

KTJ

KLEIN, THORPE & JENKINS, LTD.
Attorneys at Law

20 N. Wacker Drive, Ste 1660
Chicago, Illinois 60606-2903
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

DD 312 984 6452
lstream@ktjlaw.com

www.ktjlaw.com

March 4, 2013

VIA CERTIFIED MAIL
Return Receipt Requested
7010 1870 0001 7813 3207

Ms. Jane Turley
Village of Orland Park
14700 South Ravinia Avenue
Orland Park, Illinois 60462

RE: Recorded Documents for the Village of Orland Park

Dear Ms. Turley:

At the request of the Village, our Firm has recorded the following document in the Office of the Recorder of Deeds of Cook County and I have enclosed herewith the recorded original. This document should be retained in the official records of the Village of Orland Park.

Document	Address	Recording Date, Number and Price
Development Agreement (McDonald's)	11111 W. 179 th St PIN: 27-32-302-002	03/01/2013 1306016061 \$88.00

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

Linda Strem
Senior Paralegal

Enclosure

cc: Kathleen T. Henn, Village Attorney (w/encl.)





Doc#: 1306016061 Fee: \$88.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2013 02:45 PM Pg: 1 of 26

Prepared by:
Kathleen T. Henn
On behalf of the Village of Orland Park
Klein, Thorpe & Jenkins, Ltd.
20 North Wacker Drive
Chicago, IL 60606

For Recorder's Use Only

**DEVELOPMENT AGREEMENT
(MCDONALD'S – 11111 W. 179TH STREET)**

INTRODUCTION

1. This Agreement entered into this 21st day of February, 2013, by and between the VILLAGE OF ORLAND PARK, an Illinois Municipal Corporation (hereinafter referred to as the "Village") and MA/GMX ORLAND PARK, LLC, an Illinois limited liability company, Developer of the Subject Property (hereinafter referred to as the "Developer").

2. The Property subject to this Agreement is legally described as follows:

Lot 5 in Parkview Subdivision, being a Subdivision in the West half of the Southwest Quarter of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, according to the plat recorded March 14, 2002, as Document 0020293653 Certificate of Revision and Correction Recorded April 30, 2002 as Document 0020516567, Affidavit and Certificate of Revision and Correction Recorded as Document 0020516568, and Consent Recorded as Document 0020769925, in Cook County, Illinois.

PIN: 27-32-302-002-0000.

The said property is hereinafter referred to as the "Subject Property."

3. The Subject Property is generally located at 11111 W. 179th Street, in the Village of Orland Park and consists of approximately 1.52 acres.

4. The Subject Property will be developed by the Developer for a new approximately 3,911 square foot one-story building McDonald's restaurant located within 300' of a residential parcel with a drive through between the street and the building and approximately 39 space parking lot in the BIZ General Business District pursuant to the Village's Land Development Code (the "Code").

5. The Village of Orland Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

RECITALS:

1. The parties hereto desire that the Subject Property be developed in the Village for a one-story restaurant building, subject to the terms and conditions as hereinafter set forth and that the Subject Property is developed in the manner as set forth in this Agreement. The existing building currently houses a Great Clips Salon, in addition to the empty Blockbuster tenant space that has been vacant for about two years. The site is very constrained by a 135' wide utility easement running northwest/southeast that accommodates the Wolverine and Lakehead Pipelines easements and Com-Ed high tension electric towers.

2. The Developer has petitioned the Village for development approval and amendments to the special use ordinance for Parkview Plaza. The proposed restaurant requires a special use permit to amend the current Parkview Plaza Planned Development; a special use permit because the restaurant will be within 300' of residential parcels to the north and a special use permit for a drive through lane. Also requested are modifications to locate the drive through lane between the building and the street, to eliminate foundation plantings along the north façade, to reduce foundation plantings along the west façade, to reduce the front landscape buffer from the required 15' to 13' and to allow development within 50' of a wetland.

3. The parties hereto have fully complied with all relevant statutes of the State of Illinois and ordinances of the Village including the filing of a petition by Developer requesting approval of amendment to the existing special use ordinance to enable development as herein provided. The Village has caused the issuance of proper notice and the conduct of all hearings by all necessary governmental entities to effectuate the plan of development as herein set forth.

4. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:

(a) Adoption and execution of this Agreement by ordinance;

(b) Adoption of such ordinances as are necessary to effectuate the terms and provisions of this Agreement including adoption of amendments to Special Use Ordinance 3374 for a one-story restaurant in the BIZ GENERAL Business District and the granting of modifications to locate the drive through lane between the building and the street, to eliminate foundation plantings along the north façade, to reduce foundation plantings along the west façade, to reduce the front landscape buffer from the required 15' to 13' and to allow development within 50' of a wetland; and

(c) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.

5. The parties hereto have determined that it is in the best interests of the Village and the Developer and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement and that such implementation of this Agreement and development of the Subject Property pursuant to its terms and conditions will constitute an improvement of the tax base of the Village, be in implementation of the comprehensive plan of the Village and will constitute a preservation of environmental values.

6. Developer covenants and agrees that it will execute all necessary directions and issue all necessary instructions and take all other action necessary to perform its obligations hereunder.

SECTION ONE: Special Use Permit Amendment, Modifications, Plan Approval and Design Standards.

A. The Village, upon the necessary hearings before the relevant governmental bodies having taken place pursuant to statute and ordinances in such cases made and provided and pursuant to requisite notice having been given, will by proper ordinance grant the above-described Subject Property amendments to Special Use Ordinance 3374 with modifications for a one-story restaurant as referred to in the above RECITALS.

B. The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan appended hereto and incorporated as Exhibit A titled "Preliminary Site Plan" by V-3 Companies, Sheet C1.0 dated October 5, 2012, revised November 26, 2012, subject to the following conditions:

1. A Final Landscape Plan, which meets all Village Codes, shall be submitted by the Developer for separate review and approval within 60 days of final engineering approval;

2. Provide heavy landscaping that exceeds Code requirements to screen drive through lane and signage per Code Section VI-207;

3. Preserve as many existing healthy shade trees on site as reasonably possible;

4. Provide a cross access easement for the east-west driveway at the time of the development agreement, either with a notation on the Final Plat or through a grant of easement; and

5. Meet all final engineering items and Building Code related items

C. The Subject Property shall also be developed substantially in accordance with the Elevations appended hereto and incorporated as Exhibit B, entitled "2011 Standard Building 4587" by McDonald's USA dated July 2012 and revised November 1, 2012, pages A2.0 and A2.1; 3-D illustrations submitted December 6, 2012 for the northwest, northeast, and southwest perspectives; Outdoor Menu Board and pre-sell Board brick base detail by Everbrite revised December 10, 2012; and fence detail titled "Montage Plus Majestic 23-Rail" by Ameristar, sheet 1, and the E-Z Mason brick columns page revised December 10, 2012 and subject to the following conditions:

1. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply;

2. Meet all final engineering requirements including finalization of the reduced foot candles on the Photometric Plan;

3. Lighting levels for all accessory site signage including the monument sign and menu and preview boards must be reduced as reasonably determined by staff;

4. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline;

5. Obtain a Building Demolition Permit prior to the razing of the existing building; and

6. Meet all Building Code requirements.

SECTION TWO: Storm Water Retention/Detention and Storm Sewers.

Storm water runoff emanating from the Subject Property shall be retained or detained in accordance with a storm water management system for the Subject Property which includes existing detention located on and off of the Subject Property. Any additional storm water generation due to the increase in impervious area from approximately 44% to 47% will be addressed in the final engineering phase. The storm water management program for the Subject Property shall be constructed and installed by the Developer, in accordance with final drainage plans approved by the Village. Such system shall include all storm water management facilities, including both on-site and off-site storm sewers, if needed, in accordance with final engineering plans approved by the Village. The design criteria, construction and maintenance of the storm sewers shall be in accordance with all standards of the Village in force on the date of issuance of the building permit for each phase, and also all standards of the Metropolitan Water Reclamation District of Greater Chicago in effect at the time of issuance of the building permit, and shall be completed by the Developer at its expense. All storm water collection, conveyance, and detention/retention facilities shall be maintained by the Developer.

SECTION THREE: Water Supply.

Developer shall be required to construct and install at its expense all necessary on-site water mains to service the Subject Property. All such water mains shall be constructed and installed in accordance with the Code and final engineering plans approved by the Village. The Developer shall pay to the Village the required water connection charge(s) based upon the size of the connection(s) in accordance with Village ordinances. All existing water services serving the property which will not be reused shall be disconnected at the source. Any disturbance resulting from this work if outside the proposed construction area shall be restored immediately upon completion of work. Developer will be responsible to maintain service line between building and buffalo box.

SECTION FOUR: Sanitary Sewers.

Developer shall be required to construct and install at its expense all necessary sanitary sewers to service the Subject Property in accordance with the Land Development Code of the Village and final engineering plans approved by the Village. Developer agrees that no surface water is to be discharged into the sanitary sewerage collection system and Developer will make adequate provision that this will not occur. All existing sanitary services serving the property which will not be reused shall be disconnected at the source. Any disturbance resulting from this work if outside the proposed construction area shall be restored immediately upon completion of work. Developer will be responsible to maintain service line to the property line.

SECTION FIVE: Sidewalks.

The Developer shall construct and install all sidewalks, walking paths, and ramps as shown in EXHIBITS A and B (and as modified in accordance herewith) and in the 179th Street right-of-way that abuts the property to the east of the Subject Property, extending to the existing driveway on that property in order to close a sidewalk gap. All such construction and installation shall be done in accordance with the Village Land Development Code and approved engineering. All construction in the 179th Street right of way is subject to Cook County jurisdiction and permitting.

SECTION SIX: Easements.

Developer agrees at the time of approval of this Development Agreement to grant to the Village, and/or obtain grants to the Village of, all reasonably necessary easements for the extension of sewer, water, street, or other utilities, including cable television, or for other improvements that may serve not only the Subject Property, but other properties in the general area, such as cross-access easements.

All such easements to be granted shall name the Village and/or other appropriate entities designated by the Village as grantee hereunder. It shall be the responsibility of

Developer to obtain all easements, both on-site and off-site, necessary to serve the Subject Property.

SECTION SEVEN: Developmental Codes and Ordinances and General Matters.

The development of the Subject Property shall be in accordance with the existing building, zoning, subdivision, storm water retention and other developmental codes and ordinances of the Village as they exist on the date hereof, or as are in existence during development of the Subject Property, including the maximum number of restaurant seats per Village Building Code. Planning and engineering designs and standards shall be in accordance with the then existing ordinances of the Village, or in accordance with the statutes and regulations of other governmental agencies having jurisdiction thereof if such other governmental agencies have standards that govern over those of the Village of Orland Park and are also more stringent than those of the Village of Orland Park at such time.

No occupancy permit shall be issued for any building prior to the completion and acceptance by the Village of the required public improvements. Any required public improvements shall be completed within one (1) year from the date hereof and the Developer shall deliver to the Village an irrevocable letter of credit (the form of security the Developer has elected to provide) in a form satisfactory to and from a bank or financial institution and in an amount as provided for in the Code. Said Letter of Credit is to include all costs related to required public lighting, landscaping, roadway, sidewalk, sewer and water lines and storm water management facilities. The Director of the Village Development Services Department may, in his discretion, permit the amount of said letter of credit to be reduced, from time to time, as major public improvements are completed.

SECTION EIGHT: Utilities.

All electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at the Developer's option but with locations in public rights of way also subject to Village Engineering Department approval.

SECTION NINE: Impact Requirements.

Developer agrees that any and all contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the Village, including, but not limited to, providing its residents, with access to and use of public utilities, streets, fire protection, and emergency services. Developer further agrees that the contributions, dedications, donations and easements required by this Agreement are uniquely attributable to, reasonably related to and made necessary by the development of the Subject Property. Notwithstanding anything contained herein to the contrary, Developer shall not be

required to pay any annexation fees, zoning fees, impact fees, recapture fees or make any cash donations to the Village of Orland Park in connection with the subject development of the Subject Property except as set forth in Section Thirteen and as building permit fees.

SECTION TEN: Binding Effect and Term and Covenants Running with the Land.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of the Subject Property, assignees, lessees and upon any successor municipal authorities of said Village and successor municipalities, for a period of ten (10) years from the date of execution hereof and any extended time that may be agreed to by amendment.

The terms and conditions of this Agreement relative to the payment of monies to the various contributions to the Village, construction and/or dedication of public improvements, granting of easements to the Village, and the developmental standards established herein shall constitute covenants which shall run with the land.

SECTION ELEVEN: Notices.

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be delivered either (i) personally, (ii) by United States Certified mail, postage prepaid, return receipt requested, or (iii) via nationally recognized overnight carrier service as follows:

For the Village:

1. Daniel J. McLaughlin
Village President
14700 South Ravinia Avenue
Orland Park, Illinois 60462

2. David P. Maher
Village Clerk
14700 South Ravinia Avenue
Orland Park, Illinois 60462

3. E. Kenneth Friker
Village Attorney
Klein, Thorpe & Jenkins, Ltd.
15010 S. Ravinia Avenue
Orland Park, Illinois 60462

For the Developer:

1. Andrew Goodman
MA/GMX Orland Park, LLC
c/o GMX Real Estate Group, LLC
3000 Dundee Road, #408
Northbrook, IL 60062
Email: asg@gmxre.com

2. McDonald's USA, LLC
One McDonald's Plaza
Oak Brook, IL 60523
Attention: Director, U.S. Legal Department #091
L/C: 012-2500

with a copy to:

McDonald's USA, LLC
4320 Winfield Road, Suite 400
Warrenville, IL 60555
Attention: Regional Real Estate Manager
L/C: 012-2500

or such other addresses that any party hereto may designate in writing to the other parties pursuant to the provisions of this Section.

SECTION TWELVE: Signs.

The location of any sign upon the Subject Property shall be in accordance with an approved Signage Plan and the Code.

SECTION THIRTEEN: Reimbursement of Village for Legal and Other Fees and Expenses.

A. To Effective Date of Agreement.

The Developer, concurrently with the issuance of a building permit, shall reimburse the Village for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Property:

- (1) reasonable costs incurred by the Village for engineering services in accordance with the provisions of the Code; and

- (2) all reasonable attorneys' fees incurred by the Village; and

- (3) miscellaneous reasonable Village expenses, such as legal publication costs, recording fees and copying expense.

B. From and After Effective Date of Agreement.

Except as hereinafter provided, upon demand by Village made by and through its President, Developer from time to time shall promptly reimburse Village for all enumerated reasonable expenses and costs incurred by Village in the administration of the Agreement, including and limited to engineering fees, attorneys' fees and out of pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder.

Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Developer upon its request, by a sworn statement of the Village; and such costs and expenses may be further confirmed by the Developer at its option from additional documents relevant to determining such costs and expenses as designated from time to time by the Developer.

Notwithstanding the immediately preceding paragraph, Developer shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against any party hereto, which relate to the terms of this Agreement, then, in that event, the Developer on written notice from Village shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

- (1) Developer shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment affecting the Village, without the approval of the Village.
- (2) If the Village, in its sole discretion, determines there is, or may probably be, a conflict of interest between Village and Developer on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Developer shall reimburse the Village from time to time on written demand from the President of Village and notice of the amount due for any reasonable expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other reasonable expenses of litigation, incurred by the Village in connection therewith.

In the event the Village institutes legal proceedings against Developer for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against Developer all expenses of such legal proceedings incurred by Village, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred by the Village in connection therewith. Developer may, in its sole discretion, appeal any such judgment rendered in favor of the Village against Developer.

Developer is a contract purchaser of the Subject Property and intends to acquire legal title to the Subject Property. However, in the event Developer shall fail, for any reason, to acquire legal title to the Subject Property on or before June 1, 2013, then, and in that event, notwithstanding any other term, condition or provision contained herein, this Agreement shall upon written notice from Developer to Village that it has failed to acquire legal title to the Subject Property, be forthwith terminated, become null and void, and the parties shall have no further rights or obligations hereunder, except that Developer shall thereupon pay to the Village all amount described in this Section 13, and this Agreement shall not terminate until such amounts have been paid.

SECTION FOURTEEN: Warranties and Representations.

The Developer represents and warrants to the Village as follows:

1. Developer proposes to develop the Subject Property in the manner contemplated in this Agreement.
2. Other than Developer no other entity or person has any interest as of the date hereof in the Subject Property or its development as herein proposed.
3. Developer has provided the legal description of the Subject Property set forth in this Agreement and the attached Exhibits and said legal description is accurate and correct.
4. With respect to any real estate herein which will become property of the Village, Developer warrants and represents, to the best of its actual knowledge, that during the period of its ownership or control over said Subject Property it has no knowledge of, nor reason to suspect, that there has been any underground storage (or other) tank or any presence, disposal, release or threatened release of hazardous substances or hazardous wastes on, from or under the property, by or through Developer or any other party whatsoever. Developer similarly represents and warrants that to the best of its knowledge, there was no underground storage (or other) tank and not any presence, disposal, release or threatened release of hazardous substances or hazardous waste on, from or under the property prior to Developer's ownership or control of the Subject Property.

Developer similarly further represents and warrants that to the best of its actual knowledge, the Subject Property (including underlying soil and ground water conditions)

is not in violation of any state, local, federal, municipal or other law, statute, regulation, code, ordinance, decree or other relating to hygienic or environmental conditions, and during ownership or control of the property by Developer, no party has stored or disposed of any flammable explosives, radioactive materials, hazardous waste, toxic substances or other related materials on, under or about the property. Developer shall and does hereby agree to indemnify, protect, defend, and hold the Village harmless from and against any claims, losses, demands, costs, proceedings, suits, liabilities, damages and causes of action, including attorneys' fees of counsel selected by the Village and other actual reasonable third-party costs of defense incurred, arising against or suffered by the Village of its assigns as a consequence, directly or indirectly, of any misrepresentation by Developer of the foregoing representations and warranties, whether discovered before or after the conveyance of any of the Subject Property to the Village.

SECTION FIFTEEN: Continuity of Obligations.

Unless the Agreement is terminated pursuant to Section 13 above, notwithstanding any other provision of this Agreement to the contrary including but not limited to the sale or conveyance of all or any part of the Subject Property by Developer, Developer shall at all times during the term of this Agreement remain liable to Village for their faithful performance of all obligations imposed upon Developer by this Agreement until such obligations have been fully performed or until Village, at its sole option, has otherwise released Developer from any or all of such obligations.

SECTION SIXTEEN: No Waiver or Relinquishment of Right to Enforce Agreement.

Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

SECTION SEVENTEEN: Village Approval or Direction.

Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

SECTION EIGHTEEN: Singular and Plural.

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

SECTION NINETEEN: Section Headings and Subheadings.

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions hereunder whether covered or relevant to such heading or not.

SECTION TWENTY: Recording.

Subsequent to Developer acquiring title to the Subject Property, and not before (provided Developer has not commenced any work on the Subject Property), a copy of this Agreement and any amendment thereto shall be recorded by the Village at the expense of the Developer. Developer will notify the Village within five (5) business days of acquiring title to the Subject Property.

SECTION TWENTY-ONE: Authorization to Execute.

Any officers of Developer executing this Agreement warrant that they have been lawfully authorized to execute this Agreement on its behalf. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Village Board of the Village to execute this Agreement. Developer and Village shall, upon request, deliver to each other, at the respective time such entities cause their authorized agents to affix their signatures hereto, copies of all bylaws, resolutions, ordinances, partnership agreements, letters of direction or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

SECTION TWENTY-TWO: Amendment.

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

SECTION TWENTY-THREE: Counterparts.

This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

SECTION TWENTY-FOUR: Curing Default.

The parties to this Agreement reserve a right to cure any default hereunder within thirty (30) days from written notice of such default, or such additional time as is reasonably required to cure the default so long as the cure of default is commenced

within said thirty (30) days, and efforts to effect such cure of default are diligently prosecuted to completion.

SECTION TWENTY-FIVE: Conflict Between the Text and Exhibits.

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

SECTION TWENTY-SIX: Severability.

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement.

SECTION TWENTY-SEVEN: Definition of Village.

When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

SECTION TWENTY-EIGHT: Execution of Agreement.

This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement.

VILLAGE OF ORLAND PARK, an
Illinois Municipal Corporation



By: 
Village President

ATTEST:
By: 
Village Clerk



DEVELOPER:
MA/GMX ORLAND PARK, LLC
An Illinois limited liability company



Attest: 
By: 
ATTORNEY

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL J. MCLAUGHLIN, personally known to me to be the President of the Village of Orland Park, and DAVID P. MAHER, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 21st day of February, 2013.

Nancy R. Melinauskas
Notary Public

Commission expires Aug. 30, 2014



STATE OF ILLINOIS)
) SS.
COUNTY COOK)

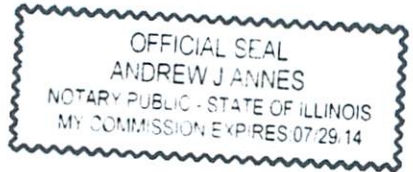
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that ANDREW J. ANNES and
ANDREW S. GOODMAN, personally known to me to be the
ATTORNEY and MANAGER of MA/GMX Orland Park, LLC, an Illinois
limited liability company, personally known to me to be the same persons whose names
are subscribed to the foregoing instrument as such ATTORNEY and
MANAGER, respectively, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and
voluntary act and as the free and voluntary act of said company, for the uses and
purposes therein set forth.

GIVEN under my hand and official seal, this 19th day of February,
2013.



Notary Public

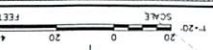
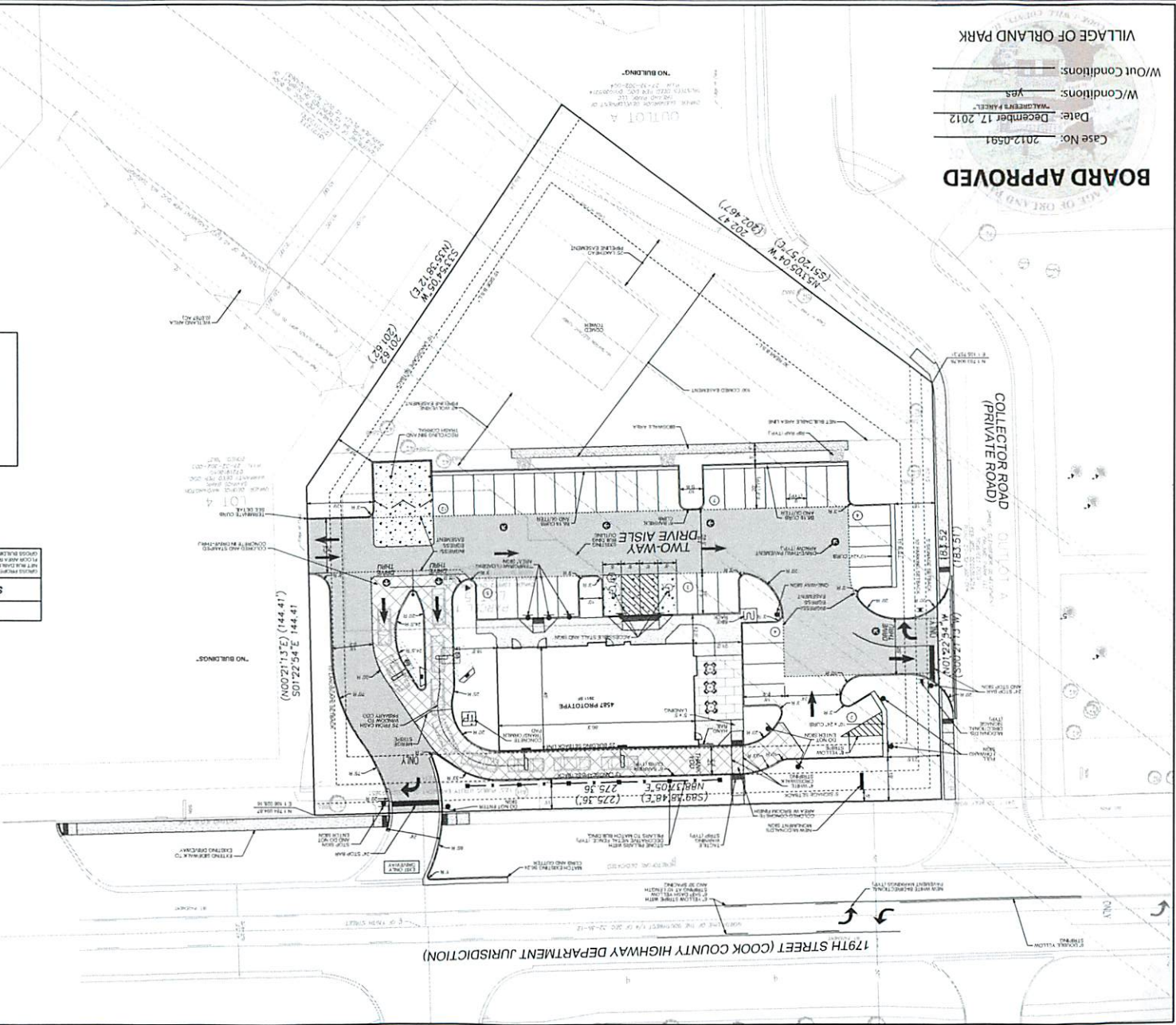
Commission expires
7-29-14



BOARD APPROVED

Case No.: 2012.0591
 Date: December 17, 2012
 W/Conditions: YES
 W/Out Conditions:

VILLAGE OF ORLAND PARK



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL FINISHED GRADE ELEVATIONS SHALL BE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE 2" MINIMUM FINISHED WIDTH.
4. ALL CURB AND GUTTER SHALL BE 2" MINIMUM FINISHED WIDTH.
5. ALL NOTES ON SHEET C-10 FOR WORK SHALL BE THE SHEET CALL.
6. FOR CURB LOCATED ABOVE AND BELOW FINISH GRADE, SEE SHEET C-10.
7. FOR CONCRETE DRIVE CURB, THE WORK SHALL BE DONE IN ACCORDANCE WITH THE SHEET CALL.
8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE VILLAGE OF ORLAND PARK AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) FOR THE CONSTRUCTION OF THE DRIVE CURB AND GUTTER.
9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE VILLAGE OF ORLAND PARK AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) FOR THE CONSTRUCTION OF THE DRIVE CURB AND GUTTER.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	DEPRESSED CURB & GUTTER
(Symbol)	(Symbol)	CURB & GUTTER
(Symbol)	(Symbol)	CENTERLINE
(Symbol)	(Symbol)	FENCE LINE
(Symbol)	(Symbol)	EASEMENT LINE
(Symbol)	(Symbol)	LOT LINE (DIMENSION)
(Symbol)	(Symbol)	PROPERTY LINE (E-TICKER)
(Symbol)	(Symbol)	RIGHT-OF-WAY LINE

LANDSCAPE SUMMARY

ITEM	QUANTITY	REMARKS
PLANTING AREA	1,000 SQ. FT.	PLANTING AREA
PLANTING AREA	1,000 SQ. FT.	PLANTING AREA
PLANTING AREA	1,000 SQ. FT.	PLANTING AREA

PROPOSED PARKING SUMMARY

TYPE	QUANTITY	REMARKS
PARKING SPACE	10	PARKING SPACE
PARKING SPACE	10	PARKING SPACE
PARKING SPACE	10	PARKING SPACE

PAVING LEGEND

PAVING TYPE	DESCRIPTION
(Symbol)	HEAVY DUTY BITUMINOUS PAVEMENT
(Symbol)	REGULAR BITUMINOUS PAVEMENT
(Symbol)	CONCRETE PAVEMENT
(Symbol)	COLOR AND STAMPED CONCRETE PAVEMENT IN DRIVE-THRU
(Symbol)	CONCRETE SIDEWALK
(Symbol)	BRICK PAVEMENT PATIO
(Symbol)	BIO-SWALE

C1.0

PRELIMINARY SITE PLAN

McDonald's USA, LLC

115 S. COMMERCE
 WOODRIFER, IL 60537
 630.724.0200 PHONE
 630.724.0201 FAX
 WWW.MCDONALDS.COM

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			

DATE: 12/17/2012

BOARD APPROVED

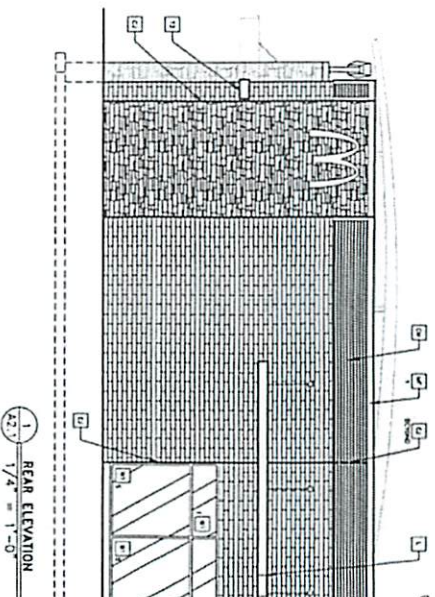
Case No: 2012-0581

Date: December 17, 2012

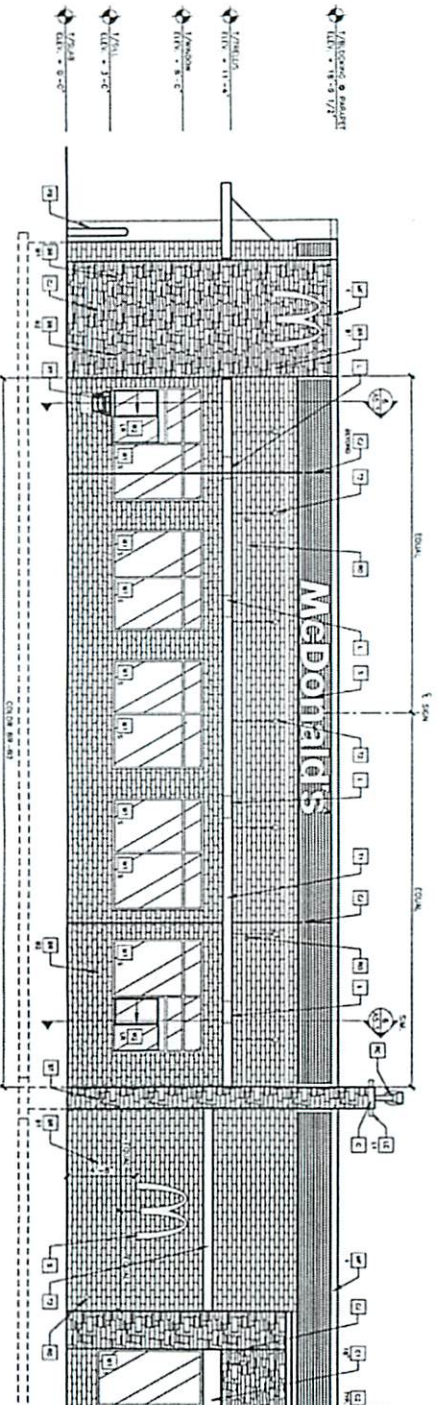
W/Conditions: YES

W/Out Conditions: YES

VILLAGE OF ORLAND PARK



1 REAR ELEVATION
1/4" = 1'-0"



2 DRIVE-THRU ELEVATION
1/4" = 1'-0"

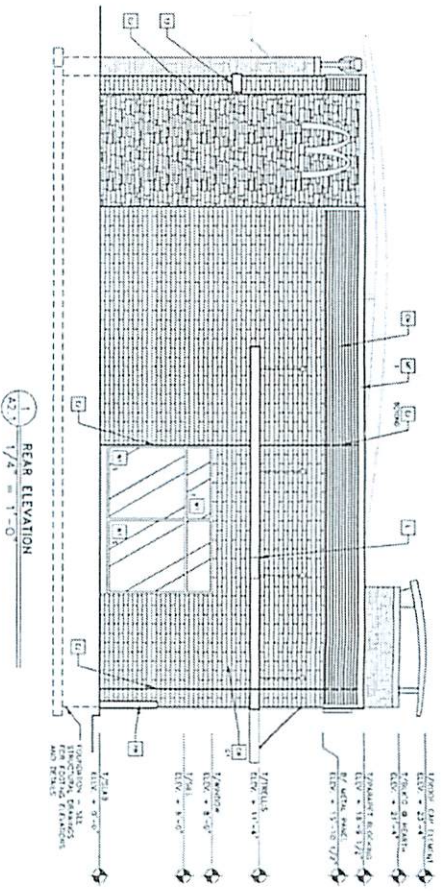
KEY NOTES:

- 1 FINISH
- 2 COLOR: SEE SIGNAGE & MATERIALS
- 3 FINISH: SEE SIGNAGE & MATERIALS
- 4 FINISH: SEE SIGNAGE & MATERIALS
- 5 FINISH: SEE SIGNAGE & MATERIALS
- 6 FINISH: SEE SIGNAGE & MATERIALS
- 7 FINISH: SEE SIGNAGE & MATERIALS
- 8 FINISH: SEE SIGNAGE & MATERIALS
- 9 FINISH: SEE SIGNAGE & MATERIALS
- 10 FINISH: SEE SIGNAGE & MATERIALS
- 11 FINISH: SEE SIGNAGE & MATERIALS
- 12 FINISH: SEE SIGNAGE & MATERIALS
- 13 FINISH: SEE SIGNAGE & MATERIALS
- 14 FINISH: SEE SIGNAGE & MATERIALS
- 15 FINISH: SEE SIGNAGE & MATERIALS
- 16 FINISH: SEE SIGNAGE & MATERIALS
- 17 FINISH: SEE SIGNAGE & MATERIALS
- 18 FINISH: SEE SIGNAGE & MATERIALS
- 19 FINISH: SEE SIGNAGE & MATERIALS
- 20 FINISH: SEE SIGNAGE & MATERIALS
- 21 FINISH: SEE SIGNAGE & MATERIALS
- 22 FINISH: SEE SIGNAGE & MATERIALS
- 23 FINISH: SEE SIGNAGE & MATERIALS
- 24 FINISH: SEE SIGNAGE & MATERIALS
- 25 FINISH: SEE SIGNAGE & MATERIALS

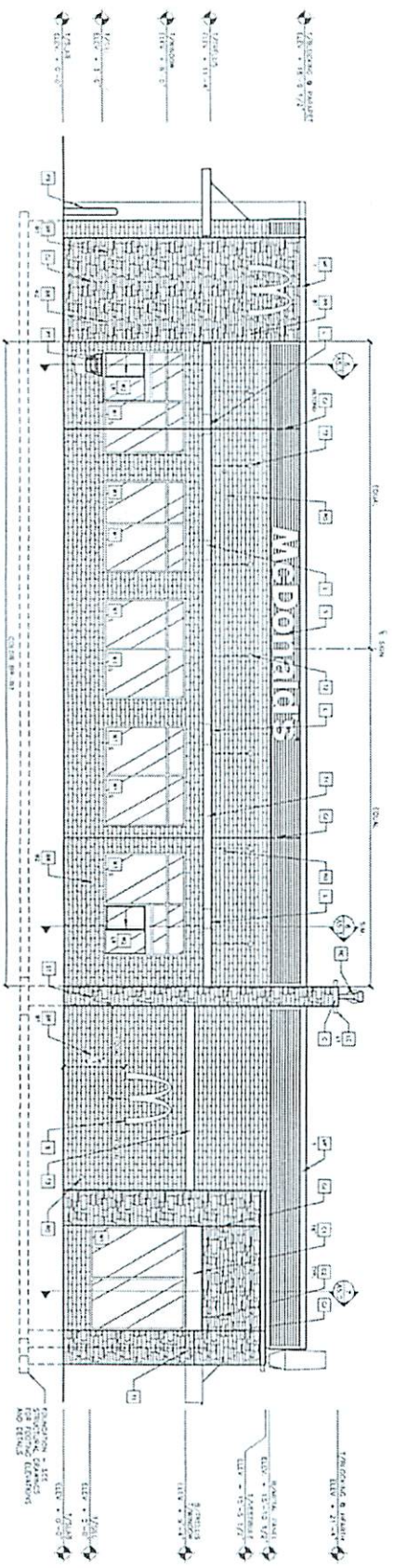
BOARD APPROVED

Case No: 2012-0591
 Date: December 17, 2012
 W/Conditions: YES
 W/Out Conditions: YES

VILLAGE OF ORLAND PARK



1 REAR ELEVATION
 1/2" = 1'-0"



2 DRIVE-THRU ELEVATION
 1/2" = 1'-0"

- KEY NOTES:**
- 1. REFER TO SHEET 2012-0591-01 FOR GENERAL NOTES.
 - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ORLAND PARK SPECIFICATIONS AND STANDARDS.
 - 3. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.
 - 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 - 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF ORLAND PARK SPECIFICATIONS AND STANDARDS.
 - 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 - 11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - 12. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.
 - 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ORLAND PARK SPECIFICATIONS AND STANDARDS.
 - 14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 - 16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - 17. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.
 - 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ORLAND PARK SPECIFICATIONS AND STANDARDS.
 - 19. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 - 21. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - 22. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.
 - 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ORLAND PARK SPECIFICATIONS AND STANDARDS.
 - 24. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

DATE: 07/20/12
 DRAWN BY: SM
 CHECKED BY: JLD
 PROJECT NO: 2012-0591-01
 SHEET NO: A2.1
 TITLE: STANDARD BUILDING ELEVATIONS

PREPARED FOR: M. McDonald's USA, LLC
 PROJECT NO: 2012-0591-01
 SHEET NO: A2.1
 DATE: 07/20/12

DESIGNER: [Redacted]
 ARCHITECT: [Redacted]

REV	DATE	DESCRIPTION

BOARD APPROVED

Case No. 2012-0001

Date: December 17, 2012

With/Without Conditions: YES

W/Out Conditions: _____

VILLAGE OF ORLAND PARK



BOARD APPROVED

Case No. 2012-0591

Date: December 17, 2012

With Conditions: ACS

Without Conditions:

VILLAGE OF ORLAND PARK



BOARD APPROVED

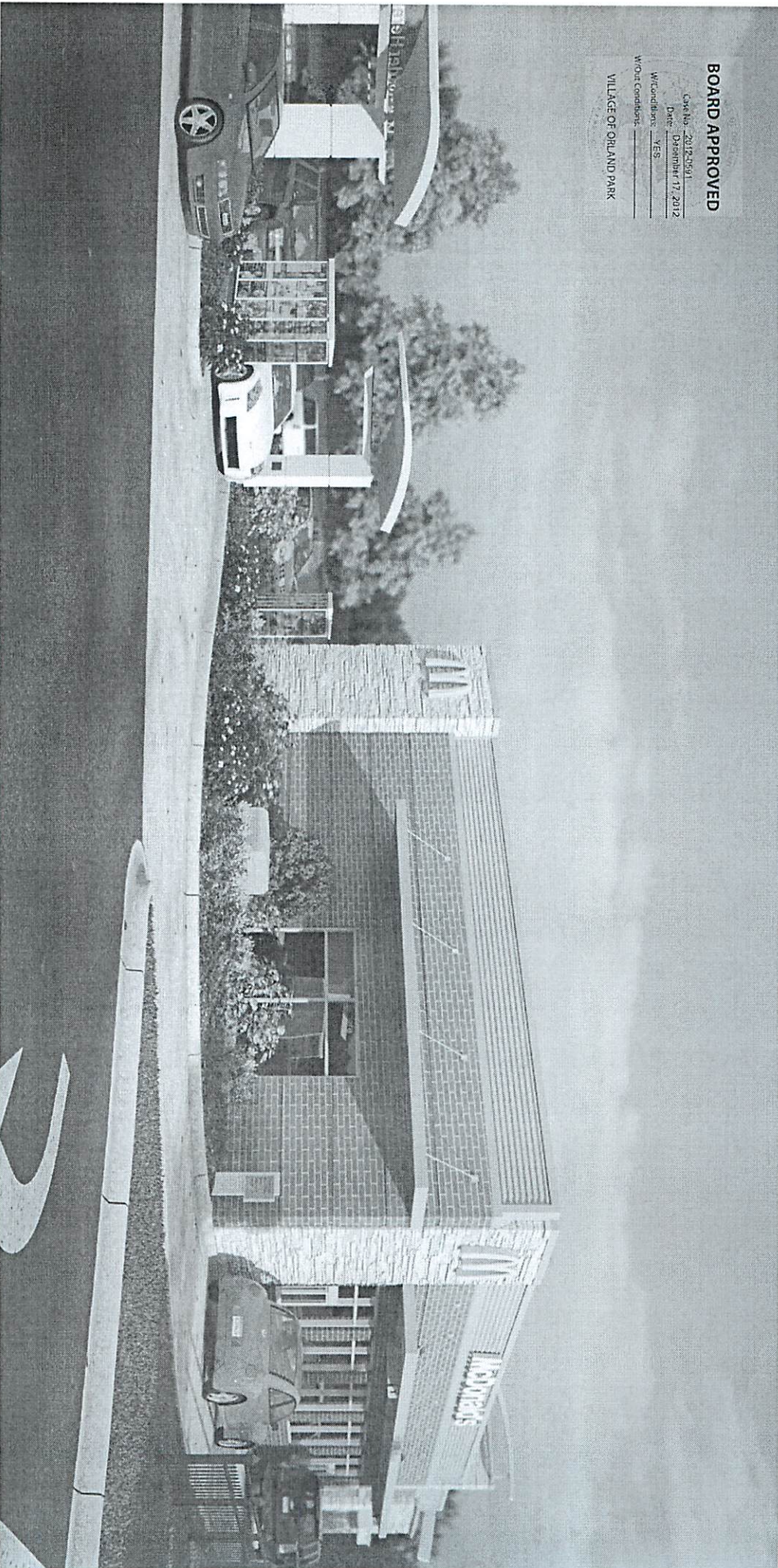
Case No. 2012-5591

Date December 17, 2012

With Conditions YES

With Conditions

VILLAGE OF ORLAND PARK



OPF Outdoor Menu Board



BOARD APPROVED

Case No: 2012-0591
 Date: 12.17.12
 W/Conditions: yes
 W/Out Conditions:

VILLAGE OF ORLAND PARK



Illumination: LED

Electrical: First Circuit: 120/1/60, 15 amp
 Second Circuit: 120/1/60, 15 amp

Ship Weight: 1,313 lbs.

- Other:**
- Please call IMS for graphics, 800-937-7671
 - Triangular design for increased graphic options
 - Available in an manual or automated version. Automated version must be ordered directly from Florida Plastics.

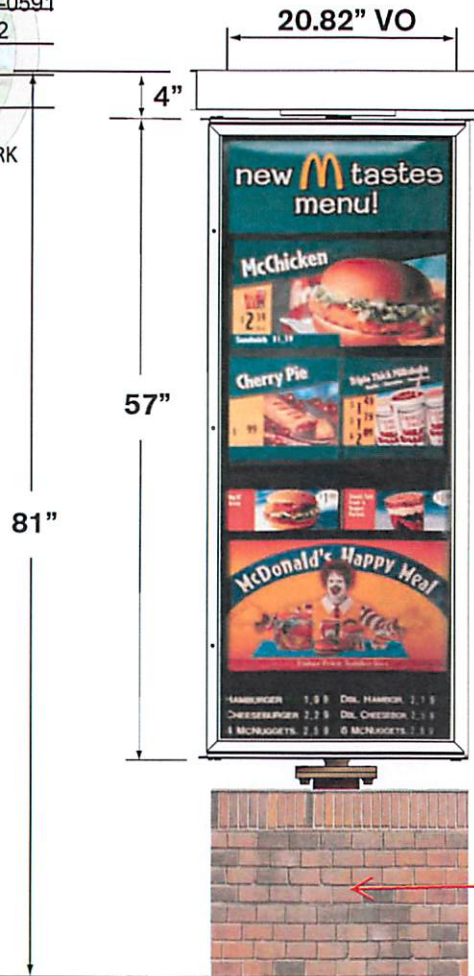
PRELIMINARY - PROPOSED BRICK COLOR TO MATCH BUILDING; AU 12/10/12

OPO Pre-Sell Board



BOARD APPROVED

Case No: 2012-0591
 Date: 12.17.12
 W/Conditions: yes
 W/Out Conditions:
 VILLAGE OF ORLAND PARK



Illumination: LED

Electrical: First Circuit: 120/1/60, 15 amp
 Second Circuit: 120/1/60, 15 amp

Ship Weight: 243 lbs.

- Other:**
- Please call IMS for graphics, 800-937-7671
 - Triangular design for increased graphic options
 - Available in an manual or automated version. Automated version must be ordered directly from Florida Plastics.
 - Optional 2-column presell

PRELIMINARY -
 PROPOSED
 BRICK COLOR TO
 MATCH BUILDING;
 AU 12/10/12

Preliminarily, full 16' sections between proposed piers - AU 12/10/12

BOARD APPROVED

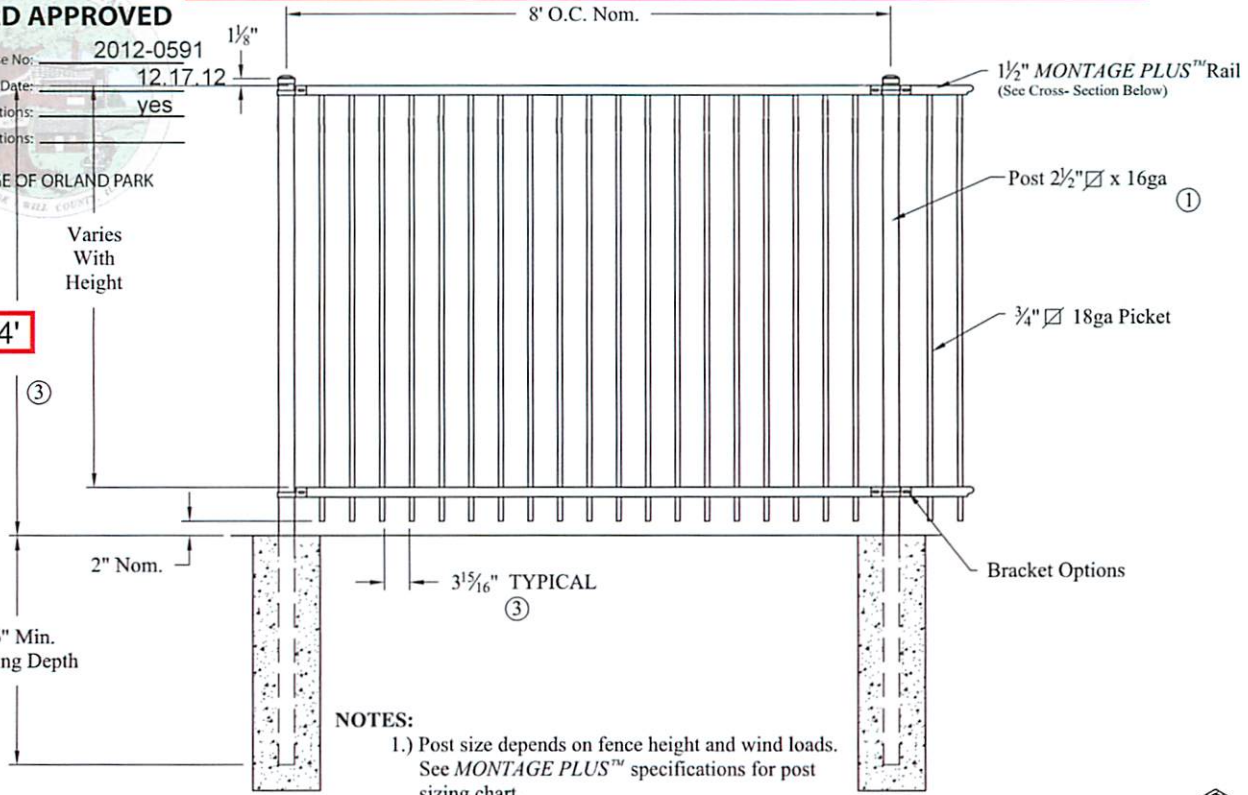
Case No: 2012-0591
 Date: 12.17.12
 W/Conditions: yes
 W/Out Conditions:

VILLAGE OF ORLAND PARK

Varies With Height

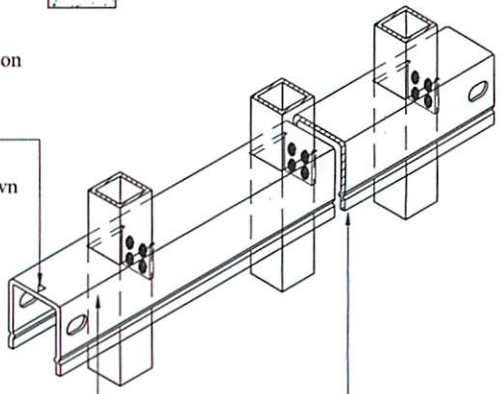
4'

36" Min. Footing Depth



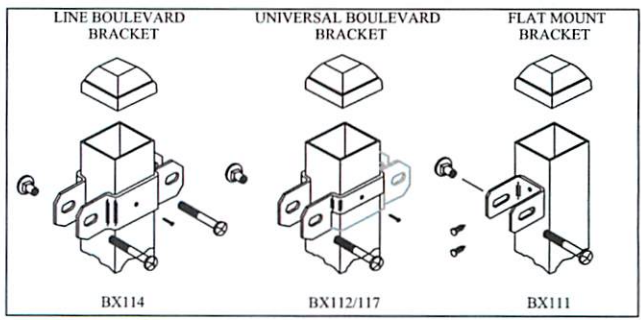
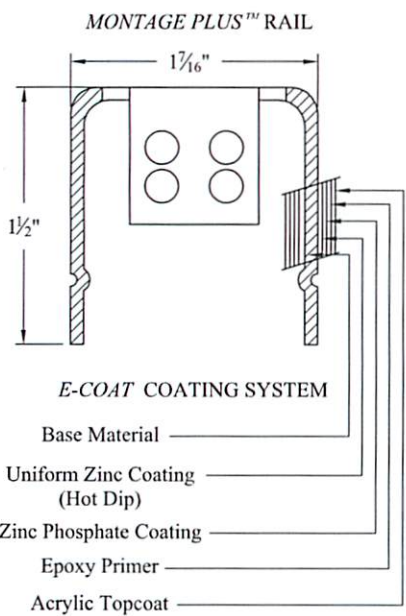
- NOTES:**
- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
 - 2.) Third rail required for *Double Rings*.
 - 3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW
 Welded panel can be raked 30" over 8' with arrow pointing down grade.



PROFUSION™ WELDING PROCESS
 No exposed welds, Good Neighbor profile - Same appearance on both sides

MONTAGE PLUS™ RAIL
 Specially formed high strength architectural shape.



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE
CK: ME	Date 6/28/10	REV: e



AMERISTAR®

1555 N. Mingo
 Tulsa, OK 74116
 1-888-333-3422
 www.ameristarfence.com

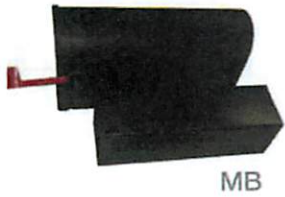
IRMISC

BOARD APPROVED

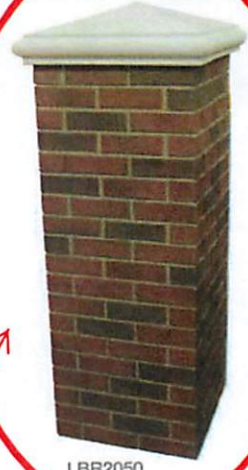
Case No: 2012-0591
 Date: 12.17.12
 W/Conditions: yes
 W/Out Conditions:

SORIES

VILLAGE OF ORLAND PARK



EZ-MASON™ COLUMN STYLES



**PRELIMINARY COLUMN - AU
 12/10/12
 BRICK COLOR TO MATCH BUILDING**

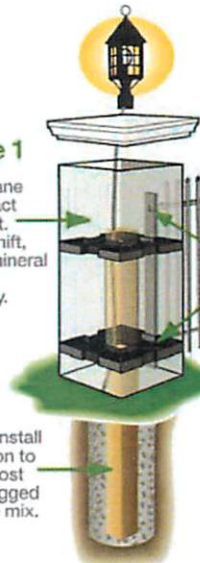


COLUMN SLEEVE™ STYLES



Figure 1

Durable polyurethane construction. Impact & UV fade resistant. Won't rot, crack, shift, scale or develop mineral efflorescence like traditional masonry.



Attach 4', 5', or 6' fencing directly to column base wall using common fasteners and support insert. Cut, drill or router openings for unique applications such as house numbers, outlets, plant holders, etc.

Rapidly install column on to 4" x 4" post set in bagged concrete mix.

Figure 2

Mount by sliding over 4" x 4" or 6" x 6" deck or railing post.

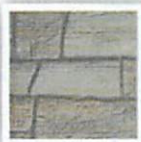


Book of Brick, Stucco or Stone

Colors Available in Castle Rock, LedgeStone, and Cobblestone



Sierra Sand



Limestone



Beige Blend



Marble Gray



Summer Tan



Dakota Blend