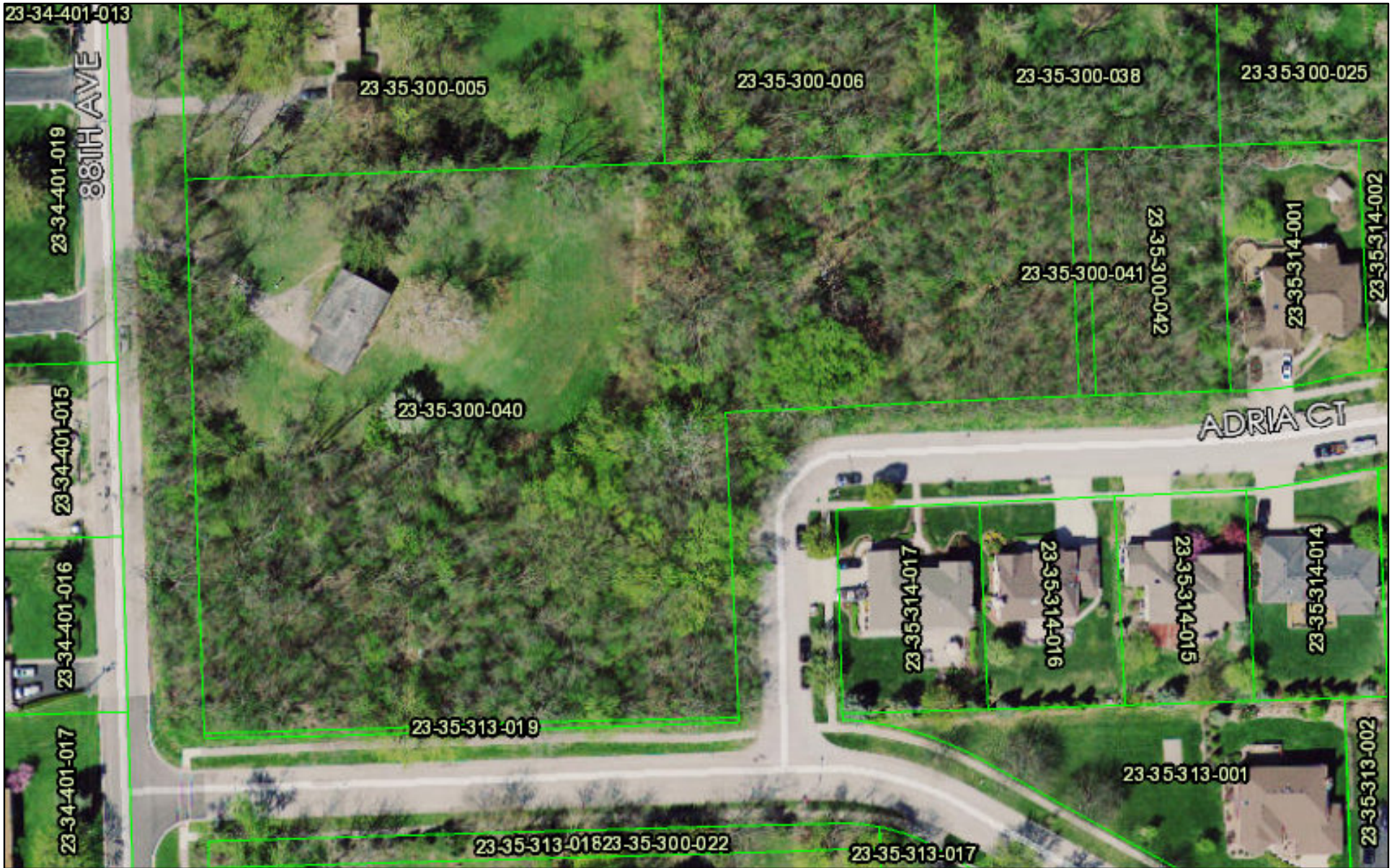
Maintenance and Monitoring Appendix 1 + 2



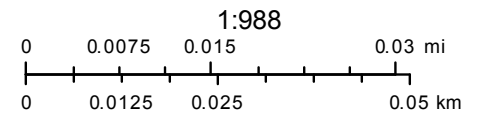
Date: 4/11/19
Revised: 7/3/19
Revised: 9/4/19
Revised: 10/10/19
Scale: N/A

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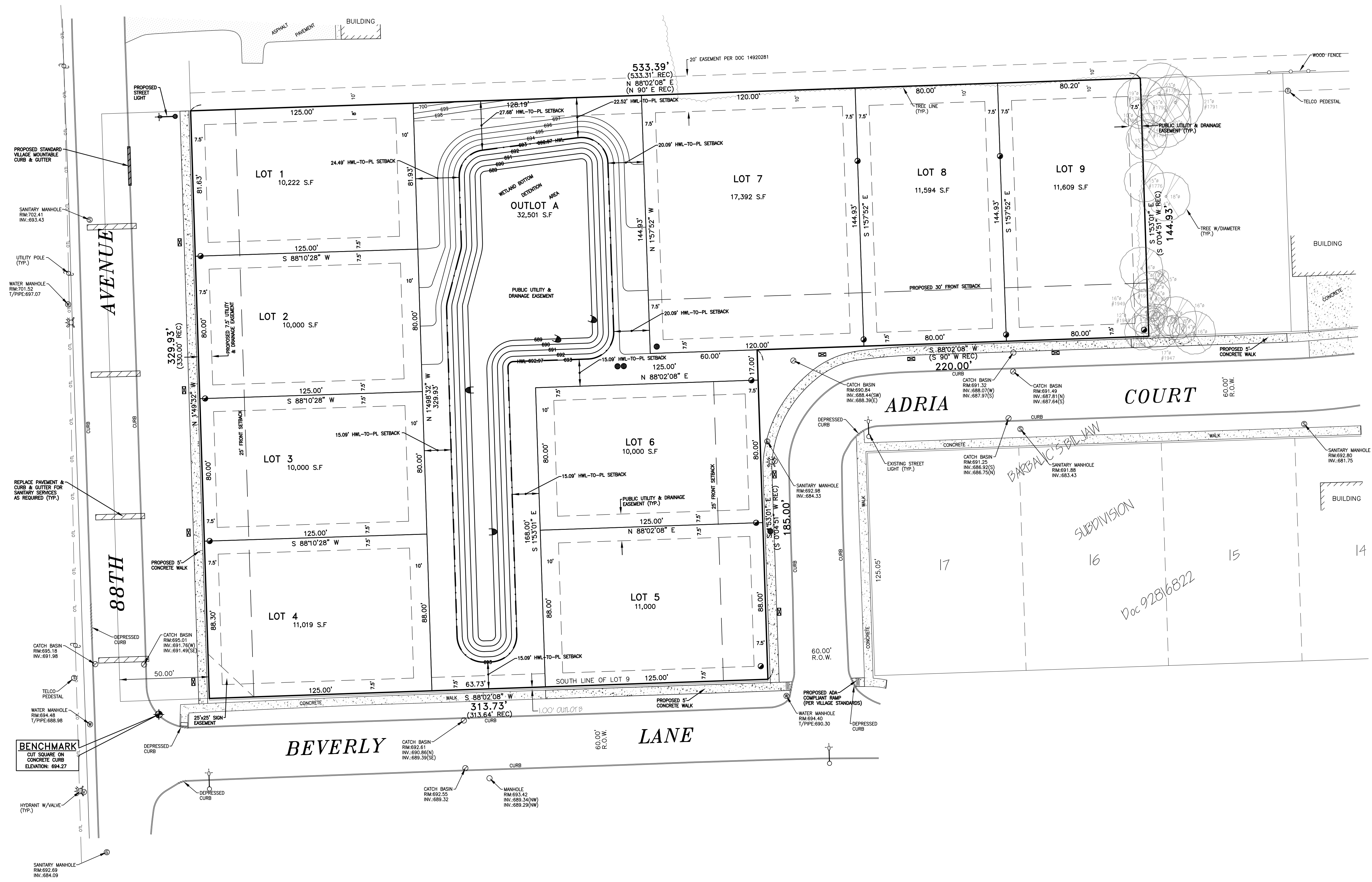
Cook County CookViewer



March 30, 2020

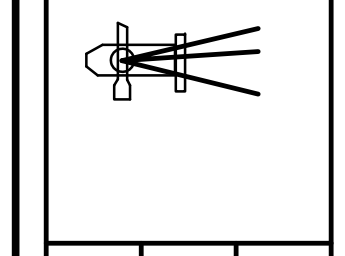


Cook County GIS Dept



REV. BY	DATE	REVISIONS
B.H.	7/8/19	REVISE STORM SEWER
B.H.	8/17/19	ADDITIONAL POND SETBACKS
T.G.	8/28/19	VILLAGE COMMENTS
B.H.	9/30/19	VILLAGE COMMENTS
B.H.	1/15/20	VILLAGE COMMENTS

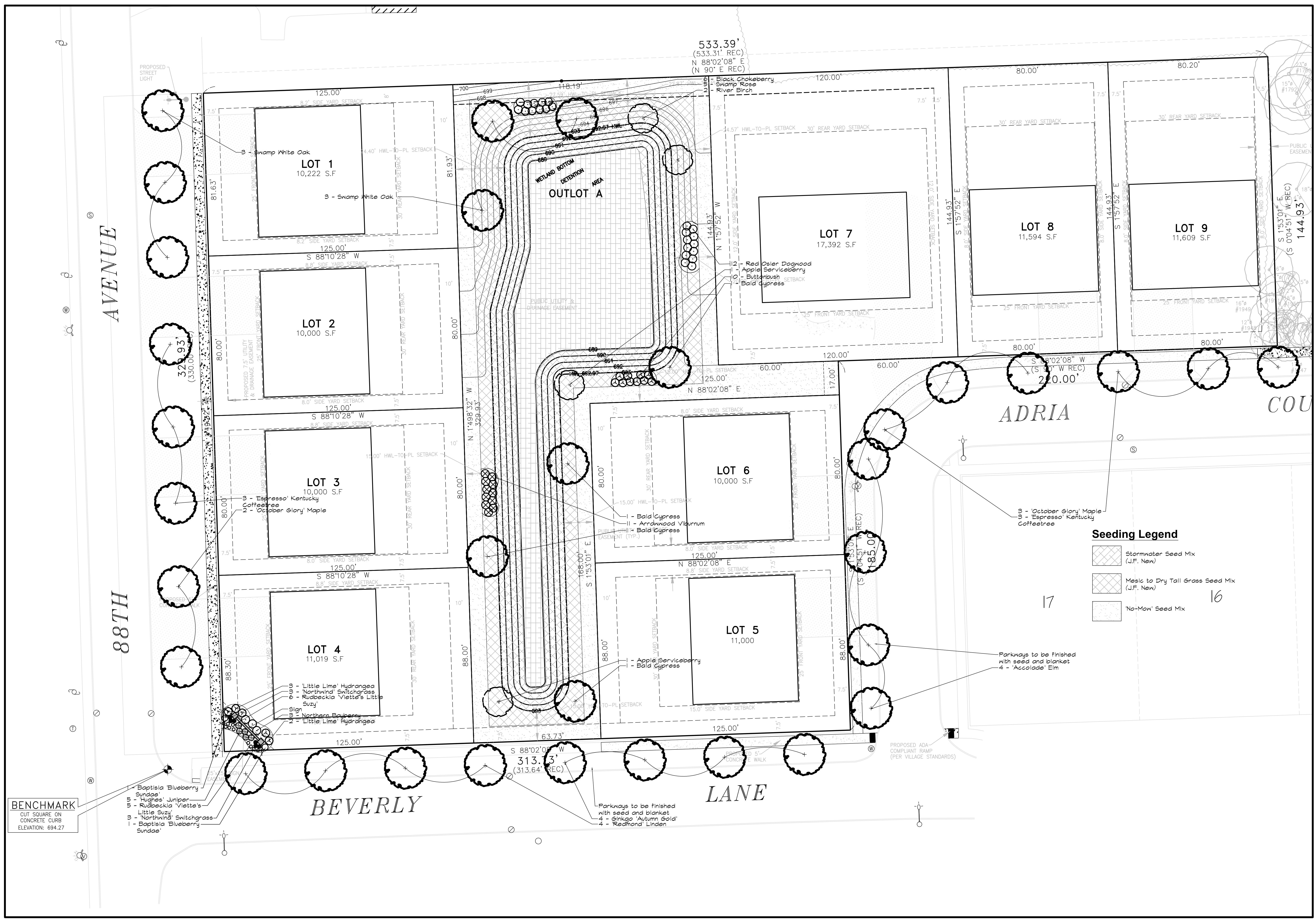
LANDMARK
 ENGINEERING, LLC
 DESIGN: P.M. REGISTRATION NO. 194-005577
 7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone: (708) 599-3737
 Fax: (708) 599-2281



MEGAN NICOLE RIDGE SUBDIVISION
 132ND & 88TH AVENUE, ORLAND PARK, IL
 GEOMETRIC PLAN

DRAWN BY: T.G.
 DESIGNED BY: B.H.
 CHECKED BY: M.L.

SHEET
C3.0
 18-09-070

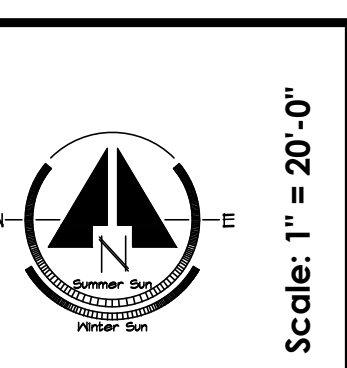


BENCHMARK
CUT SQUARE ON CONCRETE CURB
ELEVATION: 694.27



CLARENCE DAVIDS & COMPANY
23900 W. 127th Street - Plainfield, IL 60585
(815) 439 - 1177 office (815) 439 - 2271 fax
clarencedavids.com

Megan Nicole Ridge Subdivision
132nd and 88th Ave.
Orland Park, IL
Landscape Plan



Proj. #: 19.1295.FV-sb	Date: 4/11/19
Sheet: 1 of 5	Revised: in 7/3/19
Drawn By: sb	Revised: in 9/4/19
Account Rep: aw	Revised: in 1/15/20

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Plant Requirements and Schedule

Parkway Trees

88th Avenue
Requirements: 329.93 lf of frontage, 1 shade tree per 100 lf and 1 ornamental tree per 100 lf = 4 Shade Trees and 4 Ornamental Trees (4 Shade Trees and 4 Ornamental Trees Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Shade Trees				
Acer rubrum 'October Glory'	'October Glory' Maple	2	2.5" cal. B+B	
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree	3	2.5" cal. B+B	
Quercus bicolor	Swamp White Oak	3	2.5" cal. B+B	

Beverly Lane

Requirements: 313.73 lf of frontage, 1 tree per 40 lf = 8 Trees (8 Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	4	2.5" cal. B+B	
Tilia americana 'Redmond'	'Redmond' Linden	4	2.5" cal. B+B	

Adria Court (North/South Portion)

Requirements: 185.00 lf of frontage, 1 tree per 40 lf = 5 Trees (5 Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree	1	2.5" cal. B+B	
Ulmus davidiana var. japonica 'Morton'	'Accolade' Elm	4	2.5" cal. B+B	

Adria Court (East/West Portion)

Requirements: 210.00 lf of frontage, 1 tree per 40 lf = 5 Trees (5 Provided)

Scientific Name	Common Name	Quantity	Size	Comments
Acer rubrum 'October Glory'	'October Glory' Maple	3	2.5" cal. B+B	
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree	2	2.5" cal. B+B	

Storm Water Management Area

Requirements: one (1) tree for every one hundred (100) linear feet of retention or detention basin perimeter as measured at the high water line; native understory trees shall be planted at a ratio not less than one (1) tree for every two hundred (200) linear feet; and native shrubs at a ratio not less than three (3) shrubs for every fifty (50) linear feet. 725.1 lf @ high water level = 7 Trees, 4 understory trees, and 43.5 shrubs (7 Trees, 4 understory trees, and 44 shrubs)

Scientific Name	Common Name	Quantity	Size	Comments
Canopy Trees				
Quercus bicolor	Swamp White Oak	3	2.5" cal. B+B	
Taxodium distichum	Bald Cypress	4	2.5" cal. B+B	
Ornamental Trees				
Amelanchier grandiflora	Apple Serviceberry	1	6' cl. B+B	
Betula nigra	River Birch	2	6' cl. B+B	
Ostrya virginiana	American Hornbeam	1	6' cl. B+B	
Shrubs				
Aronia melanocarpa 'Morton'	'Iroquois Beauty' Black Chokeberry	6	5 gal. (24")	
Cephalanthus occidentalis	Buttonbush	10	5 gal. (24")	
Comus sericea	Red Osier Dogwood	12	5 gal. (24")	
Rosa palustris	Swamp Rose	5	5 gal. (24")	
Viburnum dentatum	Arrowwood Viburnum	11	5 gal. (24")	

Sign Landscaping

Scientific Name	Common Name	Quantity	Size	Comments
Shrubs				
Hydrangea paniculata 'Jane'	'Little Lime' Hydrangea	5	5 gal.	
Juniperus horizontalis 'Hughes'	'Hughes' Juniper	5	5 gal.	
Myrica pennsylvanica	Northem Bayberry	3	5 gal.	

Perennials and Ornamental Grasses

Baptisia 'Decadence Blueberry Sundae'	Baptisia 'Blueberry Sundae'	2	1 gal.	
Panicum virgatum 'Northwind'	'Northwind' Switchgrass	6	1 gal.	
Rudbeckia fulgida 'Viette's Little Suzy'	Rudbeckia 'Viette's Little Suzy'	11	1 gal.	

Plant Diversity Requirements

Scientific Name	Common Name	Quantity	Size	Comments
Shade Trees				
Acer rubrum 'October Glory'	'October Glory' Maple	5	2.5" cal. B+B	18% (Illinois Native, Nativar)
Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	4	2.5" cal. B+B	12%
Gymnocladus dioicus 'Espresso-JFS'	'Espresso' Kentucky Coffeetree	6	2.5" cal. B+B	18% (Illinois Native, Nativar)
Quercus bicolor	Swamp White Oak	6	2.5" cal. B+B	18% (Illinois Native)
Taxodium distichum	Bald Cypress	4	2.5" cal. B+B	12% (Illinois Native)
Tilia americana 'Redmond'	'Redmond' Linden	4	2.5" cal. B+B	12%
Ulmus davidiana var. japonica 'Morton'	'Accolade' Elm	4	2.5" cal. B+B	12%
Ornamental Trees				
Amelanchier grandiflora	Apple Serviceberry	1	6' cl. B+B	25% (Illinois Native)
Betula nigra	River Birch	2	6' cl. B+B	50% (Illinois Native)
Ostrya virginiana	American Hornbeam	1	6' cl. B+B	25% (Illinois Native)
Shrubs				
Aronia melanocarpa 'Morton'	'Iroquois Beauty' Black Chokeberry	6	5 gal. (24")	11% (Illinois Native)
Cephalanthus occidentalis	Buttonbush	10	5 gal. (24")	17% (Illinois Native)
Comus sericea	Red Osier Dogwood	12	5 gal. (24")	21% (Illinois Native)
Hydrangea paniculata 'Jane'	'Little Lime' Hydrangea	5	5 gal.	9%
Juniperus horizontalis 'Hughes'	'Hughes' Juniper	5	5 gal.	9%
Myrica pennsylvanica	Northem Bayberry	3	5 gal.	4% (Illinois Native)
Rosa palustris	Swamp Rose	5	5 gal. (24")	9% (Illinois Native)
Viburnum dentatum	Arrowwood Viburnum	11	5 gal. (24")	20% (Illinois Native)
Perennials and Ornamental Grasses				
Baptisia 'Decadence Blueberry Sundae'	Baptisia 'Blueberry Sundae'	2	1 gal.	11% (Illinois Native)
Panicum virgatum 'Northwind'	'Northwind' Switchgrass	6	1 gal.	31% (Illinois Native)
Rudbeckia fulgida 'Viette's Little Suzy'	Rudbeckia 'Viette's Little Suzy'	11	1 gal.	58% (Illinois Native)

Storm Water Management Area Seed Mixes

Mesic-to-Dry TallGrass Prairie Seed Mix .375 Ac (J.F. New)		PLS Ounces/Acre
Botanical Name	Common Name	
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	18.00
Bouteloua curtipendula	Side-Oats Grama	8.00
Carex spp.	Prairie Sedge Species	4.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	4.00
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	98.00
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs:		
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	1.00
Baptisia alba	White Wild Indigo	2.00
Baptisia bracteata	Cream Wild Indigo	0.50
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	4.00
Coreopsis palmata	Prairie Coreopsis	0.75
Desmanthus illinoensis	Illinois Sensitive Plant	2.00
Desmodium illinoense	Illinois Tick Trefoil	0.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	1.00
Liatris pycnostachya	Prairie Blazing Star	2.00
Lupinus perennis v. occidentalis	Wild Lupine	2.00
Monarda fistulosa	Wild Bergamot	1.00
Oligoneuron rigidum	Stiff Goldenrod	2.00
Parthenium integrifolium	Wild Quinine	1.00
Drynocalis arguta	Prairie Cinquefoil	0.50
Pycnanthemum virginianum	Common Mountain Mint	0.25
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Silphium integrifolium	Rosin Weed	3.00
Silphium laciniatum	Compass Plant	2.00
Silphium terebinthinaceum	Prairie Dock	3.00
Solidago nemoralis	Old-Field Goldenrod	0.25
Solidago speciosa	Showy Goldenrod	0.50
Symphotrichum laeve	Smooth Blue Aster	1.00
Symphotrichum novae-angliae	New England Aster	0.50
Symphotrichum oolentangiense	Sky-Blue Aster	1.00
Tradescantia ohioensis	Common Spiderwort	1.00
Veronicastrum virginicum	Culver's Root	0.25
	Total	66.00

No Mow Seed Mix -
Prairie Nursery
P.O. Box 306
Westfield, WI 53964
1-800-476-9453

The 'No Mow Seed Mix' is a proprietary mix of seed containing Festuca brevipila, Festuca ovina, Festuca rubra subs. fallax, Festuca Rubra, Festuca rubra var. Rubra and to be applied at a rate of 5 pounds per 1000 square feet, 220 pounds per acre

Stormwater Seed Mix .19 Ac (J.F. New)		PLS Ounces/Acre
Botanical Name	Common Name	
Permanent Grasses/Sedges/Rushes:		
Bolboschoenus fluviatilis	River Bulrush	1.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Elymus virginicus	Virginia Wild Rye	24.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	41.50
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Alisma subcordatum	common water plantain	0.5
Asclepias incarnata	swamp milkweed	0.4
Avena sativa	oats	45.7
Bidens cernua	nodding bur marigold	0.4
Bolboschoenus fluviatilis	river bulrush	0.2
Carex cristatella	crested oval sedge	0.1
Carex lurida	bottlebrush sedge	0.6
Carex vulpinoidea	brown fox sedge	0.4
Elymus virginicus	Virginia wild rye	4.6
Eupatorium perfoliatum	common boneset	0.2
Glyceria striata	fowl manna grass	0.2
Helenium autumnale	sneezeweed	4
Iris virginica v. shrevei	blue flag	0.8
Juncus effusus	common rush	0.2
Leersia oryzoides	rice cut grass	0.2
Lolium multiflorum	annual rye grass	12.7
Lycopus americanus	common water horehound	0.1
Mimulus ringens	monkey flower	0.2
Panicum virgatum	switch grass	0.4
Penthorum sedoides	ditch stoncrop	0.1
Rudbeckia subtomentosa	sweet black-eyed susan	0.2
Rudbeckia triloba	brown-eyed susan	0.3
Sagittaria latifolia	common arrowhead	0.2
Schoenoplectus tabernaemontani	softstem bulrush	0.6
Scirpus atrovirens	dark green rush	0.4
Scirpus cyperinus	wool grass	0.2
Senna hebecarpa	wild senna	0.6
Symphotrichum lateriflorum	side-flowering aster	0.1
Symphotrichum novae-angliae	New England aster	0.1
Thalictrum dasycarpum	purple meadow rue	0.4
	Total	75.10

Plan Notes:

- The contractor shall provide and install all plant materials in quantities sufficient to complete the planting shown on the drawing, unless noted otherwise. All plants shall comply with the requirements of the current American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall meet size, genus, species, and variety. Plants shall be in good health, free of disease, insects and defects. No "Park Grade" material shall be accepted. Plants may be substituted upon the approval of the Landscape Architect or the governing municipality prior to installation.
- All plants shall be watered during the first 24-hour period after installation. Contractor is responsible for watering sod and seed areas until first mowing. A schedule must be agreed upon with the owner, before sod is installed, of whom, when and how sod is to be properly watered. The contractor is responsible for site visits to ensure the proper watering is being done for establishment and health of sod.
- Plants shall be balled and burlapped or container grown as specified. No root bound material shall be accepted and all wrapping material made of synthetics or plastics shall be removed at the time of planting. It is the contractor's option to roll back burlap from the top of the ball.
- All shrub beds and tree rings shall receive 4" depth of shredded hardwood mulch. All new tree rings shall be 5' in diameter. All perennials shall receive 2" depth of hardwood mulch.
- All plants shall be set plumb. It is the contractors option to stake deciduous tree, but it is also the contractor's responsibility to ensure plants remain plumb until the end of the guarantee period. All deciduous trees shall be wrapped to prevent winter damage, which shall be removed after the first winter by the installing contractor. All evergreen trees must be staked.
- Prune, thin out, and shape new plants in accordance with standard horticultural practices to retain their natural character. Do not cut tree leader, but be sure to remove any injured, damaged, dead, or crossed branches from the plant at the time of installation. All plant material shall be planted to finished grade equivalent to the plant's original grade before digging.
- All ground cover and flowerbeds shall receive a 6" depth of organic compost, which shall be rototilled into the existing topsoil utilizing two lifts. Trees and shrubs shall be back filled with good existing topsoil.
- The contractor shall locate the existence of all underground utilities prior to starting. The contractor must also keep the pavement and work area in a neat and orderly condition throughout the construction process.
- Owner shall provide contractor with finish grade from the approved grading plan to a tenth of an inch with sufficient quality topsoil. If imported topsoil is required it shall be done at the owners expense. The general contractor should remove all building construction debris. The landscape contractor should be responsible for landscape debris removal.
- Seeded turf areas shall extend to all areas of disturbance unless otherwise noted and shall consist of an approved Kentucky Bluegrass Blend and finished with erosion control blanket.
- All edging to be a spaded natural edge, no steel or plastic edging shall be used unless otherwise noted.
- Should the Village agree to accept responsibility of the detention area (Lot 10) after the 3-year monitoring and management period is completed by the developer and all performance criteria have been met, then the Village will be responsible for ongoing management.
- Information contained in "Plan Notes" take precedence over other information.

Note: All parkway trees are required to be a minimum 10' from all fire hydrants and manholes.

NOTE: ALL TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 10' HORIZONTALLY FROM UTILITY STRUCTURES

CLARENCE DAVIDS & COMPANY
23900 W. 127th Street - Plainfield, IL 60685
(815) 439 - 2291 fax
clarencedavids.com

Megan Nicole Ridge Subdivision
132nd and 88th Ave.
Orland Park, IL

Plant Requirements, Schedule and Details

Scale: N/A

Date: 4/11/19
Revised: in 7/3/19
Revised: in 9/4/19
Revised: in 1/15/20

Proj. #: 19.1295.FV-sb
Sheet: 2 of 5
Drawn By: sb
Account Rep: aw

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MONITORING AND MANAGEMENT PLAN FOR NATURALIZED LANDSCAPE AREAS LOCATED ON SINGLE-FAMILY RESIDENTIAL PROPERTIES

Introduction

This document is intended to act as a Monitoring and Management Plan template for single-family residential homeowners wishing to install naturalized landscaping on their property. A Monitoring and Management Plan is required for single-family residential homeowners intending to install naturalized landscaping that exceed twelve inches (12") in height, as per **Section 6-305.F.2.c** of the Village of Orland Park Land Development Code. The purpose of the Monitoring and Management Plan is to help homeowners successfully establish naturalized landscaping on their property in lieu of conventional lawns, to provide standards that prevent the spread of nuisance species and measure the progress of the habitat, and guidelines for monitoring and reporting the success of the naturalized landscapes.

In all cases, requirements set forth in the Land Development Code shall supersede any conflict between the information provided in this document and the Land Development Code. A property owner shall apply to the Development Services Department and receive a written approval of a landscape plan and Monitoring and Management Plan prior to the installation of naturalized landscaping. Please see Page 9 of this document for a complete citation of Section 6-305.F.2.c.

For assistance with any aspect of this process, please contact the Development Services Department at (708) 403-5300.

Benefits of Naturalized Landscaping

Native plant species play a vital role in protecting water resources, providing wildlife habitat and creating beautiful landscapes. These benefits are sometimes referred to "ecosystem services" and provide benefits to human health, environment and economy. As people's appreciation of the natural beauty and benefits of native plants have grown, so has an interest in creating natural habitats around our own homes. The five main elements for successful naturalized landscape include:

- 1) Planning
- 2) Removal
- 3) Installation
- 4) Management
- 5) Monitoring

1. Planning

The first step in preparing a naturalized landscaping is to evaluate existing conditions and map the area where the landscaping will be installed. The Village allows up to **thirty percent (30%)** of the total existing open space in a resident's **rear and side yard**, setback a minimum of **three (3) feet** of any property line, to consist of naturalized landscaping that exceeds **twelve (12) inches** in height.

As per the Village's Land Development Code, a **Front Yard** means an area extending the full width of a lot between the front lot line and the nearest principal structure; a **Rear Yard** means an area extending the full width of a lot between the rear lot line and the nearest principal structure and a **Side Yard** means an area extending the depth of a lot from the front yard to the rear yard between the side lot line and the nearest principal structure. An example of where a front, side and rear yard are located is provided in **Figure 1. (Omitted)**

A **site plan** is required and should include a drawing of the lot drawn to scale on a sheet of paper not less than **8 1/2" x 11" inches** which contains: the location of property lines; location of structures, fences, existing drainage patterns and paved areas; location of each natural landscaping area; a list by scientific and common name of species intended to be planted and maintained within each area; and the setback distance of each natural area that will be located near any property line.

Any proposed soil amendments and levels of shade and sunlight should also be included on the plan, if proposed. Although the actual conditions and layout will likely vary dramatically from property to property, the basic elements of the example can be applied to most projects (i.e. north arrow, scale, property lines, etc.).

Selection of native plant species that are suitable for the type of soil, soil moisture, sunlight, on the property as well as providing the desired aesthetic appearance is critical for success. For instance, a property with full sun and rich soils can be planted as prairie with a combination of grasses and bright colorful forbs. A wooded habitat with dry, well drained soils can be planted with spring woodland or savanna species. An area with poorly drained soils can be planted with wetland species. Understanding the property's environmental conditions will help define the most appropriate planting area and design a successful naturalized landscape that the property owner will enjoy.

Naturalized landscaping provides opportunities to select a diverse variety of plants suitable for the site that will bloom throughout the year. Although they are not as colorful, it is important to include a variety of grass species in your planting as they contribute to the health of the naturalized landscape, provide root structure to help prevent weed growth and provide late fall and winter cover and visual interest. Plant spacing will depend on how much the plant will spread and grow out. A general rule of thumb that is often followed is to plant plugs twelve (12) inches to eighteen (18) inches on center. If establishing vegetation by seed, use a seed mix that includes a diverse combination of native forb and grass species using a minimum of twelve (12) to sixteen (16) pounds per acre. A cover crop of "annual" rye and oats are also typically included in a seed mix to minimize competition from undesirable species during the first year of establishment. Do not use **perennial** rye since this will compete with your native perennial species and is very difficult to eliminate once planted.

2. Removal of Existing Vegetation

The establishment of a naturalized habitat consisting of native plants that exceed twelve inches (12") in height including ferns, grasses, sedges, rushes, forbs, shrubs and trees is allowed under the Land Development Code. This is an intentional process and does not refer to allowing lawns or weeds to "go natural" on their own. Therefore, under most conditions the existing non-native vegetation must be eliminated in order to successfully plant the native vegetation through transplanting live plants or by seed.

Existing vegetation can be eliminated by physical removal, smothering, or chemical treatment. Physical removal is the most labor intensive option and can be accomplished by using tools such as a sod cutter, shovel or mechanical equipment to cut the turf below the root zone. Smothering is less labor intensive but can take a full growing season (5 to 6 months) to kill the turfgrass. Examples of smothering include covering the proposed planting area with materials such as black plastic sheeting, tarps, cardboard and mulch, used construction materials like sheetrock or plywood, used carpeting, or other opaque material. The key is to eliminate all sunlight for an extended period of time. The quickest method of turf elimination is the use of non-specific, short-duration chemical herbicides such as glyphosate. Because glyphosate affects metabolism in plants but not animals, it has very low toxicity to humans. Although it is possible to use these chemicals safely, it is extremely important to carefully follow manufacturer's directions for use, especially when working near wetlands or water resources.

3. Installation

Native landscaping relies on the plant species that have lived in our region for thousands of years and have evolved to local growing conditions including climate, soils, precipitation and wildlife. Therefore, whenever possible it is recommended to utilize native plants and seed that are derived from local genetic sources, typically from within a 150 mile radius. These plants are commonly referred to as a "local genotype". The use of local genotypes helps ensure the plants will perform optimally and require the least amount of supplemental watering or management. There are many nurseries, native plant retailers, and native plant sales that are able to provide native species from local genotypes.

Native herbaceous vegetation can be established using live plugs, potted plants or seed. Using live plugs or potted plants can be more costly than seed but provides the fastest establishment of a native landscape. Plugs are small rooted plants that typically become established in weeks rather than months (as by seed) and can reach a flowering size in the first year. Plants may also be available in quarts or gallon sizes to provide a more immediate aesthetic appearance. This can be particularly useful in high visibility or high traffic areas. Seed can be the least costly installation method and can be particularly useful for planting large areas. However, establishment by seed may require additional soil preparation, specialized equipment and can take two to three years to develop the appearance of a naturalized landscape. Other benefits of plugs are that they are easy to identify and weed around and provide greater control over the placement of species.

4. Management

When properly planted and established, naturalized landscapes are low maintenance compared to conventional landscaping. However, this does not mean "no maintenance", especially during the first few years after planting. Native plants spend the first two to three years developing roots and typically require watering and weeding until their deep roots are established. If it does not rain, water plants weekly over the first year making sure to allow the water to soak deep into the soil. Once the roots are established, additional watering will not be needed. Fertilizing of native plants is not required at all. In fact, adding fertilizer provides an advantage to non-native or invasive plant species and actually encourages the growth of undesirable weeds. Therefore, a homeowner would be paying for fertilizer they don't need and paying even more to correct the problems created by the fertilizer. Although native vegetation also does not require the application of pesticides, a limited amount of herbicide may be necessary to control invasive species as part of the long-term management of a naturalized landscape.

a. Short-Term

Annual weed species often dominate a new planting. The weed species can be controlled by hand-pulling, mowing or spot spraying/hand-wicking with herbicide. The early identification and elimination of undesirable species is the most effective form of control. Therefore, it is important to develop good plant identification skills for the plants you want to keep in the landscape and those you do not. High mowing should be timed and performed to eliminate or prevent the development of seed heads and the production of seed from undesirable species while avoiding damage to desirable species. For instance, native species tend to be shorter than the non-native weeds during the late spring. Therefore, the height of a mower can be set above the native vegetation to cut as low as possible without injuring the native species (typically about 8 inches). Otherwise, a hand held weed-eater or hand scythe can be used to target and cut undesirable species close to the ground or to cut higher when in close proximity to native vegetation. By the second or third year the native plants will be more established and weeding will become minimal as the native landscape matures.

(see appendix on sheet 5)

b. Long-Term

Long-term maintenance will likely require a combination of spring mowing, hand-pulling, spot-herbicide applications and supplemental planting. Prior to European settlement, periodic fires were a natural occurrence in the region so many of our native plants and ecosystems evolved to be dependent on fire. Therefore, controlled burns are a common tool for managing natural areas including prairies, wetlands and forests. Residents interested in utilizing controlled burns will need to comply with all state and local regulations and may wish to hire a professional that specializes in natural resource management. Since controlled burns may not be appropriate management tools for suburban areas, annual fall or spring mowing can be used to replace many the benefits of fire in naturalized landscapes on residential properties. Mowing should be performed in the late fall or early spring, before the start of the growing season, at a height of approximately 6 to 8 inches. This will remove the previous year's growth, allow sunlight to reach the ground, promote healthy vegetation growth, and maintain a neater appearance. To prevent smothering, thatch material will likely need to be collected and removed from the naturalized landscape. Landscape material can be composted on-site or removed through the Villages' Yard Waste program. Waste Management provides Orland Park residents with yard waste collection from April 1 to November 30 using the proper paper collection bags or carts. Contact Waste Management of the South Suburbs at 800-796-9696 for more information.

Invasive species are plants, animal or fungus species that are not native to a specific location, which have the tendency to spread aggressively, and are believed to cause damage to the environment, human health, or human economy. Owners of naturalized landscapes must continuously monitor the habitat for invasive plant species since they spread rapidly in today's landscape and can quickly degrade a naturalized area. Early identification and eradication is the most cost effective form of invasive species management since undesirable plants are not allowed to establish or go to seed. In most cases the invasive plant can simply be pulled out by hand. However, certain species such as common buckthorn (*Rhamnus cathartica*), Amur honeysuckle (*Lonicera maackii*), Tartarian honeysuckle (*Lonicera tartarica*), cut-leaved teasel (*Dipsacus laciniatus*) or common reed (*Phragmites australis*) may require a combination of cutting and herbicide treatment. Property owners may want to refer to organizations such as the Midwest Invasive Plant Network at www.mipn.org for more information including species identification and proper eradication methods.

Over time, residents may wish to increase the species diversity of the naturalized landscape area. This can be accomplished by transplanting live plants or adding native seed. Live plants or seed may also need to be added to areas where planted species have not been successful or the eradication of weeds has left bare patches. The addition of new plants can increase the biodiversity of the habitat, attract new species of wildlife (i.e. species of butterflies, birds, etc.) and help to prevent the development of bare spots by maintaining full coverage.

(see appendix on sheet 5)

5. Monitoring

A properly installed naturalized planting will provide an aesthetically attractive, environmentally beneficial low maintenance landscape. After the naturalized landscape has initially been established, residents should continually monitor the habitat to protect their investment and ensure the naturalized landscape will continue to provide enjoyment. The intent of the Single-Family Residential Naturalized Landscaping ordinance is to promote the use of native plants and natural habitat on residential properties while avoiding the pitfalls that can occur from poor implementation or communication. In order to comply with the Ordinance a property must be inspected by a Village inspector or designee annually, or as determined by the Development Services Department, and the following performance criteria must be met:

- a. By the end of the third growing season at least 90 percent of the planted naturalized landscape area, visually estimated by aerial cover, shall be covered with live vegetation.
- b. By the end of the third growing season at least 70 percent of the vegetation in the planted naturalized landscape areas shall be plant species native to the Chicago Region.
- c. None of the three-most dominant species present may be non-native or weedy, including but not limited to the following:

<u>Woody Plants</u>	
<i>Acer negundo</i>	Box elder
<i>Alnus glutinosa</i>	Black Alder
<i>Elaeagnus umbellata</i>	Autumn olive
<i>Euonymus alatus</i>	Burning bush
<i>Lonicera</i> spp.	Honeysuckle
<i>Rhamnus</i> spp.	Buckthorn
<i>Robinia pseudoacacia</i>	Black locust
<i>Rosa multiflora</i>	Multiflora rose
<i>Ulmus pumila</i>	Siberian elm

<u>Broadleaf Plants</u>	
<i>Alliaria petiolata</i>	Garlic mustard
<i>Ambrosia</i> spp.	Ragweed
<i>Arctium</i> spp.	Burdock
<i>Carduus nutans</i>	Musk thistle
<i>Centaurea maculosa</i>	Spotted knapweed
<i>Cirsium arvense</i>	Canada thistle
<i>Conium maculatum</i>	Spotted hemlock
<i>Coronilla varia</i>	Crown vetch
<i>Daucus carota</i>	Wild carrot
<i>Dipsacus</i> spp.	Teasel
<i>Euphorbia escula</i>	Leafy spurge
<i>Hesperis matronalis</i>	Dame's rocket
<i>Lotus corniculatus</i>	Bird's-foot trefoil
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Medicago</i> spp.	Alfalfa/medick
<i>Mellilotus</i> spp.	Sweetclover
<i>Pastinaca sativa</i>	Wild parsnip
<i>Polygonum cuspidatum</i>	Japanese knotweed
<i>Solidago altissima</i>	Tall goldenrod
<i>Solidago sempervirens</i>	Seaside goldenrod
<i>Trifolium</i> spp.	Clover
<i>Typha</i> spp.	Cattails

<u>Grass-like Plants</u>	
<i>Agropyron repens</i>	Quackgrass
<i>Bromus tectorum</i>	Cheatgrass
<i>Bromus japonicus</i>	Japanese brome
<i>Bromus inermis</i>	Smooth brome
<i>Phalaris arundinacea</i>	Reed canarygrass
<i>Phragmites australis</i>	Common reed
<i>Poa pratensis</i>	Kentucky bluegrass

6. APPROVAL

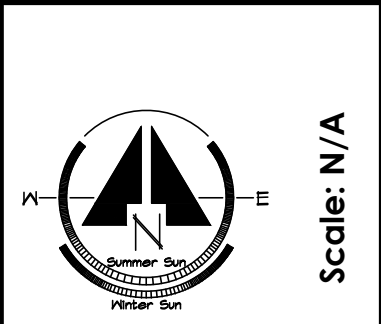
VILLAGE OF ORLAND PARK	PETITIONER/OWNER
Approved By: _____	Submitted By: _____
Printed Name: _____	Printed Name: _____
Title: _____	Property Address: _____
Date: _____	Contact Phone: _____
	Contact Email: _____
	Date: _____



CLARENCE DAVIDS & COMPANY
23900 W. 127th Street - Plainfield, IL 60585
(815) 439 - 1177 office (815) 439 - 2291 fax
clarencedavids.com

Megan Nicole Ridge Subdivision
132nd and 88th Ave.
Orland Park, IL

Maintenance and Monitoring Plan



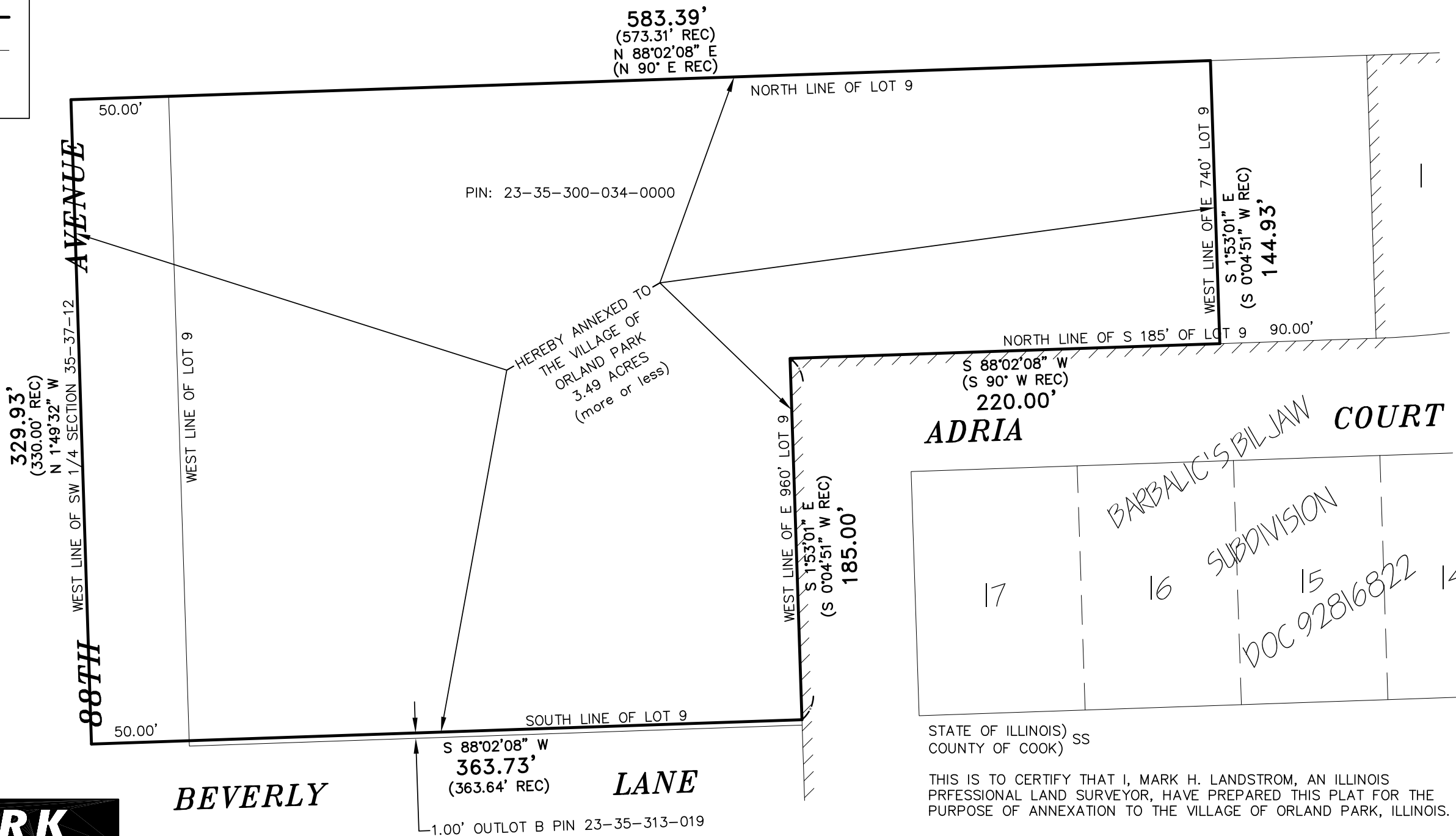
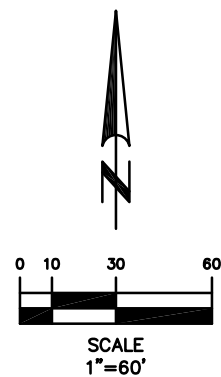
Proj. #: 19-1295.FV-sb	Date: 4/11/19	Revised: in 7/3/19	Revised: in 9/4/19	Revised: in 1/15/20
Sheet 4 of 5	Drawn By: sb	Account Rep: aw	Scale: N/A	

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PLAT OF ANNEXATION TO THE VILLAGE OF ORLAND PARK

LOT 9 (EXCEPT THE EAST 740 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 220 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS.

LEGEND	
LIMITS OF LAND PER LEGAL DESCRIPTION	—————
ADJACENT LAND PARCEL LINE	—————
EXISTING CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK	//////



PREPARED FOR:
DL3 SONS PROPERTIES INC.
PREPARED BY:



DESIGN FIRM REGISTRATION NO. 184-005577

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

PROJECT No. 18-09-070-ANNEX-R

STATE OF ILLINOIS) SS
COUNTY OF COOK)

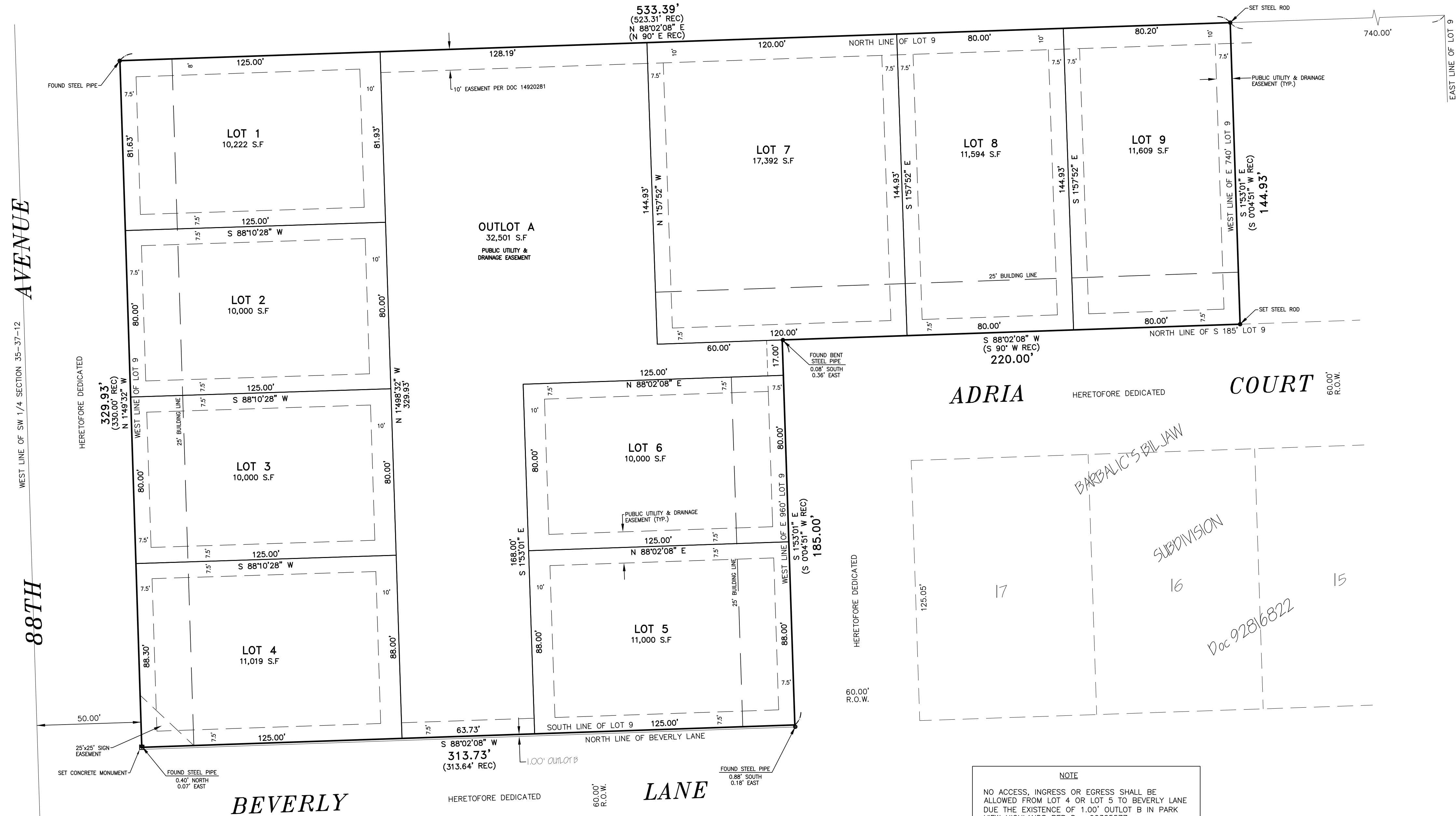
THIS IS TO CERTIFY THAT I, MARK H. LANDSTROM, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF ORLAND PARK, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF JANUARY A.D. 2020.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2020

MEGAN NICOLE RIDGE

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AFFECTS COOK COUNTY PIN: 23-35-300-040-0000

SEND FUTURE TAX BILLS TO:
D L 3 SONS PROPERTIES, INC.
16352 S. KEDVALE AVENUE
TINLEY PARK, ILL. 60478

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ALONG, UNDER AND THROUGH THAT PORTION OF THE LAND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT" WITH DASHED LINES ON THE PLAT FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIR, INSTALLATION, INSPECTION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF WATER LINES, SANITARY SEWERS AND STORM SEWERS TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES, OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES, GAS MAINS AND APPURTENANCES, AND CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH UTILITIES. NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF ORLAND PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

SIGN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR D L 3 SONS PROPERTIES, INC., ITS SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER THAT PORTION OF THE LAND MARKED "SIGN EASEMENT" ON THE PLAT FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN A SIGN, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

NOTE
NO ACCESS, INGRESS OR EGRESS SHALL BE ALLOWED FROM LOT 4 OR LOT 5 TO BEVERLY LANE DUE THE EXISTENCE OF 1.00' OUTLOT B IN PARK VIEW HIGHLANDS PER DOC 90325577.

NOTE
STEEL RODS OR OTHER MONUMENTATION SHALL BE SET AT ALL PROPERTY CORNERS OF THE NEW LOTS.

VILLAGE TREASURER
I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.
DATED THIS ____ DAY OF _____, A.D. 20____

PLAN COMMISSION
THIS SUBDIVISION WAS APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, AT A MEETING HELD THIS ____ DAY OF _____, A.D., 20____

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

VILLAGE BOARD
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK AT A MEETING HELD THIS ____ DAY OF _____, A.D. 20____

BY: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

OWNER
D L 3 SONS PROPERTIES, INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
IT FURTHER CERTIFIES THAT THE PROPERTY HEREIN CONSOLIDATED LIES WITHIN PALOS SCHOOL DISTRICT 118 AND CONSOLIDATED HIGH SCHOOL DISTRICT 230.
DATED AT _____ ILLINOIS THIS ____ DAY OF _____, A.D., 20____

DWAYNE STAROSTKA, President

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DWAYNE STAROSTKA OF D L 3 SONS PROPERTIES, INC., PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF D L 3 SONS PROPERTIES, INC., FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LAND SURVEYOR
STATE OF ILLINOIS) SS
COUNTY OF COOK)
I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 (EXCEPT THE EAST 740 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 220 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS;

AS SHOWN BY THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE ILLINOIS EAST ZONE (2011) STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS MEASUREMENT, AND THE AREA OF THE SUBDIVISION IS 135,338 SQUARE FEET = 3.107 ACRES (more or less).

I FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, WHICH HAS ADOPTED A CITY PLAN AND EXERCISES THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

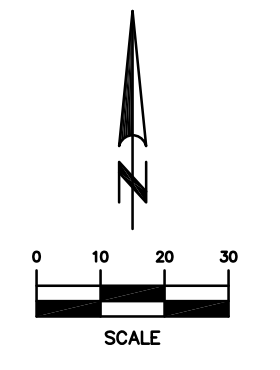
I FURTHER CERTIFY THAT ALL THE PROPERTY IS WITHIN ZONE X, UNSHADED AREAS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL 17031C0614J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, AND I HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK TO RECORD THIS PLAT OF SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 30th DAY OF MARCH, A.D. 2020.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2020

PREPARED FOR:
DL3 SONS PROPERTIES INC.

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-065577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 18-09-070-SUB-R4



PRELIMINARY SITE PLAN FOR MEGAN NICOLE RIDGE SUBDIVISION

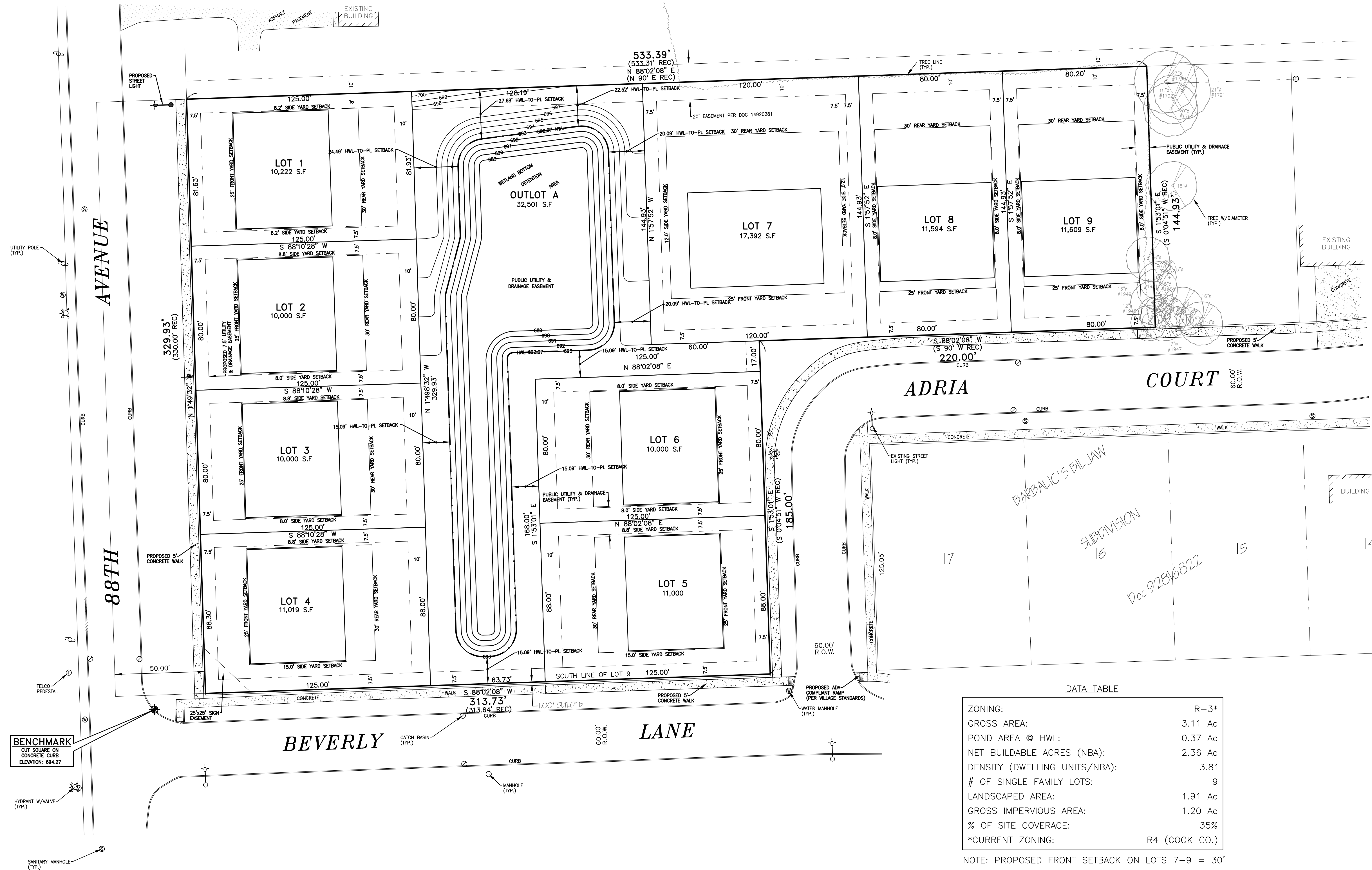
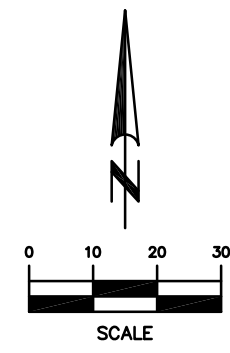
132ND STREET & 88TH AVENUE
ORLAND PARK, IL

LEGAL DESCRIPTION

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEVELOPER:

DL3 SONS PROPERTIES INC.
P.O. BOX 302
MIDLOTHIAN, IL 60405
(708) 612-1082



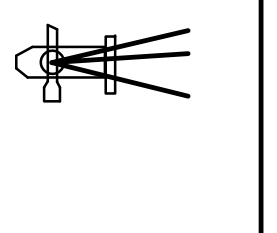
DATA TABLE

ZONING:	R-3*
GROSS AREA:	3.11 Ac
POND AREA @ HWL:	0.37 Ac
NET BUILDABLE ACRES (NBA):	2.36 Ac
DENSITY (DWELLING UNITS/NBA):	3.81
# OF SINGLE FAMILY LOTS:	9
LANDSCAPED AREA:	1.91 Ac
GROSS IMPERVIOUS AREA:	1.20 Ac
% OF SITE COVERAGE:	35%
*CURRENT ZONING:	R4 (COOK CO.)

NOTE: PROPOSED FRONT SETBACK ON LOTS 7-9 = 30'

REV.	DATE	REVISIONS
T.G.	7/8/19	ISSUED FOR REVIEW
B.H.	7/8/19	ISSUED FOR REVIEW
B.H.	8/28/19	VILLAGE COMMENTS
B.H.	9/30/19	VILLAGE COMMENTS
B.H.	1/15/20	VILLAGE COMMENTS

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-5337
Fax: (708) 599-2281



MEGAN NICOLE RIDGE SUBDIVISION
132ND & 88TH AVENUE, ORLAND PARK, IL
PRELIMINARY SITE PLAN

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
PSP1
18-09-070