



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul
and Laura Murphy*

Tuesday, February 9, 2016

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2015-0067](#) Minutes of the December 8, 2015 Plan Commission Meeting

[2016-0104](#) Minutes of the January 26, 2016 Plan Commission Meeting

Attachments: [November 22, 2016 PC Minutes](#)

Continuance

PUBLIC HEARINGS

[2016-0007](#) Heartis Senior Living - Special Use Permit

Attachments: [SU Ordinance](#)
[Approved Landscape Plan Revised via AR](#)
Special Use, Site Plan, Elevations (NP)

[2016-0065](#) Downtown Main Street Parking Deck

Attachments: [Parking Deck Plans - Plan Commission 020916](#)
[VOP Special Use Standards 012516](#)
[Parking Deck Committee Report 021516](#)
Special Use With Modifications, Site Plan, Elevations (MK)

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2016-0036](#) Memo: New Petitions & Appearance Review

Attachments: [9-13-16 Plan Commission Memo](#)
[9-27-16 Plan Commission Memo](#)
[10-11-16 Plan Commission Memo](#)

ADJOURNMENT

DATE: January 12, 2016

REQUEST FOR ACTION REPORT

File Number:	2015-0067
Orig. Department:	Development Services Department
File Name:	Minutes of the December 8, 2015 Plan Commission Meeting

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

I move to continue the minutes of the December 8, 2015 Plan Commission Meeting to the next regularly scheduled meeting.

DATE: January 10, 2017

REQUEST FOR ACTION REPORT

File Number: **2016-0104**
Orig. Department: **Development Services Department**
File Name: **Minutes of the November 22, 2016 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us*



Meeting Minutes

Tuesday, November 22, 2016

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul,
Laura Murphy and Dave Shalabi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

Present: 5 - Chairman Stephens; Member Aubin; Member Paul; Member Murphy, Member Shalabi

Absent: 2 - Member Jacobs, Member Parisi

APPROVAL OF MINUTES

2016-0104 Minutes of the October 11, 2016 Plan Commission Meeting

A motion was made by Member Paul Aubin, seconded by Member John Paul, to approve the minutes of the October 11, 2016 Plan Commission with the following changes:

On Page 7 the paragraph that reads "JACOBS: I move to continue case number 2016-0607, Cook County Highway Facility Solar Panels to the October 11, 2016 Plan Commission meeting" be replaced with the correct motion.

On Page 23-24 the sentence that reads "STEPHENS: Thank you Commissioner Parisi....I think the building with the brick and in being in compliance is much, much better than what we saw at the beginning" be changed to "I think the building with the brick and being in compliance is much, much better than what we saw at the beginning."

On Page 24 the paragraph that reads "PARISI: I move to continue the Zeigler Infiniti of Orland Park petition, case number 2016-0504, to the October 11, 2016 Plan Commission" be replaced with the correct motion.

APPROVED

Aye: 5 - Chairman Stephens, Member Aubin, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Parisi

PUBLIC HEARINGS

2016-0748 15221 Cottonwood Court Geothermal Project

MAZZA: Staff presentation made in accordance with written staff report dated November 22, 2016.

STEPHENS: Is the petitioner present? Does the petitioner wish to add anything to the presentation?

AUBIN: Swore in Dhaval Patel of 15221 Cottonwood Court.

PATEL: The only thing I want to present is, in the picture, the one before this, the satellite map picture? That's a neighbor's property. My property is next to it.

STEPHENS: That's what I thought. You're the second one in? Where the red lines are, you're the one right next to it to the south.

PATEL: Exactly.

STEPHENS: I thought that was wrong. Other than that, thank you sir. This is a public hearing, is there anybody out there who wishes to address this petition in any way with any questions or comments? Hearing none, we'll go to our commissioners. Commissioner Murphy?

MURPHY: I have no comments, no concerns. I would be in support of it.

AUBIN: Concur.

PAUL: Nothing to add to that.

SHALABI: Thank you Mr. Chairman. I have nothing to add as well.

STEPHENS: I have nothing to add either. It's pretty straightforward. We'll move forward for a motion here.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 22, 2016,

And

I move to recommend to the Village Board to approve the Appearance Review (Environmental Clean Technology) for a geothermal heat pump system at 15221 Cottonwood Court as depicted on the plat of survey titled "Plat of Survey", prepared by the petitioner, dated received on October 27, 2016, subject to the following conditions:

- 1) Meet all Building Code related items;
- 2) Obtain necessary permits from the State prior to issuance of a building permit;
- 3) Any mechanical equipment must be screened at grade level with landscaping.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Parisi

2016-0805 Land Development Code Amendment - Regional Mixed-Use Campus District

KOWSKI: Staff presentation made in accordance with written staff report dated November 22nd, 2016.

STEPHENS: Thank you Mr. Kowski, good presentation. Is there anyone here who would like to address this petition? Step up to the microphone please.

AUBIN: Swore in Dan Burns of 15255 S 94th Avenue.

KOWSKI: What Mr. Burns is asking is – let me go back for a few moments. There is a parcel that is unincorporated. That remains unincorporated. We are not annexing that property as part of this project. However, when it comes to Orland Park, and it has to come to Orland Park, it will be folded into this code.

BURNS: So what is it lacking that it wasn't brought in?

KOWSKI: The actual owners have to petition. The Village of Orland Park does not force annex property. It has to be a voluntary annexation by way of a development proposal.

BURNS: Did all the other parcels within this white line make application for zoning?

KOWSKI: No. We are permitted to rezone property provided we notify the property owners. Each of the properties within the white boundary is located in the limits of Orland Park.

BURNS: Thank you.

STEPHENS: Mr. Kowski how many property owners are there?

KOWSKI: For all intents and purposes there are two majors owners, the O'Malley Family and the Stump Family. Then, there are the two office building owners which are separate lots as well. The O'Malleys and Stumps own probably 90% of the property. 150 Acres of the 271 is Mr. O'Malley. I've had meetings with both of these groups during this process and I think it's safe to say that they're very happy with where we've landed today, and I think they're looking forward to proceeding.

AUBIN: Swore in Pat O'Malley of 12314 S 86th Avenue, Palos Park.

O'MALLEY: I don't necessarily have any remarks to make other than the staff has approached us on that. I want to congratulate Mike and the staff's efforts at this work. Additionally, when he said this has been going on for 15 years, it's actually more than 15 years, Mike. The dream of something like this happening has been

in the works for all those years. As a representative of my family, and Mr. Stump happens to be my father in law so I'm representing him as well, we just want to express our appreciation for all the work that's been done within the staff of Orland Park. We would encourage the Plan Commission to embrace this as we do. Thank you for all the work you do for the community at large, but this is a wonderful concept for the Village and we enthusiastically support it.

STEPHENS: I take it you're in full support of this.

O'MALLEY: Yes Mr. Chairman.

STEPHENS: Thank you Mr. O'Malley. We have somebody else who would like to address. Lower the microphone so we can hear you and raise your right hand so we can swear you in.

AUBIN: Swore in Fran Fuehrmyer of 18249 Oklahoma.

FUEHRMYER: My building, the back end, faces Smith Crossings. That whole concept is going to go on all that vacant land, is that what you're telling us?

KOWSKI: This vacant land back over here is unincorporated, it's owned by the Forest Preserve, that will stay like that forever. Where that Horton Center is, that's the extent of the code area here. Nothing could be built by the creek, there's not enough room. Something may be built here, and across from Smith Crossing there is some development potential, but nothing back over here or here. If that helps you get your orientation.

FUEHRMYER: So all that other land – that's where you're going to be putting this?

KOWSKI: Correct, yes. As far as how this will play out, we anticipate development happening first by LaGrange Road. It will take many years before it really truly reaches over here.

FUEHRMYER: And I take it a movie theatre was in that concept too?

KOWSKI: It's allowed to go there, absolutely.

FUEHRMYER: Ok, that's all. Thank you.

STEPHENS: Is there anyone else out there?

AUBIN: Swore in Martin Monahan of Smith Crossing.

MONAHAN: This property is my front yard right now. I'm here as a resident only but I'm sure I can speak on behalf of the fact that Mike came and gave the group a presentation the other day because there is a lot of interest within the folks at Smith Crossing as far as what's going to happen out in front of us. As Mike

reviewed what they've done, it certainly looks like a solid planning process. My career was as a highway engineer and a planner. It looks like you've really used some of the latest techniques. One little issue I would leave with you is, there is a lot of noise on that parcel. I-80 and the tires just create a lot. I don't know the degree to which that will impact offers or others that might think they'd like to put property in there. If noise walls become a consideration, I would suggest that you investigate clear plastic, clear translucent noise walls, so that we don't shield I-80 from that property as it exists or as it's hoped to be developed.

STEPHENS: Thank you sir. Is that about it? Thank you all very much. We'll go to our commissioners here. Commissioner Shalabi?

SHALABI: Thank you Mr. Chairman. I'd like to thank in advance all parties who made this possible including the hard work of our village staff, which I'm sure has been very diligent to bring it to this level. I'd like to say that it appears to be an exceptional and exciting project on several fronts from green space to the architectural layout. The thought process of the studies and variation appeal for sure. The project appears to have a long term positive tremendous impact on Orland Park and some of the neighboring towns in the areas of quality of life, economic development, and definite business infrastructure. It's very exciting and enjoyable for me to put my full support into this project.

STEPHENS: Commissioner Paul?

PAUL: Thank you Mr. Chairman. I'm looking at most of this and I'm assuming it's in Will County, correct? So it's a smart idea to take advantage of the property tax difference. It's one of the complaints that I've always heard over the years, "how come we only get big box and retail?" Well, the difference in Cook County versus Will County property tax, that makes sense. "How come we don't get office buildings, how come we don't get other than minimum wage job type buildings?" That solves that problem. It keeps it within Orland Park. I like that idea. I think it's a very smart use for that property. That's all I've got.

STEPHENS: Commissioner Aubin?

AUBIN: Thank you Mr. Chairman. I don't think you have to go any further than the owner's endorsement. I don't see the room filled with a lot of neighbors, the neighbor's endorse it. This is going to be a project that's been a long time in the making. I hope it comes to fruition sooner than later. Thank you.

STEPHENS: Thank you. Commissioner Murphy?

MURPHY: I concur with my fellow commissioners. It's a very exciting project. I look forward to seeing it come to fruition. It will create jobs and a lot of excitement in Orland.

STEPHENS: Thank you Commissioner Murphy. I too am in agreement with all the

commissioners here. I think it's a real forward thinking plan, I think it's the right location, I don't think it's going to be bother any of the neighbors around. I'm glad to hear that the property owners are in full support of it. If I was one of those property owners I would be in full support of it myself. I think I'd like to express my thanks, Mr. Kowski, I think you've done a good job here. This staff report is very detailed and very easy to understand. It tells the whole story. I think it's time for Orland Park to look at these kind of developments in the future. As you say, it's going to be a 20 year plan, I don't know how soon we would get started on something like this, but putting the zoning in place makes a lot of sense, and it will encourage people to move forward on something in Orland Park. I'm 100% behind this. So I guess the only thing left now is to entertain a motion and move forward.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 22, 2016,

And

I move to recommend to the Village Board approval of amendments to the zoning map and text of the Village's Land Development Code to establish a Regional Mixed-Use Campus District by rezoning areas from E-1 Estate Residential District and ORI Mixed Use District to RMC Regional Mixed-Use Campus District as presented in the attachment to this report with the understanding that minor adjustments may be made between now and the Board meeting following public input into the draft.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Parisi

NON-PUBLIC HEARINGS

OTHER BUSINESS

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:30 p.m.

Respectfully submitted,

Elyse Vukelich

Planning Intern

DATE: May 16, 2016

REQUEST FOR ACTION REPORT

File Number: **2016-0007**
Orig. Department: **Development Services Department**
File Name: **ORDINANCE GRANTING A SPECIAL USE PERMIT FOR HEARTIS SENIOR LIVING
WITH ASSOCIATED SITE PLAN AND ELEVATION CHANGES**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR HEARTIS SENIOR LIVING WITH ASSOCIATED SITE PLAN AND ELEVATION CHANGES

WHEREAS, an application seeking a special use permit for certain real estate, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on February 9, 2016 on whether the requested special use permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the Orland Park Prairie, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested special use be granted with this President and Board of Trustees, and this Board of Trustees have duly considered said report and findings and recommendations;

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The Plan Commission of this Village has made its report of findings and recommendations regarding the proposed special use. The findings of the Plan Commission are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed special use is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Orland Park Land Development Code as set forth in Section 1-102 thereof. Said special use is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed special use to construct and maintain a new 91,650 square foot congregate elderly housing facility consisting of a three-story assisted living facility and an attached one-story memory care unit on Lot 3 (2.95 acres) of the 7420 W. 159th Street Planned Unit Development (PUD), as follows:

(a) The Subject Property is located at 7420 W. 159th Street (NW 3 acres of parcel) within the Village of Orland Park in Cook County, Illinois. The proposed facility will be 91,650 square feet

in total building area and consist of a three-story assisted living building and a one-story memory care building. The combined structure will be located on Lot 3 of the PUD, which is the northwest corner of the property and immediately adjacent to the PUD's detention pond. The proposed petition represents the first development proposal for the 7420 W. 159th Street PUD, following its approval in December 2015. The Subject Property is zoned BIZ General Business District. In the BIZ General Business District, congregate elderly housing facilities are permitted only by special use permit. The proposed use will have a three-story assisted living wing, and a one-story memory care wing, which is a standard arrangement for such facilities.

(b) The proposed petition initially requested two modifications related to parking and bufferyards. The recent Land Development Code amendments to the Landscape Section 6-305 annulled the bufferyard modification. Additionally, the parking modification was not recommended for approval because a minor site plan adjustment was made, which met Code requirements. Therefore, no modifications are requested for this petition.

(c) The proposed development is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code. The Comprehensive Plan designates this area for 159th and Harlem Planning District, and the Comprehensive Land Designation is Community Commercial. Allowance of the special use will complement the surrounding retail, residential and businesses in the nearby area and provide housing and care options for Village senior citizens within a location that has accessibility to the 159th Street corridor. Additionally, the 2015 Master Concept Plan of the 7420 W. 159th Street PUD indicates that the rear parcels contain larger, anchor users, and includes a schematic site plan of Lot 3 that is similar in scale and shape to the proposed development. Lot 3 is one of the rear parcels, and the proposed congregate housing facility is one of the two anchor users for the PUD. Thus, the project is compatible with the location in the PUD as an anchor user and as a transitional use prescribed for the rear area of this development site by the Comprehensive Plan. Overall, the proposed development conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

(d) The proposed development will be consistent with the character of the immediate vicinity of the Subject Property, which is presently zoned R-4 Residential District – Colonadae Apartments/Condos to the north, Village of Tinley Park (across 159th Street) Apartments/Condos to the south, BIZ General Business District – Retail and Restaurant to the east, and BIZ General Business District – Retail to the west, where community commercial uses are located. The special use will also be consistent with the community character of the immediate vicinity of the Subject Property because the application does not propose to change the zoning.

(e) The design of the development will minimize adverse effects. The proposed development will occupy three acres of the eleven acre 7420 W. 159th Street PUD. The design of the proposed development will be part of an overall aesthetic of the PUD. The proposed site plan places the congregate elderly housing facility in the middle of Lot 3, with pervious green yards and walkways from the adjacent parking bays immediately adjacent to the structure. A drive-aisle will surround the building and yard spaces on all four sides, enabling access to the front, side and rear entrances for visitors and facility suppliers. The detention pond, which is located on Outlot A of the PUD (immediately to the west of Lot 3), is sized appropriately to service the entire PUD

as a consolidated pond and is intended, per the PUD Master Plan, to be an outdoor amenity for the PUD and the proposed development (as evidenced by the connecting multi-use paths). Two internal courtyards are also included within the building footprint, and intended to provide secure and undistracted outdoor spaces for facility residents, particularly for the memory care residents. There is adequate mobility regarding the interior access drives, sidewalks, and vehicular circulation, and a parking strategy has been developed to comply with the requirements of the Land Development Code. Access to the site is available from 159th Street and Goodwill/Home Depot Center, which connects to Harlem Avenue. The proposed building elevations have been reviewed and addressed and will improve the appearance of the Subject Property. There will be no modifications or variances.

(f) The proposed special use as conditioned by this Ordinance will not have an adverse effect on the value of adjacent property. To date, the Subject Property has been a vacant land site amidst the developed and trafficked 159th Street. The Subject property is also currently dominated by a large, low quality wetland body (.55 acres) that will be eliminated and mitigated per the requirements of MWRD's new Watershed Management Ordinance (WMO). No modifications are required for this petition to encroach or disturb the wetlands because the wetland setback modification was previously granted via the PUD. Once completed, the proposed development will serve the community and may help bring new businesses and developments to Orland Park.

(g) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers and schools will be capable of serving the special use at an adequate level of service. The proposed development is part of a larger project and will not independently impact the public facilities and services affecting the Subject Property. As part of the overall development, the Petitioner will take on site work and infrastructure to prepare the site for development, including upgrading utilities, drainage and landscaping. Access to the site is available from 159th Street and Goodwill/Home Depot Center, which connects to Harlem Avenue, and there is adequate mobility regarding the interior access drives, sidewalks, and vehicular circulation.

(h) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(i) The development will not adversely affect a known archaeological, historical or cultural resource.

(j) The proposed development shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances and regulations of the Village.

SECTION 3

A special use permit to construct and maintain a new 91,650 square foot congregate elderly housing facility consisting of a three-story assisted living facility and an attached one-story memory care unit on Lot 3 (2.95 acres) of the 7420 W. 159th Street PUD is hereby granted,

subject to the conditions below, and issued to Heartis Senior Living, for the following described property:

PARCEL 1:

THAT PART OF THE SOUTH 665.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 660.00 FEET TO THE EAST LINE OF THE WEST 660.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 52 MINUTES 05 SECONDS WEST, ALONG SAID LINE A DISTANCE OF 295.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREE 52 MINUTES 05 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 169.99 FEET TO THE NORTH LINE OF THE SOUTH 465.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 54 MINUTES 58 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 02 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 27.06 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 38.00 FEET TO THE NORTH LINE OF THE SOUTH 665.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 58 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 330.00 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 370.20 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 334.79 FEET TO THE POINT OF BEGINNING.

PIN: 27-13-402-027

This special use is subject to the following conditions:

A. The Subject Property shall be developed substantially in accordance with the preliminary Site Plan, titled, "Heartis Orland Park – Senior Living Site Dimensional and Paving Plan", prepared by Manhard Consulting Ltd., sheet 5 of the 14, dated 2-29-16 and data box exhibit titled "GW Property Subdivision Data Box Exhibit – Lot 3", prepared by the same, sheet 3 of 6, dated 8-26-15, subject to the following conditions:

1. Prepare and provide an emergency relocation plan for the project using standards similar to the Collaborative Healthcare Urgency Group (CHUG) for a Congregate Elderly Housing facility in the BIZ General Business District.
2. Submit a final landscape plan for separate review and approval within 60 days of final engineering approval.

B. The Subject Property shall be developed substantially in accordance the Elevations titled “Heartis Senior Living Assisted Living and Memory Care”, prepared by Katus, dated 2-2-16, project number 15-D-161, sheets A5.1 and A5.2, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

SECTION 4

Petitioner shall at all times comply with the terms and conditions of this Ordinance and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. In the event of non-compliance, the permit, modifications and variations of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of the special use permit as aforesaid.

SECTION 6

This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

REVISED

Plant List

Key	Quantity	Name	COMMON/Botanical	Size	Comments
Shade Trees					
ACFR	3	REDPOINTE MAPLE/	Acer x fremanii V. rubrum	2.5' BB	
ACNI	7	GREENCOLUMN BLACK MAPLE/	Acer nigrum 'Greencolumn'	2.5' BB	
ACTR	2	PACIFIC SUNSET MAPLE/	Acer truncatum 'Pacific Sunset'	2.5' BB	
ACSA	8	GREEN MOUNTAIN SUGAR MAPLE/	Acer saccharum 'Green Mountain'	2.5' BB	
CEOC	5	COMMON HACKBERRY/	Celtis occidentalis	2.5' BB	
GIBI	4	PRINCETON SENTRY GINKGO/	Ginkgo biloba 'Princeton Sentry'	2.5' BB	Male Only
GLTR	5	THORNLESS HONEYLOCUST/	Gleditsia tricanthos	2.5' BB	
LITU	5	TULIP TREE/	Liriodendron tulipifera	2.5' BB	
NYSY	4	BLACK TUPELO/	Nyssa sylvatica	2.5' BB	
PLAC	2	EXCLAMATION LONDON PLANETREE/	Platanus x acerifolia 'Morton Circle'	2.5' BB	
PYCA	6	ARISTOCRAT PEAR/	Pyrus calleryana 'Aristocrat'	2.5' BB	
QUSH	3	SHUMARD OAK/	Quercus shumardii	2.5' BB	
TICO	8	GREENSPIRE LITTLELEAF LINDEN/	Tilia cordata 'Greenspire'	2.5' BB	
ULAC	2	HOMESTEAD ELM/	Ulmus 'Homestead'	2.5' BB	
Ornamental Trees					
AMGR	4	AUTUMN BRILLIANCE SERVCEBERRY/	Amelanchier grandiflora 'Autumn Brilliance'	6' BB	
CRCR	2	THORNLESS COCKSPUR HAWTHORN/	Crataegus crus-galli	6' BB	
MAPR	4	PRAIRIEFIRE CRABAPPLE/	Malus 'Prairiefire'	6' BB	
MASN	5	SPRING SNOW CRABAPPLE/	Malus 'Spring Snow'	6' BB	
Shrubs					
ARME	23	VIKING BLACK CHOKEBERRY/	Aronia melanocarpa 'Viking'	3'	Planted 4'-0" on center
EUAL	6	DWARF BURNING BUSH/	Euonymus alatus 'Compactus'	3'	Planted 4'-0" on center
COAL	8	COMPACT REDOISER DOGWOOD/	Cornus alba	3'	Planted 4'-0" on center
COLU	15	PEKING COTONEASTER/	Cotoneaster acutifolia 'Peking'	3'	Planted 4'-0" on center
CORA	35	GRAY DOGWOOD/	Cornus racemosa	3'	Planted 4'-0" on center
FONO	18	NORTHERN GOLD FORSYTHIA/	Forsythia 'Northern Gold'	3'	Planted 4'-0" on center
FOVI	22	BRONXENSIS FORSYTHIA/	Forsythia vridisima 'Bronxensis'	2'	Planted 3'-0" on center
HYDE	35	RED STAR ST. JOHNSWORT/	Hypericum densiflorum 'Red Star'	2'	Planted 3'-0" on center
PHOP	51	SUMMER WINE NINEBARK/	Physocarpus opulifolius 'Summer Wine'	3'	Planted 4'-0" on center
POFR	30	GOLDFINGER POTENTILLA/	Potentilla fructosa 'Goldfinger'	3'	Planted 4'-0" on center
RHAR	8	GRO-LOW SUMAC/	Rhus aromatica 'Gro-low'	2'	Planted 3'-0" on center
RIAL	31	ALPINE CURRANT/	Ribes alpinum	3'	Planted 4'-0" on center
ROKO	9	KNOCK OUT ROSE/	Rosa 'Knock Out'	3'	Planted 4'-0" on center
SPBU	48	ANTHONY WATERER SPIREA/	Spiraea x bumalda	3'	Planted 3'-0" on center
VIDE	35	ARROWWOOD VIBURNUM/	Viburnum dentatum	3'	Planted 4'-0" on center
Evergreen Shrubs					
JUCH	17	SEA GREEN JUNIPER/	Juniperus chinensis 'Sea Green'	3'	Planted 4'-0" on center
JUHO	15	BLUE CHIP JUNIPER/	Juniperus horizontalis 'Blue Chip'	24"	Planted 3'-0" on center
TAME	29	HICKS 'YEW' TAXUS MEDIA/	Taxus media 'Hicksii'	24"	Planted 4'-0" on center
THOC-8	8	DARK GREEN ARBORVITAE/	Thuja occidentalis 'Nigra'	8' BB	Planted 4'-0" on center
THOC-11	11	DARK GREEN ARBORVITAE/	Thuja occidentalis 'Nigra'	6' BB	Planted 4'-0" on center
Perennials / Groundcovers					
HEPM	100	PARDON ME DAYLILLY/	Hemerocallis 'Pardon Me'	#1 Container	Planted 1'-0" on center
PATR	6	BOSTON M/V PARTENCISSUS/	Tricuspidata	#1 Container	Planted 10'-0" on center
VMI	60	DART'S BLUE PERWINKLE/	Viola minor 'Dart's Blue'	#1 Container	Planted 2'-0" on center

Village Landscape Requirements

Buffering Requirements:

North Buffer - 330 linear feet
Commercial adjacent to DUI/Attached - Type 3 Buffer (10' Req.) 15' Proposed
6' Fence requirement being waived per Village based on existing wall
330 / 100 : 3.3 x 4 : (13.2) 13 Canopy Trees
3.3 x 16 : (52.8) 53 Shrubs
13 Canopy Trees and 53 Shrubs Provided on Plan

East Buffer - 357.8 linear feet
Commercial adjacent to Vacant Commercial - Type 1 Buffer (10' Req.) 0' Proposed
357.8 / 100 : 3.6 x 3 : (10.8) 11 Canopy Trees
3.6 x 1 : (3.6) 4 Understory Trees
3.6 x 16 : (57.6) 58 Shrubs
16 Canopy Trees, 6 Understory Trees, and 65 Shrubs Provided on Plan

South Buffer - 331.3 linear feet
Commercial adjacent to Developed Commercial - Type 1 Buffer (10' Req.) 0' Proposed
331.3 / 100 : 3.31 x 3 : (9.9) 10 Canopy Trees
3.31 x 1 : (3.31) 3 Understory Trees
3.31 x 16 : (52.96) 60 Shrubs
11 Canopy Trees, 3 Understory Trees, and 60 Shrubs Provided on Plan

West Buffer - 195 linear feet
Commercial adjacent to Developed Commercial - Type 1 Buffer (10' Req.) 10' Proposed
195 / 100 : 2.0 x 3 : (6.0) 6 Canopy Trees
2.0 x 1 : (2.0) 2 Understory Trees
2.0 x 16 : (32.0) 32 Shrubs
6 Canopy Trees, 3 Understory Trees, and 32 Shrubs Provided on Plan

Interior Lot Landscaping
1 Tree per 10,000 square feet of lot area for development
2.94 acres : 128,066.4 sq. ft. / 10,000 sq. ft. : (12.8) 13 Canopy Trees
13 Canopy Trees Provided on Plan

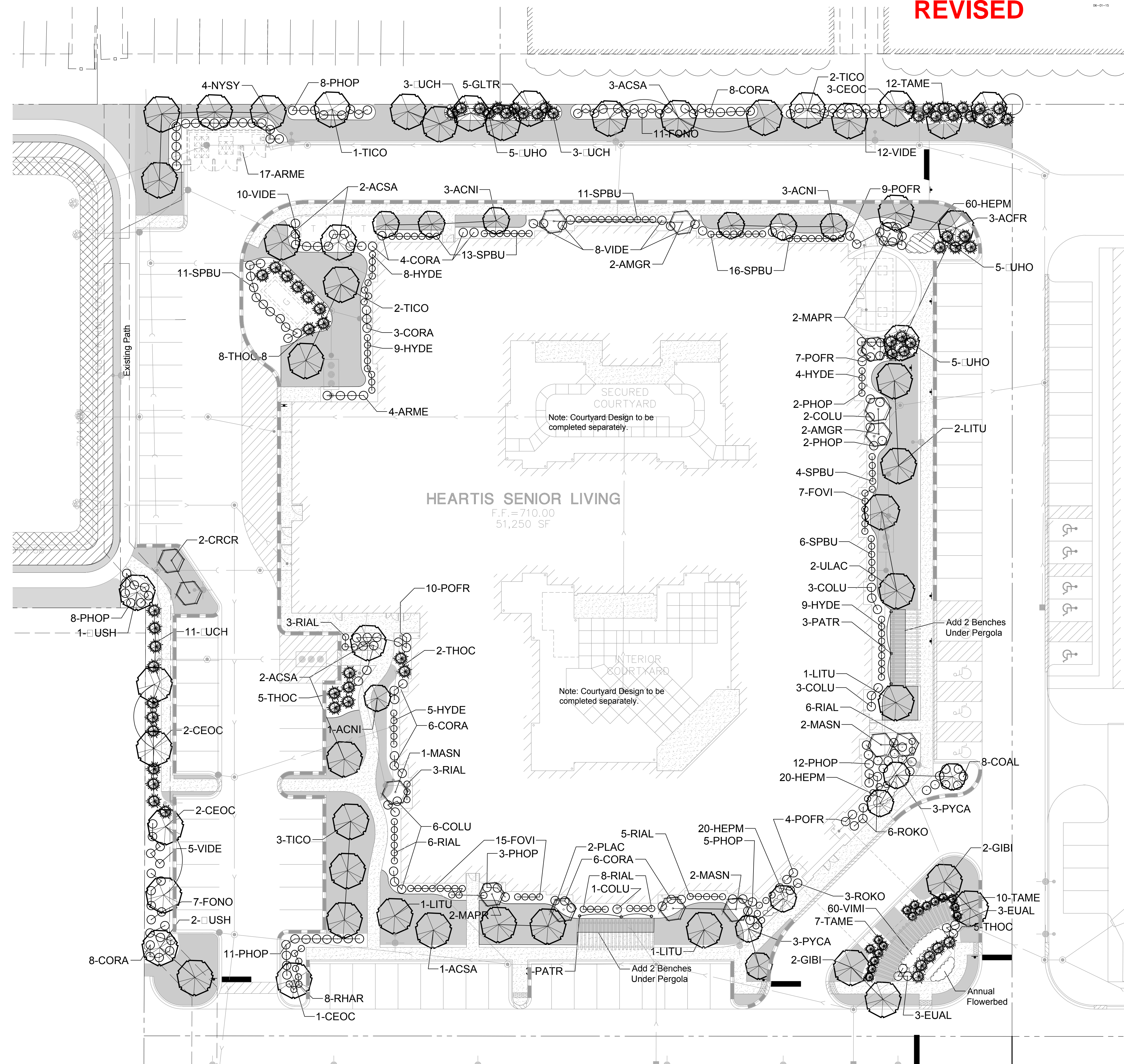
Foundation Landscaping
70% Foundation Landscaping (at min. 10' in width) to be shown adjacent to Buildings along major access lanes.

Turf Areas
4" Shredded Bark Mulch Provided in Planting Beds

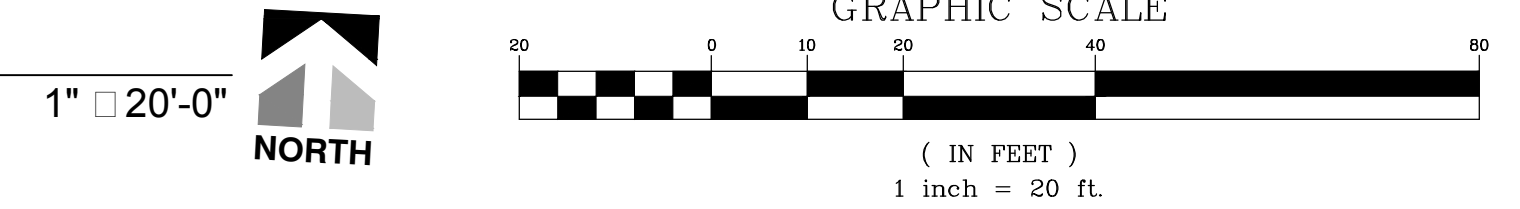
BOARD APPROVED

Case No: 2016-0862
Date: 04/27/2016
W/Conditions: X - Revised 8/15/17
W/Out Conditions:

VILLAGE OF ORLAND PARK



Preliminary Landscape Plan Scale:



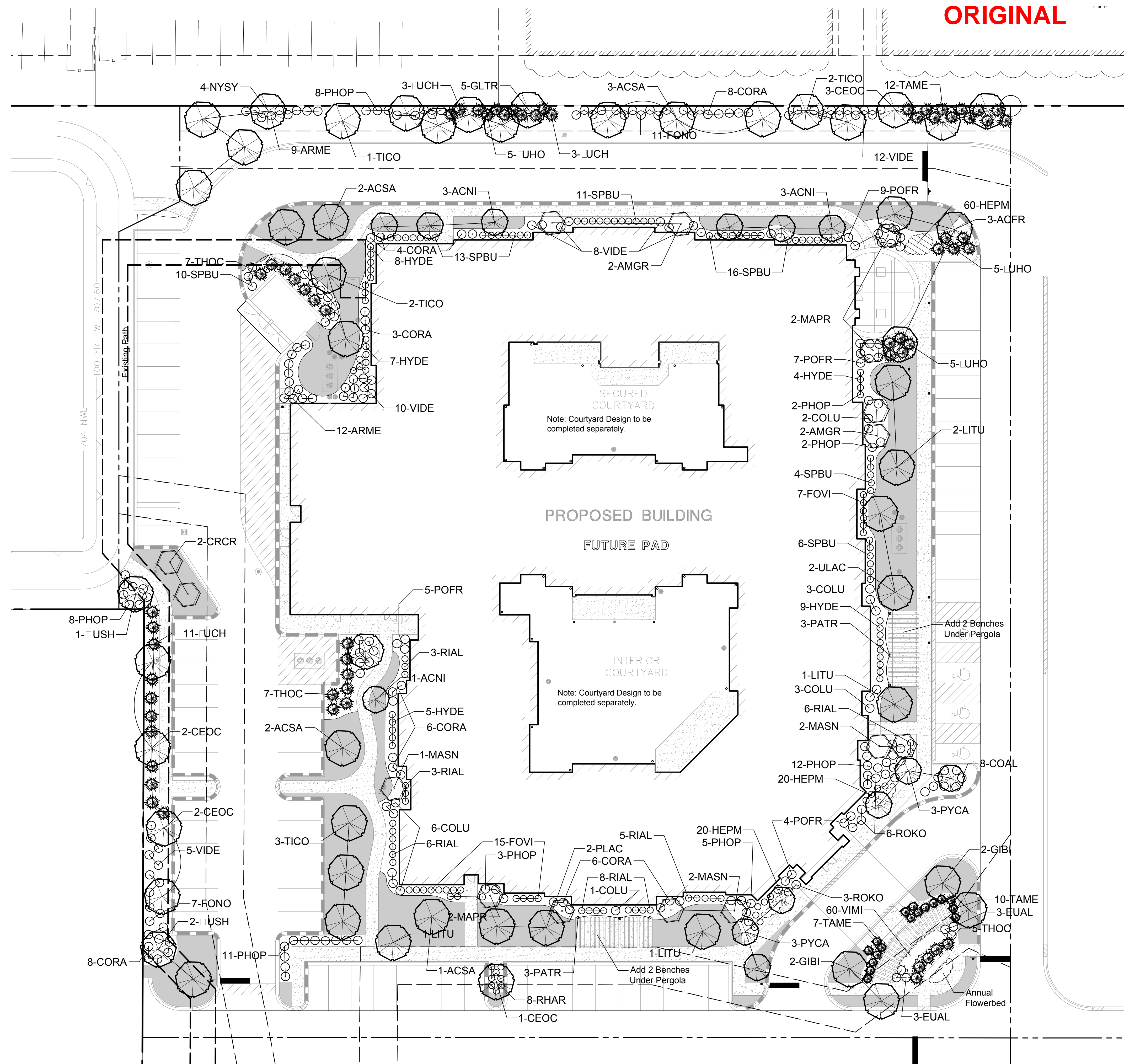
Manhard CONSULTING LTD
 800 Woodside Parkway, Vernon Hills, IL 60061 phone: 847.684.1550 fax: 847.684.0088 manhard.com
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

HEARTIS ORLAND PARK - SENIOR LIVING
 ORLAND PARK, ILLINOIS
 FINAL LANDSCAPE PLANS

PROJ MGR: JJC
 PROJ ASSOC: GMC1
 DRAWN BY: JBD
 DATE: 3-10-16
 SCALE: 1"=20'

SHEET
 L1 OF L3
 CADOP101

ORIGINAL



Plant List

Key	Quantity	Name	COMMON Botanical	Size	Comments
Shade Trees					
ACFR	3	REDPOINTE MAPLE/	Acer x fremani V. rubrum	2.5' BB	
ACNI	7	GREENCOLUMN BLACK MAPLE/	Acer nigrum 'Greencolumn'	2.5' BB	
ACTR	2	PACIFIC SUNSET MAPLE/	Acer truncatum 'Pacific Sunset'	2.5' BB	
ACSA	8	GREEN MOUNTAIN SUGAR MAPLE/	Acer saccharum 'Green Mountain'	2.5' BB	
CEOC	5	COMMON HACKBERRY/	Celtis occidentalis	2.5' BB	
GIBI	4	PRINCETON SENTRY GINKGO/	Ginkgo biloba 'Princeton Sentry'	2.5' BB	Male Only
GLTR	5	THORNLESS HONEYLOCUST/	Gleditsia tricanthos	2.5' BB	
LITU	5	TULIP TREE/	Liriodendron tulipifera	2.5' BB	
NYSY	4	BLACK TUPELO/	Nyssa sylvatica	2.5' BB	
PLAC	2	EXCLAMATION LONDON PLANETREE/	Platanus x acerifolia 'Morton Circle'	2.5' BB	
PYCA	6	ARISTOCRAT PEAR/	Pyrus calleryana 'Aristocrat'	2.5' BB	
QUSH	3	SHUMARD OAK/	Quercus shumardii	2.5' BB	
TICO	8	GREENSPIRE LITTLELEAF LINDEN/	Tilia cordata 'Greenspire'	2.5' BB	
ULAC	2	HOMESTEAD ELM/	Ulmus 'Homestead'	2.5' BB	
Ornamental Trees					
AMGR	4	AUTUMN BRILLIANCE SERVICEBERRY/	Amelanchier grandiflora 'Autumn Brilliance'	6' BB	
CRCR	2	THORNLESS COCKSPUR HAWTHORN/	Crataegus crus-galli	6' BB	
MWPR	4	PRAIRIEFIRE CRABAPPLE/	Malus 'Prairiefire'	6' BB	
MASN	5	SPRING SNOW CRABAPPLE/	Malus 'Spring Snow'	6' BB	
Shrubs					
ARME	23	VIKING BLACK CHOKEBERRY/	Aronia melanocarpa 'Viking'	3'	Planted 4'-0" on center
EUAL	6	DWARF BURNING BUSH/	Euonymus alatus 'Compactus'	3'	Planted 4'-0" on center
COAL	8	COMPACT REDOISER DOGWOOD/	Cornus alba	3'	Planted 4'-0" on center
COLU	15	PEKING COTONEASTER/	Cotoneaster acutifolia 'Peking'	3'	Planted 4'-0" on center
CORA	35	GRAY DOGWOOD/	Cornus racemosa	3'	Planted 4'-0" on center
FONO	18	NORTHERN GOLD FORSYTHIA/	Forsythia 'Northern Gold'	3'	Planted 4'-0" on center
FOV	22	BRONXENSIS FORSYTHIA/	Forsythia viridissima 'Bronxensis'	2'	Planted 3'-0" on center
HYDE	33	RED STAR ST. JOHNSWORT/	Hypericum densiflorum 'Red Star'	2'	Planted 3'-0" on center
PHOP	51	SUMMER WINE NINEBARK/	Physocarpus opulifolius 'Summer Wine'	3'	Planted 4'-0" on center
POFR	30	GOLDFINGER POTENTILLA/	Potentilla fructosa 'Goldfinger'	3'	Planted 4'-0" on center
RHAR	8	GRO-LOW SUMAC/	Rhus aromatica 'Gro-low'	2'	Planted 3'-0" on center
RIAL	31	ALPINE CURRANT/	Ribes alpinum	3'	Planted 3'-0" on center
ROKO	9	KNOCK OUT ROSE/	Rosa 'Knock Out'	3'	Planted 4'-0" on center
SPBU	47	ANTHONY WATERER SPIREA/	Spiraea x bumalda	3'	Planted 3'-0" on center
VIDE	35	ARROWWOOD VIBURNUM/	Viburnum dentatum	3'	Planted 4'-0" on center
Evergreen Shrubs					
JUCH	17	SEA GREEN JUNIPER/	Juniperus chinensis 'Sea Green'	3'	Planted 4'-0" on center
JUHO	15	BLUE CHIP JUNIPER/	Juniperus horizontalis 'Blue Chip'	24"	Planted 3'-0" on center
TAME	29	HICKS YEW/	Taxus media 'Hicksii'	24"	Planted 4'-0" on center
THOC	19	DARK GREEN ARBORVITAE/	Thuja occidentalis 'Nigra'	6' BB	Planted 4'-0" on center
Perennials / Groundcovers					
HEPM	100	PARDON ME DAYLILLY/	Hemerocallis 'Pardon Me'	#1 Container	Planted 1'-0" on center
PATR	6	BOSTON NY/	Partenocissus tricuspidata	#1 Container	Planted 10'-0" on center
VMI	60	DARTS BLUE PERIWINKLE/	Vinca minor 'Dart's Blue'	#1 Container	Planted 2'-0" on center

Village Landscape Requirements

Bufferyard Requirements:

North Buffer - 330 linear feet
Commercial adjacent to DU/Attached - Type 3 Buffer (10' Req.) 15' Proposed
6' Fence requirement being waived per Village based on existing wall
330 / 100 = 3.3 x 4 = (13.2) 13 Canopy Trees
3.3 x 16 = (52.8) 53 Shrubs
13 Canopy Trees and 53 Shrubs Provided on Plan

East Buffer - 357.8 linear feet
Commercial adjacent to Vacant Commercial - Type 1 Buffer (10' Req.) 0' Proposed
357.8 / 100 = 3.6 x 3 = (10.8) 11 Canopy Trees
3.6 x 1 = (3.6) 4 Understory Trees
3.6 x 16 = (57.6) 58 Shrubs
16 Canopy Trees, 6 Understory Trees, and 65 Shrubs Provided on Plan

South Buffer - 331.3 linear feet
Commercial adjacent to Developed Commercial - Type 1 Buffer (10' Req.) 0' Proposed
331.3 / 100 = 3.31 x 3 = (9.9) 10 Canopy Trees
3.31 x 1 = (3.31) 3 Understory Trees
3.31 x 16 = (52.96) 53 Shrubs
11 Canopy Trees, 3 Understory Trees, and 60 Shrubs Provided on Plan

West Buffer - 195 linear feet
Commercial adjacent to Developed Commercial - Type 1 Buffer (10' Req.) 10' Proposed
195 / 100 = 2.0 x 3 = (6.0) 6 Canopy Trees
2.0 x 1 = (2.0) 2 Understory Trees
2.0 x 16 = (32.0) 32 Shrubs
6 Canopy Trees, 3 Understory Trees, and 32 Shrubs Provided on Plan

Interior Lot Landscaping
1 Tree per 10,000 square feet of lot area for development
2.94 acres = 128,066.4 sq. ft. / 10,000 sq. ft. = (12.8) 13 Canopy Trees
13 Canopy Trees Provided on Plan

Foundation Landscaping
70% Foundation Landscaping (at min. 10' in width) to be shown adjacent to Buildings along major access lanes.

Turf Areas

4" Shredded Bark Mulch Provided in Planting Beds

BOARD APPROVED

Case No: 2016-0862
Date: 04/27/2016

W/Conditions: X - Revised 8/15/17
W/Out Conditions:

VILLAGE OF ORLAND PARK

Preliminary Landscape Plan
Scale:



MANHARD CONSULTING LTD.

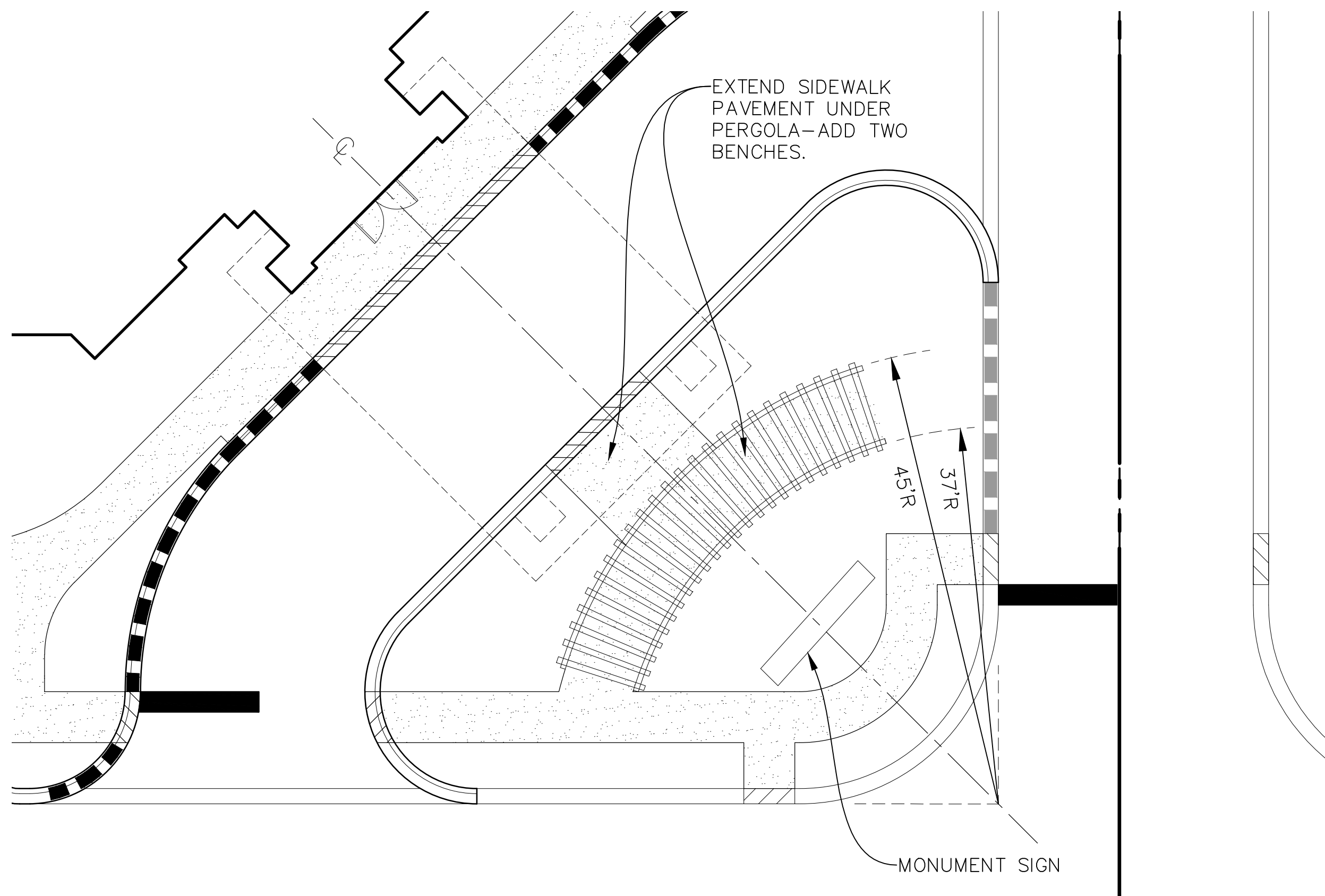
800 Woodside Parkway, Suite 100, Naperville, IL 60563
630.335.8888
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetland Mitigation Engineers • Environmental Scientists • Planners • Construction Managers • Landscape Architects

HEARTIS ORLAND PARK - SENIOR LIVING
ORLAND PARK, ILLINOIS
FINAL LANDSCAPE PLANS

PROJ. MGR.: JC
PROJ. ASSOC.: GCM1
DRAWN BY: JBD
DATE: 3-10-16
SCALE: 1" = 20'

SHEET
L1 OF L3
CADOPI01

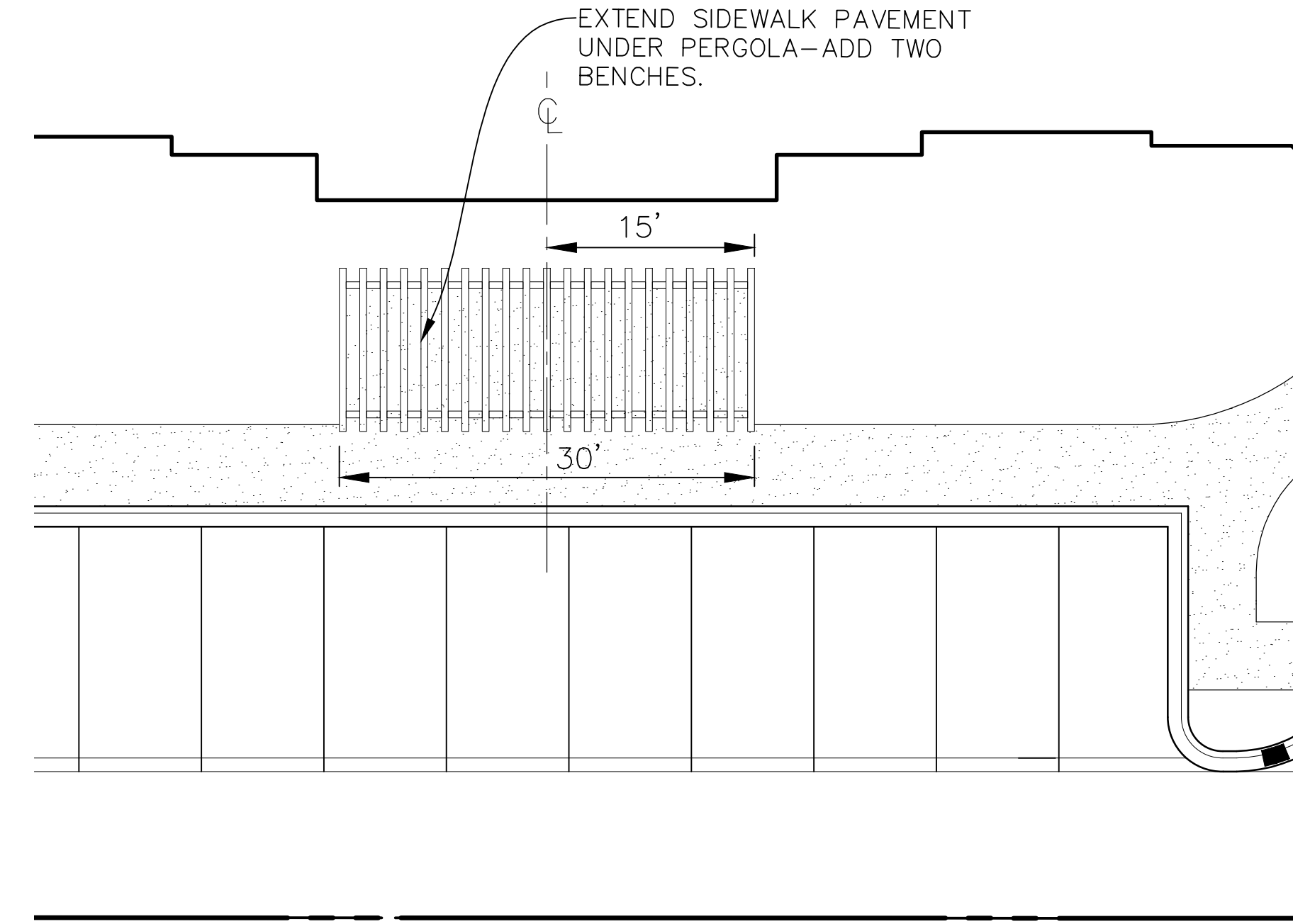
April 11, 2016 - 15:13 Date Name: P:\Drf\2016\01\Drawings\Pre\manh\LANDSCAPE DETAILS 4-1-16.dwg Updated By: bobhoff



Entry Pergola Detail

Scale:

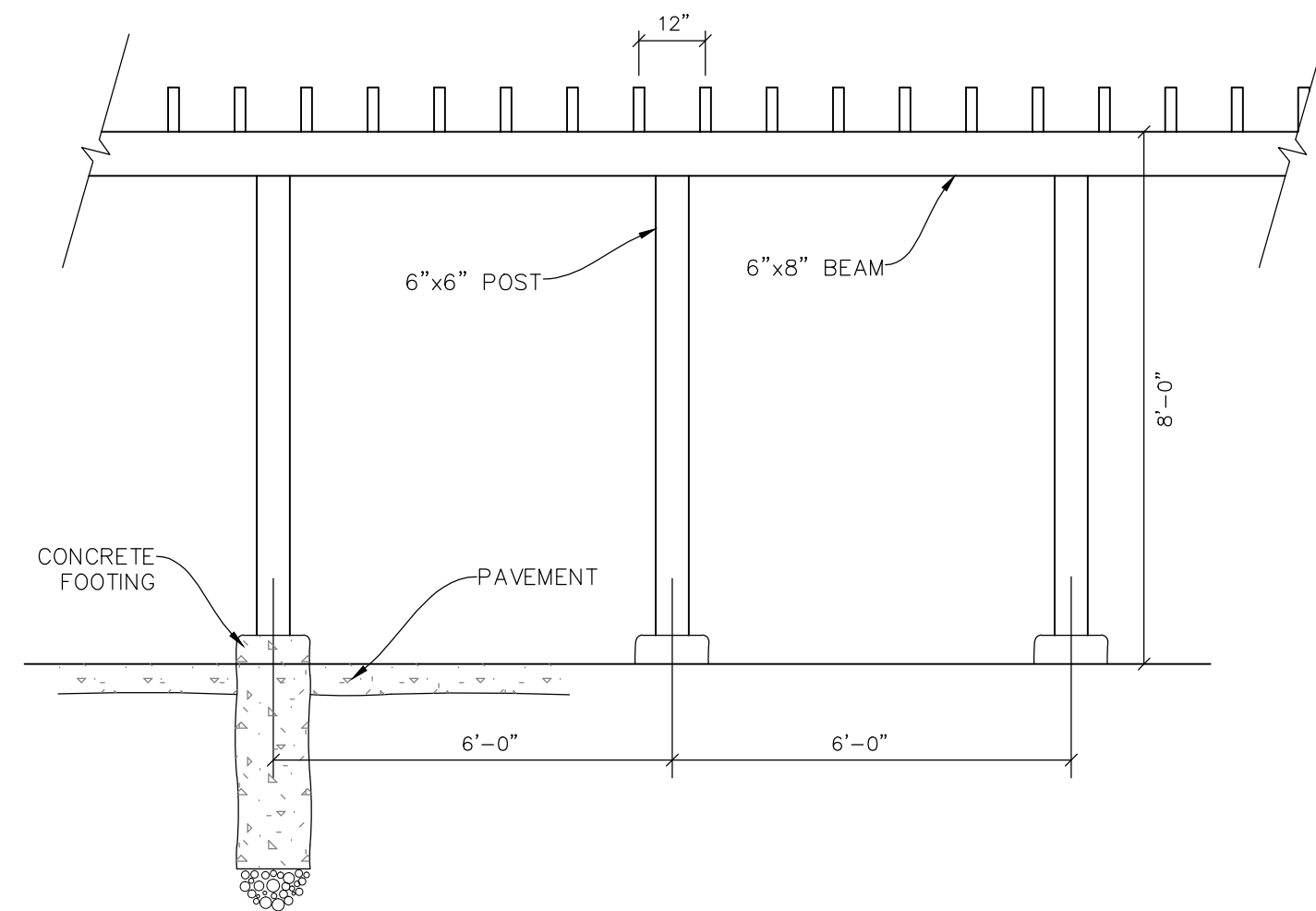
1" = 10' - 0"



Building Pergola Detail

Scale:

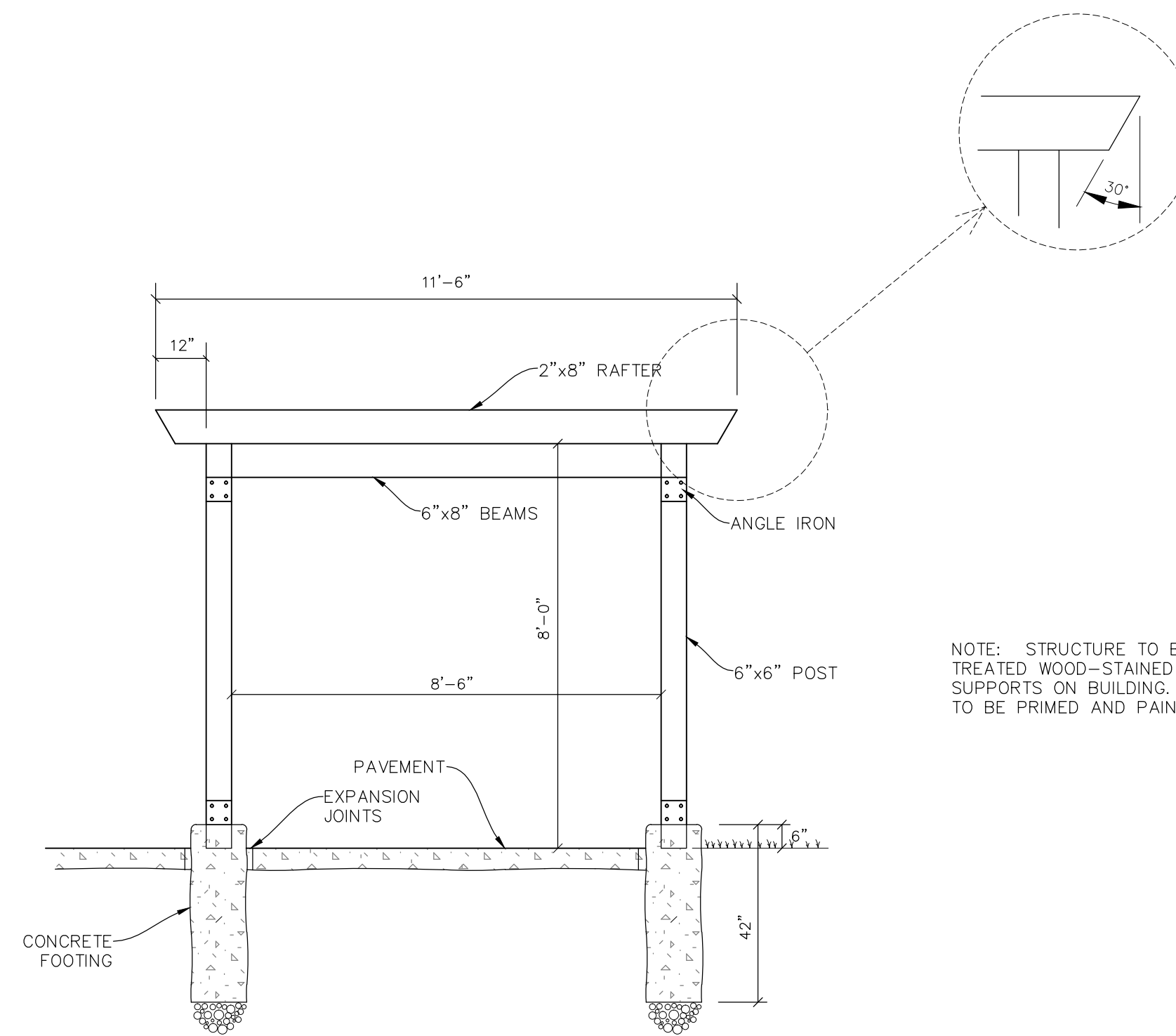
1" = 10' - 0"



Pergola - Front View

Scale:

3/8" = 1' - 0"



Pergola - Side View

Scale:

3/8" = 1' - 0"

BOARD APPROVED

Case No: 2016-0862
Date: 04/27/2016
W/Out Conditions: X - Revised 8/15/17
VILLAGE OF ORLAND PARK

DATE	REVISIONS	COMMENTS
4-1-16		REVISED PER VILLAGE COMMENTS
4-1-16		REVISED PER VILLAGE COMMENTS
4-1-16		REVISED PER VILLAGE COMMENTS
4-1-16		REVISED PER VILLAGE COMMENTS

Manhard CONSULTING LTD.
 880 Woodbridge Parkway, Suite 100, Oak Brook, IL 60110
 Tel: 630.585.8888
 Fax: 630.585.8889
 www.manhardconsulting.com

Professional Services
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

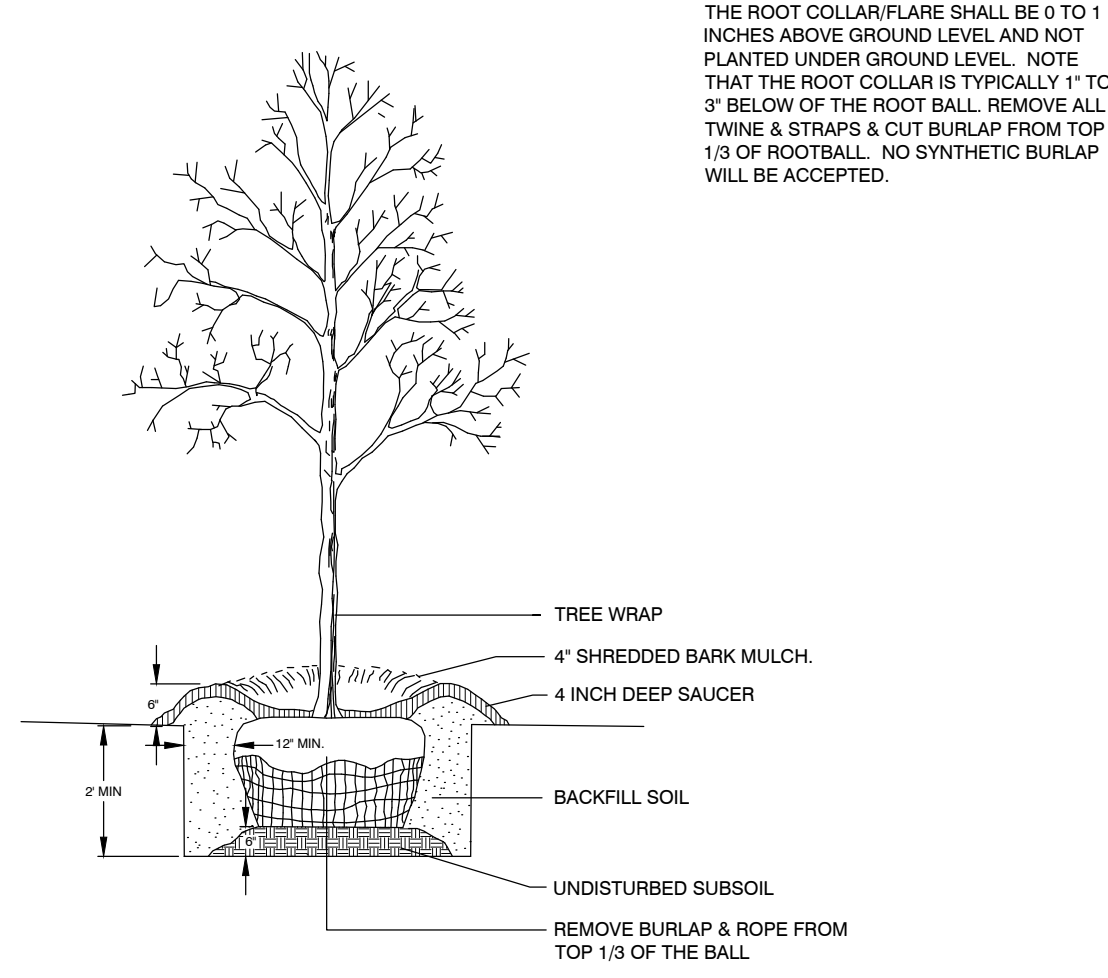
HEARTIS ORLAND PARK - SENIOR LIVING
ORLAND PARK, ILLINOIS
FINAL LANDSCAPE PLAN DETAILS

PROJ. MGR.: JC
 PROJ. ASSOC.: GMC1
 DRAWN BY: JBD
 DATE: 3-10-16
 SCALE: N.T.S.

SHEET
L2 OF **L3**
CADOPI01

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

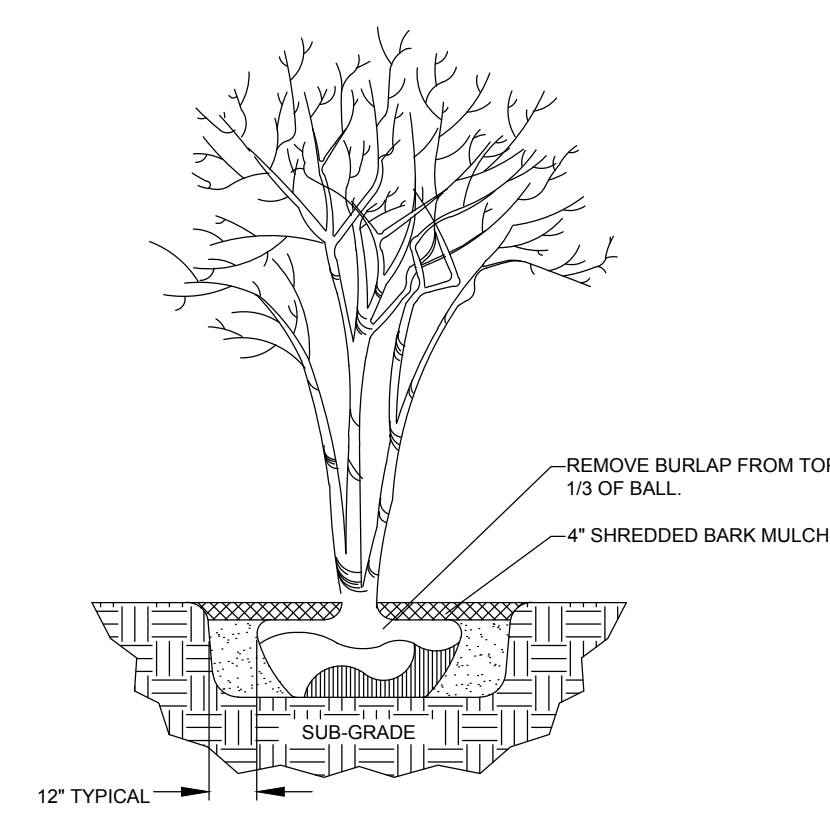
PLANTING DETAILS



NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

DECIDUOUS TREE

NOT TO SCALE

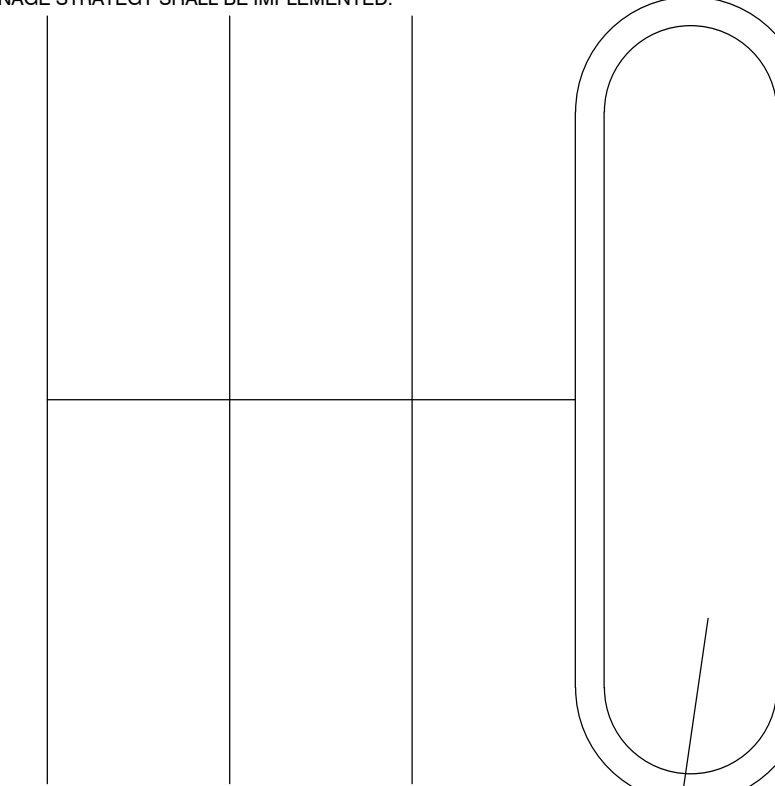


NOTE:
1. PLANTING PITS TO BE SCAFFERED BEFORE TREES ARE PLANTED.
2. PRUNING OF ORNAMENTAL TREES MUST BE DONE AFTER PLANTING AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

ORNAMENTAL TREE

NOT TO SCALE

NOTE: PARKING ISLANDS SHALL CONTAIN AT LEAST SIX (6) INCHES OF STONE BASE AN THIRTY-SIX (36) INCHES OF TOPSOIL PER ISLAND. ISLANDS SHOULD NOT BE CONSTRUCTED ON A COMPACTED BASE; IF SEVERE COMPACTION EXISTS AS DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT, A DRAINAGE STRATEGY SHALL BE IMPLEMENTED.



TYPICAL FOR ALL PARKING ISLANDS: CREATE 5:1 SLOPE EARTH MOUND FROM TOP OF CURB TO CENTER OF ISLAND TOPSOIL WITHIN ISLAND SHOULD BE 36" THICK

PARKING LOT ISLAND

NOT TO SCALE

SPECIFICATIONS

1. Field Verification The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features The Contractor shall provide at his/her own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain. Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns. Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense immediately with as little inconvenience to the Owner as possible. All areas shown on the plan as sod, the General Contractor will provide the Landscape Contractor with an excavated area 2" below the curb elevation and proposed grade. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed. The Landscape Contractor shall coordinate his/her work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

3. Planting Techniques All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall complement plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only. Stake/guy all trees as necessary immediately after installation and prior to acceptance. When high winds or other conditions occur, the Landscape Contractor shall take whatever precautions he/she deems necessary to protect the survival and appearance of the plants. These steps shall be taken at no additional expense to the Owner.

4. Inspection of Plant Material All plant materials shall be subject to inspection and approval. The Landscape Architect/Owners Representative reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the top of ball to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant not the very tip of the branches.

5. Plant Substitution Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

6. Planting Soil Planting soil shall be replaced in all disturbed areas at a minimum depth of six inches. The planting soil shall be amended by the contractor at the time of placement. The amended topsoil shall consist of three parts topsoil, one part compost, one part sand and five pounds of bone meal per cubic yard.

7. Mulch All disturbed areas including shrub beds and individual trees shall be mulched with a minimum of 4" finely shredded bark mulch to be approved by the Landscape Architect/Owners Representative. Perennial, ground cover and annual flower beds shall be mulched with 2" of finely ground compost.

8. Pre-emergent Herbicide All shrub beds, individual tree rings and ground cover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

9. Sodding Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Sod is to be laid within 8 hours of the delivery time to the site. Watering shall continue until all sod areas are thoroughly knit to the ground.

10. Seeding All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

A. Topsoil Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.

B. Seed Mixture and Application Rate

Kentucky Bluegrass (4 varieties)	60%
Perennial Ryegrass	20%
Redtop or Creeping Red Fescue	20%

Apply at the rate of 5.5 lbs. per 1,000 sq. ft.

C. Fertilization The contractor shall acquire site specific soil analysis from a reputable firm, amend soil, and fertilize all area per the findings of the analysis. The contractor shall supply the Landscape Architect with all findings, analysis, and recommendations. Apply fertilizers and conditioners at the rate specified per soil test findings. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis. All plant material watering will be the responsibility of the contractor until acceptance by the owner and the Landscape Architect/Owners Representative.

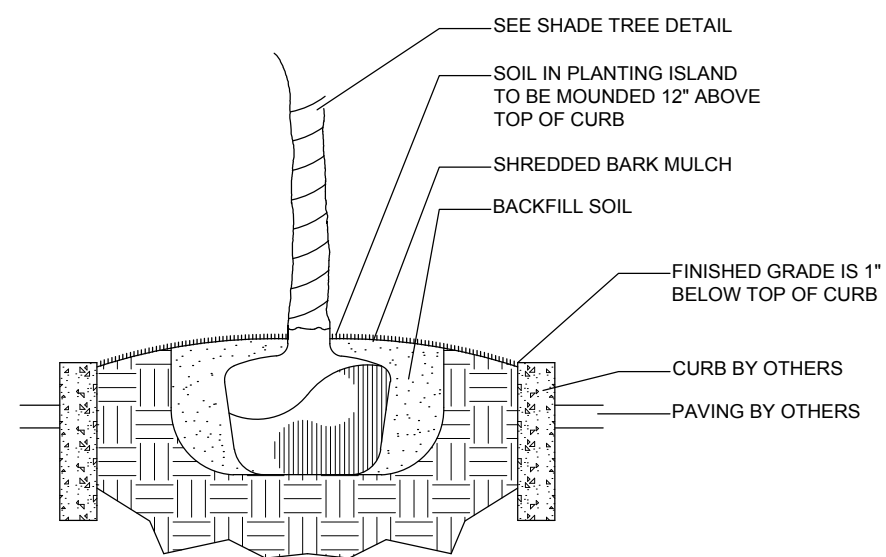
E. Establishment Turf may be established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. A uniform stand is defined as areas where the grass is growing thickly without bare spots larger than 12" x 12". The Contractor shall submit with his bid a description of the methods and procedures he/she intends to use.

11. Preliminary Acceptance All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

12. Final Acceptance Final acceptance will be granted by the Landscape Architect/Owners Representative upon receipt of written request by the contractor, combined with an acceptable final review of the installation by the Landscape Architect/Owners Representative. All plant material (excluding annual flowers), shall be guaranteed for two years after the end of the 60 day maintenance period is marked by the fine work by the Owner, and the Representative. All plants in good condition shall be replaced by the contractor at no additional expense to the contractor. The contractor shall meet all specified quantities and carry the same guarantee conditions.



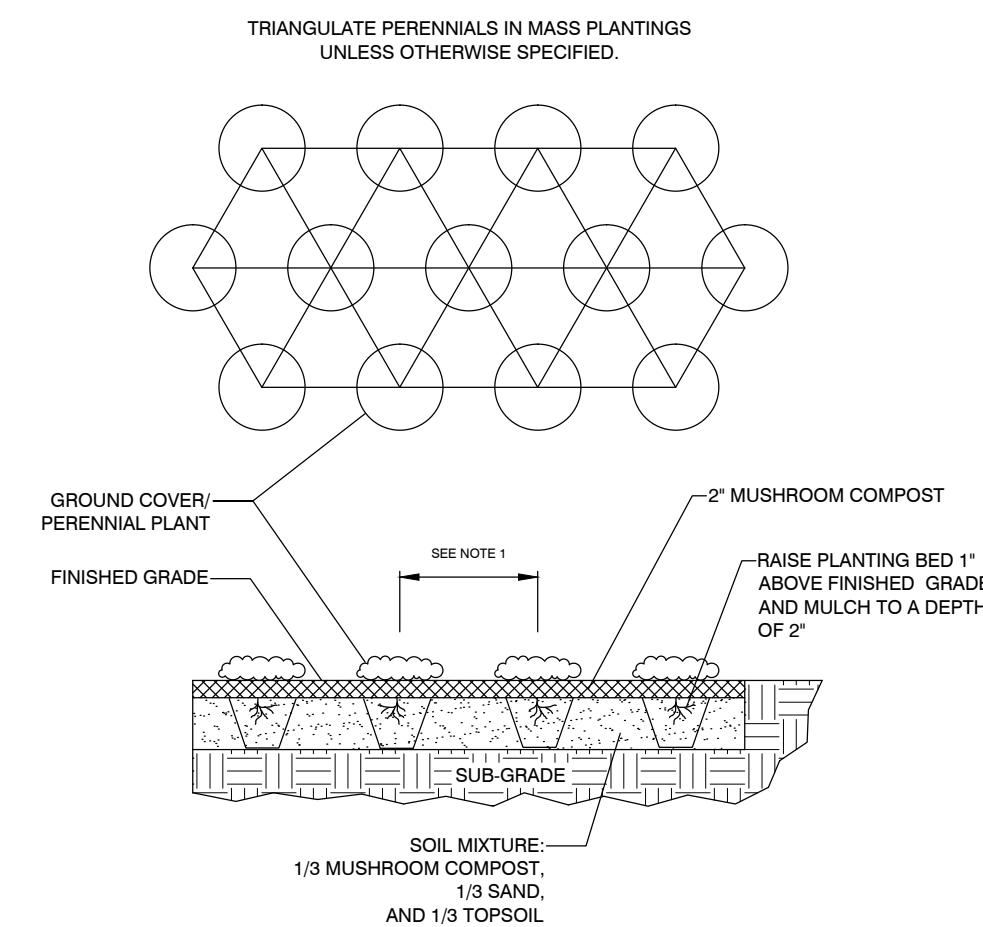
13. Site Cleanup The Contractor shall be directly responsible for all damage caused by his/her activities at no additional expense to the owner and for the daily removal of all trash and debris from the work area to the satisfaction of the Landscape Architect/Owners Representative.



NOTE:
1. GUY TREES GREATER THAN 3" CAL. OR AS NECESSARY DURING GUARANTEE PERIOD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2. GUYING ASSEMBLES PER TREE, 120" APART SEE DETAIL.

SHADE TREE IN ISLAND

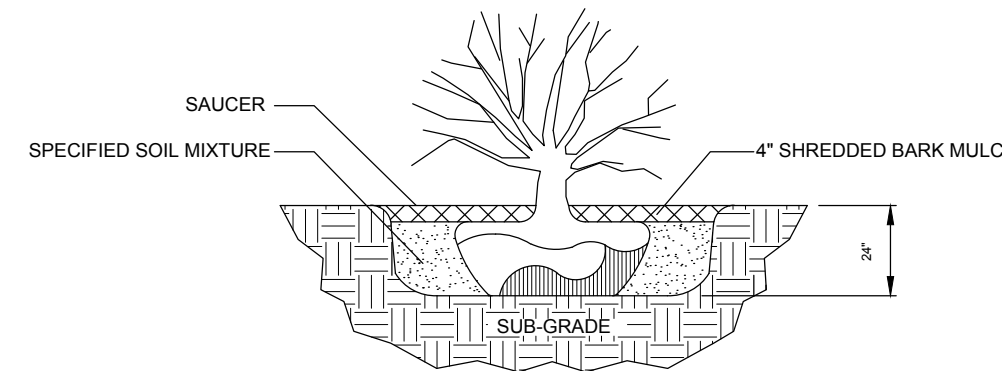
NOT TO SCALE



NOTE:
1. SPACING VARIES DEPENDING ON PLANT SPECIES. SEE PLANT LIST.
2. REMOVE PLASTIC PLANTING CONTAINER BEFORE PLANTING. BE CAREFUL TO KEEP THE ROOT SYSTEM INTACT.

GROUND COVER AND PERENNIALS

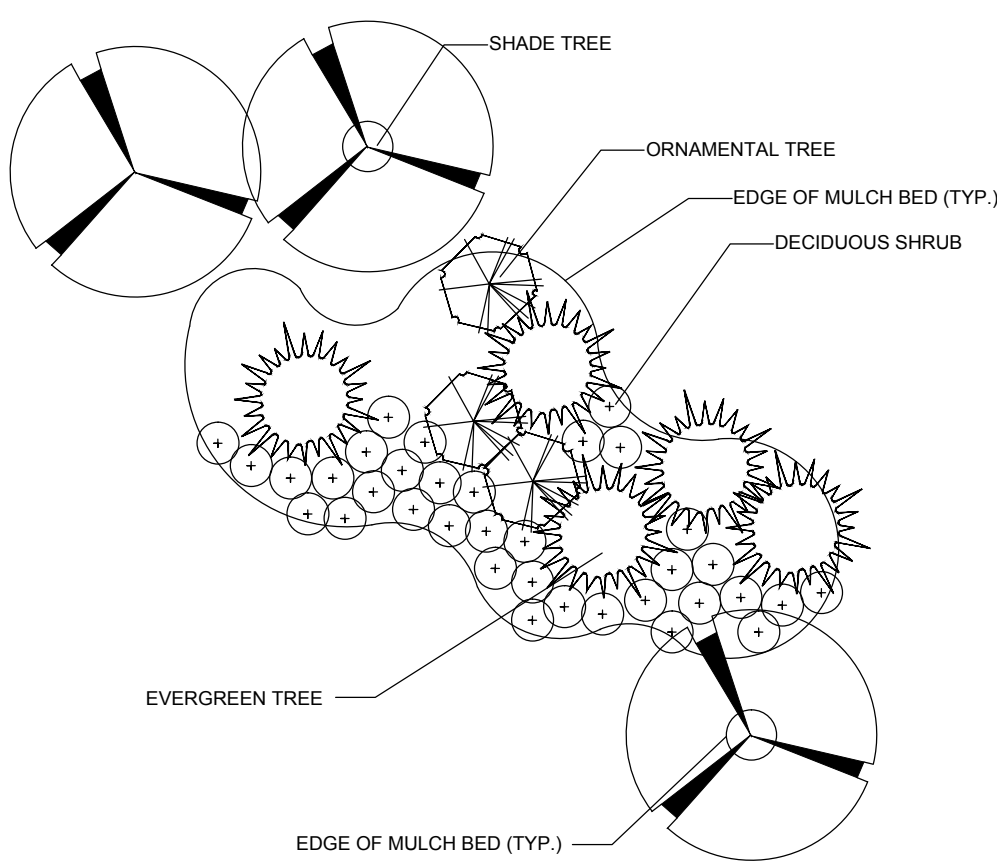
NOT TO SCALE



NOTE:
1. SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

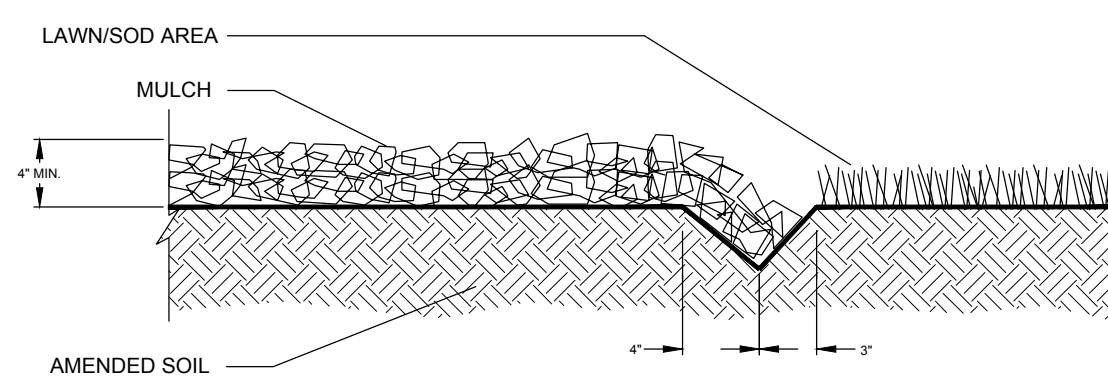
NOT TO SCALE



NOTE:
1. ALL MULCH BEDS FOR MASS PLANTING AREAS SHALL BE INSTALLED IN A UNIFORM CURVILINEAR FASHION AS INDICATED. MULCH SHALL EXTEND A MINIMUM OF 12" BEYOND THE OUTSIDE EDGE OF THE ROOT BALL AND INSTALLED ACCORDING TO THE CONTRACT SPECIFICATIONS.

MULCH EDGE DETAIL

NOT TO SCALE



CONTINUOUS MULCH

NOT TO SCALE

DRAWN BY: JBD
 CHECKED BY: JBD
 REVISIONS:
 DATE:
Manhard CONSULTING LTD.
 800 Westside Parkway • Suite 200 • Chicago, IL 60608
 Civil Engineers • Surveyors • Water Resources Engineers • Wetland Engineers • Planners • Construction Managers • Environmental Scientists • Landscape Architects

HEARTIS ORLAND PARK - SENIOR LIVING
ORLAND PARK, ILLINOIS
FINAL LANDSCAPE PLAN DETAILS

REQUEST FOR ACTION REPORT

File Number: **2016-0065**
 Orig. Department: **Development Services Department**
 File Name: **Downtown Main Street Parking Deck**

BACKGROUND:

QUICKFACTS

Project
Downtown Main Street Parking Deck (2016-0065)

Address
9650 143rd Street

Zoning
VCD - Village Center District

Petitioner
Village of Orland Park
Michael Kowski, Assistant Director of Development Services

Partners
Village's Consultant Team
Kimley-Horn - Parking Deck Design Oversight
SpaceCo - Engineering
TOA - Architecture

Design-Build Team
Walsh Construction - Lead Contractor
Carl Walker, Inc. - Engineering/Architecture
V3 Companies - Civil Engineering

Summary
The Village proposes to construct, operate and maintain a four-story (five-level), approximately 200,000 square-foot public parking deck with at least 520 parking spaces - and containing about 12,000 square-feet of commercial space with outdoor seating on the north side of the structure - to be located at the northeast corner of 143rd Street and Ravinia Avenue (9650 143rd Street).

Building Footprint
Approximately 225' x 270'

Uses
Parking Structure - Levels 1 - 5
Commercial/Restaurant - Level 1 (partial): 12,000 SF

Requested Actions
Site Plan, Elevations, and Special Use Permit with Modifications

PROPERTY ATTRIBUTES

Ownership

Village of Orland Park

Operator

Village of Orland Park

Partnership with the University of Chicago Medicine (UCM)

On August 17, 2015, the Village and UCM entered into a lease agreement related to the development of the University's office medical building - currently under construction at the corner of 143rd Street and La Grange Road. A component of this agreement stipulated that the Village would construct or cause to be constructed a multi-level deck consisting of not less than 513 parking spaces and containing additional commercial space.

In furtherance, the UCM agreed to make a substantial monetary contribution toward the construction of the deck provided that the UCM would have exclusive rights during normal business hours to use not less than 175 spaces located on the top two (2) levels of the structure. The balance of the parking spaces would be available at no cost to the general public and employees of businesses in the immediate area, excluding use by Metra patrons. The Village is obligated to deliver the parking deck before the year's end.

Parcel Size

+/- 2.0 acres

P.I.N. Number

Pt. 27-04-417-017-0000

Comprehensive Plan Designation

Planned Mixed-Use Residential/Commercial

TIF District

Main Street Triangle Tax Increment Financing District (amended in 2007)

Existing Land Use

Vacant

Surrounding Zoning and Land Uses

North: Vacant Land; VCD - Village Center District

South: 143rd Street; VCD - Village Center District

East: UCMC; VCD - Village Center District

West: Ninety 7 Fifty; VCD - Village Center District

Public Utilities

Existing utilities will be enhanced and extended to serve this site.

Floodplain

None

OVERVIEW OF REQUESTED ACTIONS AND CONDITIONS

Site Plan

The Village requests approval of the preliminary Overall Site Plan Sheet prepared by SpaceCo and dated February 2, 2016.

Elevations

The Village requests approval of the preliminary Elevations and Perspective Views contained in the drawing set prepared by Carl Walker and dated January 22, 2016.

Special Use

To accommodate this development, the Village requests a Special Use Permit to allow for: a Parking Structure - non-accessory; a Planned Development; and a building over 50,000 SF. When considering an application for a Special Use Permit, the decision making body shall consider the eight Special Use Standards listed in the Code. The Village has provided responses to the Special Use Standards, which are attached.

Modifications

As part of the Special Use Permit, the Villager is requesting the following modifications, which are discussed herein and throughout the aforementioned Special Use Standards:

1. Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15' to as little as 0' (Table 6-212.D.6.c);
2. Reduce the required front yard setbacks along both future Jefferson Avenue and future "B" Street from 5' to as little as 0' (Table 6-212.D.6.c);
3. Increase the allowable lot coverage from 75% to 100% (Section 6-212.D.1); and
4. Reduce the required percentage of ground floor transparency from 35% to as little as 15% (Section 6-212.E.3).

Plat of Subdivision

At present, the development area is part of a larger Village-owned parcel. A Plat of Subdivision is forthcoming that will demarcate the limits of the parking facility as well as establish the abutting rights-of-way for both Jefferson Avenue and "B" Street. This document will be prepared by the Village and reviewed under a separate process at a later date.

Preliminary Engineering

Preliminary engineering has been granted for this project.

Conditions

At this time, there are no substantial Conditions attached to the recommended motion since the Village will ensure that the post-Plan Commission activities associated with this project - such as the engineering, building code, and landscape requirements - will meet or exceed the standards and policies established by the Board of Trustees. The only applicable Condition is related to screening mechanicals, which may be the responsibility of the tenant of the commercial space.

SITE PLAN DISCUSSION

General Layout

As shown on the Overall Site Plan Sheet, the development area is situated on 143rd Street between the existing Ninety 7 Fifty on the Park facility and the University of Chicago Medicine project, now under construction. The project site is bounded by 143rd Street on the south and Ravinia Avenue on the west - both existing - and "B" Street on the north, which will be built in phases by the Village concurrent to the deck construction.

Jefferson Avenue between 143rd Street and 142nd Street will also be constructed by the Village as part of this project. The deck's eastern façade is envisioned to sit along the UCM's western property line (with no physical connection to the building) and extend westward across and over Jefferson Avenue. In essence, Jefferson Avenue will pass through the parking deck, with the condition most comparable to an underpass. Access to the deck will be established on both "B" Street and Jefferson Avenue.

While primarily a parking facility, the project will also contain approximately 12,000 square-feet of ground floor commercial space on the northern façade. Also on that side of the project, abutting the ground floor commercial space, a small outdoor plaza is contemplated to function as a public gathering space and potential outdoor dining area.

Pedestrian access to the parking deck is provided by a complete sidewalk network along the perimeter of the building. Access to the parking levels (vertical circulation) is provided at three (3) separate stair towers located at the northeast, northwest and southwest corners. Elevators will be provided in the northeast and southwest stair towers. The northeast elevator adjacent to the UCM medical office building will have capacity to handle a wheeled stretcher per code.

Building Orientation & Setbacks

As described above, the building is surrounded by four (4) public streets - both existing and proposed - with sidewalks and landscaping placed between the building facades and the curbs along these corridors, except at the restaurant location where a plaza space is contemplated in the public realm.

Due to this condition, combined with the fact the Village will retain ownership of the deck parcel and the streets, the exact property limits remain undefined. In this unique scenario, the demarcation between the deck parcel and the right-of-way lines will be executed by way of a Plat of Subdivision after the design details are finalized.

The building is designed to mirror the right-of-way lines along the four (4) streets that form the block. To create a continuous building frontage, the parking deck will need a modification from the front yard setback requirements on all four (4) sides to allow for a 0' setback. In reality, and depending on the location of the final property lines, the actual setbacks will be greater than 0'.

Modification Request: Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15' to as little as 0' (Table 612.D.6.c); and reduce the required front yard setbacks along both future Jefferson Avenue and future "B" Street from 5' to as little as 0' (Table 6-212.D.6.c).

Lot Coverage

The Parking Deck is laid out to establish and occupy an entire small block framed by public roads. As a consequence, the project will require a modification to Lot Coverage to allow for 100% coverage where 75% is the maximum. This is a companion issue to the aforementioned setback modification, and similarly the final Lot Coverage will be less than 100% based upon the final parcel size and its relationship to the building footprint. ***Modification Request: Increase the allowable lot coverage from 75% to 100% (Section 6-212.D.1)***

Parking & Loading

The Design-Build team is contractually obligated to provide at least 520 parking spaces. The current plan yields 547 parking spaces, which includes the required 11 accessible spaces (two of which are van accessible). Parking for the commercial use is accommodated within the parking deck.

The parking facilities do not require a loading zoning as part of its operations. Loading for the tucked-in commercial space is provided within the building's footprint on the east side of future Jefferson Avenue and within the parking deck underpass.

BUILDING DESIGN

General

The building elevations exhibit a design that references, without copying, the styles of the neighboring buildings. Moreover, the primarily brick structure is designed to present a strong architectural presence with the intent to downplay the functional aspects of the parking use and enhance the building's purpose as a gateway into the Downtown Main Street area. The fact that the parking deck will extend over a public street will only add to its uniqueness. Overall, the skin of the building is a precast system with face brick embedded into the panels, and architectural metalwork is employed to add screening and help

establish a unifying architectural style.

Floorplan & Ramps

The ground floor of the structure is comprised of enclosed parking spaces, a commercial space measuring approximately 12,000 square-feet, and stair tower lobbies, as well as electrical, storage and security rooms. The commercial space is contemplated to function as a restaurant, but until such time as a tenant is identified the space will be built as an unfinished shell with a gravel floor. Levels 2 -5 will only provide parking spaces and the requisite stair tower lobbies.

The vehicle circulation layout is defined as a single-thread ramp design that allows a continuous connection from the ground floor to the top level. The slopes of the ramps meet accessibility requirements.

Building Height

In the VCD, the maximum building height for buildings located at the intersection of public streets is 4-stories with a maximum height of 55'. The parking deck is a 4-story building with a varied deck height of approximately 51', and thus below the 55' code maximum. Note that towers and elevator penthouses, which this project has, are explicitly excluded in the height definition.

The provided Elevation Exhibit confirms that the height of the parking structure aligns with that of the neighboring buildings. The Village also anticipates that the format of the parking deck along with its parapet walls will effectively screen the parking from neighboring properties at both the street level and on the upper stories (including the top level).

Elevations

Each elevation exhibits a strong architectural presence with the understanding that all four sides of the structure will be visible to the public. The theme carried across each face is an "A-B-A" pattern of "brick frames - metal work - brick frames". This rhythm is accentuated with the stair towers, two of which are adorned with a prominent roof feature. The third (at the northwest corner) is simplified and constructed to accommodate an elevated pedestrian foot bridge to allow for a connection over "B" Street to a future building north of the parking deck.

The North Elevation also highlights the relationship between a traditional parking deck entrance and the grand entrance over Jefferson Avenue. On the right side of this rendering (off of "B" Street) is situated the standard entrance/exit most typical of such a facility - the height is approximately 12'. On the left side of the drawing is that part that spans over Jefferson Avenue. Here, the height exceeds 25', thereby creating an open and dramatic gateway into both the deck and the overall Downtown Main Street area.

The North Elevation is also the location of the future commercial space. The look of this space is best showcased on the perspective rendering titled "View from North East". The intent is to blend the styles and materials of this space with the parking deck.

The lower level of the parking deck - on all sides - is designed to balance the screening of the internal parking areas with the code requirements for openness (fresh air circulation). Due to the structural and programing nuances associated with the overall building, a modification is requested to allow for ground floor transparency to be reduced from 35% to as little as 15%. **Modification Request: Reduce the required percentage of ground floor transparency from 35% to as little as 15% (Section 6-212.E.3).**

Mechanical Screening

The majority of mechanical equipment is located internal to the parking deck, except for that portion required by a future user of the commercial space. The mechanical systems for the commercial space will be locate on the roof immediately above the space, and will thus require screening from public view.

Signage

This signage package will be submitted for separate review to the Building Division for final approval as

part of the Building Permit process. It is anticipated that the signage will be primarily wayfinding in nature, and that any building signage would most likely be blade-signage in style.

Operations

Access Control

The facility is programmed to offer free public parking, and thus the design will not include a gate system or payment booth (although the conduit feeds for such features will be installed to provide for any future changes). Moreover, the parking deck will not allow overnight parking, nor is it intended to accommodate Metra parking. The Village's Police Department will be responsible for monitoring the usage of the facilities, and changes to the deck's program will be at the discretion of the Board of Trustees.

Security

The parking structure will be designed with passive security as a primary design element. Glass in stair towers, uniform lighting, layouts to maximize line-of-sight for users (minimize visual obstructions), and good visibility are all components of a design for safety. Active security will include CCTV cameras and emergency phones located in the parking garage structure at each stair tower level and each garage elevator lobby.

Snow Removal

Snow removal and deicing will be required at the parking structure roof level. Snow plowing will utilize rubber tipped plow blades mounted to a standard pickup truck. A snow chute will be provided to discharge snow down onto Jefferson Street in the area of the loading zone, which can be placed immediately into a waiting truck or displaced as part of the road clearing process.

CONCLUSION

This case will go before the Development Services, Planning and Engineering Committee for review prior to being sent to the Board of Trustees for final review/approval.

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 9, 2016.

And

I move to recommend to the Village Board approval of a Special Use Permit with modifications to allow for a Planned Unit Development, a building over 50,000 square feet, and a Parking Structure - non-accessory. Modifications to the Special Use Permit include:

1. Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15' to as little as 0';
 2. Reduce the required front yard setbacks along both future Jefferson Avenue and future "B" Street from 5' to as little as 0';
 3. Increase the allowable lot coverage from 75% to 100%; and
 4. Reduce the required percentage of ground floor transparency from 35% to as little as 15%.
-

And

I move to recommend to the Village Board approval of the preliminary Overall Site Plan Sheet prepared by SpaceCo and dated February 2, 2016.

And

I move to recommend to the Village Board approval of the preliminary Elevations and Perspective Views contained in the drawing set prepared by Carl Walker and dated January 22, 2016, subject to the following condition:

1. All rooftop mechanical equipment must be screened, and all public utility and at-grade mechanical equipment located in and around the site as part of this development must be screened with landscaping.

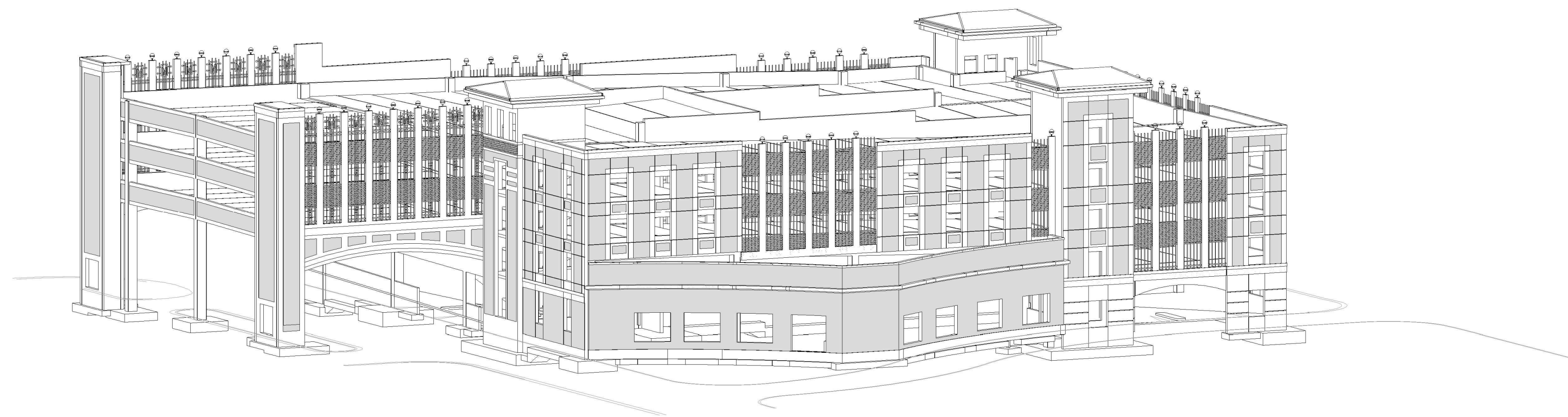
MAIN STREET TRIANGLE PARKING STRUCTURE

9650 143rd Street
Orland Park, Illinois

PROGRESS DWGS - 01/22/2016



Walsh Construction Company
929 West Adams
Chicago, Illinois 60607
Phone: (312) 563-5400



GENERAL	
SHEET #	SHEET TITLE
G-001	COVER SHEET AND DRAWING INDEX
G-002	CODE SUMMARY - GENERAL
G-003	CODE WALKING DISTANCE PLANS - GENERAL
G-004	CODE OPENESS - GENERAL

STRUCTURAL	
SHEET #	SHEET TITLE
S-001	GENERAL NOTES - STRUCTURAL
S-002	GENERAL NOTES - STRUCTURAL
S-100	FOUNDATION PLAN - STRUCTURAL
S-101	LEVEL 1 PLAN - STRUCTURAL
S-102	LEVEL 2 PLAN - STRUCTURAL
S-103	LEVEL 3 PLAN - STRUCTURAL
S-104	LEVEL 4 PLAN - STRUCTURAL
S-105	LEVEL 5 PLAN - STRUCTURAL
S-201	BUILDING ELEVATIONS - STRUCTURAL
S-202	BUILDING ELEVATIONS - STRUCTURAL
S-211	EAST TOWER ELEVATED WALLS - STRUCTURAL
S-221	SOUTH TOWER ELEVATED WALLS - STRUCTURAL
S-301	BUILDING SECTIONS - STRUCTURAL
S-401	NORTH TOWER ENLARGED PLANS - STRUCTURAL
S-402	NORTH TOWER ENLARGED PLANS - STRUCTURAL
S-411	EAST TOWER ENLARGED PLANS - STRUCTURAL
S-412	EAST TOWER ENLARGED PLANS - STRUCTURAL
S-421	SOUTH TOWER ENLARGED PLANS - STRUCTURAL
S-422	SOUTH TOWER ENLARGED PLANS - STRUCTURAL
S-431	ENLARGED PLANS - STRUCTURAL
S-441	RESTAURANT ROOF - LEVEL 2 - STRUCTURAL
S-501	TYPICAL SLAB ON GRADE & FOUNDATION DETAILS - STRUCTURAL
S-502	FOUNDATION DETAILS - STRUCTURAL
S-503	FOUNDATION DETAILS - STRUCTURAL
S-511	PCC COLUMN DETAILS - STRUCTURAL
S-521	PCC FRAMING DETAILS - STRUCTURAL
S-525	STEEL FRAMING DETAILS - STRUCTURAL
S-531	PCC BEAM DETAILS - STRUCTURAL
S-539	PCC CONNECTION DETAILS - STRUCTURAL
S-541	WATERPROOFING DETAILS - STRUCTURAL
S-542	WATERPROOFING DETAILS - STRUCTURAL
S-551	STANDARD & MISCELLANEOUS DETAILS - STRUCTURAL
S-601	FOUNDATION SCHEDULE & DETAILS - STRUCTURAL
S-611	PCC COLUMN SCHEDULE - STRUCTURAL
S-621	LOADING DIAGRAMS - STRUCTURAL
S-622	LOADING DIAGRAMS - STRUCTURAL

ARCHITECTURAL	
SHEET #	SHEET TITLE
A-101	LEVEL 1 PLAN - ARCHITECTURAL
A-102	LEVEL 2 PLAN - ARCHITECTURAL
A-103	LEVEL 3 PLAN - ARCHITECTURAL
A-104	LEVEL 4 PLAN - ARCHITECTURAL
A-105	LEVEL 5 PLAN - ARCHITECTURAL
A-201	BUILDING ELEVATIONS - ARCHITECTURAL
A-202	BUILDING ELEVATIONS - ARCHITECTURAL
A-301	WALL SECTIONS - ARCHITECTURAL
A-302	WALL SECTIONS - ARCHITECTURAL
A-511	STRIPPING DETAILS - ARCHITECTURAL
A-521	SIGN DETAILS - ARCHITECTURAL
A-522	SIGN DETAILS - ARCHITECTURAL
A-531	SIGN MOUNTING DETAILS - ARCHITECTURAL
A-611	SIGN SCHEDULE & SIGN COMPONENTS - ARCHITECTURAL

MAIN STREET TRIANGLE PARKING STRUCTURE

9650 143rd Street
Orland Park, Illinois

**NOT FOR
CONSTRUCTION**

ISSUE FOR	PROGRESS DWGS	
ISSUED FOR DATE	01/22/2016	
ISSUE/REV. NO.	DATE	DESCRIPTION

PROJECT NO. N1-2015-196
DRAWN BY Ray Mulvaney
CHECKED BY Russ Randall

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

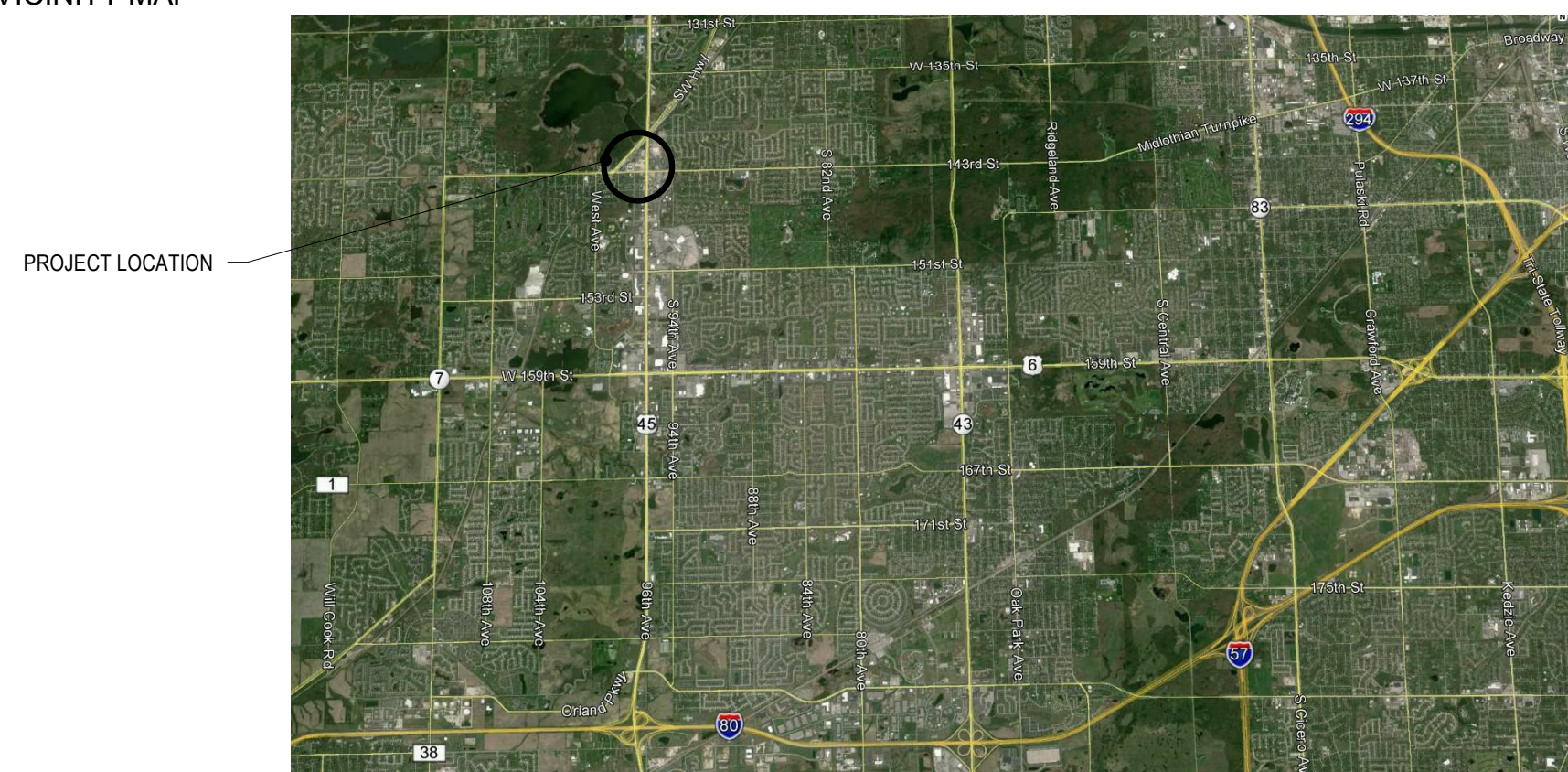
SHEET TITLE
COVER SHEET AND
DRAWING INDEX

G-001

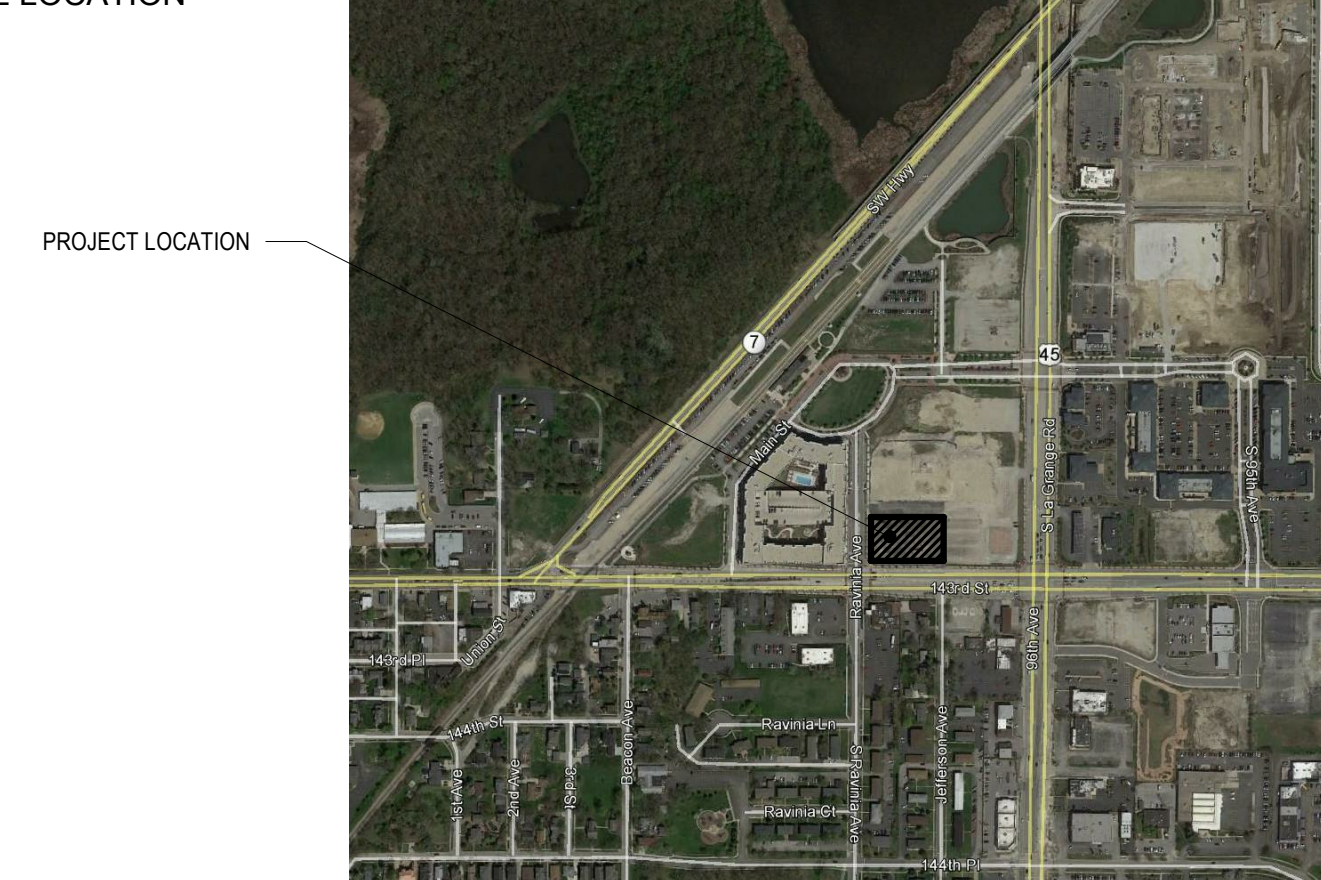
PROJECT DIRECTORY

OWNER	PRIME CONSULTANT/ STRUCTURAL PARKING	ARCHITECT	CIVIL
			
Village of Orland Park 14700 S. Ravina Ave. Orland Park, IL 60462 Phone 708-403-6100	1920 S. Highland Ave - Suite 210 Lombard, IL 60148 Phone 630.307.3800	5136 Lovers Lane - Suite 200 Kalamazoo, MI 49002 Phone 269.381.2222	V3 Companies 7325 James Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com

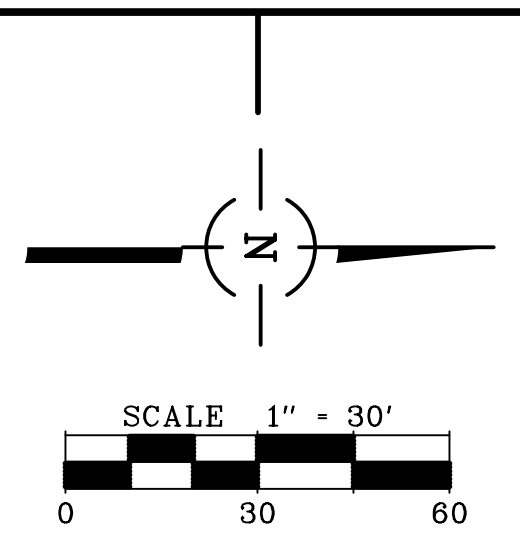
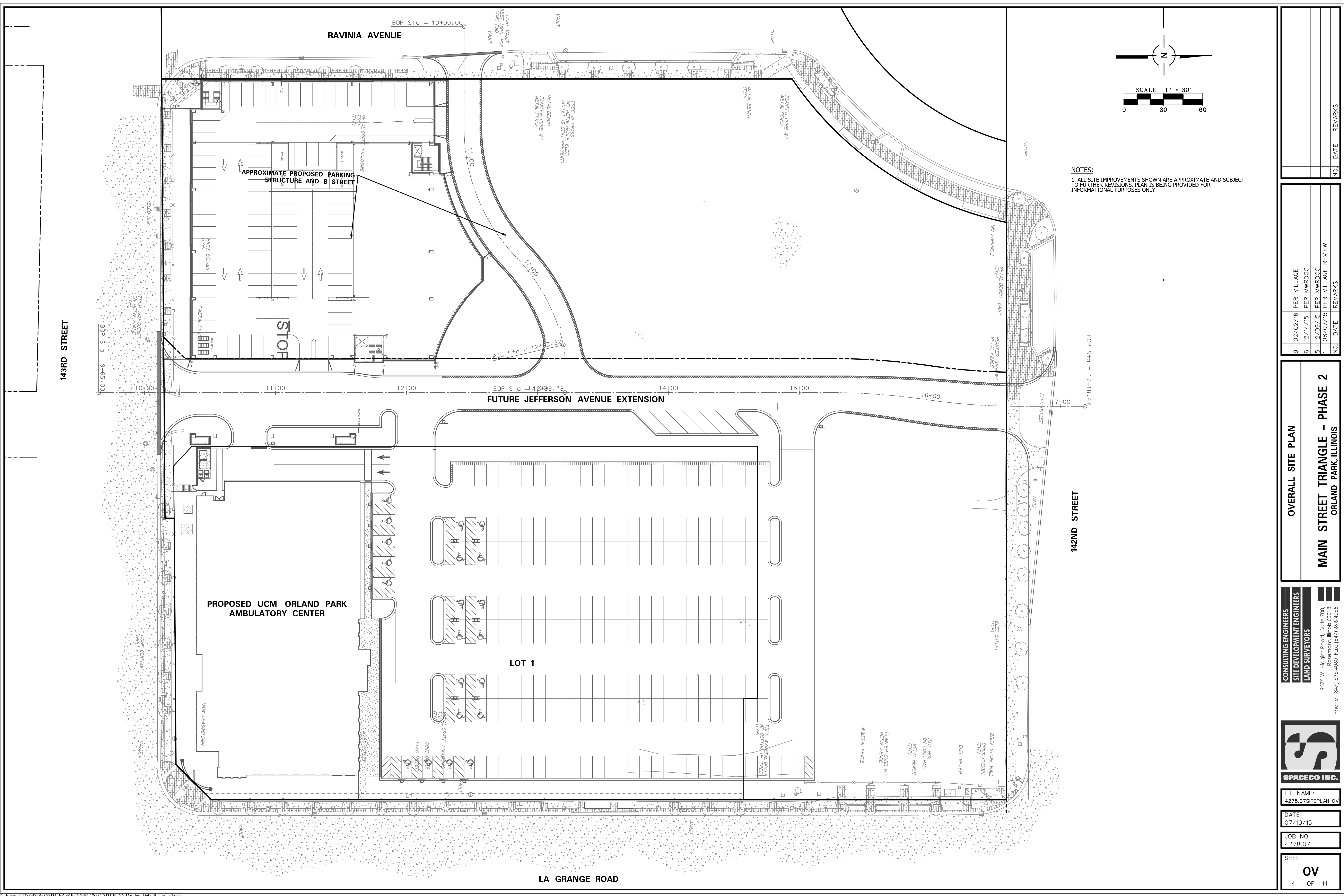
VICINITY MAP



SITE LOCATION



1/22/2016 12:08:37 PM
D:\Project Folder\Revit\2016\N1-2015-196\Civil\Y16_Raym.rvt



NOTES:
 1. ALL SITE IMPROVEMENTS SHOWN ARE APPROXIMATE AND SUBJECT TO FURTHER REVISIONS. PLAN IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
9	02/02/16	PER VILLAGE
6	12/14/15	PER MWRDCC
5	12/09/15	PER MWRDCC
1	08/07/15	PER VILLAGE REVIEW

OVERALL SITE PLAN
MAIN STREET TRIANGLE - PHASE 2
 ORLAND PARK, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
 9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065



FILENAME: 4278.07SITEPLAN-OV
DATE: 07/10/15
JOB NO. 4278.07
SHEET OV 4 OF 14



Walsh Construction Company
929 West Adams
Chicago, Illinois 60607
Phone: (312) 563-5400

**MAIN STREET
TRIANGLE
PARKING
STRUCTURE**

ORLAND PARK,
ILLINOIS

**NOT FOR
CONSTRUCTION**

ISSUE FOR	Plan Review
ISSUED FOR DATE	1/14/2016
ISSUE/REV. NO.	DATE DESCRIPTION

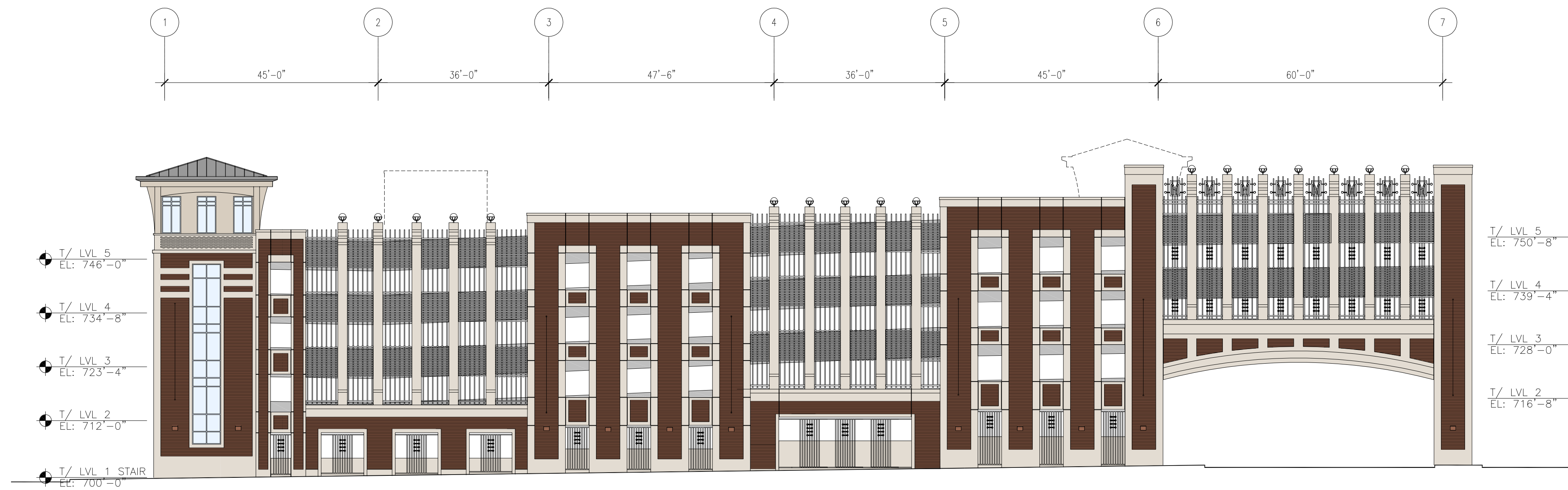
PROJECT NO. N1-2015-196
DRAWN BY Ray Mulvaney
CHECKED BY Russ Randall

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

SHEET TITLE
**ELEVATIONS -
ARCHITECTURAL**



1 NORTH ELEVATION - ARCHITECTURAL
1/16" = 1'-0"



2 SOUTH ELEVATION - ARCHITECTURAL
1/16" = 1'-0"

1/21/2015 2:49:07 PM
C:\Users\raym\Documents\N1-2015-196-S-CW\N1-A_301.dwg



Walsh Construction Company

929 West Adams
Chicago, Illinois 60607
Phone: (312) 563-5400

**MAIN STREET
TRIANGLE
PARKING
STRUCTURE**

ORLAND PARK,
ILLINOIS

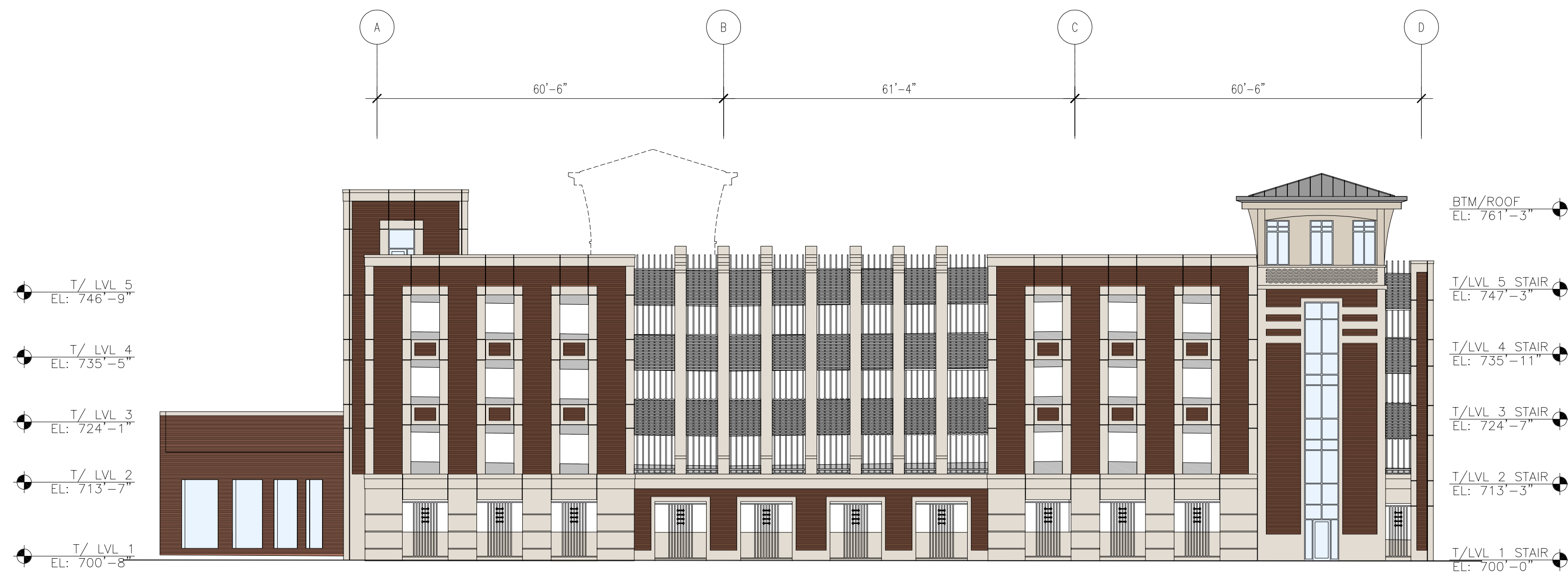
**NOT FOR
CONSTRUCTION**

ISSUE FOR	Plan Review	
ISSUED FOR DATE	DATE	DESCRIPTION
	1/14/2016	
ISSUE/REV. NO.	DATE	DESCRIPTION

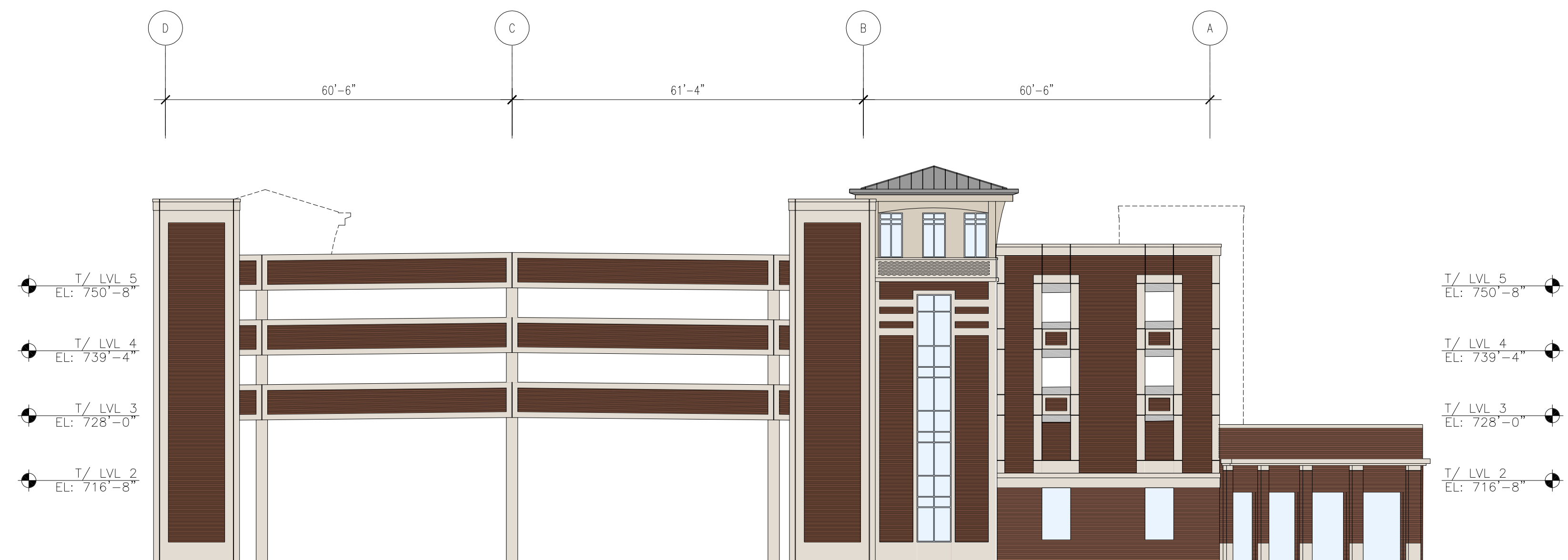
PROJECT NO. N1-2015-196
DRAWN BY Ray Mulvaney
CHECKED BY Russ Randall

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

SHEET TITLE
**ELEVATIONS -
ARCHITECTURAL**



1 WEST ELEVATION - ARCHITECTURAL
1/16" = 1'-0"



2 EAST ELEVATION - ARCHITECTURAL
1/16" = 1'-0"



B VIEW FROM SOUTH WEST
SCALE: NTS



A VIEW FROM NORTH EAST
SCALE: NTS



PHOTOGRAPH OF ACTUAL BRICK & PRECAST MOCK-UP



MAIN STREET TRIANGLE PARKING STRUCTURE

9650 143rd Street
Orland Park, Illinois

NOT FOR CONSTRUCTION

ISSUE NO.	DATE	DESCRIPTION

PROJECT NO. N1-2015-196
DRAWN BY Ray Mulvaney
CHECKED BY Russ Randall

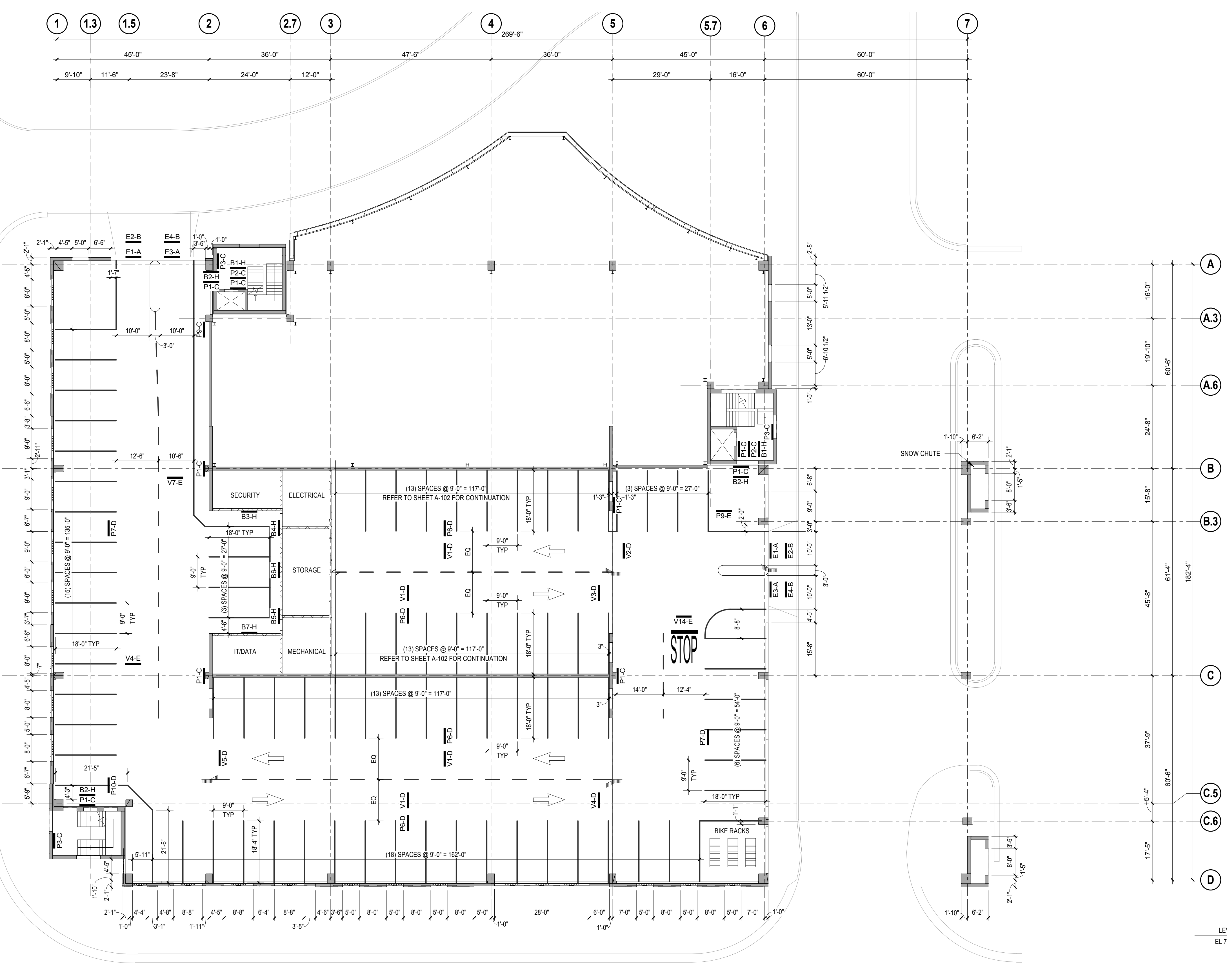
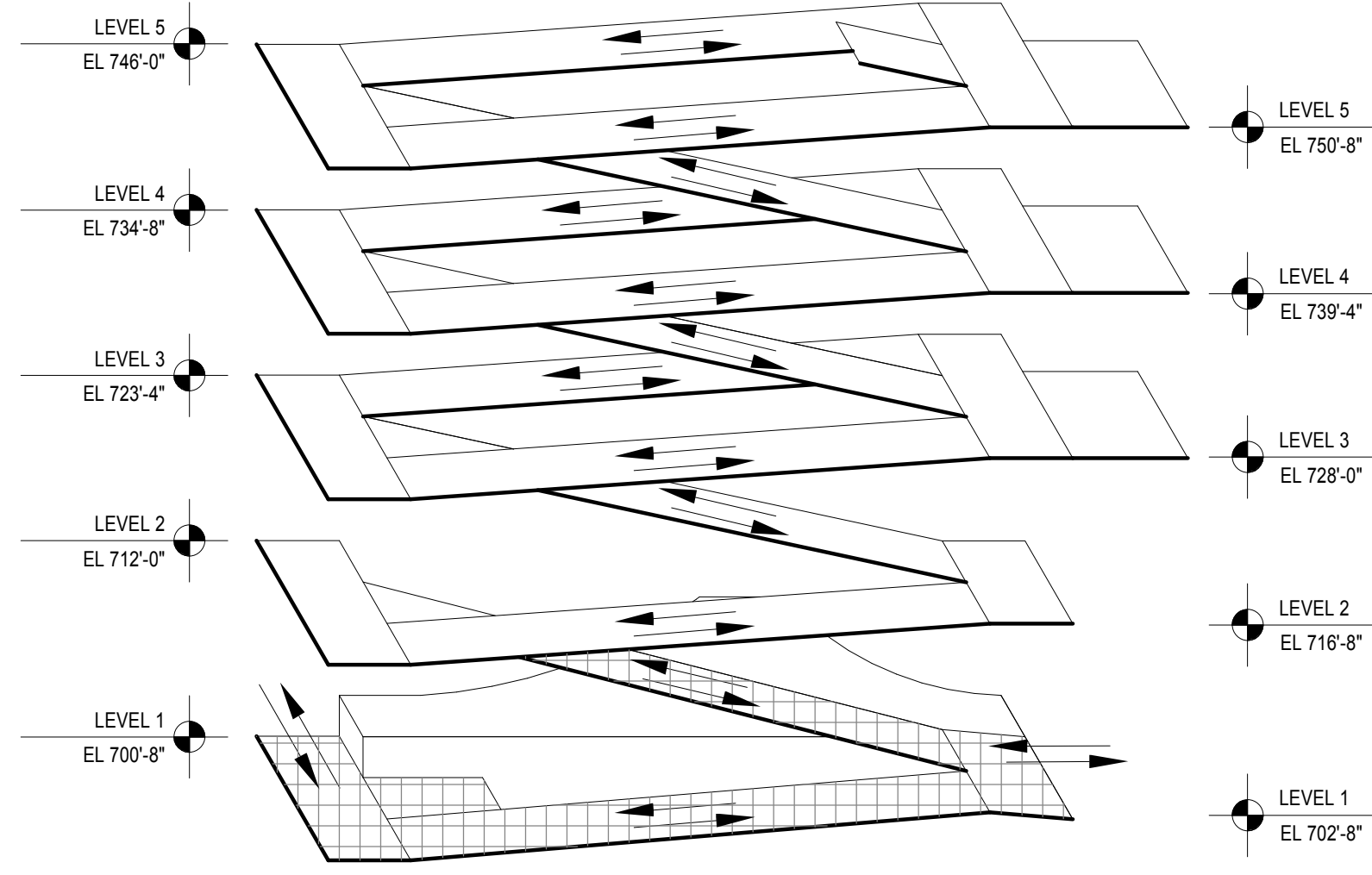
The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

SHEET TITLE
LEVEL 1 PLAN - ARCHITECTURAL

SHEET NOTES:

- LINE REPRESENTS PLAN MATCH
- FOR GENERAL NOTES, REFER TO DRAWINGS S-001.
- FOR EXPLANATION OF NOTATIONS AND ABBREVIATIONS, REFER TO GENERAL NOTES, DRAWINGS S-001.
- PARKING SPACE STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING - SINGLE LINE CONFIGURATION. ALSO REFER TO SHEET A-511 FOR ADDITIONAL STRIPING INFORMATION.
- CROSS HATCH STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING AT 24" OC AS SHOWN IN PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- DIRECTIONAL ARROWS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS. REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- PAVEMENT GRAPHICS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS. REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- XXXX REPRESENTS SIGN MARK AS DEFINED ON SIGN SCHEDULE ON SHEET A-611. THE LETTER IN PARENTHESIS REPRESENTS THE MOUNTING DETAIL. REFER TO SIGN MOUNTING SCHEDULE ON SHEET A-611. MOUNTING SIGN TO BE PLACED AS SHOWN ON PLANS.
- ALL SIGNS LOCATED AT ENTRY/EXIT SHALL BE CENTERED IN LANES, TYPICAL.
- REFERS TO 6"Ø STEEL BOLLARD. REFER TO DETAIL XXX/S-551 FOR ADDITIONAL INFORMATION.
- REFERS TO PRECAST BOLLARD. REFER TO DETAIL X/S-551 FOR ADDITIONAL INFORMATION.
- ULTRASONIC DIRECTIONAL SENSOR OR APPROVED EQUAL. REFER TO SPECS. SENSORS TO BE PLACED IN APPROXIMATE LOCATIONS, CENTERED IN DRIVE LANES AS SHOWN IN PLAN.
- REFERS TO EMBED PLATE FOR ELECTRICAL CHARGING STATIONS W/ (1) 6"Ø STEEL BOLLARDS. REFER TO DETAIL 18/S-551 FOR ADDITIONAL INFORMATION.
- UNDERSIDE OF ALL CONCRETE FLOOR SHALL RECEIVE WHITE CONCRETE STAIN. AREA TO INCLUDE ALL BEAM & GIRDER SIDES & BOTTOM AS WELL AS COLUMN SURFACE DOWN TO THE LOWEST BEAM OR GIRDER DEPTH. REFER TO SPEC SECTION 09 91 00 FOR ADDITIONAL INFORMATION.

	STANDARD	SMALL CAR ONLY	ADA	ADA VAN	TOTAL
LEVEL 5	125	---	---	---	125
LEVEL 4	129	---	3	---	132
LEVEL 3	127	---	4	---	131
LEVEL 2	79	---	2	2	83
LEVEL 1	76	---	---	---	76
TOTAL	536	---	9	2	547



1/22/2016 12:08:13 PM
D:\Project Folder\Revit\2016\N1-2015-196\Civil\Y16_Raym.rvt



Walsh Construction Company

929 West Adams
Chicago, Illinois 60607
Phone: (312) 563-5400

MAIN STREET TRIANGLE PARKING STRUCTURE

9650 143rd Street
Orland Park, Illinois

NOT FOR CONSTRUCTION

ISSUE FOR	PROGRESS DWGS	
ISSUED FOR DATE	01/22/2016	
ISSUE/REV NO.	DATE	DESCRIPTION

PROJECT NO.	N1-2015-196
DRAWN BY	Ray Mulvaney
CHECKED BY	Russ Randall

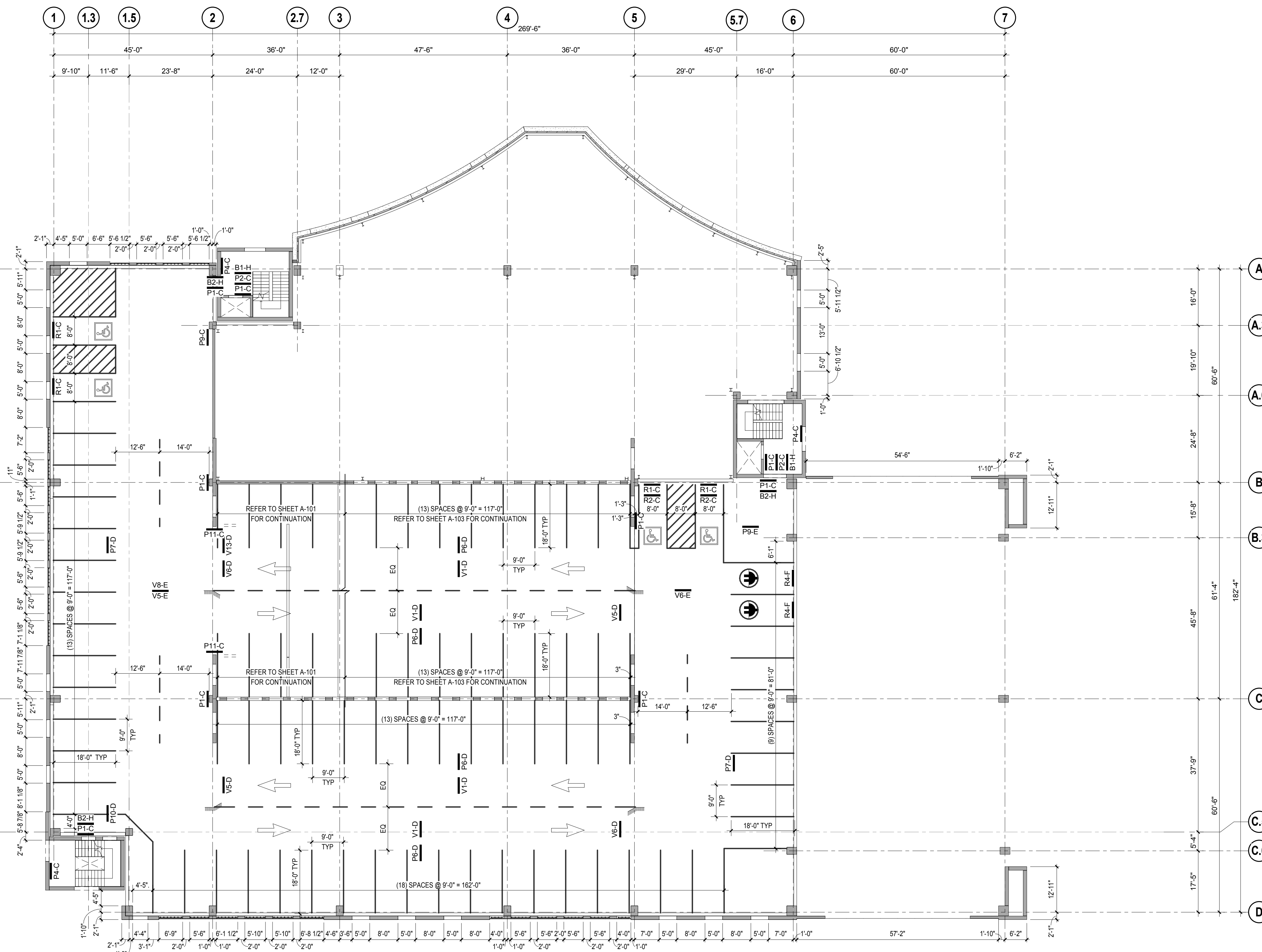
The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

SHEET TITLE
LEVEL 2 PLAN - ARCHITECTURAL

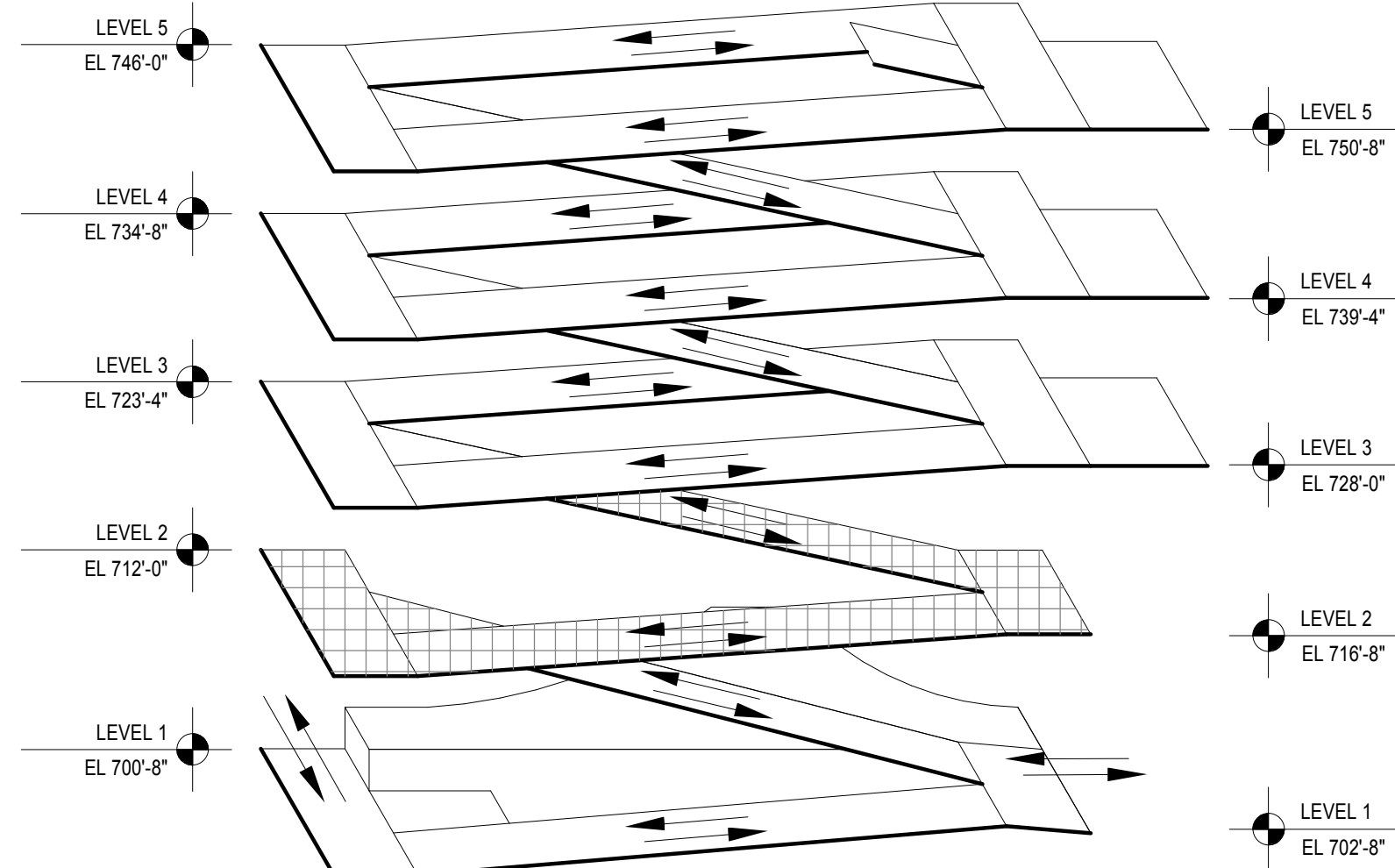
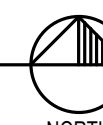
A-102

SHEET NOTES:

1. REPRESENTS PLAN MATCH LINE
2. FOR GENERAL NOTES, REFER TO DRAWINGS S-001.
3. FOR EXPLANATION OF NOTATIONS AND ABBREVIATIONS, REFER TO GENERAL NOTES, DRAWINGS S-001.
4. PARKING SPACE STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING - SINGLE LINE CONFIGURATION. ALSO REFER TO SHEET A-511 FOR ADDITIONAL STRIPING INFORMATION.
5. CROSS HATCH STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING AT 24" OC AS SHOWN IN PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
6. DIRECTIONAL ARROWS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
7. PAVEMENT GRAPHICS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
8. REPRESENTS SIGN MARK AS DEFINED ON SIGN SCHEDULE ON SHEET A-611. THE LETTER IN PARENTHESIS REPRESENTS THE MOUNTING DETAIL, REFER TO SIGN MOUNTING SCHEDULE ON SHEET A-611. MOUNTING SIGN TO BE PLACED AS SHOWN ON PLANS.
9. ALL SIGNS LOCATED AT ENTRY/EXIT SHALL BE CENTERED IN LANES. TYPICAL.
10. REPRESENTS A 6"Ø STEEL BOLLARD, REFER TO DETAIL XXXIS-551 FOR ADDITIONAL INFORMATION.
11. REPRESENTS A PRECAST BOLLARD, REFER TO DETAIL XIS-551 FOR ADDITIONAL INFORMATION.
12. ULTRASONIC DIRECTIONAL SENSOR OR APPROVED EQUAL, REFER TO SPECS. SENSORS TO BE PLACED IN APPROXIMATE LOCATIONS, CENTERED IN DRIVE LANES AS SHOWN IN PLAN.
13. EMBED PLATE FOR ELECTRICAL CHARGING STATIONS W/ (1) 6"Ø STEEL BOLLARDS, REFER TO DETAIL 18S-551 FOR ADDITIONAL INFORMATION.
14. UNDERSIDE OF ALL CONCRETE FLOOR SHALL RECEIVE WHITE CONCRETE STAIN. AREA TO INCLUDE ALL BEAM & GIRDER SIDES & BOTTOM AS WELL AS COLUMN SURFACE DOWN TO THE LOWEST BEAM OR GIRDER DEPTH, REFER TO SPEC SECTION 09 91 00 FOR ADDITIONAL INFORMATION.



1 LEVEL 2 PLAN - ARCHITECTURAL
1/16" = 1'-0"



ISOMETRIC VIEW



MAIN STREET TRIANGLE PARKING STRUCTURE

9650 143rd Street
Orland Park, Illinois

**NOT FOR
CONSTRUCTION**

ISSUE FOR	PROGRESS DWGS	
ISSUED FOR DATE	01/22/2016	
ISSUE/REV NO.	DATE	DESCRIPTION

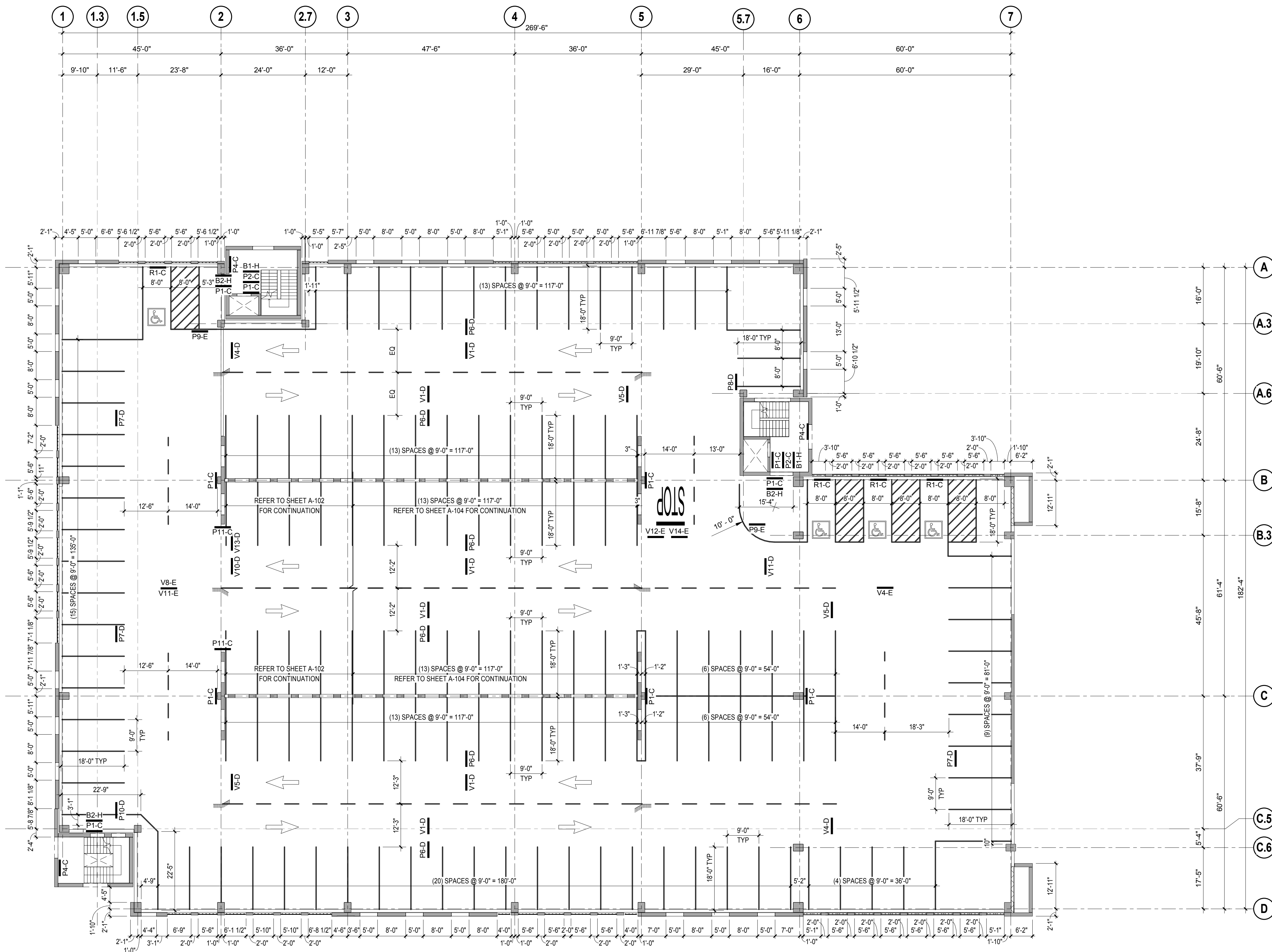
PROJECT NO.	N1-2015-196
DRAWN BY	Ray Mulvaney
CHECKED BY	Russ Randall

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

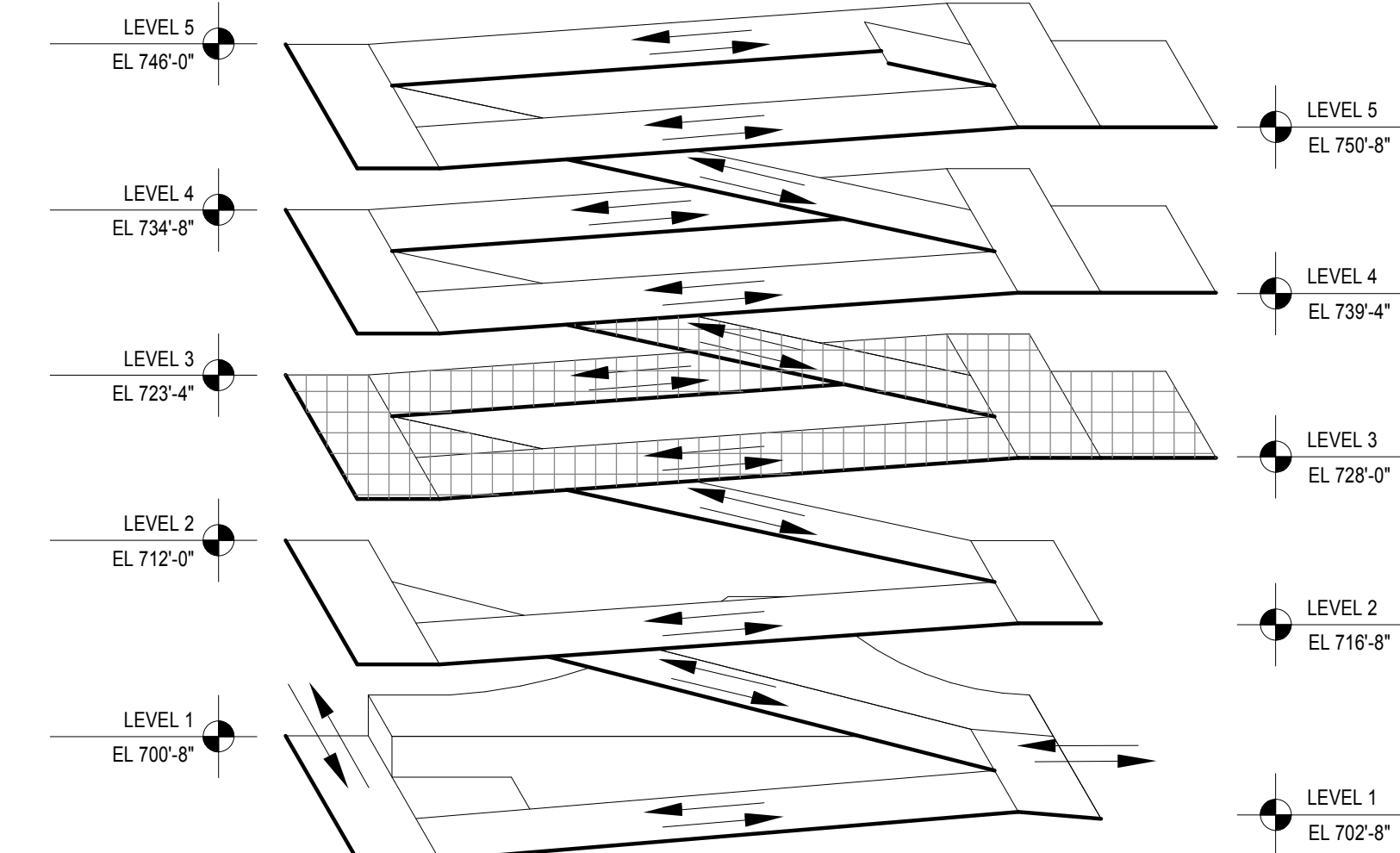
SHEET TITLE
LEVEL 3 PLAN - ARCHITECTURAL

SHEET NOTES:

- REPRESENTS PLAN MATCH LINE.
- FOR GENERAL NOTES, REFER TO DRAWINGS S-001.
- FOR EXPLANATION OF NOTATIONS AND ABBREVIATIONS, REFER TO GENERAL NOTES, DRAWINGS S-001.
- PARKING SPACE STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING - SINGLE LINE CONFIGURATION. ALSO REFER TO SHEET A-511 FOR ADDITIONAL STRIPING INFORMATION.
- CROSS HATCH STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING AT 24" OC AS SHOWN IN PLANS. REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- DIRECTIONAL ARROWS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS. REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- PAVEMENT GRAPHICS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS. REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- XXXXL REPRESENTS SIGN MARK AS DEFINED ON SIGN SCHEDULE ON SHEET A-511. THE LETTER IN PARENTHESIS REPRESENTS THE MOUNTING DETAIL. REFER TO SIGN MOUNTING SCHEDULE ON SHEET A-511. MOUNTING SIGN TO BE PLACED AS SHOWN ON PLANS.
- ALL SIGNS LOCATED AT ENTRY/EXIT SHALL BE CENTERED IN LANES. TYPICAL.
- # REPRESENTS A 6"Ø STEEL BOLLARD. REFER TO DETAIL XXXIS-551 FOR ADDITIONAL INFORMATION.
- REPRESENTS A PRECAST BOLLARD. REFER TO DETAIL XIS-551 FOR ADDITIONAL INFORMATION.
- ULTRASONIC DIRECTIONAL SENSOR OR APPROVED EQUAL, REFER TO SPECS. SENSORS TO BE PLACED IN APPROXIMATE LOCATIONS, CENTERED IN DRIVE LANES AS SHOWN IN PLAN.
- EMBED PLATE FOR ELECTRICAL CHARGING STATIONS W/ (1) 6"Ø STEEL BOLLARDS. REFER TO DETAIL 18S-551 FOR ADDITIONAL INFORMATION.
- UNDERSIDE OF ALL CONCRETE FLOOR SHALL RECEIVE WHITE CONCRETE STAIN. AREA TO INCLUDE ALL BEAM & GIRDER SIDES & BOTTOM AS WELL AS COLUMN SURFACE DOWN TO THE LOWEST BEAM OR GIRDER DEPTH. REFER TO SPEC SECTION 09-91-00 FOR ADDITIONAL INFORMATION.



LEVEL 3 PLAN - ARCHITECTURAL
1/16" = 1'-0"



ISOMETRIC VIEW



MAIN STREET TRIANGLE PARKING STRUCTURE

9650 143rd Street
Orland Park, Illinois

NOT FOR CONSTRUCTION

ISSUE FOR	PROGRESS DWGS	
ISSUED FOR DATE	01/22/2016	
ISSUE/REV NO.	DATE	DESCRIPTION

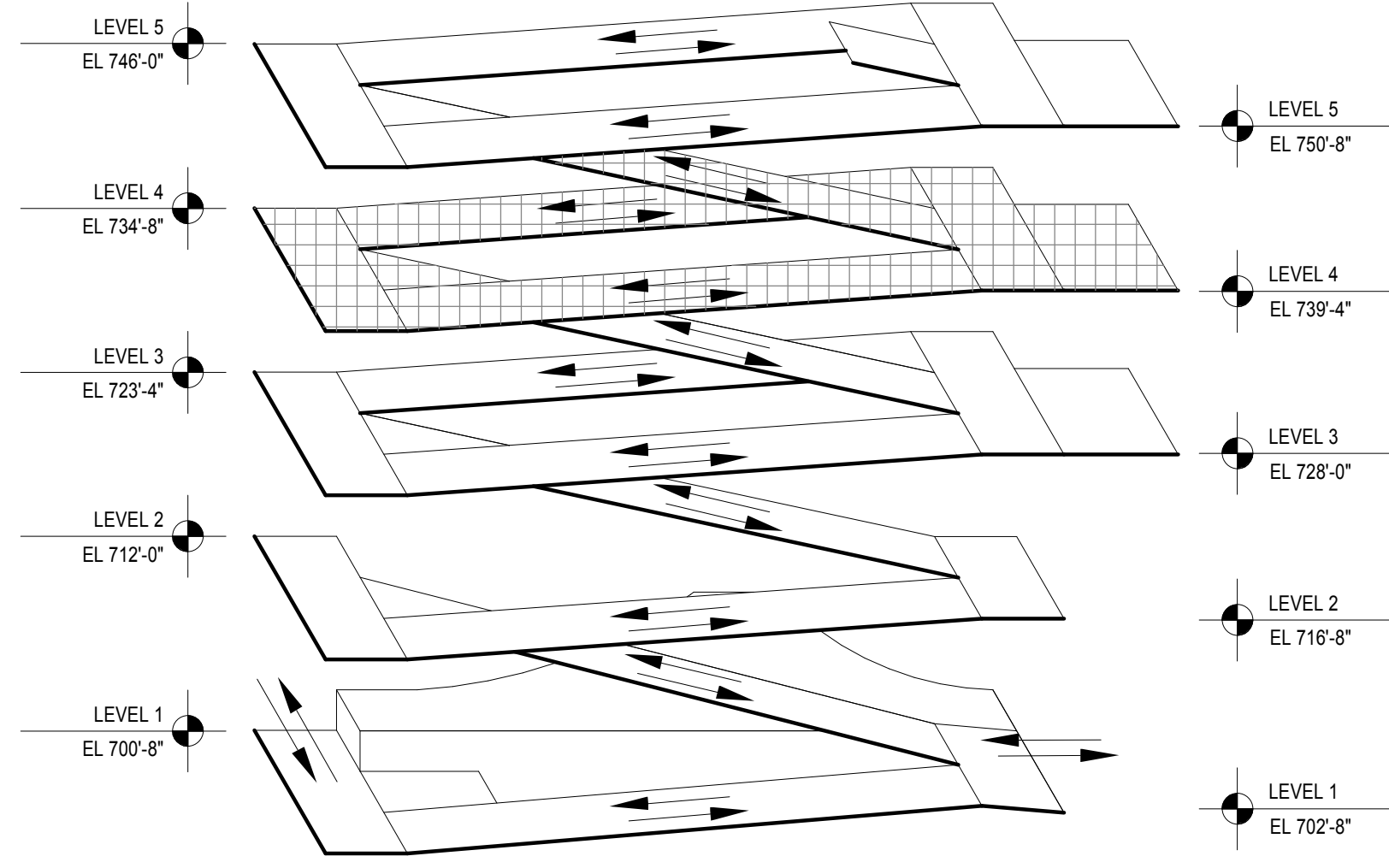
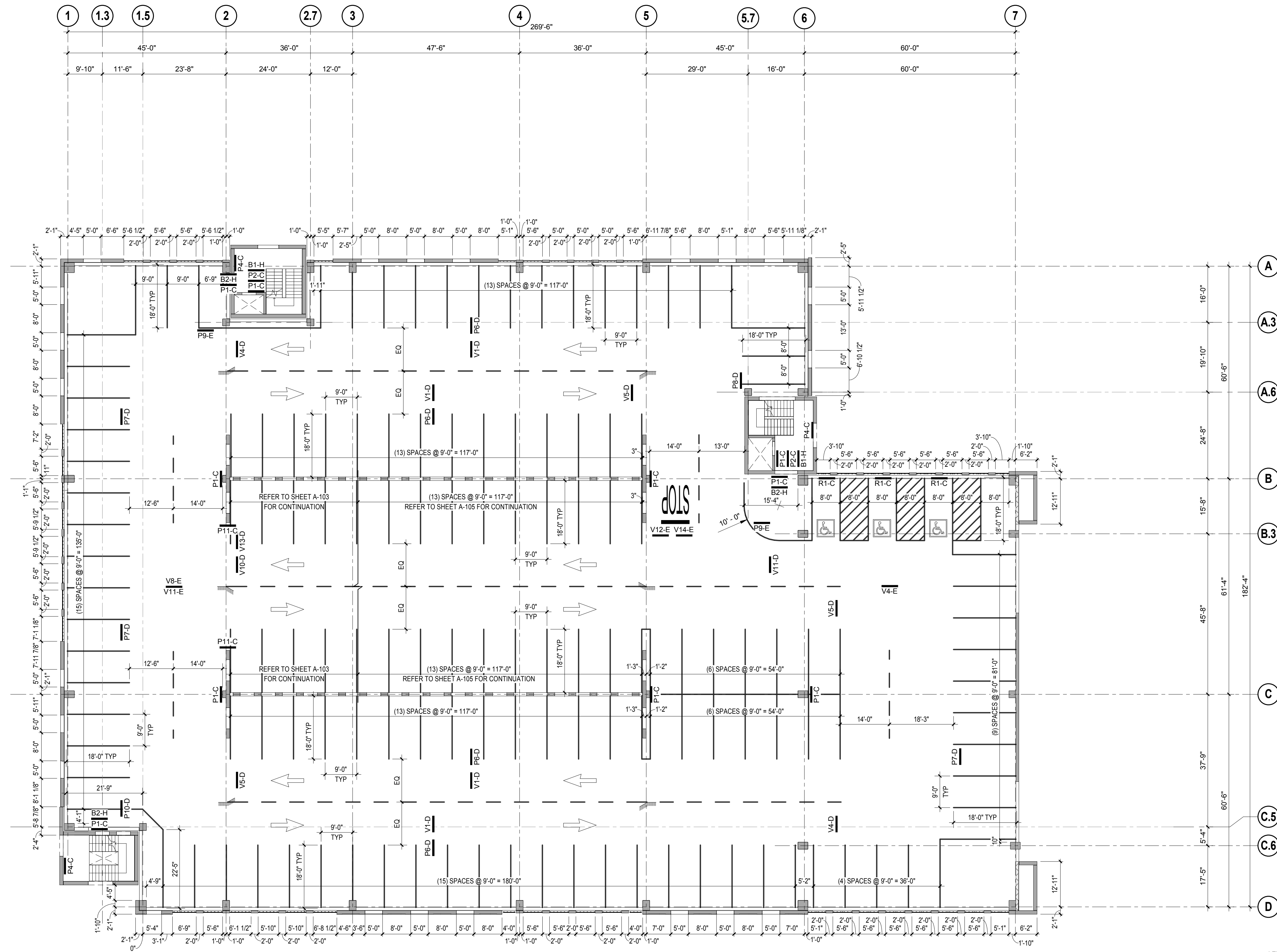
PROJECT NO. N1-2015-196
DRAWN BY Ray Mulvaney
CHECKED BY Russ Randall

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

SHEET TITLE
LEVEL 4 PLAN - ARCHITECTURAL

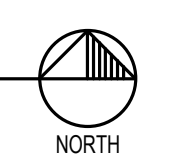
SHEET NOTES:

- LINE REPRESENTS PLAN MATCH
- FOR GENERAL NOTES, REFER TO DRAWINGS S-001.
- FOR EXPLANATION OF NOTATIONS AND ABBREVIATIONS, REFER TO GENERAL NOTES, DRAWINGS S-001.
- PARKING SPACE STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING - SINGLE LINE CONFIGURATION. ALSO REFER TO SHEET A-511 FOR ADDITIONAL STRIPING INFORMATION.
- CROSS HATCH STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING AT 24" OC AS SHOWN IN PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- DIRECTIONAL ARROWS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- PAVEMENT GRAPHICS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- XXXI REPRESENTS SIGN MARK AS DEFINED ON SIGN SCHEDULE ON SHEET A-611. THE LETTER IN PARENTHESIS REPRESENTS THE MOUNTING DETAIL. REFER TO SIGN MOUNTING SCHEDULE ON SHEET A-611. MOUNTING SIGN TO BE PLACED AS SHOWN ON PLANS.
- ALL SIGNS LOCATED AT ENTRY/EXIT SHALL BE CENTERED IN LANES, TYPICAL.
- REPRESENTS A 6"Ø STEEL BOLLARD. REFER TO DETAIL XXXI-S51 FOR ADDITIONAL INFORMATION.
- REPRESENTS A PRECAST BOLLARD. REFER TO DETAIL XS-551 FOR ADDITIONAL INFORMATION.
- ULTRASONIC DIRECTIONAL SENSOR OR APPROVED EQUAL. REFER TO SPECS. SENSORS TO BE PLACED IN APPROXIMATE LOCATIONS, CENTERED IN DRIVE LANES AS SHOWN IN PLAN.
- EMBEDDED PLATE FOR ELECTRICAL CHARGING STATIONS W/ (1) 6"Ø STEEL BOLLARDS. REFER TO DETAIL 18S-551 FOR ADDITIONAL INFORMATION.
- UNDERSIDE OF ALL CONCRETE FLOOR SHALL RECEIVE WHITE CONCRETE STAIN. AREA TO INCLUDE ALL BEAM & GIRDER SIDES & BOTTOM AS WELL AS COLUMN SURFACE DOWN TO THE LOWEST BEAM OR GIRDER DEPTH. REFER TO SPEC SECTION 09 91 00 FOR ADDITIONAL INFORMATION.



ISOMETRIC VIEW

1 LEVEL 4 PLAN - ARCHITECTURAL
1/16" = 1'-0"



1/22/2016 10:08:22 AM
D:\Project\MainStreetTriangle\Revit\2016\N1-2015-196\Civil\VL6_Raym.rvt

MAIN STREET TRIANGLE PARKING STRUCTURE

9650 143rd Street
Orland Park, Illinois

NOT FOR CONSTRUCTION

ISSUE FOR	PROGRESS DWGS
ISSUED FOR DATE	01/22/2016

ISSUE/REV NO.	DATE	DESCRIPTION

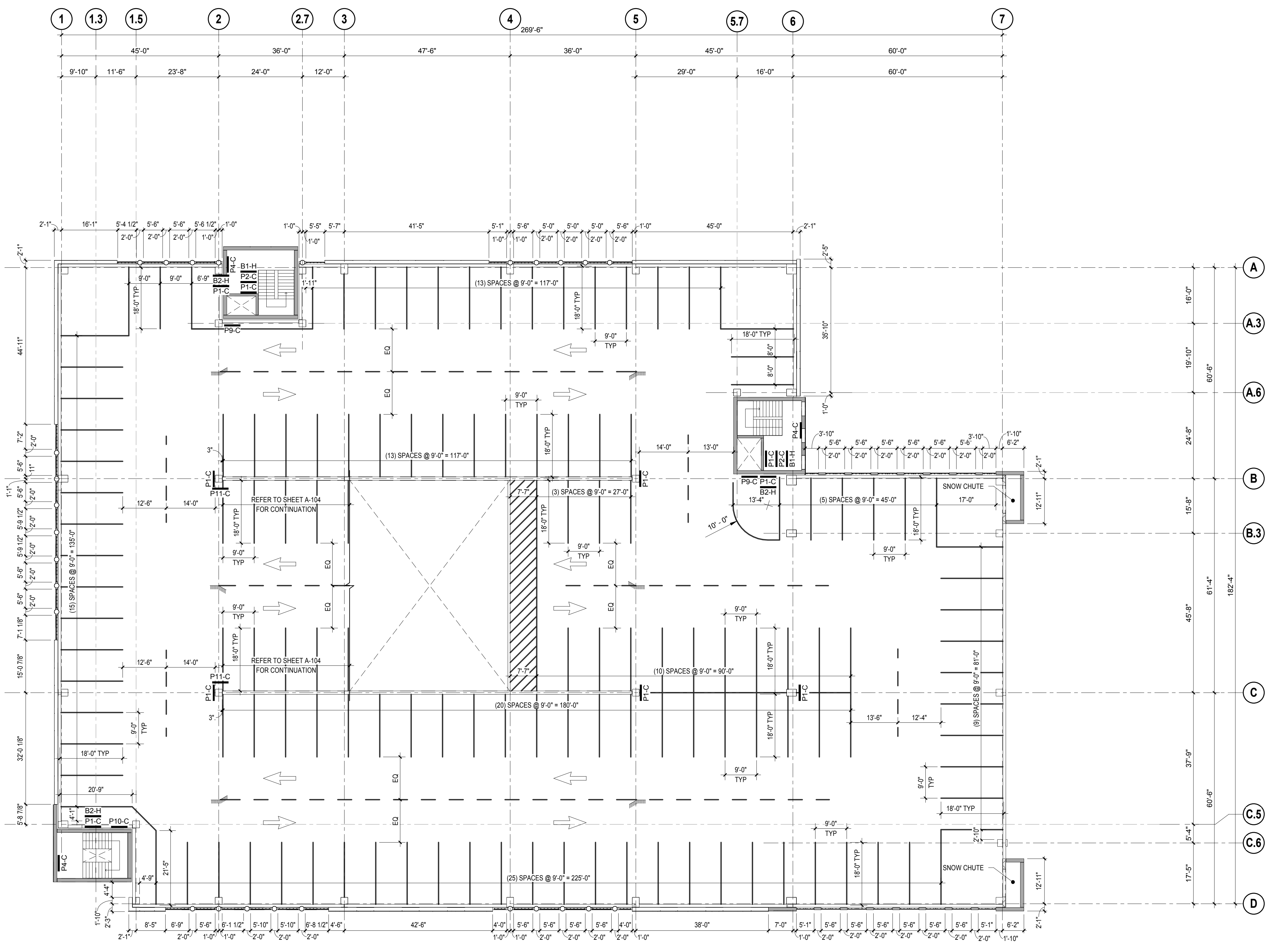
PROJECT NO.	N1-2015-196
DRAWN BY	Ray Mulvaney
CHECKED BY	Russ Randall

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

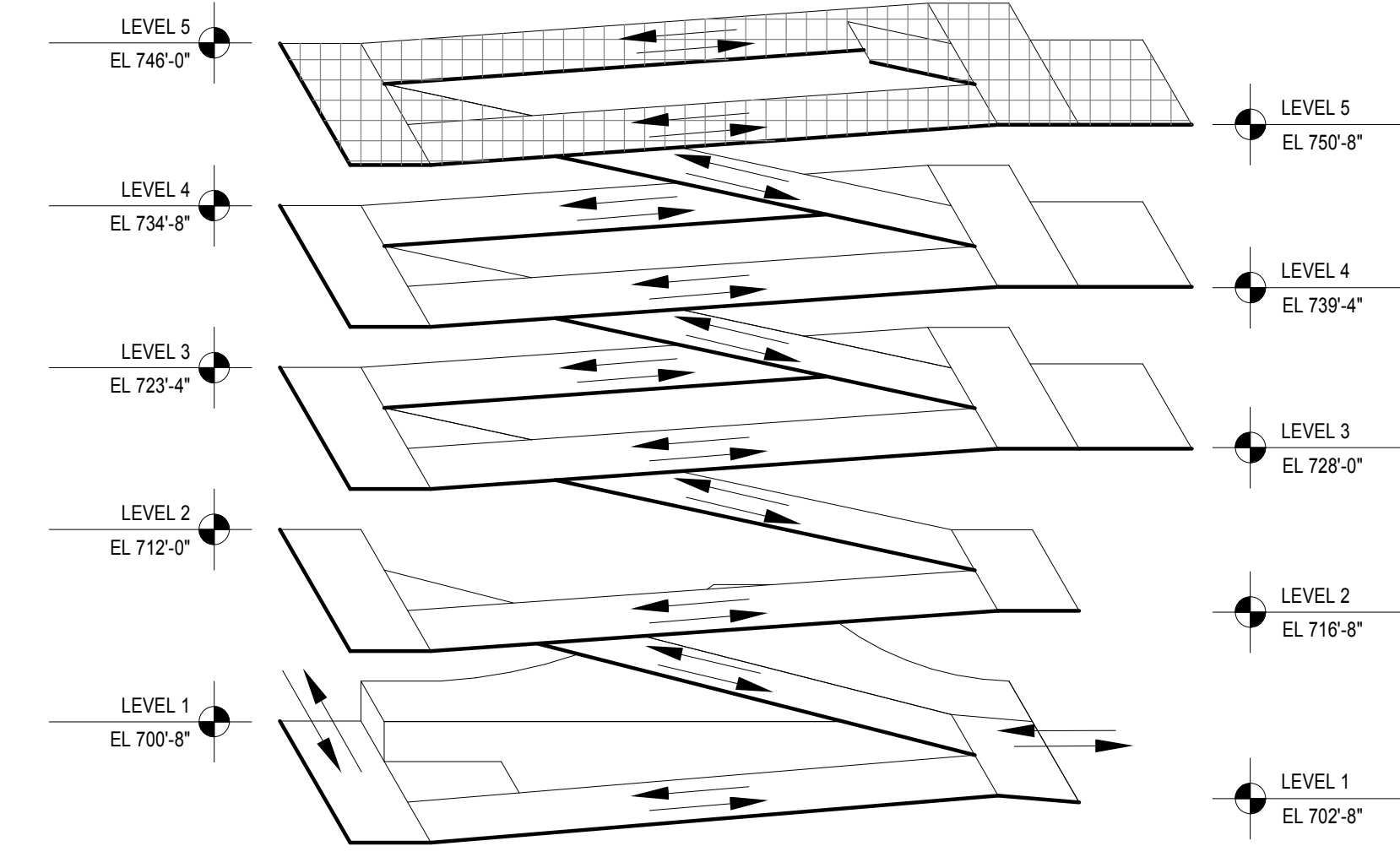
SHEET TITLE
LEVEL 5 PLAN - ARCHITECTURAL

SHEET NOTES:

- LINE REPRESENTS PLAN MATCH
- FOR GENERAL NOTES, REFER TO DRAWINGS S-001.
- FOR EXPLANATION OF NOTATIONS AND ABBREVIATIONS, REFER TO GENERAL NOTES, DRAWINGS S-001.
- PARKING SPACE STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING - SINGLE LINE CONFIGURATION. ALSO REFER TO SHEET A-511 FOR ADDITIONAL STRIPING INFORMATION.
- CROSS HATCH STRIPING TO BE 4" WIDE TRAFFIC YELLOW STRIPING AT 24" OC AS SHOWN IN PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- DIRECTIONAL ARROWS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- PAVEMENT GRAPHICS TO BE PAINTED IN TRAFFIC YELLOW AS SHOWN ON PLANS, REFER TO SHEET A-511 FOR ADDITIONAL INFORMATION.
- XXXXX REPRESENTS SIGN MARK AS DEFINED ON SIGN SCHEDULE ON SHEET A-611. THE LETTER IN PARENTHESIS REPRESENTS THE MOUNTING DETAIL, REFER TO SIGN MOUNTING SCHEDULE ON SHEET A-611. MOUNTING SIGN TO BE PLACED AS SHOWN ON PLANS.
- ALL SIGNS LOCATED AT ENTRY/EXIT SHALL BE CENTERED IN LANES, TYPICAL.
- REPRESENTS A 6" STEEL BOLLARD, REFER TO DETAIL X/S-551 FOR ADDITIONAL INFORMATION.
- REPRESENTS A PRECAST BOLLARD, REFER TO DETAIL X/S-551 FOR ADDITIONAL INFORMATION.
- ULTRASONIC DIRECTIONAL SENSOR OR APPROVED EQUAL, REFER TO SPECS. SENSORS TO BE PLACED IN APPROXIMATE LOCATIONS, CENTERED IN DRIVE LANES AS SHOWN IN PLAN.
- EMBED PLATE FOR ELECTRICAL CHARGING STATIONS W/ (1) 6" STEEL BOLLARDS, REFER TO DETAIL 18/S-551 FOR ADDITIONAL INFORMATION.
- UNDERSIDE OF ALL CONCRETE FLOOR SHALL RECEIVE WHITE CONCRETE STAIN. AREA TO INCLUDE ALL BEAM & GIRDER SIDES & BOTTOM AS WELL AS COLUMN SURFACE DOWN TO THE LOWEST BEAM OR GIRDER DEPTH. REFER TO SPEC SECTION 09 91 00 FOR ADDITIONAL INFORMATION.



1 LEVEL 5 PLAN - ARCHITECTURAL
1/16" = 1'-0"
NORTH



ISOMETRIC VIEW

1/22/2016 10:08:25 PM D:\Project Folder\Revit\Revit 2015\196\Civil\Y16_Raym.rvt

**MAIN STREET
TRIANGLE
PARKING
STRUCTURE**

9650 143rd Street
Orland Park, Illinois

**SHEETS INCLUDED FOR
REFERENCE ONLY**

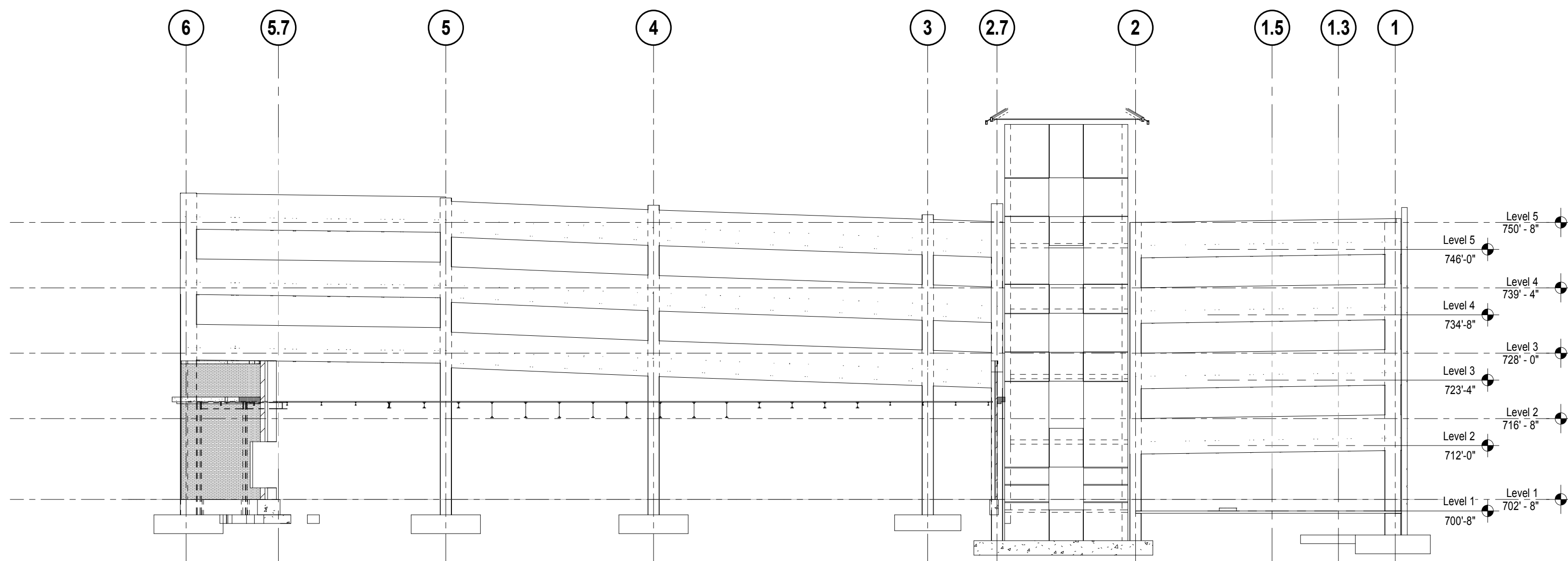
**NOT FOR
CONSTRUCTION**

ISSUE FOR		PROGRESS DWGS
ISSUE FOR DATE	DATE	DESCRIPTION

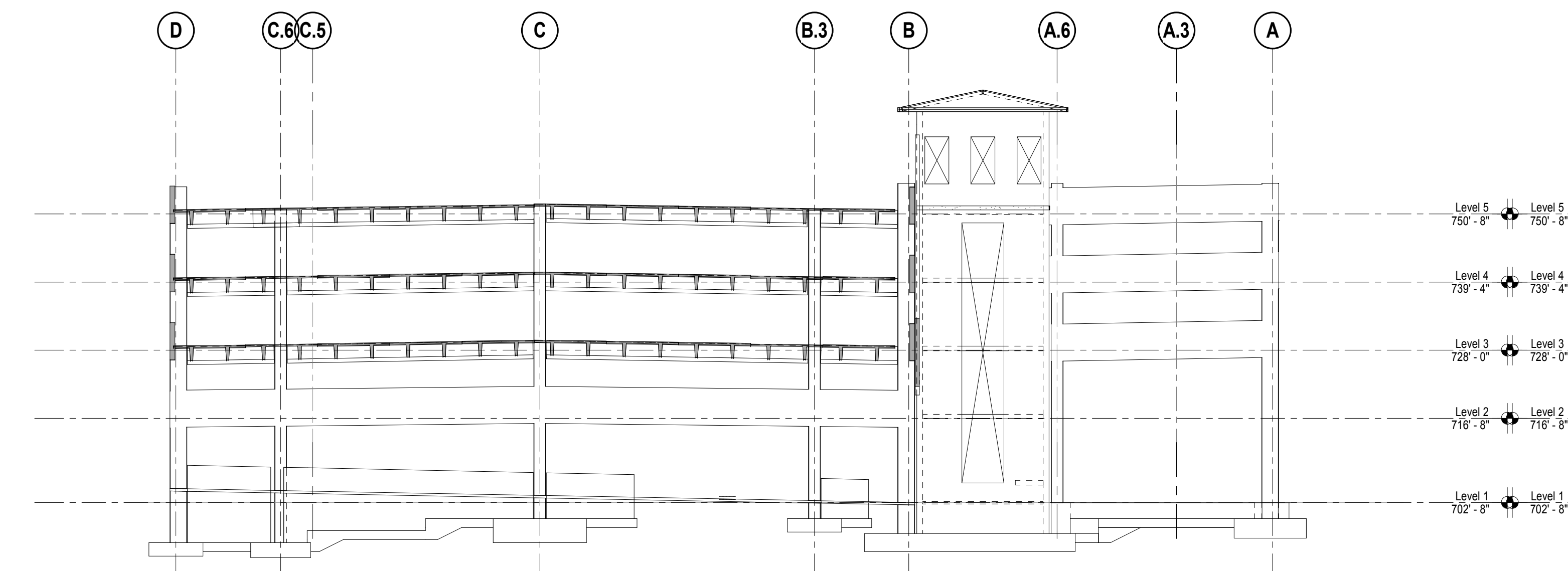
PROJECT NO.	N1-2015-196
DRAWN BY	Ray Mulvany
CHECKED BY	Russ Randall

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

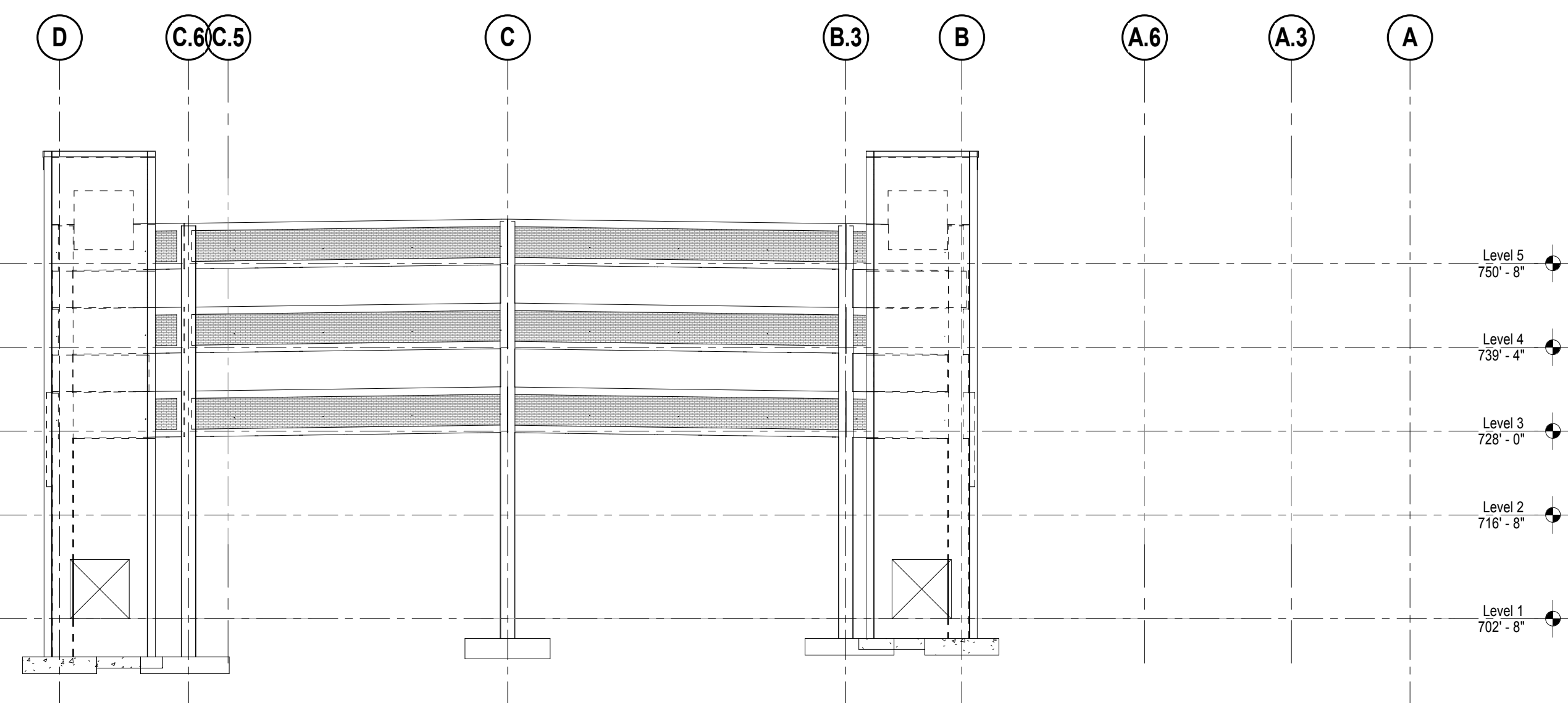
SHEET TITLE
**BUILDING ELEVATIONS -
STRUCTURAL**



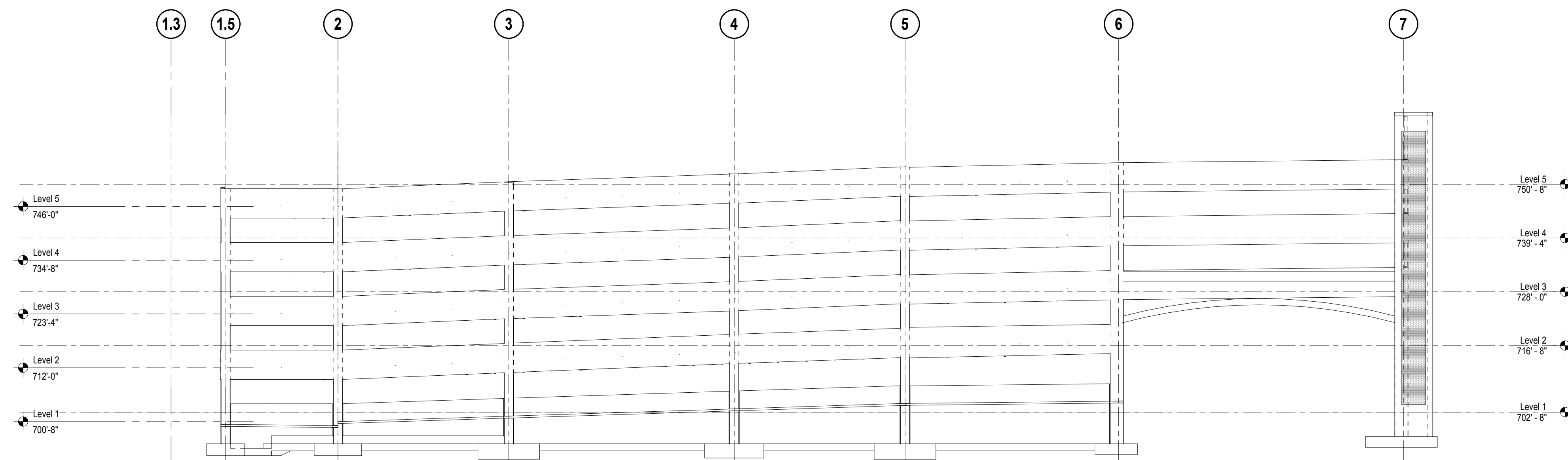
1 BUILDING ELEVATION - GRID LINE A - STRUCTURAL
1/16" = 1'-0"



2 BUILDING ELEVATION - GRID LINE 5 - STRUCTURAL
1/16" = 1'-0"



3 BUILDING ELEVATION - GRID LINE 7 - STRUCTURAL
1/16" = 1'-0"



4 BUILDING ELEVATION - GRID LINE E - STRUCTURAL
1/16" = 1'-0"

**MAIN STREET
TRIANGLE
PARKING
STRUCTURE**

9650 143rd Street
Orland Park, Illinois

**SHEETS INCLUDED FOR
REFERENCE ONLY**

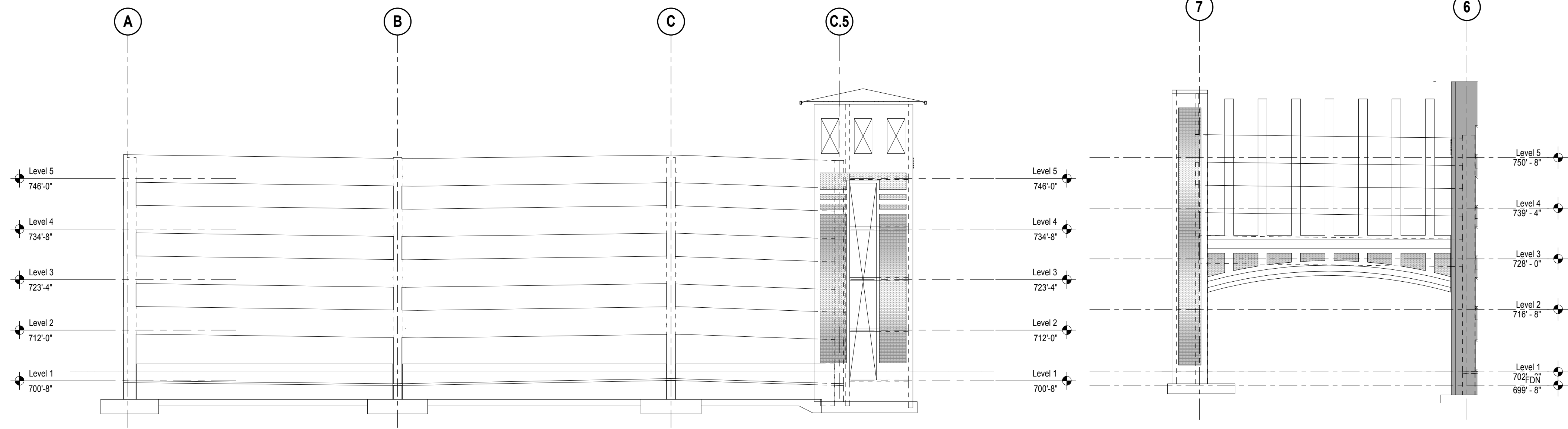
**NOT FOR
CONSTRUCTION**

ISSUE FOR	PROGRESS DWGS
ISSUED FOR DATE	01/22/2016
ISSUE/REV. NO.	DATE
	DESCRIPTION

PROJECT NO. N1-2015-196
DRAWN BY Ray Mulvaney
CHECKED BY Russ Randall

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

SHEET TITLE
**BUILDING ELEVATIONS -
STRUCTURAL**



1 BUILDING ELEVATION - GRID LINE 1 - STRUCTURAL
1/16" = 1'-0"

2 BUILDING ELEVATION - GRID LINE C - STRUCTURAL
1/16" = 1'-0"



Walsh Construction Company
929 West Adams
Chicago, Illinois 60607
Phone: (312) 563-5400

MAIN STREET TRIANGLE PARKING STRUCTURE

9650 143rd Street
Orland Park, Illinois

NOT FOR CONSTRUCTION

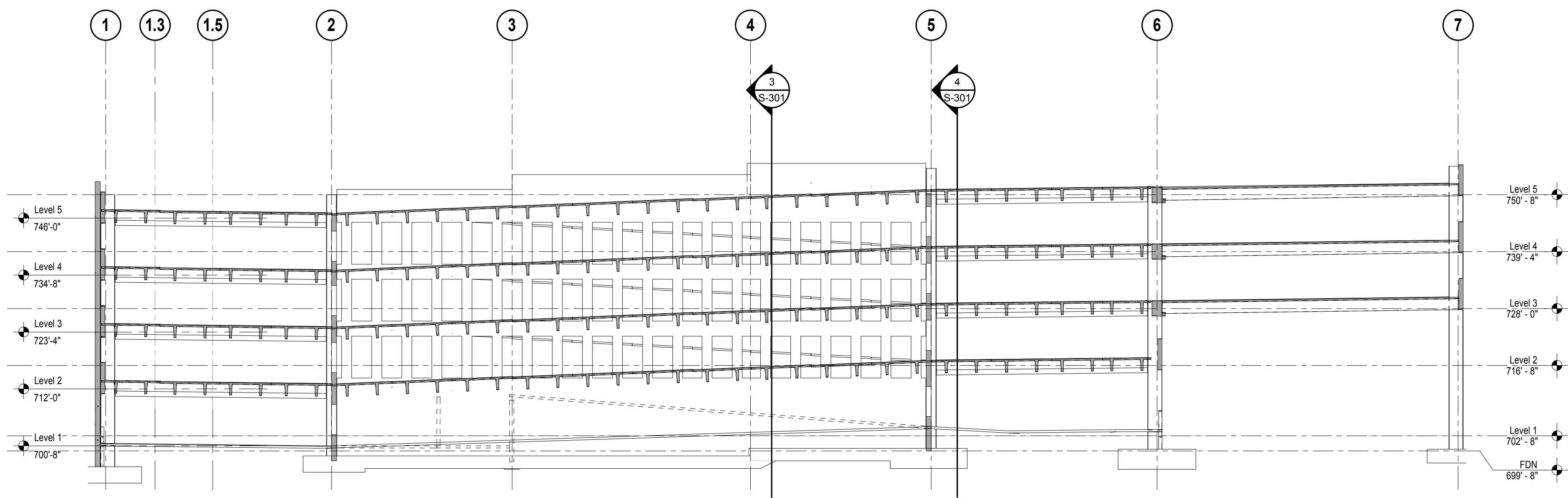
ISSUE FOR	PROGRESS DWGS
ISSUED FOR DATE	01/22/2016
ISSUE/REV. NO.	DATE DESCRIPTION

PROJECT NO. N1-2015-196
DRAWN BY Ray Mulvaney
CHECKED BY Russ Randall

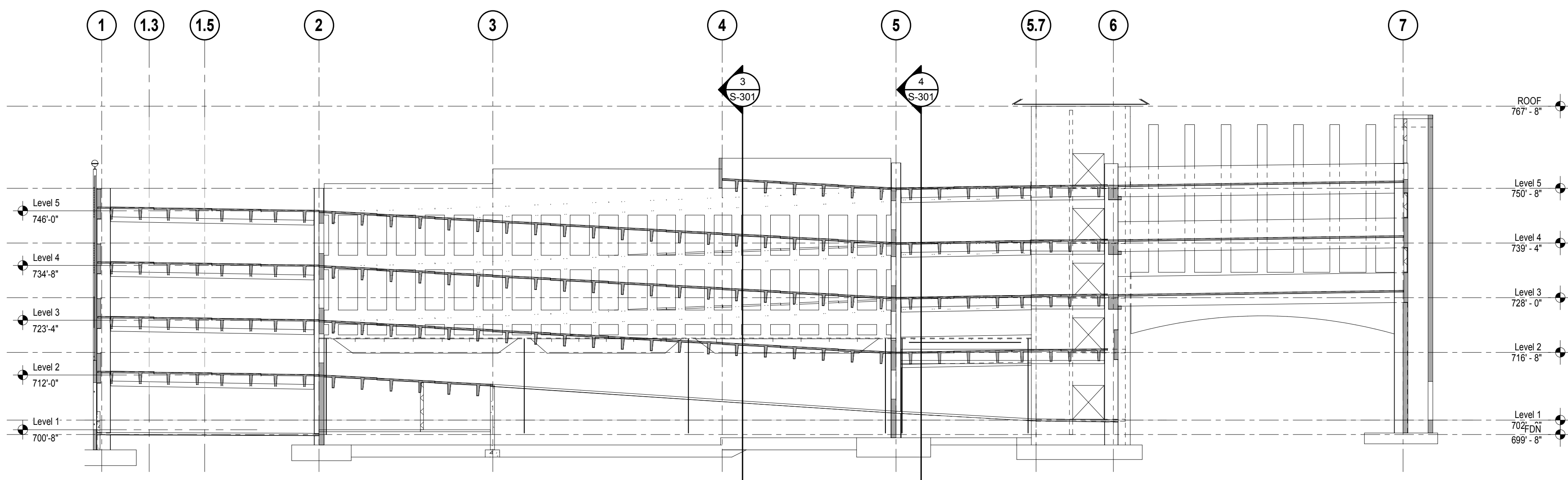
The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

SHEET TITLE
BUILDING SECTIONS - STRUCTURAL

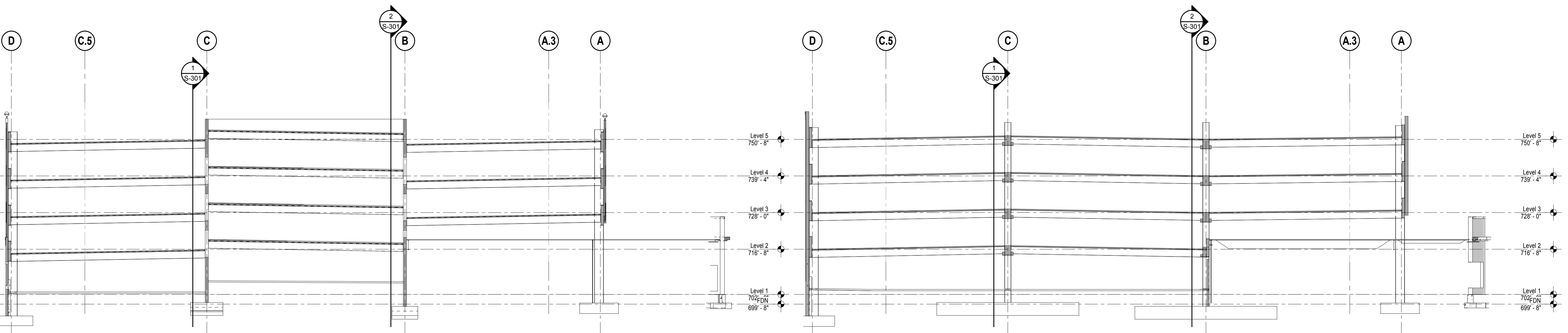
S-301



1 BUILDING SECTION LOOKING NORTH AT GRID C
1/16" = 1'-0"



2 BUILDING SECTION LOOKING NORTH AT GRID B
1/16" = 1'-0"



3 BUILDING SECTION LOOKING WEST AT GRID 4
1/16" = 1'-0"

4 BUILDING SECTION LOOKING WEST AT GRID 5
1/16" = 1'-0"

1/22/2016 12:10:15 PM
D:\Project\MainStreetTriangle\Revit\2016\N1-2015-196-CV\WALSH-Raym.rvt

**Orland Park, Illinois
Special Use Standards**

The Village of Orland Park (the “Petitioner”) proposes to construct, operate, and maintain a five level, four-story, approximately 200,000 square-foot public parking deck (the “Parking Deck”) with at least 520 parking spaces and containing about 12,000 square-feet of commercial space with outdoor seating on the north side of the structure. The Village-owned site is presently included in the Village Center District, and is located at the northeast corner of 143rd Street and Ravinia Avenue, at 9650 143rd Street.

To accommodate this development, the Petitioner requests a Special Use Permit to allow for: a Parking Structure – non-accessory; a Planned Development; and a building over 50,000 SF. The Special Use Standards below respond to the points related to those items, as well as address the associated modifications requested as part of the Special Use Permit, which include:

- Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15’ to as little as 0’ (Table 6-212.D.6.c);
- Reduce the required front yard setbacks along both future Jefferson Avenue and future “B” Street from 5’ to as little as 0’ (Table 6-212.D.6.c);
- Increase the allowable lot coverage from 75% to 100% (Section 6-212.D.1); and
- Reduce the required percentage of ground floor transparency from 35% to as little as 15% (Section 6-212.E.3).

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

The proposed Parking Deck project will be consistent with the Comprehensive Plan, developed in accordance with the following stated development principles:

- a. Strong Architectural Identity: *The primarily brick structure is designed to present a strong architectural presence with the intent to downplay the functional aspects of the parking use and enhance the building’s purpose as a gateway into the Main Street area. The fact that the Parking Deck will extend over a public street will only add to its uniqueness.*
- b. Promote Mixed-use: *While primarily a parking facility, the project will also contain approximately 12,000 SF of ground floor commercial space on the northern façade. A Special Use for a Planned Development is required to allow for two principal uses within the structure.*
- c. Create Attractive Street Facades: *The lower level of the Parking Deck is designed to balance the screening of the internal parking areas with the code requirements for openness (fresh air circulation). The commercial space is designed with large storefront windows to allow for ample light and visibility. Due to the structural and programing nuances associated with the overall building, a modification is requested to allow for ground floor transparency to be reduced from 35% to as little as 15%.*

- d. Create Smaller Walkable Blocks: *The Parking Deck is laid out to establish and occupy an entire small block framed by public roads, both existing and proposed. As a consequence, the project will require a modification to Lot Coverage to allow for 100% coverage. The benefits of this layout include: (1) the block will be completed in a single phase; (2) the site will be improved with a connected network of perimeter sidewalks; and (3) there will be few driveways or similar barriers to diminish the walkability of the block.*
- e. Create Open Space Amenities as Local Points of Developments: *On the north side of the project, abutting the ground floor commercial space, an outdoor plaza is contemplated to function as a public gathering space and potential outdoor dining area.*
- f. Encourage Continuous Building Frontage along the Streets to Reduce Visual Impact of Parking Lots: *The building is designed to mirror the right-of-way lines along the four (4) streets that form the block. To create a continuous building frontage, the Parking Deck will need a modification from the front yard setback requirements on all four (4) sides to allow for a 0' setback. This condition is appropriate here since the building will extend over a right-of-way (Jefferson Avenue) and the intent is to maximize structured parking on this parcel in order to minimize the need to construct future surface parking spaces.*
- g. Parking Lots Away from Pedestrian Oriented Streets: *To minimize any negative impact of the Parking Deck on the pedestrian experience, the ground floor of the entire structure is designed with numerous architectural screening enhancements – such as ornamental metalwork – and the number of vehicle/pedestrian interaction points is minimized. In addition, the commercial space is situated on the north side of the structure in the vicinity of the most pedestrian activity. This space serves to both buffer the parking structure from the pedestrian and encourage the use of public amenity space in the vicinity.*
- h. Encourage Alternative Parking Options: *As a public parking facility, the Parking Deck will (1) allow for shared parking opportunities, (2) reduce the need for additional surface parking lots, and (3) encourage users to park once and visit multiple locations.*
- i. Promote Sustainable and Environmentally Responsive Design: *The Parking Deck – which alone has a positive impact on shared parking opportunities – is part of a suite of interconnected public improvements contemplated within the development in the near-term that promote sustainability, including: regional stormwater facilities; brick paver roads; and public open space.*

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development.

The surrounding property is zoned VCD - Village Center District. To the north is a vacant parcel, and on the west is the existing Ninety 7 Fifty on the Park and to the east is the under construction University of Chicago Center for Advanced Care. The size, massing, and architectural style of the Parking Deck is consistent with the surrounding uses, and a Special Use is requested to allow for the structure to be greater than 50,000 SF – a modification previously granted to the two aforementioned projects.

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

The Parking Deck is designed to mimic the size and massing of the existing and future uses to the east and west of the project site. The height of the structure is below the 55' threshold for the District, which keeps it in-line with the neighboring buildings. It is anticipated that the format of the Parking Deck will effectively screen the parking from neighboring properties at both street level and on the upper stories (including the top level). Furthermore, the architectural styling of the building is intended to complement the surrounding styles and the design details

4. The proposed use will not have an adverse effect on the value of the adjacent property.

The proposed development represents a significant capital investment and is consistent with the Village goals regarding future development of the community. It should have only positive effects on the value of adjacent property especially as it relates to shared parking objectives.

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

The proposed development will be adequately served by all utilities. Adequate capacity for sanitary and water service will be available at the site. A community storm water management system servicing the Downtown Main Street development will service this development.

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

The Parking Deck is a public improvement and is part of an ongoing master plan by the Village to enhance the Downtown Main Street area, which has already been significantly improved by the Village with a decorative pond, roads, sidewalks, the train station and Crescent Park.

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

The project site is currently vacant and the development will not adversely affect any known archeological, historical or cultural resource.

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

The proposed Parking Deck will comply with standards of the Village Code and is designed to meet the intent of the Village Center District's standards.

###



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Department Requested Action

File Number: 2016-0065

Agenda Date: 3/7/2016

Version: 1

Status: IN BOARD OF
TRUSTEES

In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

Downtown Main Street Parking Deck

History

QUICKFACTS

Project

Downtown Main Street Parking Deck (2016-0065)

Address

9650 143rd Street

Zoning

VCD - Village Center District

Petitioner

Village of Orland Park
Michael Kowski, Assistant Director of Development Services

Partners

Village's Consultant Team
Kimley-Horn - Parking Deck Design Oversight
SpaceCo - Engineering
TOA - Architecture

Design-Build Team

Walsh Construction - Lead Contractor
Carl Walker, Inc. - Engineering/Architecture
V3 Companies - Civil Engineering

Summary

The Village proposes to construct, operate and maintain a four-story (five-level), approximately 200,000 square-foot public parking deck with at least 520 parking spaces - and containing about 12,000 square-feet of commercial space with outdoor seating on the north side of the structure - to be located at the northeast corner of 143rd Street and Ravinia Avenue (9650 143rd Street).

Building Footprint

Approximately 225' x 270'

Uses

Parking Structure - Levels 1 - 5

Commercial/Restaurant - Level 1 (partial): 12,000 SF

Requested Actions

Site Plan, Elevations, and Special Use Permit with Modifications

PROPERTY ATTRIBUTES

Ownership

Village of Orland Park

Operator

Village of Orland Park

Partnership with the University of Chicago Medicine (UCM)

On August 17, 2015, the Village and UCM entered into a lease agreement related to the development of the University's office medical building - currently under construction at the corner of 143rd Street and La Grange Road. A component of this agreement stipulated that the Village would construct or cause to be constructed a multi-level deck consisting of not less than 513 parking spaces and containing additional commercial space.

In furtherance, UCM agreed to make a substantial monetary contribution toward the construction of the deck provided that UCM would have exclusive rights during normal business hours to use not less than 175 spaces located on the top two (2) levels of the structure. The balance of the parking spaces would be available at no cost to the general public and employees of businesses in the immediate area, excluding use by Metra patrons. The Village is obligated to deliver the parking deck before the year's end.

Parcel Size

+/- 2.0 acres

P.I.N. Number

Pt. 27-04-417-017-0000

Comprehensive Plan Designation

Planned Mixed-Use Residential/Commercial

TIF District

Main Street Triangle Tax Increment Financing District (amended in 2007)

Existing Land Use

Vacant

Surrounding Zoning and Land Uses

North: Vacant Land; VCD - Village Center District

South: 143rd Street; VCD - Village Center District

East: UCMC; VCD - Village Center District

West: Ninety 7 Fifty; VCD - Village Center District

Public Utilities

Existing utilities will be enhanced and extended to serve this site.

Floodplain

None

OVERVIEW OF REQUESTED ACTIONS AND CONDITIONS

Site Plan

The Village requests approval of the preliminary Overall Site Plan Sheet prepared by SpaceCo and dated February 2, 2016.

Elevations

The Village requests approval of the preliminary Elevations and Perspective Views contained in the drawing set prepared by Carl Walker and dated January 22, 2016.

Special Use

To accommodate this development, the Village requests a Special Use Permit to allow for: a Parking Structure - non-accessory; a Planned Development; and a building over 50,000 SF. When considering an application for a Special Use Permit, the decision making body shall consider the eight Special Use Standards listed in the Code. The Village has provided responses to the Special Use Standards, which are attached.

Modifications

As part of the Special Use Permit, the Village is requesting the following modifications, which are discussed herein and throughout the aforementioned Special Use Standards:

1. Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15' to as little as 0' (Table 6-212.D.6.c);
2. Reduce the required front yard setbacks along both future Jefferson Avenue and future "B" Street from 5' to as little as 0' (Table 6-212.D.6.c);
3. Increase the allowable lot coverage from 75% to 100% (Section 6-212.D.1); and
4. Reduce the required percentage of ground floor transparency from 35% to as little as 15% (Section 6-212.E.3).

Plat of Subdivision

At present, the development area is part of a larger Village-owned parcel. A Plat of Subdivision is forthcoming that will demarcate the limits of the parking facility as well as establish the abutting rights-of-way for both Jefferson Avenue and "B" Street. This document will be prepared by the Village and reviewed under a separate process at a later date.

Preliminary Engineering

Preliminary engineering has been granted for this project.

Conditions

At this time, there are no substantial Conditions attached to the recommended motion since the Village will ensure that the post-Plan Commission activities associated with this project - such as the engineering, building code, and landscape requirements - will meet or exceed the standards and policies established by the Board of Trustees. The only applicable Condition is related to screening mechanicals, which may be the responsibility of the tenant of the commercial space.

SITE PLAN DISCUSSION

General Layout

As shown on the Overall Site Plan Sheet, the development area is situated on 143rd Street between the existing Ninety 7 Fifty on the Park facility and the University of Chicago Medicine project, now under construction. The project site is bounded by 143rd Street on the south and Ravinia Avenue on the west - both existing - and "B" Street on the north, which will be built in phases by the Village concurrent to the deck construction.

Jefferson Avenue between 143rd Street and 142nd Street will also be constructed by the Village as part of this project. The deck's eastern façade is envisioned to sit along the UCM's western property line (with no physical connection to the building) and extend westward across and over Jefferson Avenue. In essence, Jefferson Avenue will pass through the parking deck, with the condition most comparable to an underpass. Access to the deck will be established on both "B" Street and Jefferson Avenue.

While primarily a parking facility, the project will also contain approximately 12,000 square-feet of ground floor commercial space on the northern façade. Also on that side of the project, abutting the ground floor commercial space, a small outdoor plaza is contemplated to function as a public gathering space and potential outdoor dining area.

Pedestrian access to the parking deck is provided by a complete sidewalk network along the perimeter of the building. Access to the parking levels (vertical circulation) is provided at three (3) separate stair towers located at the northeast, northwest and southwest corners. Elevators will be provided in the northeast and southwest stair towers. The northeast elevator adjacent to the UCM medical office building will have capacity to handle a wheeled stretcher per code.

Building Orientation & Setbacks

As described above, the building is surrounded by four (4) public streets - both existing and proposed - with sidewalks and landscaping placed between the building facades and the curbs along these corridors, except at the restaurant location where a plaza space is contemplated in the public realm.

Due to this condition, combined with the fact the Village will retain ownership of the deck parcel and the streets, the exact property limits remain undefined. In this unique scenario, the demarcation between the deck parcel and the right-of-way lines will be executed by way of a Plat of Subdivision after the design details are finalized.

The building is designed to mirror the right-of-way lines along the four (4) streets that form the block. To create a continuous building frontage, the parking deck will need a modification from the front yard setback requirements on all four (4) sides to allow for a 0' setback. In reality, and depending on the location of the final property lines, the actual setbacks will be greater than 0'.

Modification Request: Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15' to as little as 0' (Table 612.D.6.c); and reduce the required front yard setbacks along both future Jefferson Avenue and future "B" Street from 5' to as little as 0' (Table 6-212.D.6.c).

Lot Coverage

The Parking Deck is laid out to establish and occupy an entire small block framed by public roads. As a consequence, the project will require a modification to Lot Coverage to allow for 100% coverage where 75% is the maximum. This is a companion issue to the aforementioned setback modification, and similarly the final Lot Coverage will be less than 100% based upon

the final parcel size and its relationship to the building footprint. **Modification Request: Increase the allowable lot coverage from 75% to 100% (Section 6-212.D.1)**

Parking & Loading

The Design-Build team is contractually obligated to provide at least 520 parking spaces. The current plan yields 547 parking spaces, which includes the required 11 accessible spaces (two of which are van accessible). Parking for the commercial use is accommodated within the parking deck.

The parking facilities do not require a loading zoning as part of its operations. Loading for the tucked-in commercial space is provided within the building's footprint on the east side of future Jefferson Avenue and within the parking deck's underpass.

BUILDING DESIGN

General

The building elevations exhibit a design that references, without copying, the styles of the neighboring buildings. Moreover, the primarily brick structure is designed to present a strong architectural presence with the intent to downplay the functional aspects of the parking use and enhance the building's purpose as a gateway into the Downtown Main Street area. The fact that the parking deck will extend over a public street will only add to its uniqueness. Overall, the skin of the building is a precast system with face brick embedded into the panels, and architectural metalwork is employed to add screening and help establish a unifying architectural style.

Floorplan & Ramps

The ground floor of the structure is comprised of enclosed parking spaces, a commercial space measuring approximately 12,000 square-feet, and stair tower lobbies, as well as electrical, storage and security rooms. The commercial space is contemplated to function as a restaurant, but until such time as a tenant is identified the space will be built as an unfinished shell with a gravel floor. Levels 2 -5 will only provide parking spaces and the requisite stair tower lobbies.

The vehicle circulation layout is defined as a single-thread ramp design that allows a continuous connection from the ground floor to the top level. The slopes of the ramps meet accessibility requirements.

Building Height

In the VCD, the maximum building height for buildings located at the intersection of public streets is 4-stories with a maximum height of 55'. The parking deck is a 4-story building with a varied deck height of approximately 51', and thus below the 55' code maximum. Note that towers and elevator penthouses, which this project has, are explicitly excluded in the height definition.

The provided Elevation Exhibit confirms that the height of the parking structure aligns with that of the neighboring buildings. The Village also anticipates that the format of the parking deck along with its parapet walls will effectively screen the parking from neighboring properties at both the street level and on the upper stories (including the top level).

Elevations

Each elevation exhibits a strong architectural presence with the understanding that all four sides of the structure will be visible to the public. The theme carried across each face is an

“A-B-A” pattern of “brick frames - metal work - brick frames”. This rhythm is accentuated with the stair towers, two of which are adorned with a prominent roof feature. The third (at the northwest corner) is simplified and constructed to accommodate, if needed, an elevated pedestrian foot bridge to allow for a connection over “B” Street to a future building north of the parking deck.

The North Elevation also highlights the relationship between a traditional parking deck entrance and the grand entrance over Jefferson Avenue. On the right side of this rendering (off of “B” Street) is situated the standard entrance/exit most typical of such a facility - the height is approximately 12'. On the left side of the drawing is that part that spans over Jefferson Avenue. Here, the height exceeds 25', thereby creating an open and dramatic gateway into both the deck and the overall Downtown Main Street area.

The North Elevation is also the location of the future commercial space. The look of this space is best showcased on the perspective rendering titled “View from North East”. The intent is to blend the styles and materials of this space with the parking deck.

The lower level of the parking deck - on all sides - is designed to balance the screening of the internal parking areas with the code requirements for openness (fresh air circulation). Due to the structural and programing nuances associated with the overall building, a modification is requested to allow for ground floor transparency to be reduced from 35% to as little as 15%. ***Modification Request: Reduce the required percentage of ground floor transparency from 35% to as little as 15% (Section 6-212.E.3).***

Mechanical Screening

The majority of mechanical equipment is located internal to the parking deck, except for that portion required by a future user of the commercial space. The mechanical systems for the commercial space will be located on the roof immediately above the space, and will thus require screening from public view.

Signage

This signage package will be submitted for separate review to the Building Division for final approval as part of the Building Permit process. It is anticipated that the signage will be primarily wayfinding in nature, and that any building signage would most likely be blade-signage in style.

Operations

Access Control

The facility is programmed to offer free public parking, and thus the design will not include a gate system or payment booth (although the conduit feeds for such features will be installed to provide for any future changes). Moreover, the parking deck will not allow overnight parking, nor is it intended to accommodate Metra parking. The Village's Police Department will be responsible for monitoring the usage of the facilities, and changes to the deck's program will be at the discretion of the Board of Trustees.

Security

The parking structure will be designed with passive security as a primary design element. Glass in stair towers, uniform lighting, layouts to maximize line-of-sight for users (minimize visual obstructions), and good visibility are all components of a design for safety. Active security will include CCTV cameras and emergency phones located in the parking garage structure at each stair tower level and each garage elevator lobby.

Snow Removal

Snow removal and deicing will be required at the parking structure roof level. Snow plowing will utilize rubber tipped plow blades mounted to a standard pickup truck. A snow chute will be provided to discharge snow down onto Jefferson Street in the area of the loading zone, which can be placed immediately into a waiting truck or displaced as part of the road clearing process.

PLAN COMMISSION

Plan Commission Motion

On February 9, 2016, the Plan Commission, by a vote of 6-0, moved to recommend to the Village Board approval of a Special Use Permit with modifications to allow for a Planned Unit Development, a building over 50,000 square feet, and a Parking Structure - non-accessory.

Modifications to the Special Use Permit include:

1. Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15' to as little as 0';
2. Reduce the required front yard setbacks along both future Jefferson Avenue and future "B" Street from 5' to as little as 0';
3. Increase the allowable lot coverage from 75% to 100%; and
4. Reduce the required percentage of ground floor transparency from 35% to as little as 15%.

And

Moved, by a vote of 6-0, to recommend to the Village Board approval of the preliminary Overall Site Plan Sheet prepared by SpaceCo and dated February 2, 2016.

And

Moved, by a vote of 6-0, to recommend to the Village Board approval of the preliminary Elevations and Perspective Views contained in the drawing set prepared by Carl Walker and dated January 22, 2016, subject to the following condition:

1. All rooftop mechanical equipment must be screened, and all public utility and at-grade mechanical equipment located in and around the site as part of this development must be screened with landscaping.

Plan Commission Discussion

Overall, the Plan Commission viewed the project very favorably from both a design and use standpoint. There was consensus that no changes were required to either the Site Plan or Elevations as presented. The Commissioners complimented the overall aesthetics of the building and, in particular, remarked favorably on the stair tower designs on the elevation drawings.

Many Commissioners questioned why the UCMC did not want a direct, physical connection between their building and the parking deck, such as a pedestrian bridge linking the upper stories of both structures. Staff informed the group the UCMC was offered that option on numerous occasions, but that the University's building floorplan and programming will not allow for a secondary entrance point on the upper floors.

No interested parties, residents or otherwise, addressed the Plan Commission as part of the Public Hearing. Residents from the neighboring Ninety 7 Fifty on the Park did come to review the plans and speak with Staff immediately before the Plan Commission meeting, but did not stay for the formal presentation and discussion.

Conclusion

This case is now before the Development Services, Planning and Engineering Committee for review prior to being sent to the Board of Trustees for final review/approval.

Recommended Action/Motion

I move to recommend to the Village Board of Trustees to approve the Site Plan, Elevations, and Special Use Permit with Modifications for the Downtown Main Street Parking Deck as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board approval of a Special Use Permit with modifications to allow for a Planned Unit Development, a building over 50,000 square feet, and a Parking Structure - non-accessory.

Modifications to the Special Use Permit include:

1. Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15' to as little as 0';
2. Reduce the required front yard setbacks along both future Jefferson Avenue and future "B" Street from 5' to as little as 0';
3. Increase the allowable lot coverage from 75% to 100%; and
4. Reduce the required percentage of ground floor transparency from 35% to as little as 15%.

And

I move to recommend to the Village Board approval of the preliminary Overall Site Plan Sheet prepared by SpaceCo and dated February 2, 2016.

And

I move to recommend to the Village Board approval of the preliminary Elevations and Perspective Views contained in the drawing set prepared by Carl Walker and dated January 22, 2016, subject to the following condition:

All rooftop mechanical equipment must be screened, and all public utility and at-grade mechanical equipment located in and around the site as part of this development must be screened with landscaping.

DATE: September 13,
2016

REQUEST FOR ACTION REPORT

File Number: **2016-0036**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions & Appearance Review**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission

From: Michael Kowski, Assistant Development Services Director

Date: September 13th, 2016

Subject: New Petitions & Appearance Reviews

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

Appearance Review Projects

Wintrust Bank – 15330 LaGrange Road
Parking lot lighting upgrade

Dumpster Enclosure – 9701 Ravinia Lane
Replacement of existing dumpster enclosure

Hooters Restaurant Temporary Restrooms – 15300 LaGrange Road
Temporary restroom trailer during remodel of existing men's bathroom

Certificate of Appropriateness

Stellwagen Family Farm Foundation – 17701 108th Avenue
Restoration project

Development Projects

Cook County Highway Facility – 8900 135th Street
Installation of solar panels

Board Approved Projects

Bulk Code Updates

Harvest Glen



Memorandum

To: Plan Commission

From: Michael Kowski, Assistant Development Services Director

Date: September 27th, 2016

Subject: New Petitions & Appearance Reviews

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

Appearance Review Projects

Huntington National Bank – 14701 LaGrange Road
Exterior work to the façade and site

Catalina Villas – 15212 72nd Court
New Shed

Certificate of Appropriateness

Twin Towers Chapel Painting – 9967 144th Street
Restoration project

Kelly Grove Lot 1 – 9859 144th Street
Minor amendment

Murphy Project - 9925 143rd Street
Exterior Improvements



Memorandum

To: Plan Commission

From: Michael Kowski, Assistant Development Services Director

Date: October 11th, 2016

Subject: New Petitions & Appearance Reviews

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

Appearance Review Projects

Townhouses at Colette Highlands – 15616 Park Station Blvd.
Elevation Changes

Olive Garden Railing Replacement – 15215 LaGrange Rd.
New Shed

Deck Rebuild – 10001 143rd St.
Demo and Reconstruction of Existing Deck