

MAYOR
Keith Pekau

VILLAGE CLERK
John C. Mehalek

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
OrlandPark.org



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Carole Griffin Ruzich
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November 7, 2017

Mr. Jim Paul
ALPS Group
8779 West Laraway Road
Frankfort, IL 60423

Re: Parkside Square – Tree Mitigation Payment / Tree Restoration / Pump Station

Mr. Paul,

After a review of your project, it has come to my attention there are still items that need to be completed by you, the developer. The following items listed below must be resolved to the Village's satisfaction by November 24th. If they are not, no further building permits will be issued for any home within Parkside Square development.

#1) Tree Mitigation Payment

The initial tree mitigation fee for this project was **\$78,400.60**. The Village initially allowed a **\$30,220.25** reduction of this fee to offset the cost of the planting of (165) arborvitaes, the removal of an existing chainlink fence and associated legal fees. As such, the current tree mitigation fee balance is **\$48,188.75**. As outlined below, an additional reduction of this fee will be permitted to offset the cost of re-planting approximately seventy (70) arborvitaes in poor/dead condition. The remaining Tree Mitigation balance must then be paid in full.

#2) South Bufferyard Arborvitaes

The following work must be completed:

- 1) Any and all dead/declining arborvitaes (approximately 70) planted along the south bufferyard must be removed and replanted.

As mentioned above, the Village will permit you to reduce the cost to complete this work from the \$48,188.75 tree mitigation fee balance. Copies of paid invoices for the required work must be submitted before a reduction will be applied. An onsite meeting with the Village must be scheduled to clarify which trees need to be replaced. The Orland Memorial Park Cemetery has agreed to accept full and perpetual maintenance of all of arborvitaes along the south bufferyard once they have been planted.

#3 Pump Station

All outstanding issued related to the Village's acceptance of the pump station must be resolved, including any waiver, Public Works and/or landscaping issues.

According to the most recent correspondence (from 07/06/2017) between the Village's attorney and Parkside Square, "the Developer must still have the title company clear up the mechanic's lien (#9 on the title report), the 2nd installment of the 2016 real estate taxes, clear up title exceptions 8, 10, 11, 13, 16 and 17. In addition, I need to review (and have the title company approve) the conveyance documents. Finally, the Village needs to receive funds from the Developer (or add the amount to the Letter of Credit) to assure payment of the prorated (to the date of conveyance) 2017 real estate taxes."

Additionally, before acceptance Public Works has determined that the items below must be addressed:

1. Finish Paint needed on doors.
2. Storm inlet at the northeast corner has a lot of settling around the structure, needs fill, seed and blanket.
3. Valve vault frame/cover too high in parkway, above curb and sidewalk elevation, tripping hazard, needs to be lowered.
4. Finish grade should meet driveway elevation, fill, seed and blanket.
5. Numerous bare patches around site, construction and concrete debris scattered around site. Clean up site, slit seed entire site and blanket bare areas.
6. Storm inlet located in south east corner of parkway needs to be cleaned out, raise to grade, fill and restore area.

Conclusion

Please coordinate with Mike Mazza (708-403-6119 / mmazza@orlandpark.org) as you work to resolve these issues prior to November 24th.

Sincerely,



Karie Friling
Assistant Village Manager / Director of Development Services

CC: E. Kenneth Friker – Village Attorney, Klein, Thorpe and Jenkins, Ltd.
Khurshid Hoda – Assistant Director / Transportation & Engineering Manager;
Ed Lelo – Development Services Operations Manager;
Michael Coleman – Building Division Manager;
Doug Medland, Public Works
Mike Mazza – Planner;
Matt Dill – President, Beechen & Dill;
Lou Stephens – Board Member - Orland Memorial Park Cemetery;
File.