



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Plan Commission

Louis Stephens, Chairman

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

Tuesday, March 24, 2015

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

Minutes of the March 10, 2015 Plan Commission

Attachments: [February 10, 2015 Meeting Minutes.pdf](#)
[February 24, 2015 Meeting Minutes.pdf](#)

PUBLIC HEARINGS

Park Boulevard Luxury Ranch Villas

Attachments: [Standards](#)
[Colette Highlands \(Condos\) 2005-0275 Elevations.pdf](#)
[PBV PC PACKET.pdf](#)
[Aerial.jpg](#)
[Colette Highlands REVISED Final Plan.pdf](#)
Continuance

Hulse Solar Panels - 13520 Howe Drive

Attachments: [Plan Set](#)
[Aerial](#)
Appearance Review (MM)

(Heritage Square) Parkside Square

Attachments: [Rezoning Factors.pdf](#)
[Responses to Variance Standards.pdf](#)
[Parkside Square Tree Survey Binder.pdf](#)
[Parkside Square Plan Commission Submittal Site Plan 3.24.15.pdf](#)
Subdivision (NP)

Winterset Estates

Attachments: [Preliminary Plat](#)
[Grading Plan](#)
[aerial](#)
[Site Plan](#)
[existing conditions](#)
Subdivision (JT)

2015 Land Development Code Amendments I

Attachments: [2015 LDCAI Amendment Report 3.18.15.docx](#)

(NP)

NON-PUBLIC HEARINGS

OTHER BUSINESS

Memo: New Petitions & Appearance Review

Attachments: [2-10-15 Plan Commission Memo](#)

ADJOURNMENT

VILLAGE OF ORLAND PARK

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Meeting Minutes

Tuesday, February 10, 2015

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

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

Present: 5 - Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

Absent: 2 - Chairman Stephens, Member Jacobs

APPROVAL OF MINUTES

2014-0463 Minutes of the November 11, 2014 Plan Commission Meeting

A motion was made by Commissioner Dzierwa, seconded by Commissioner Parisi; to continue the minutes of the November 11, 2014 Plan Commission.

I move to continue the minutes of the November 11, 2014 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2015-0067 Minutes of the January 27, 2015 Plan Commission Meeting

A motion was made by Commissioner Dzierwa, seconded by Commissioner Parisi to continue the minutes of the January 27, 2015 Plan Commission.

I move to continue the minutes of the January 27, 2015 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

PUBLIC HEARINGS

2014-0703 (Heritage Square) Parkside Square

PITTOS: Staff presentation made in accordance with written staff report dated February 10, 2015.

AUBIN: Thank you Mr. Pittos. This is a public hearing but we are going to hear from the petitioner first.

DZIERWA: Swore in George Arnold, Attorney, 9501 144th Place, Suite 205,

Orland Park.

ARNOLD: Staff is very thorough in their report. We don't have anything to add. We would prefer to answer any questions you or anyone in the audience might have.

AUBIN: Thank you.

DZIERWA: Swore in Brad Bray, 15203 Hiawatha Trail, Orland Park.

BRAY: I have a question about the property that borders on the north. What is currently immediately adjacent to the proposed development right now?

PITTOS: That is currently zoned R-4. It is not part of this project. What we could reasonably expect in terms of future development is single family. There is existing single family along 151st Street, to the west, and now with this development to the south. It will likely become single family development.

BRAY: I assume that the proposed area is all trees and one of the nice things about that parcel is the fact that it is available to wild life and plants. Has there been a survey done of the existing trees in that area? I know there are some high quality trees in there and Orland Park prides itself on open spaces. I am wondering if there is going to be any effort to preserving those trees. There was a reference to the storm sewers that are going to be put in there on the perimeter and I am afraid that all of that vegetation will be lost if that is the case. There is a stand of Quaking Aspen along the western perimeter. I have a beautiful Pin Oak on the other side of the fence of my property. There are other trees that I haven't identified. I was just wondering if that had been taken into consideration.

PITTOS: We have required that the petitioner submit a tree survey identifying all of the types of trees in terms of species and sizes. That tree survey will then be compared to code to see what is healthy, what is not healthy, and what is a species that requires mitigation. If there is mitigation, that will be incorporated into the future landscape plan. We have not received that tree survey but that is one of the reasons why this project has not been granted preliminary engineering.

AUBIN: Thank you.

BRAY: You have an ordinance where you want so many trees on property but that would mean they would be planted after the construction, correct?

PITTOS: That is up to the developer in terms of what trees could potentially be incorporated into future lots and what trees have to be removed for houses, utilities, and road infrastructure.

PARISI: As part of most of the plans that we look at, they always do a tree mitigation survey. Sick trees can be removed and if healthy trees can be

preserved, they are if they don't interfere with the project. If trees have to be removed then they are required to mitigate it. In my experience they have done a pretty good job with it and replaced some unsightly trees with healthy ones.

BRAY: I was hoping that two of the houses in the six parcel section in the center could be eliminated so you could have a wider preserve area where those are not disturbed. You see how much green space would be lost. The new proposed green space is a detention pond, that's it? In my opinion, that is just really unfortunate. Nothing is going to be done especially if you have to incorporate the infrastructure with sewer lines. I don't know how it's feasible that you can save much of anything really.

AUBIN: Mr. Bray, I don't mean to interrupt you but I can guarantee you that staff has looked at every possible way that this project is going to go on this piece of property. It doesn't happen if it doesn't meet codes and requirements that are demanded by the Village of Orland Park. If the petitioner meets all of the codes and ordinances that Orland Park requests plus this litany of conditions, there is really no alternative.

BRAY: I understand. I just wanted to voice my concerns. Thank you.

DZIERWA: Swore in Michael Tronnes, 10001 151st Street, Orland Park.

TRONNES: What is the time frame of this project? When do you anticipate this to be started?

ARNOLD: Obviously a lot depends on the Village and how quickly we are able to move through this process. The developer would like to start as soon as spring or summer.

TRONNES: In your presentation, Mr. Pittos, you talked about site improvements and road improvements on 151st and West Avenue. I live on the corner and let me tell you about traffic. My concern is the impact on traffic. We have asked for years to have a controlled intersection and that has fallen on deaf ears. The traffic is getting worse. This is not going to improve the traffic situation and I am curious to what may be in the planning to have a controlled intersection. There is one on 153rd Street but not on 151st Street. The issue is now with the construction on LaGrange Road, people are getting off on Southwest Highway, coming down West Avenue and they're getting off on Ravinia, coming back up to 151st Street and then down West Avenue that way. The project looks like a really nice project but it is going to have a traffic impact. When you have the cut in on Franchesca or El Cameno Re'al you are going to have traffic coming and going and backing up. It is not going to improve the situation. So what can we do about mitigating that?

AUBIN: The one thing you said that was most telling was LaGrange Road. That project will be complete. As that project comes to fruition, the traffic will get lighter.

Mr. Pittos, have we done any traffic study work in regards to what is going to take place there?

BRAY: People still take the path of least resistance and LaGrange Road may be faster but it will be more voluminous and we still get traffic coming up West Avenue and that is my concern.

PITTOS: The Village has done traffic and transportation studies and plans to determine what the traffic volume will be in town over the next few decades depending on the type of development patterns and taking into consideration LaGrange Road widening, 143rd Street widening, 159th Street widening and all of these other road widening projects that are happening in the near future. For 151st Street in particular, my understanding is the Village has initial preliminary engineering or Phase I studies that have studied 151st Street to help mitigate some of the traffic volume and backup that is happening along that street. I'm not certain myself regarding the future status of what the intersection will be but I am more than happy to follow up and relay that information.

AUBIN: Mr. Tronnes, please contact Mr. Pittos after this meeting. He will get that information to you.

TRONNES: We have been to the Village before and I think we need a controlled intersection with lights. People blow through the stop signs but I won't take any more of your time.

AUBIN: Seeing no other comments, we will go to our Plan Commissioners for comments though this project will be continued.

PARISI: Obviously, we need preliminary engineering to be approved but it looks like a nice development and a good use of this piece of property. I think the style of homes and the size of lots would probably enhance the value of the surrounding homes. I do agree that the 151st Street intersection is something that needs to be given some attention to. Let alone the homes, you have high density there with all of the condominiums. This is just a fraction of that and that is a problem that has been exacerbated by the LaGrange Road construction. Eventually, I would hope between LaGrange Road completion and any plans going on for 151st Street would mitigate any problems.

DZIERWA: Thank you, Mr. Tronnes, for bringing that up. Definitely, I agree that 151st Street needs to be addressed. It happened at 183rd Street and Wolf Road, it can happen here too, especially with a development like this. Eventually that property to the north is going to develop and it is going to make it even more so a requirement that the intersection gets addressed. As far as the project goes, the plan looks really good. I like the fact that staff and the petitioner have taken into consideration the fact that the storm sewers were needed at the west end of the property, which is basically going to improve the existing property to the west,

which will be developed at some point. I feel that the green space that is there is adequate. It is for obvious reasons that the detention is there. It is definitely in the right spot. I have driven by that location for many years. It is a busy area but I do believe that the homes that are there seem a little bit dilapidated. I am not sure if anyone here is a homeowner there but this is definitely going to be an improvement. Sometimes things just get old and it is time to move on. We like to see people here that are concerned about what is going on in their back yards. We like your comments. I was the same way when someone decided to build behind me. I really appreciate the fact that the petitioner lined up the streets with the existing streets that are already there. It looks like a good plan. It is set up the right way. The fact that the sidewalks are being done is a good thing and the ornamental fencing on the south end of the property and on the east end in lieu of the buffer.

PITTOS: Yes it will be along the majority of the West Avenue frontage.

DZIERWA: That will be something nice to look at. It's not just something that will be there. Other than that I will let my fellow commissioners chime in on something I might have missed.

PAUL: Thank you. I think it is a good idea. It is a good use of that land with those houses there. As far as the traffic goes, I know with stop signs a lot of that is predicated on traffic flow. Obviously this is going to generate more traffic flow and that may be what gets you over the line to get you a controlled intersection as well. Sometimes that's what happens. We will wait for the engineering to come through. That is all I have.

MURPHY: I agree with my fellow commissioners. I think this will be a great addition to this area. I am happy to see the connectivity and this will be a huge improvement. I like the plan and concept. It looks like something that will fit with the Comprehensive Plan for Orland Park. I have one comment on the tree mitigation. Will we have the opportunity to see the tree mitigation plan with the engineering plan when it comes in?

PITTOS: We can provide that.

MURPHY: That would be great.

DZIERWA: Along with what Commissioner Murphy just mentioned, does anyone know if there are any heritage trees on that property currently?

ARNOLD: The developer is not sure. He is in the process of completing this so we're not sure yet.

AUBIN: My comments are in line with the Commissioners. I think the project will meet Comprehensive Plan demands. All of these things that we talk about are

great discussion but engineering has to be taken care of before we can move forward.

PARISI:

I move to continue case number 2014-0703, Heritage Square Subdivision for site plan, subdivision and rezoning review, all subject to annexation, to the February 24, 2015 Plan Commission.

DZIERWA: Second.

CONTINUED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2014-0736 Whittingham House - SP, SUB, VAR, COA

PITTOS: Staff presentation made in accordance with written staff report dated February 10, 2015.

AUBIN: Thank you, Mr. Pittos. Is the petitioner present?

DZIERWA: Swore in Ian McDonnell, 14508 Woodland Drive, Orland Park.

MCDONNELL: I am the architect on the job and I am here if you have any questions. We do have a landscape plan if you want to take a look at it. It was drawn up to sort of hide the house on the right side, to try to eliminate the width of the house.

AUBIN: Thank you. It is a public hearing, if there is anyone who would like to speak, come forward now. Seeing no one, we will go to the Commissioners.

PAUL: It makes absolute sense. There is another house around the corner that is similar to this. I don't see any problems with this project.

DZIERWA: I agree with Commissioner Paul. This fits in with the area. Good for you that you can buy two pieces of property and put one house on it. I have seen the old farm house there and the garage and I couldn't really figure out if the garage was a separate piece of property. Obviously, when I saw the petition, it spelled it out for me. I have no comments. Good luck to the developer.

MURPHY: Personally, I have experienced the joy and pain of renovating a house from the 1800's and sometimes it's better to tear down and start from scratch. I think the design and character of this home is beautiful and it will fit in. It will be a welcome addition to the neighborhood so good luck.

PARISI: I have no comment other than I almost wish we had done this petition first because it is a great example of how we handle the tree mitigation surveys.

AUBIN: My comments are right in line with my fellow Commissioners. For Mr. Staunton and his people to choose Orland Park's historic district to put a house like that, we are pretty proud to see that. The chair will now entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated Feb. 10, 2015

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "New Two Story Residence for 9915 W. 144th Place", prepared by IJM Group Inc. and dated Dec. 8, 2014, subject to the following conditions.

- 1) Repair the public sidewalk upon completion of construction.
- 2) Mitigate the appearance of the "extended bulk" of the side gables from the public right-of-way through the Landscape Plan.
- 3) Use oak trees as the replacement trees for mitigating the lost heritage oak tree.
- 4) Submit a Landscape Plan, for separate review and approval, within 60 days of final engineering approval.
- 5) Meet all building code related items.

And

I move to recommend to the Village Board of Trustees to approve the Certificate of Appropriateness for the Elevations titled "New Two Story Residence for 9915 W. 144th Place", prepared by IJM Group Inc. and dated Dec. 8, 2014, subject to the same above conditions.

And

I move to recommend to the Village Board of Trustees to approve the lot consolidation of 9915 and 9911 W. 144th Place subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board of Trustees to approve the variance to increase maximum lot width for new construction in the Old Orland Historic District

from 50 feet to 92 feet, subject to the same conditions as noted above.

All changes must be made prior to the Board meeting.

MURPHY: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and
Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

NON-PUBLIC HEARINGS

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

AUBIN : This meeting is adjourned at 8:03 pm

Respectfully submitted,

Heather Zorena
Recording Secretary

VILLAGE OF ORLAND PARK

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Meeting Minutes

Tuesday, February 24, 2015

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

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

Present: 5 - Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

Absent: 2 - Chairman Stephens, Member Jacobs

APPROVAL OF MINUTES**2014-0463 Minutes of the November 11, 2014 Plan Commission Meeting**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Parisi; to continue the minutes of the November 11, 2014 Plan Commission

I move to continue the minutes of the November 11, 2014 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2015-0067 Minutes of the January 27, 2015 Plan Commission Meeting

A motion was made by Commissioner Paul, seconded by Commissioner Murphy to approve the minutes of the January 27, 2015 Plan Commission with the following changes:

On page 5, under Destefano's testimony, change the word "council" to "counsel".

On page 10, under Zalewski's testimony, correct the spelling of the word "birm" to read "berm".

APPROVED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2015-0142 Minutes of the February 10, 2015 Plan Commission

A motion was made by Commissioner Paul, seconded by Commissioner Murphy to approve the minutes of the February 10, 2015 Plan Commission.

APPROVED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

PUBLIC HEARINGS

2014-0703 (Heritage Square) Parkside Square

A motion was made by Commissioner Parisi, seconded by Commissioner Paul to continue the Heritage Square petition to the March 10, 2015 Plan Commission meeting.

PARISI:

I move to continue case number 2014-0703, Heritage Square Subdivision for site plan, subdivision and rezoning review, all subject to annexation, to the February 24, 2015 Plan Commission.

DZIERWA: Second.

CONTINUED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2015-0002 John Burns Construction

PITTOS: Staff presentation made in accordance with written staff report dated February 24, 2015.

AUBIN: Thank you, Mr. Pittos. Is the petitioner present?

DZIERWA: Swore in Robert Bohnak, Bohnak Engineering, 8405 Radcliffe Road, Tinley Park.

BOHNAK: Mr. Fangerow had to attend to a family emergency so he asked me to go ahead and step in for him this evening. I will be happy to answer any questions that I can regarding the site plan and the variance. The building I might have some trouble with but I will do my best.

AUBIN: No questions from staff?

BOHNAK: No.

AUBIN: You've seen the conditions from staff and there are no problems with any of them?

BOHNAK: Correct.

AUBIN: Thank you. This is a public meeting and there are no members of the public here so I will go to the Commissioners.

PAUL: Just one question I am curious about. Is this going to be for the use of the construction company or is this additional space to be rented out?

BOHNAK: Right now the expansion of the parking lot is to provide parking spots for all of the employees that work there right now so there is no overflow parking and the entire area is dedicated and used by John Burns construction.

PAUL: That was the only question I had.

DZIERWA: Thank you. I can see how this gets all cleaned up. It looks like it's something that has been thought out and as long as we have the parking up against southwest highway, I agree with staff on the continuation and you do have the flow with an in and out. The new Watershed Management Ordinance (WMO) by the MWRD, just curious, it takes effect May 1, 2015. How does this affect their parking? Could their parking change as of May 1, 2015? Will they be required to meet what MWRD says?

PITTOS: There is ongoing discussion and Mr. Bohnak may be able to speak to that. My understanding is that the John Burns Construction site may not be required to follow the new WMO because it is less than 5 acres. There may be an out for them. In the event there isn't, then they would have to figure out a way to meet the new WMO. They did submit a site plan last May to get on the grandfathered list which is a little different than what we see tonight in terms of the extent of the parking that's proposed. Nonetheless, the WMO does have stricter setbacks from wetlands than what the Village currently has. So that will impact their parking if they have to meet it. There is a discussion going on right now as to whether or not they really need to. The Village, being the authorization agency or will be the authorization agency, has not yet determined.

DZIERWA: So it has not been decided yet?

PITTOS: No but we are pushing ahead to make sure that everything is done by May 1st, nevertheless.

PARISI: No comments to add.

MURPHY: No comments. No concerns.

AUBIN: Preliminary engineering has been approved. What is going on here is not going to have any impact in any of the surrounding areas. I don't have a problem with the project. We will move forward with a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 24, 2015.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Sketch Plan for Discussion", prepared by Bohnak Engineering, Inc., dated August 1, 2014, subject to the following conditions:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
2. Remove all wetland encroachments to meet reduced wetland/floodplain setback variance.
3. Meet all final engineering and building code related items.

And

I move to recommend to the Village Board of Trustees to approve the Elevations titled "Building Addition", prepared by Base Ten Architects, Inc., dated February 13, 2015, subject to the same conditions outlined above and the following:

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

And

I move to recommend to the Village Board of Trustees to approve the following variances for 17601 Southwest Highway:

- 1) Reduce the wetland/floodplain setback from 50 feet to 5 feet;
- 2) Increase Code required parking capacity by more than 20%;
- 3) Establish a parking lot between the principle structure and the street;
- 4) Reduce the north(west) landscape bufferyard from Type E 50 feet to Type A 10 feet; and
- 5) Reduce the (south)west landscape bufferyard from Type D 50 feet to zero feet.

All changes must be made prior to the Board meeting.

DZIERWA: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 7:28 pm

Respectfully submitted,

Heather Zorena
Recording Secretary

**Park Boulevard Luxury Villas
Orland Park, IL**

Requested Variances (R-4)

- Side yard, from 25' to a minimum 10'(6-205 E. 1. b.)
- Rear yard setback, from 30' to 25' minimum at west property line (6-205 E. 1. d.)
- Lot coverage, from 45% to 55% (6-205 F.)
- Density variance from 6 du/ac to 12.5 du/ac (6-205 C. 11. A. 3.)
- Buffer yard variance at north and south lines, because of side yard variance (6-305 H.)

Variance Standards

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

Design footprints are based on the unit size needed meet the current market demand and number of units necessary to make the project economically feasible. Smaller units and/or less units would not be practical.

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

The property is an existing infill parcel that was previously approved for a high density mid-rise multifamily development. We are proposing a lower-density attached residential development that will result in lower impact to this property.

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

Much of the surrounding development is composed of similar attached and detached single family units. This development will be a good complement to the adjacent developments and would not change the character of the overall development.

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

The physical size and shape of the property are such that variance to the current R-4 zoning will be vital to make the unit count and square footage of the residences what the market will demand to make this project feasible.

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

Because of the change in market conditions, it is necessary to make changes to the original approved concept for this parcel. There is not a current market demand for condominium units. We have provided a development concept that will work with the current market.

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

The request for variances to the current zoning are based on current market conditions and not as a result of any act of a person having an interest in the property.

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

Granting of these variances will not have a detrimental effect to the public welfare. These variances will allow the development of a semi-developed parcel which, in its current form could be considered a hazard. It will bring new life to a dormant development.

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

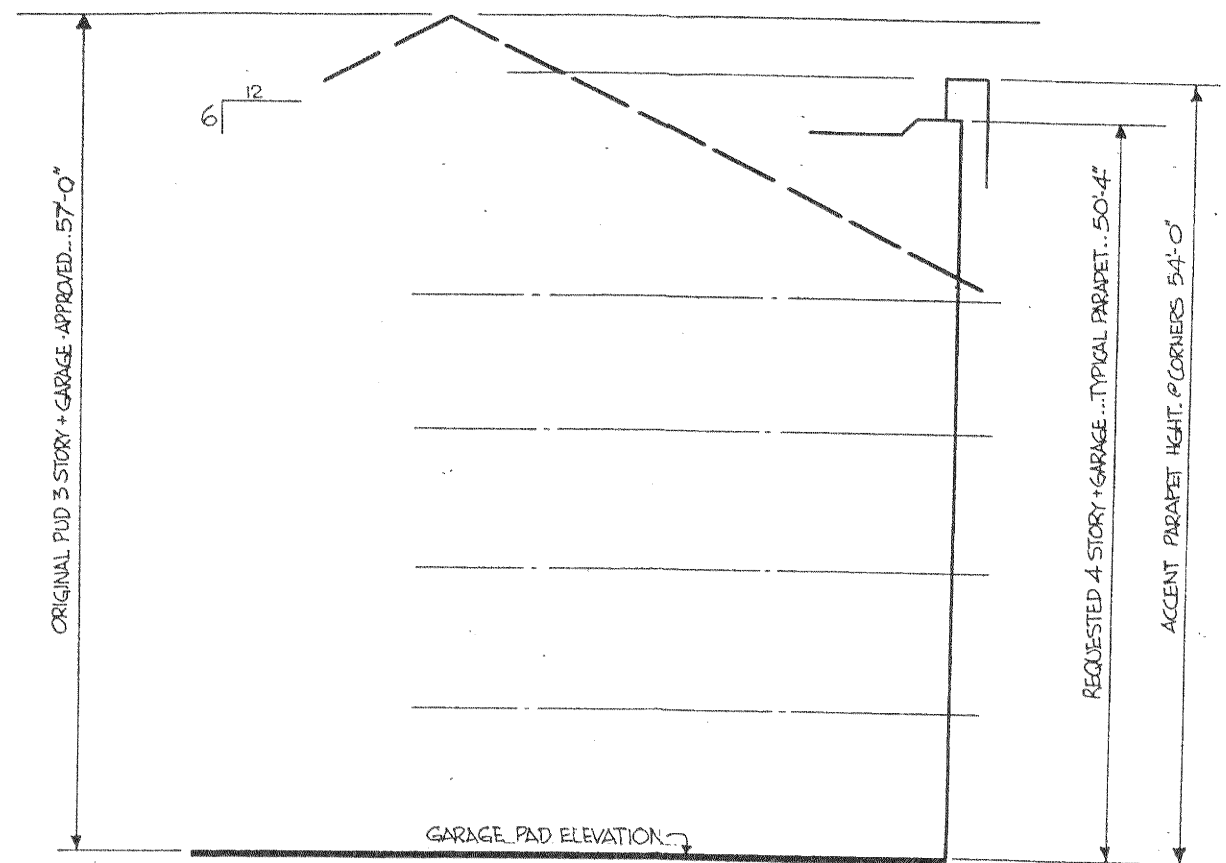
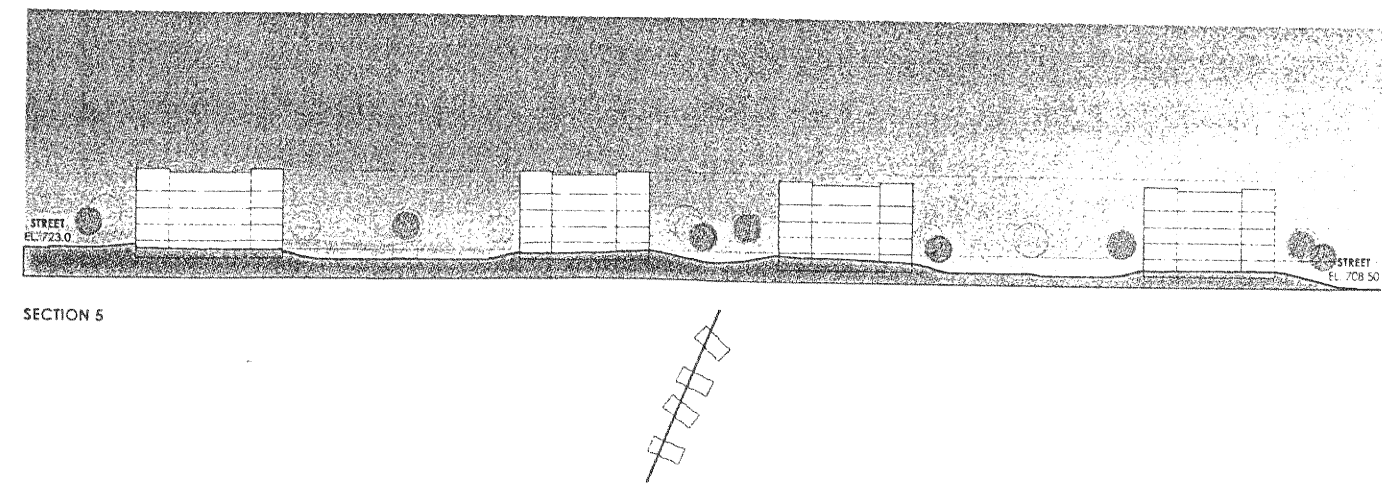
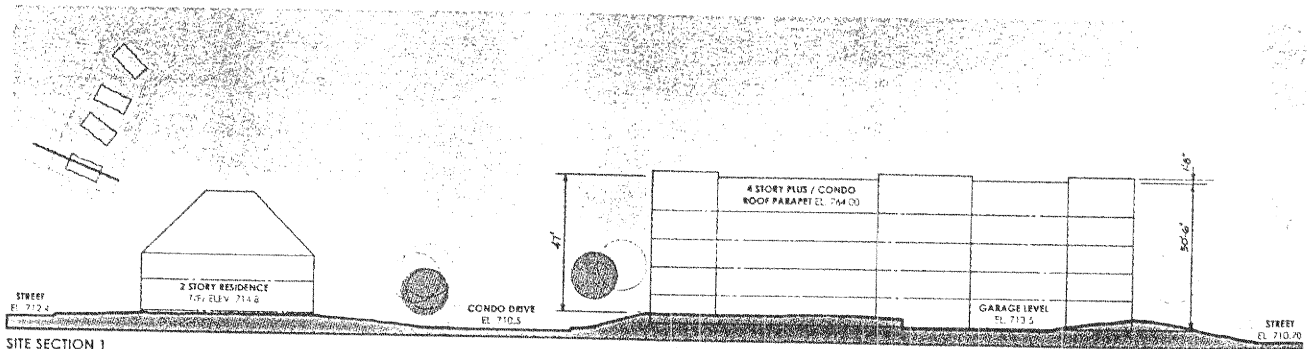
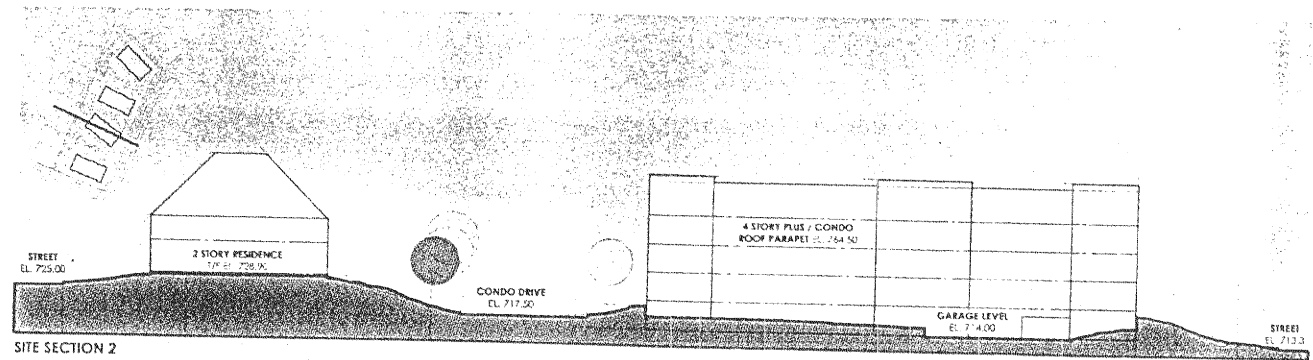
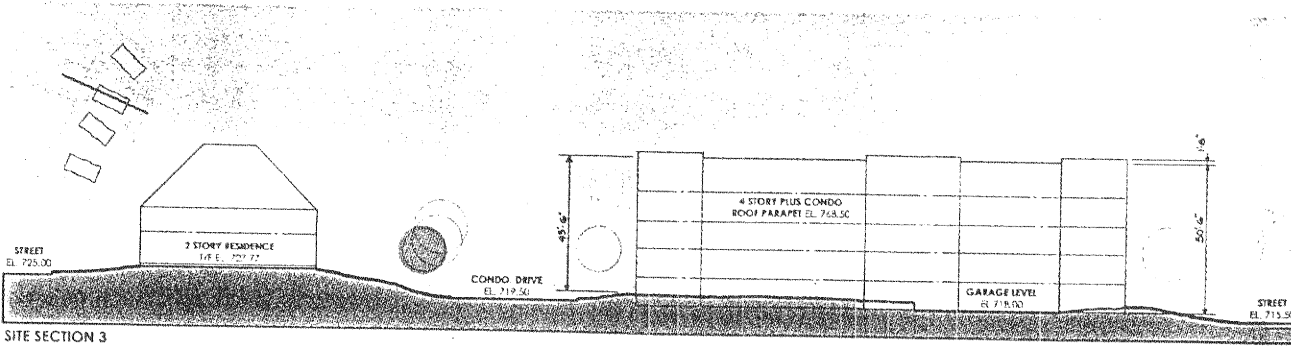
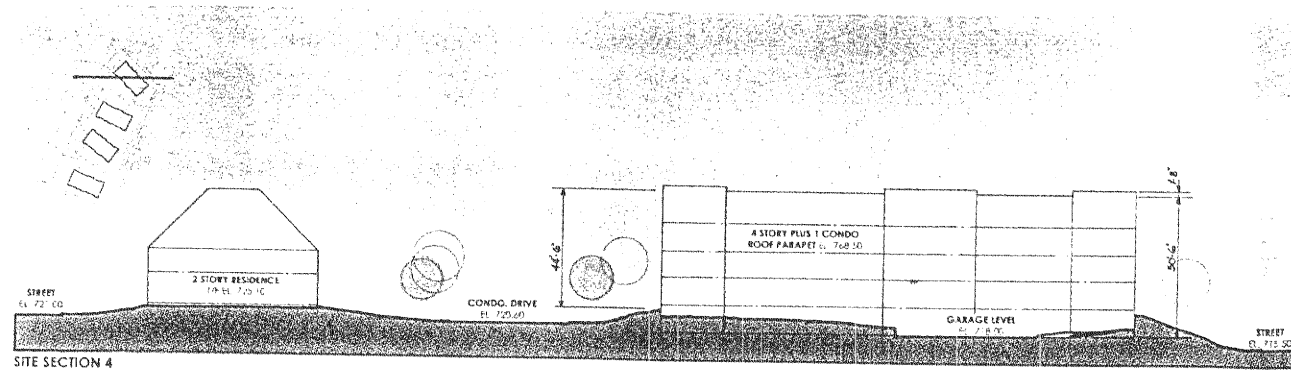
The proposed variation will be a much lower impact to the property than that of the existing approved development. There will be a lower density development with much lower elevations than what is currently approved for this parcel. This will provide improved views of the adjacent park for all surrounding properties.

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

The variances requested are the minimum that would make this new development feasible.

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

The variances requested will make it possible for the developer to provide a development that will fit well with the surrounding development and fit the market criteria so that the development will be able to be completed in a timely manner. These variances are critical for the success of the development.



BOARD APPROVED

CASE NO. 2005-0275.2

DATE 6-6-05

W/CONDITIONS

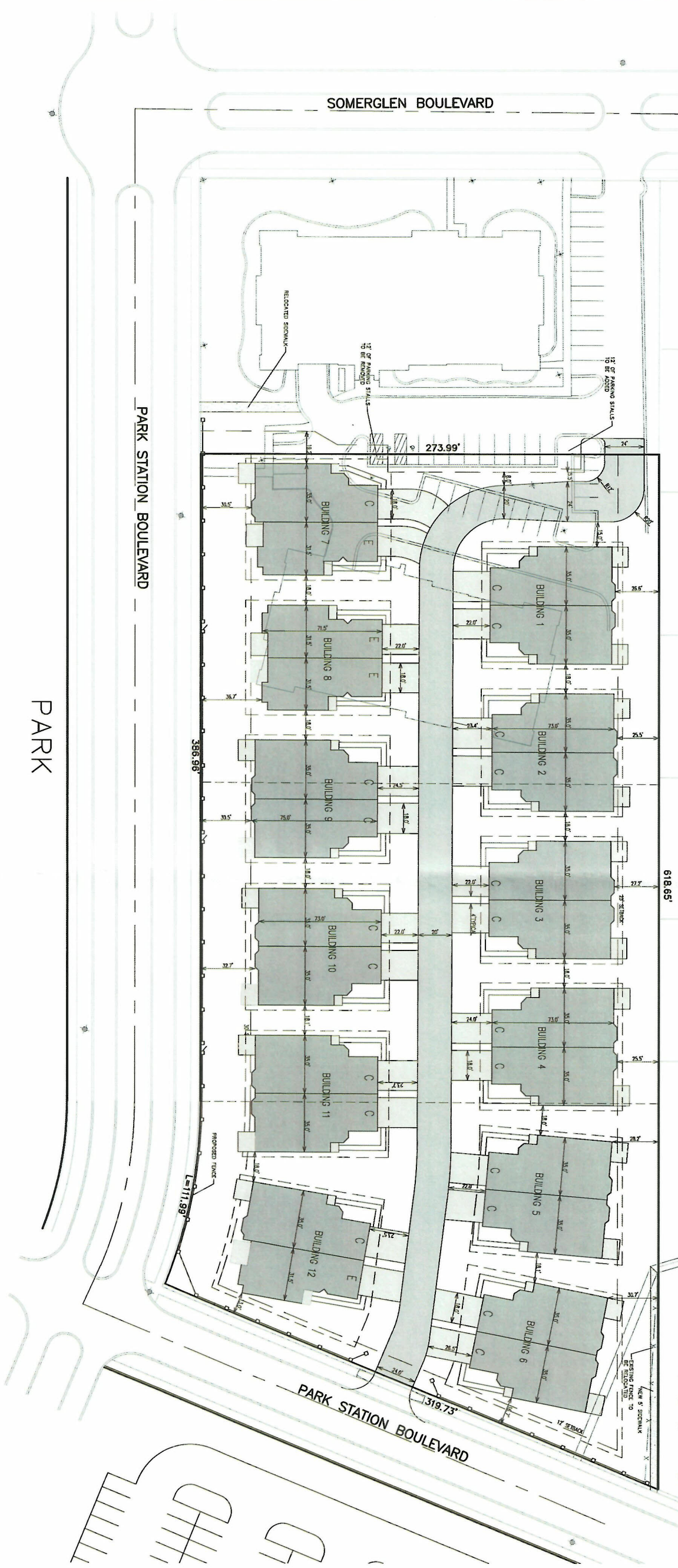
W/O CONDITIONS

ZAUSA COLETTE HIGHLANDS
 • HOMES • Orland Park, IL

LINDEN GROUP INC.
 Architecture - Land Planning - Interior Architecture
 Project # 167-03 Date: 05-09-05

PRELIMINARY SITE PLAN

PARK BOULEVARD LUXURY RANCH VILLAS



PROPOSED CONDITION	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)
PARK BOULEVARD VILLA SITE	1.940	1.610	3.550
PROPERTY TO CONDO LOT	-0.020	-0.008	-0.028
PROPERTY FROM CONDO LOT	0.000	0.028	0.028
TOTAL AREA	1.920	1.630	3.550

VILLA SITE AREA = 54.08% IMPERVIOUS
 - 1.92 ACRES
 45.92% PERVIOUS
 - 1.63 ACRES
 3.55 ACRES

VILLA PARKING SUMMARY	
GARAGE PARKING (2/UNIT)	48
DRIVEWAY PARKING (2/UNIT)	48
PARK BOULEVARD PARKING (NORTH)	10
TOTAL PARKING	106
PARKING RATIO	4.4 TO 1

NUMBER OF LOTS	13
NUMBER OF BUILDINGS	12
NUMBER OF UNITS	24

F.A.R. = $\frac{\text{BUILDING FLOOR AREA}^*}{\text{TOTAL LAND AREA}}$ = .35916
 *EXCLUDES GARAGES

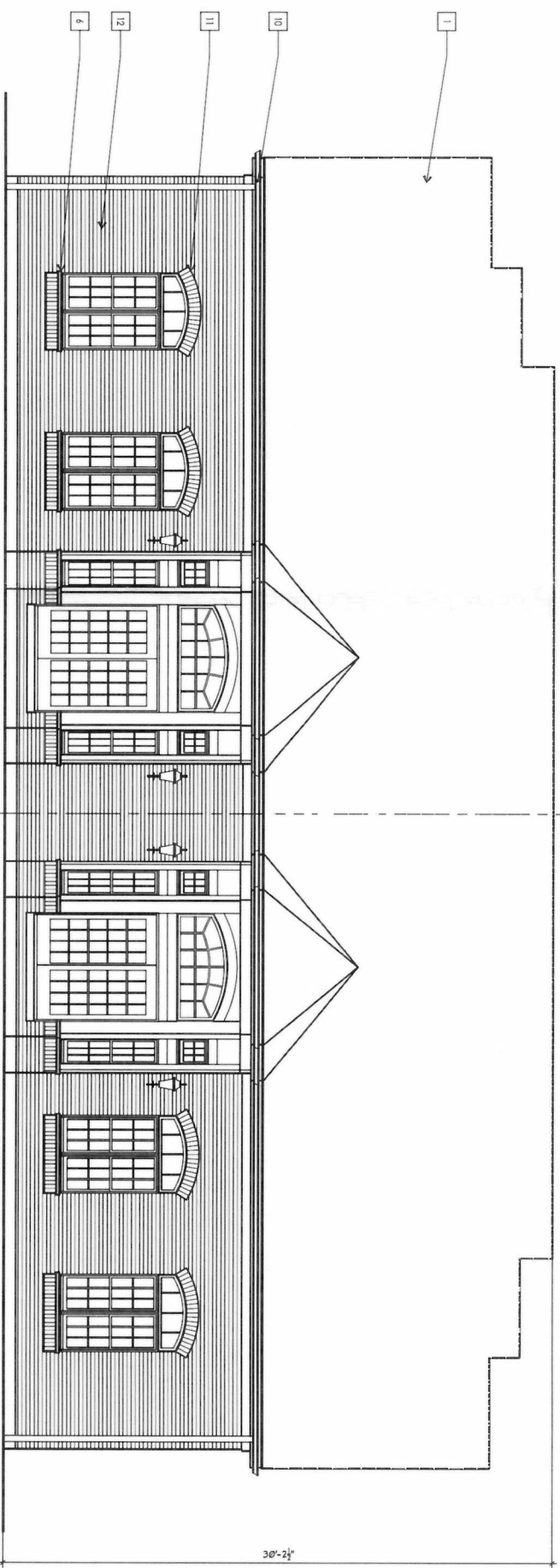
GREEN SPACE COMPARISON	USEABLE GREEN	PERVIOUS	IMPERVIOUS
VILLA AREA	1.30	1.63	1.92
2005 CONDO PLAN*	1.00	1.16	2.39

*ESTIMATE

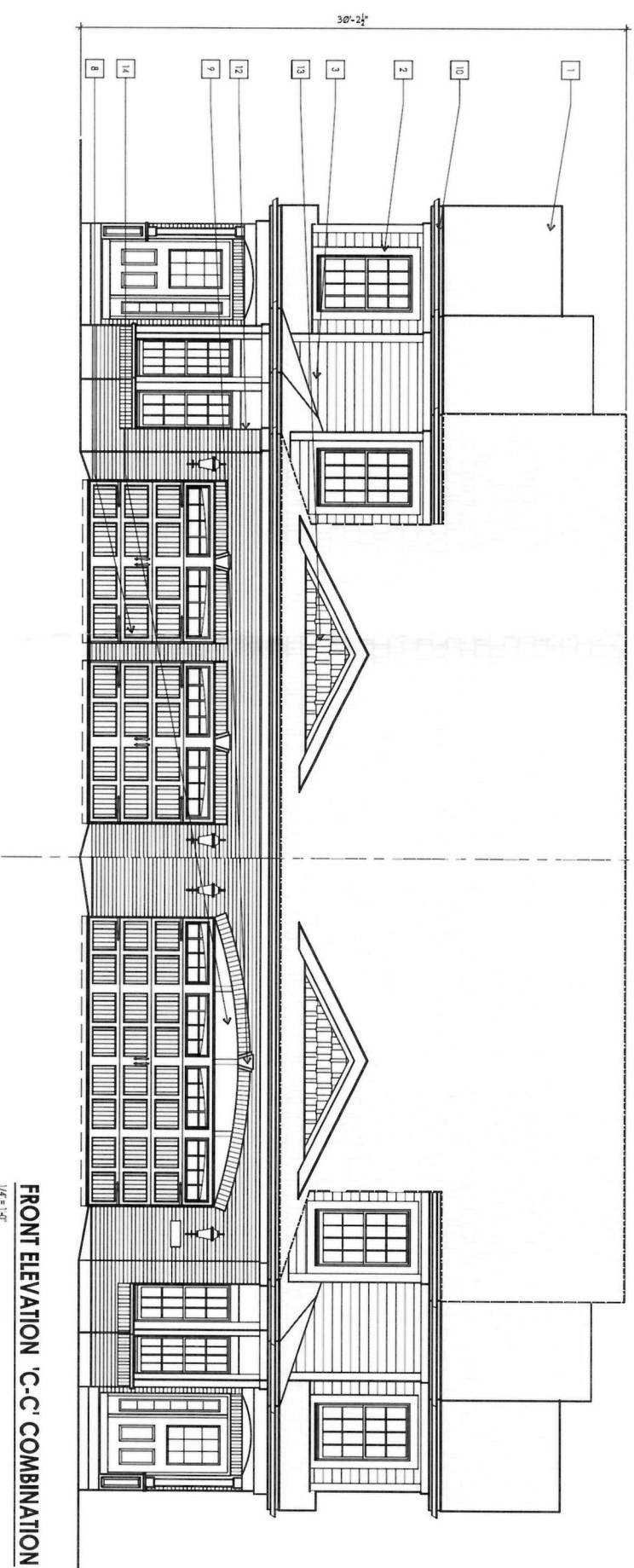
PRELIMINARY SITE PLAN	PARK BOULEVARD <i>LUXURY RANCH VILLAS</i> ORLAND PARK, ILLINOIS	CLIENT: PARK STATION LLC. c/o THE CROWN GROUP, INC. 1564 W. ALGONQUIN ROAD HOFFMAN ESTATES, IL 60192 PHONE: FAX:	<p style="font-size: small;">18311 NORTH CREEK DRIVE SUITE F TINLEY PARK, IL 60477</p> <p style="font-size: x-small;">T: 708.478.4004 INFO@VPENG.COM</p> <p style="font-size: x-small;">VPENG.COM CIVIL ENGINEERING LAND PLANNING SURVEYING PROFESSIONAL DESIGN FIRM NO. 184 005/785</p>
REVISIONS DATE: 02/09/15 SCALE: DRAWN BY: DESIGNED BY: BZ CHECKED BY: JIS SHEET: 3 OF 4 V# 01-15	NOTE -- DISCLAIMER: The information contained herein is designed for the sole benefit of the Owner/Client. The Engineer assumes no liability whatsoever for the unauthorized use or reuse of this design document(s).		

ELEVATION TAG KEY

- 1 LIME WARRANT ARCHITECTURAL SHINGLES
- 2 CERAMIC HARD TERN
- 3 CEILING BOARD SIDING WITH 6" REVEAL
- 4 BUILT UP W/ID POST
- 5 BRICK SOLIDER COURSE
- 6 CUT STONE SILL W/ BRICK SOLIDER COURSE
- 7 STONE ADDRESS BLOCK
- 8 PANEL OVERHEAD DOOR
- 9 ARCH SOLIDER COURSE WITH CUT STONE KEYSTONE
- 10 ALUM. GUTTER AND DOWNPOUTS
- 11 BRICK ARCH SOLIDER COURSE
- 12 BRICK MASONS' RUNNING BOND
- 13 CEILING BOARD SHAKE SIDING
- 14 CEDAR PANEL W/ID OVER JOINTS



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



FRONT ELEVATION 'C-C' COMBINATION
1/4" = 1'-0"



LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 GRAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60467
TEL: 630.580.7700
WWW.LINDENGROUP.COM

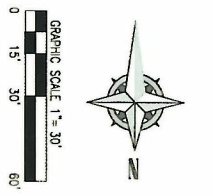
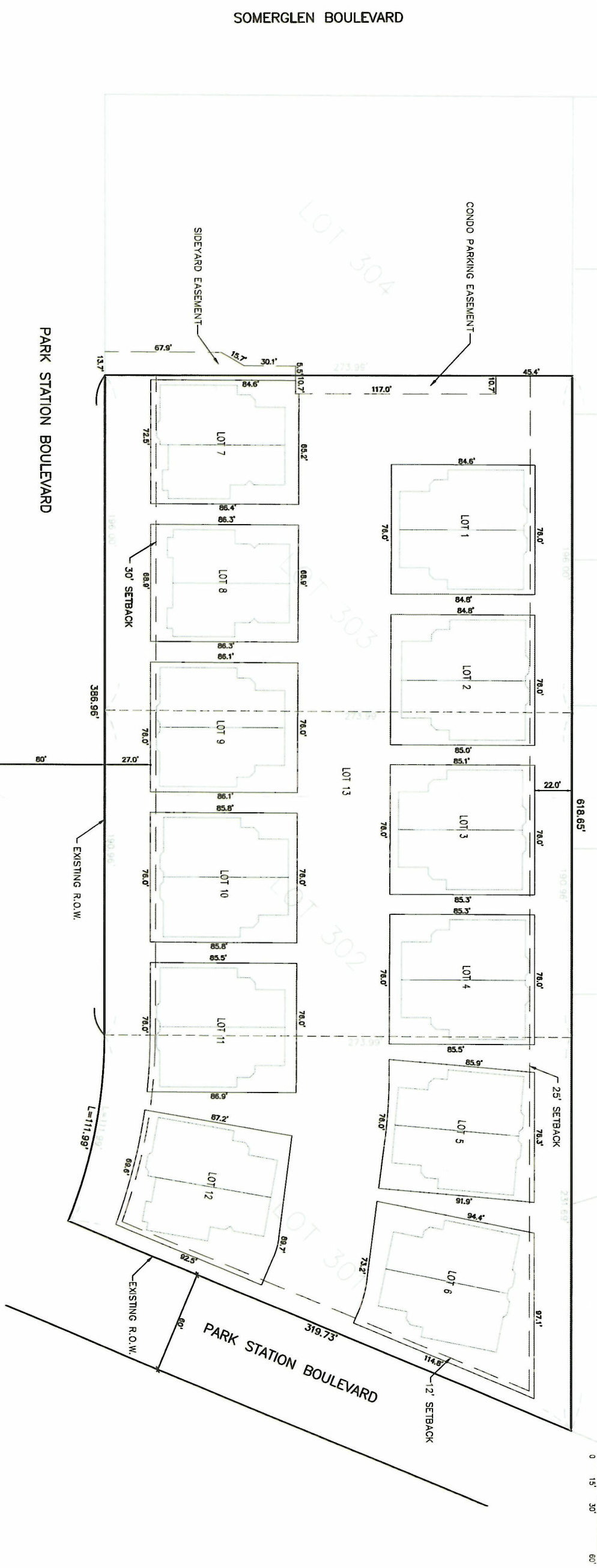
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DRAWN: [blank]
DESCRIPTION: [blank]

PROJECT NUMBER: 2014-0161
REV. NUMBER: 3-4-2015
DATE: [blank]
DRAWN BY: JMH
DRAWN BY: [blank]

FINAL REVIEW: [blank]
CONTRACTOR: LINDEN GROUP, INC.
LINDEN GROUP, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. MINORITY AND FEMALE OWNERS AND CONTRACTORS ARE ENCOURAGED TO APPLY. IF YOU ARE INTERESTED IN BEING CONSIDERED FOR ANY OF OUR SERVICES, PLEASE CONTACT US AT THE ABOVE ADDRESS OR TELEPHONE NUMBER. WE WILL BE GLAD TO ASSIST YOU IN ANY WAY WE CAN.

SHEET NAME: A-1.0
SHEET OF: [blank]

PRELIMINARY PLAT OF SUBDIVISION EXHIBIT FOR PARK BOULEVARD LUXURY RANCH VILLAS



LEGAL DESCRIPTIONS OF PROPERTY

Lot 301 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.
 Lot 302 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.
 Lot 303 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

LOT AREA SUMMARY	
LOT 1	6,435 S.F.
LOT 2	6,454 S.F.
LOT 3	6,474 S.F.
LOT 4	6,493 S.F.
LOT 5	6,682 S.F.
LOT 6	7,596 S.F.
LOT 7	6,254 S.F.
LOT 8	5,944 S.F.
LOT 9	6,535 S.F.
LOT 10	6,515 S.F.
LOT 11	6,512 S.F.
LOT 12	7,220 S.F.
LOT 13	75,929 S.F.
TOTAL	155,043 S.F.

LOT 13
 PROPOSED EASEMENT OVER ALL OF LOT 13 TO BE A PUBLIC UTILITY AND DRAINAGE EASEMENT AND AN INGRESS/EGRESS EASEMENT.
 ALL EXISTING EASEMENTS LOCATED ON LOTS 301, 302 AND 303 ARE TO BE VACATED.

<p>PRELIMINARY PLAT OF SUBDIVISION</p>	<p>PARK BOULEVARD <i>LUXURY RANCH VILLAS</i></p> <hr/> <p>ORLAND PARK, ILLINOIS</p>	<p>CLIENT: PARK STATION LLC. c/o THE CROWN GROUP, INC. 1564 W. ALGONQUIN ROAD HOFFMAN ESTATES, IL 60192</p> <p>PHONE: FAX:</p>	<p>VANTAGEPOINT ENGINEERING</p> <p><small>18311 NORTH CREEK DRIVE SUITE 115 THREE POND, IL 60477</small></p> <p><small>T:708.478.4004 INFO@VPENG.COM</small></p> <p><small>VPENG.COM CIVIL ENGINEERING LAND PLANNING SURVEYING PROFESSIONAL DESIGN FIRM NO. 184-025786</small></p>
<p>DATE: 02/05/15 SCALE: PROJWGR: DESIGNED: BZ DRAWN BY: CHECKED: JLS SHEET: 1 OF 1 VREF: 01-15</p>		<p>NOTE -- DISCLAIMER: The information contained herein is designed for the sole benefit of the Owner/Client. The Engineer assumes no liability whatsoever for the unauthorized use or reuse of this design document(s).</p>	



SINGLE FAMILY
27.6 ACRES
67 LOTS

Administrative
Revision of
the Final Plan



PLAN DATA

TOTAL AREA	+/-92.7 ACRES
EXTERIOR ROW	1.9 ACRES
COMMERCIAL	7.4 ACRES
METRA	11.5 ACRES
DETENTION	8.3 ACRES
NET AREA	63.6 ACRES
PARK	14.5 ACRES
BUILDING AREA	435,760 SF
SINGLE FAMILY (ASSUMES 60'x60' BLDG)	241,200 SF
TOWNHOMES (ASSUMES 24'x50' UNIT)	146,400 SF
CONDOMINIUMS (ASSUMES 70'x172' BLDG)	48,160 SF
LANDSCAPE AREA	1,776,916 SF
PARKING	
TOWNHOMES (ASSUMES 1/2 @ 3 BDRM. & 1/2 @ 2 BDRM.)	
REQUIRED	275 SPACES
PROVIDED	524 SPACES
(244 GARAGES, 244 DRIVEWAYS & 36 OFF-STREET)	
CONDOMINIUMS (ASSUMES 6 - 3 BDRM., 12 - 2 BDRM. & 6 - 1 BDRM. / BLDG)	
REQUIRED	204 SPACES
PROVIDED	204 SPACES
(196 REQ. & 8 HANDICAP)	
GROSS IMPERVIOUS AREA*	+/-1,120,830 SF
TOTAL UNITS	285
SINGLE FAMILY	67
TOWNHOMES	122
CONDOMINIUMS	96
AVERAGE S.F. LOT SIZE	13,144 SF
MOD. NET DENSITY	5.06 D.U./ACRE

* DOES NOT INCLUDE COMMERCIAL & METRA PARKING LOTS, ASSUMES 35% LOT COVERAGE FOR EACH S.F. LOT, INCLUDES PAVEMENT WITHIN DEDICATED ROADS AND ALLOWS AN ESTIMATED 10,360 L.F. FOR WALKS IN TOWNHOME AND CONDOMINIUM PARCELS.

SUMMARY OF 3/20/03 CHANGES:

- Added topography and surrounding site information
- Eliminated eastern most private drive curb cut from townhome parcel
- Illustrated proposed landscape areas.
- Dimensioned townhome and condominium envelopes.
- Illustrated the correct detention basin as proposed by Civil Engineer.
- Revised parking for condominiums to allow for 3 bedroom units and dimensioned parking stalls
- Moved lot #28 to the north to align pedestrian esmt. with sidewalk.
- Illustrated pedestrian connection to Metra Station.
- Extended the rear of lots 24 - 28 to the R.O.W. line.
- Expanded information on the plan data.

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE PENDING A BOUNDARY/TOPOGRAPHIC SURVEY, FINAL PLANNING, ENGINEERING & LANDSCAPE DESIGN.

Prepared For:
The Hugellet Company
P.O. Box 781
Frankfort, Illinois 60423

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REVISIONS

1. Revised Townhome Layout	5/20/02
2. Revised Townhome Layout	9/1/02
3. Per Planning Commission Comments	3/20/03
4. Townhome Layout	2/14/03
5. Townhome Layout	2/10/03
6. Condo. Layout	1/21/03
7. Added dimensions, lot sizes & walls	12/15/02

Preliminary Plan
Colette Highlands

Ives/Ryan
Group, Inc.

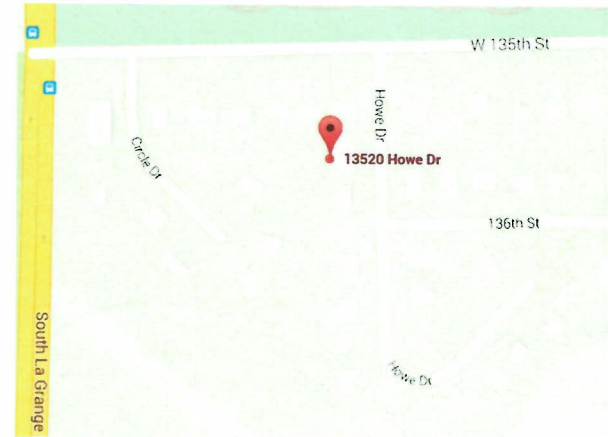
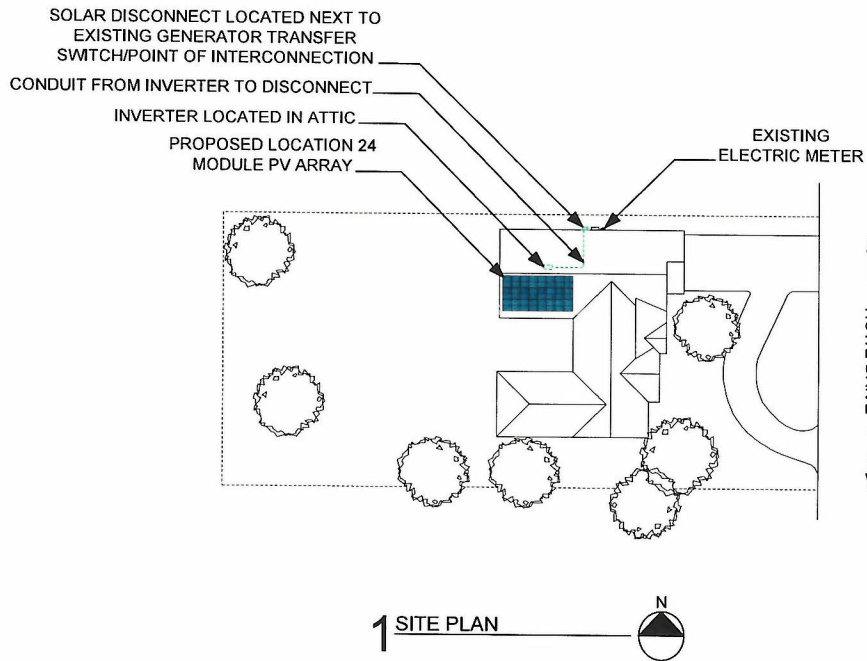
Land Planning
Landscape Architecture
Golf Course Architecture
1801-A North Mill Street
Naperville, IL 60563
Phone: (630) 717-0726
Fax: (630) 717-0875
E-Mail: Ivesryan@aol.com

PROJECT NO.: 59202 JOB NO.: 6596

DATE: 10/11/02 SHEET
SCALE: 1"=100'-0"
PLANNER: Metz
DRAWN BY: _____
CHECKED: _____

PLAN SET FOR PROPOSED PHOTOVOLTAIC INSTALLATION


- 13520 HOWE DRIVE -



PROJECT DESCRIPTION:

PROPOSED IS A 6.72kW, GRID-TIED, PHOTOVOLTAIC (PV) INSTALLATION AT 13520 HOWE DRIVE. (24) SOLARWORLD 280W MODULES WILL BE INSTALLED IN ONE ROOF MOUNTED ARRAY. THE PV MODULES WILL BE SUPPORTED BY AN IRONRIDGE XR100 FLUSH MOUNT RACKING SYSTEM. THE LOW PROFILE SYSTEM WILL BE CONNECTED TO THE RAFTERS WITH GRK RSS STRUCTURAL SCREWS, AND ALL ATTACHMENTS WILL BE FLASHED WITH IRONRIDGE FASTFOOT FLASHINGS. A SOLAREEDGE OPTIMIZER WILL BE LOCATED UNDER EACH MODULE IN THE ARRAY THAT WILL MAXIMIZE ENERGY PRODUCTION, AND ALSO ALLOW FOR THE SYSTEM TO BE DISCONNECTED AT THE MODULE LEVEL WHEN ANY AC OR DC DISCONNECT IS SWITCHED OFF.

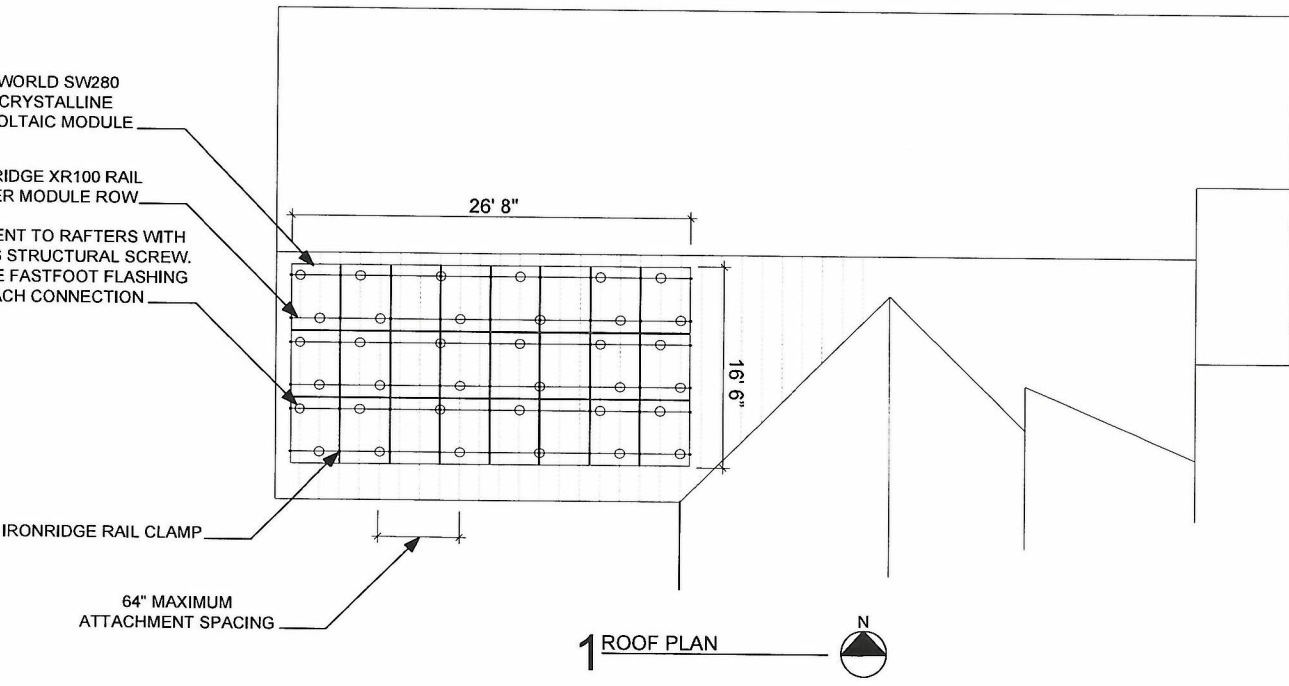
A SOLAREEDGE SE6000 INVERTER WILL BE LOCATED IN THE ATTIC THAT WILL CONVERT THE DC ELECTRICITY FROM THE PV MODULES/OPTIMIZERS TO AC BEFORE IT ENTERS THE BUILDING. SOLAR DC AND AC DISCONNECTS WILL BE LOCATED AT THE INVERTER, AND AN INVERTER DISCONNECT WILL BE LOCATED AT GROUND LEVEL NEXT TO THE EXISTING GENERATOR TRANSFER SWITCH AND ELECTRIC METER. DUE TO A WHOLE HOUSE GENERATOR ON PREMISES THE PV SYSTEM WILL INTERCONNECT ON THE UTILITY SIDE OF THE TRANSFER SWITCH. THIS WAY THE INVERTER WILL SAFELY SHUTDOWN DURING A GRID OUTAGE OR ANYTIME THE GENERATOR IS RUNNING.

		7312 North Milwaukee Avenue Niles, IL 60714 847-877-0950	
TITLE PROJECT TYPE NOTES	PROPOSED PLANS FOR 6.72KW PHOTOVOLTAIC SYSTEM GRID-TIED PHOTOVOLTAIC, SOLAR ELECTRIC	SHEET NO. DATE REV.	EXISTING SHEET NO. DATE REV.
SITE ADDRESS 13520 HOWE DRIVE ORLAND PARK, IL 60462	CLIENT HULSE RESIDENCE	1.0	
DESIGNER SOLAR SERVICE INC.			

SOLARWORLD SW280
MONOCRYSTALLINE
PHOTOVOLTAIC MODULE

IRONRIDGE XR100 RAIL
(2) PER MODULE ROW

ATTACHMENT TO RAFTERS WITH
4" GRK RSS STRUCTURAL SCREW,
IRONRIDGE FASTFOOT FLASHING
AT EACH CONNECTION



1 ROOF PLAN

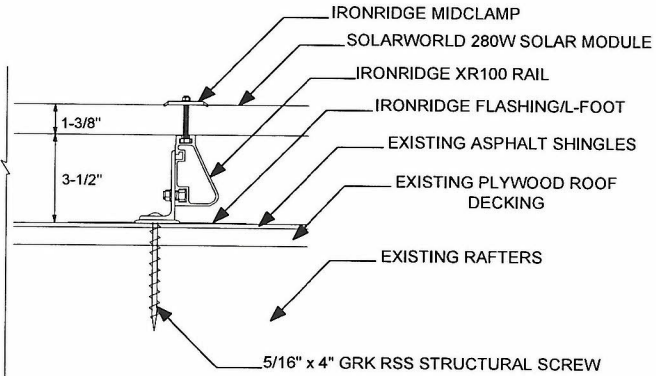
MODULE SPECIFICATIONS

Manufacturer: SolarWorld
Model: SW280 Mono 2.5
Output: 280 WATTS
Size (LxWxD): 65.94"x39.41"x1.22"
Weight: 46.7 lbs.
Area: 18.05 ft²

LOAD ASSUMPTIONS

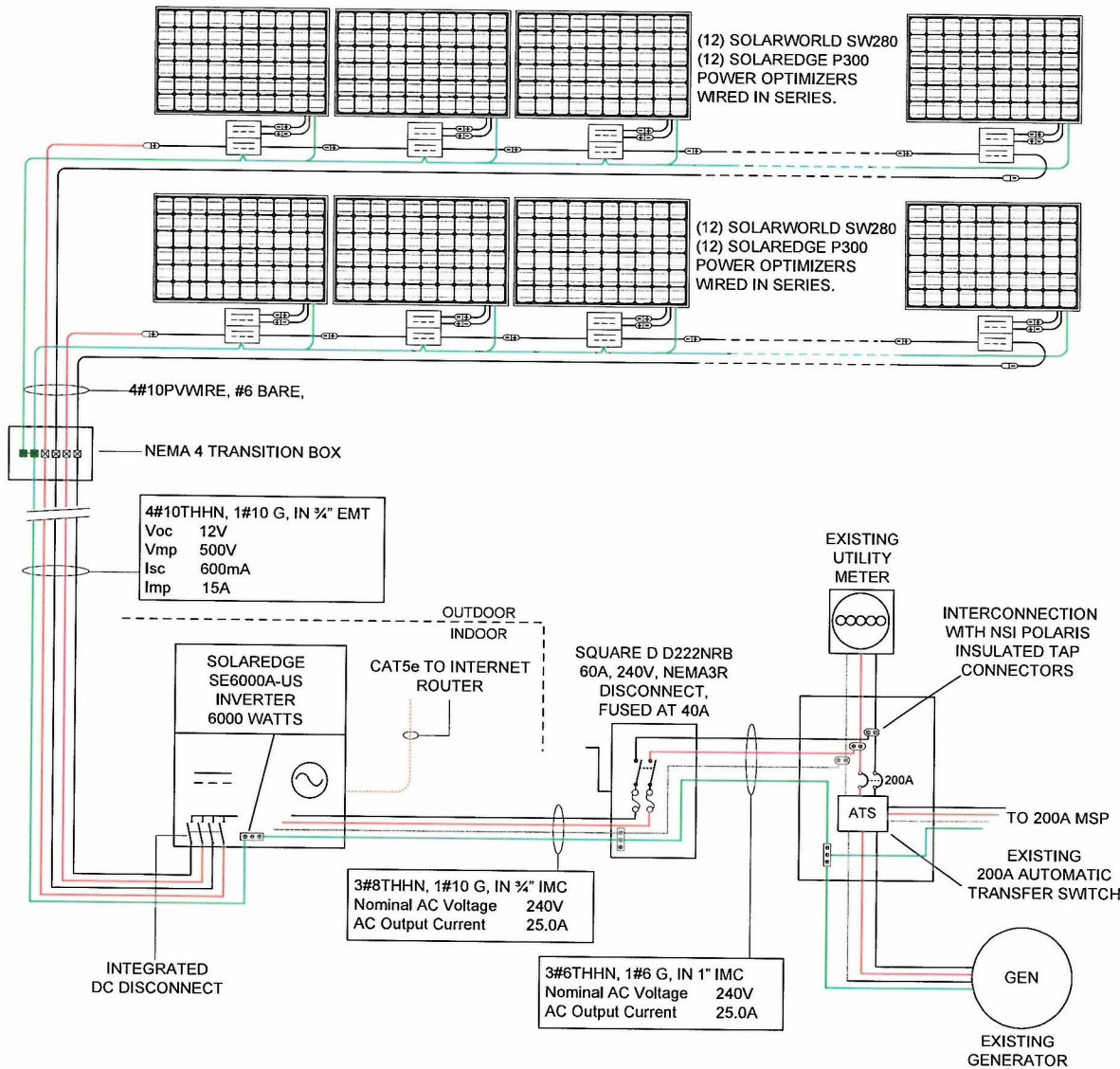
Wind: 90 mph
Snow: 30 psf
Exposure Category: B
Building Height: 25'
Roof Pitch: 34°
Maximum attachment spacing 64"

ARRAY DEAD LOAD	24 MODULE ARRAY
Racking (lbs)	183.2
PV Modules (lbs)	1,120.8
Total Weight (lbs)	1,304.0
Total Area (ft ²)	438.4
Weight/Attachment (lbs)	31.0
Distributed Load (lbs/ft ²)	2.97



2 ATTACHMENT DETAIL

2.0															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">TITLE</td> <td style="width: 50%; text-align: center;">ROOF PLAN FOR 6.72kW PHOTOVOLTAIC SYSTEM</td> </tr> <tr> <td style="text-align: center;">SYSTEM</td> <td style="text-align: center;">GRID-TIED PHOTOVOLTAIC, SOLAR ELECTRIC</td> </tr> <tr> <td style="text-align: center;">DATE</td> <td style="text-align: center;">2/16/2015</td> </tr> <tr> <td style="text-align: center;">REV.</td> <td style="text-align: center;">REV.</td> </tr> </table>	TITLE	ROOF PLAN FOR 6.72kW PHOTOVOLTAIC SYSTEM	SYSTEM	GRID-TIED PHOTOVOLTAIC, SOLAR ELECTRIC	DATE	2/16/2015	REV.	REV.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">HULSE RESIDENCE</td> <td style="width: 50%; text-align: center;">ORLAND PARK, IL 60462</td> </tr> <tr> <td style="text-align: center;">SITE ADDRESS</td> <td style="text-align: center;">13520 HOWE DRIVE</td> </tr> <tr> <td style="text-align: center;">SECTION</td> <td style="text-align: center;">SOLAR SERVICE INC.</td> </tr> </table>	HULSE RESIDENCE	ORLAND PARK, IL 60462	SITE ADDRESS	13520 HOWE DRIVE	SECTION	SOLAR SERVICE INC.
TITLE	ROOF PLAN FOR 6.72kW PHOTOVOLTAIC SYSTEM														
SYSTEM	GRID-TIED PHOTOVOLTAIC, SOLAR ELECTRIC														
DATE	2/16/2015														
REV.	REV.														
HULSE RESIDENCE	ORLAND PARK, IL 60462														
SITE ADDRESS	13520 HOWE DRIVE														
SECTION	SOLAR SERVICE INC.														
<p style="font-size: 8pt; margin-top: 5px;">7312 North Milwaukee Avenue Niles, IL 60714 847-677-0950</p>															



1 ELECTRICAL SCHEMATIC

MODULE SPECIFICATIONS – SOLARWORLD SW280	
Maximum Power	Pmax 280 Wp
Open Circuit Voltage	Voc 39.5 Vdc
Maximum Power Point Voltage	Vmp 31.2 Vdc
Short Circuit Current	Isc 9.71 A
Maximum Power Point Current	Imp 9.07 A
Maximum Series Fuse Rating	15.0 A
TCVoc	-0.30 %/°C
TCPmp	-0.45 %/°C
UL1703, UL790 CLASS C	
INVERTER SPECIFICATIONS – SOLAREEDGE SE6000A-US	
Max DC Input Voltage	500 Vdc
Nominal Input Voltage	350Vdc
Max Input Current	18.0 A
Output Current at 240 Vac	25.0 A
Output Voltage	240 Vac
AC Overcurrent Protection	35 A
UL1741, IEEE1547, UL1998, CSA C22.2, FCC Part15 Class B	
OPTIMIZER SPECIFICATIONS – SOLAREEDGE P300	
Max DP Input Power	300W
Max DC Input Voltage	48 Vdc
MPPT Range	8-48 Vdc
Max Input Current	12.5 A
Output Current	15.0 A
Max Output Voltage	60 Vdc
IEC62109-1 (class II safety), UL1741	

GENERAL NOTES

- 1) ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE REQUIREMENTS OF ORLAND PARK, IL.
- 2) ALL EQUIPMENT IS LISTED AND LABELED PER RECOGNIZED ELECTRICAL TESTING LABORATORY AND INSTALLED PER THE LISTING REQUIREMENTS AND THE MANUFACTURER'S INSTRUCTIONS
- 3) ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R MINIMUM
- 4) ARRAY SHALL CONSIST OF 24 SOLARWORLD SW280 MONOCRYSTALLINE MODULES, 24 SOLAREEDGE P300 OPTIMIZERS, AND 1 SOLAREEDGE SE-6000A-US INVERTER.
- 5) ALL EQUIPMENT SHALL BE PROPERLY GROUNDED PER THE REQUIREMENTS OF NEC ART 250
- 6) NEC ART. 690.7(A) MAXIMUM PHOTOVOLTAIC SYSTEM VOLTAGE:
V = 39.5 VOLTS X 1 MODULE X TkVoc = 45.3 VDC
- 7) NEC ART. 690.8(A)(1) PHOTOVOLTAIC SOURCE CIRCUIT CURRENT:
Isc = 9.71A x 1.25 = 12.14A
- 8) NEC ART. 690.8(A)(2) MAXIMUM PHOTOVOLTAIC OUTPUT CIRCUIT CURRENT:
Isc = 12.14A x 1 PV SOURCE CIRCUIT = 12.14A
REQUIRED WIRE SIZE: #14 AWG MIN.
- 9) NEC ART. 690.8(B) PHOTOVOLTAIC AMPACITY AND OVERCURRENT DEVICE RATINGS
Isc = 12.14A x 1.25 = 15.15A
OCPD SIZE WHERE REQUIRED 15A.
- 10) NEC ART690.8(A)(3) INVERTER OUTPUT CIRCUIT CURRENT
I = 25.0A PER INVERTER x 1 INVERTERS = 25.0A
- 11) SWITCH AND CIRCUIT BREAKER REQUIREMENTS OF NEC ART. 690.17, AND ALL OTHER APPLICATION ARTICLES OF SECTION 690 SHALL BE MET.
- 12) ALL WIRE SHALL BE COPPER

3.0	
TITLE ROOF PLAN FOR 6.72kW PHOTOVOLTAIC SYSTEM	EXISTING DATE 2/16/2015
SYSTEM GRID-TIED PHOTOVOLTAIC, SOLAR ELECTRIC	DATE REV.
HULSE RESIDENCE 13520 HOWE DRIVE ORLAND PARK, IL 60462	NOTES SOLAR SERVICE INC.
7312 North Milwaukee Avenue Niles, IL 60714 847-877-0950	

Residential
Commercial
ALTA

Topographical
Condominium
Site Plans

PLAT OF SURVEY

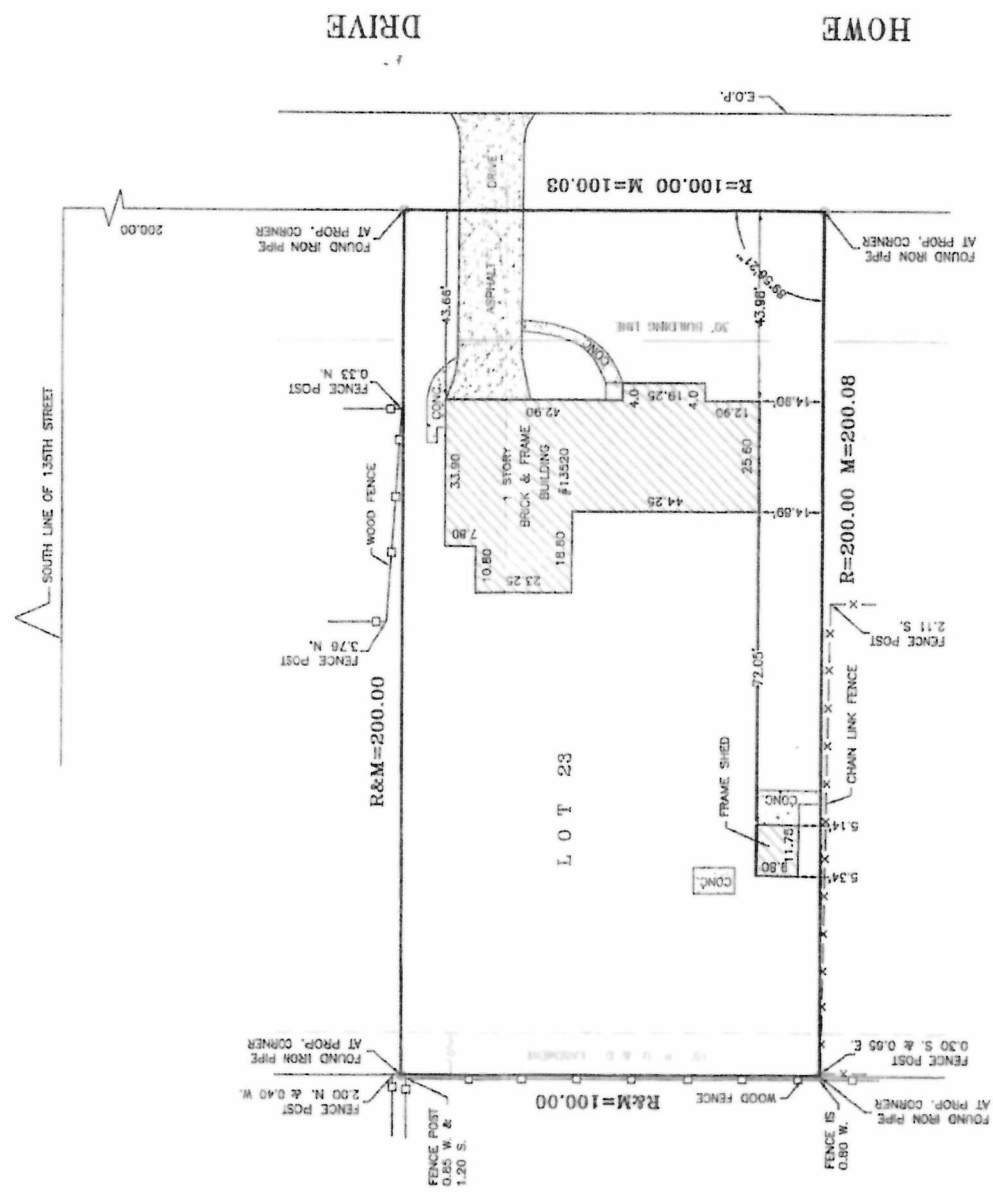
Studnicka and Associates, Ltd.

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448



LOT 23 IN BLOCK 4 IN ORLAND HILLS SECOND ADDITION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BLOCK 4

Scale: 1" = 30 feet
 Distances are marked in feet and decimals.
 Ordered by: Gary J. Mazian
 Order No.: 00-4-122
 Compare all points before building by same and at once report any difference.
 For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.
 Field work completed: 5/5/00
 Drawn by: S. K.
 Proofed by: T.S.
 Design Firm Registration # 184-002791

STATE OF ILLINOIS } ss
 COUNTY OF WILL }

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, Il. May 6, A.D. 2009
 by *[Signature]*
 License No. 3304 Expires 11/30/10

Server Error

The server encountered a temporary error and could not complete your request.

Please [try again](#) in 30 seconds.

The Right Decision at the Right Time

Rezoning Evaluation Factors

1. Nearby property is zoned R-3a and R-6, requesting of R-4 zoning allows for single family lots and will have a positive effect on the surrounding neighborhood.
2. Property values should increase once this subdivision is approved, because of the quality and price points of the homes to be built.
3. The new subdivision should not have any negative effect on the public's welfare.
4. Property owners in the area and the public at large will see a great gain in the residential area versus the minor inconvenience of the construction in the area.
5. The site is perfect for this zoning request.
6. The property has been owned by one family for over 50 years, know the requested zoning will increase the property value.
7. The community has taken a great amount of due diligence in planning its land use, and hopefully the community will benefit greatly by the rezoning of this proposed subdivision.
8. The zoning request and subdivision will compliment and hopefully be a plus for the surrounding community and meet the need to bring new residents to the community.

The above are answers to the questioner attached.

Tempo Development, Inc.

(708)-751-2070
ford.johnmike@gmail.com

The Right Decision at the Right Time

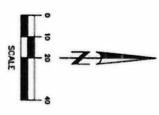
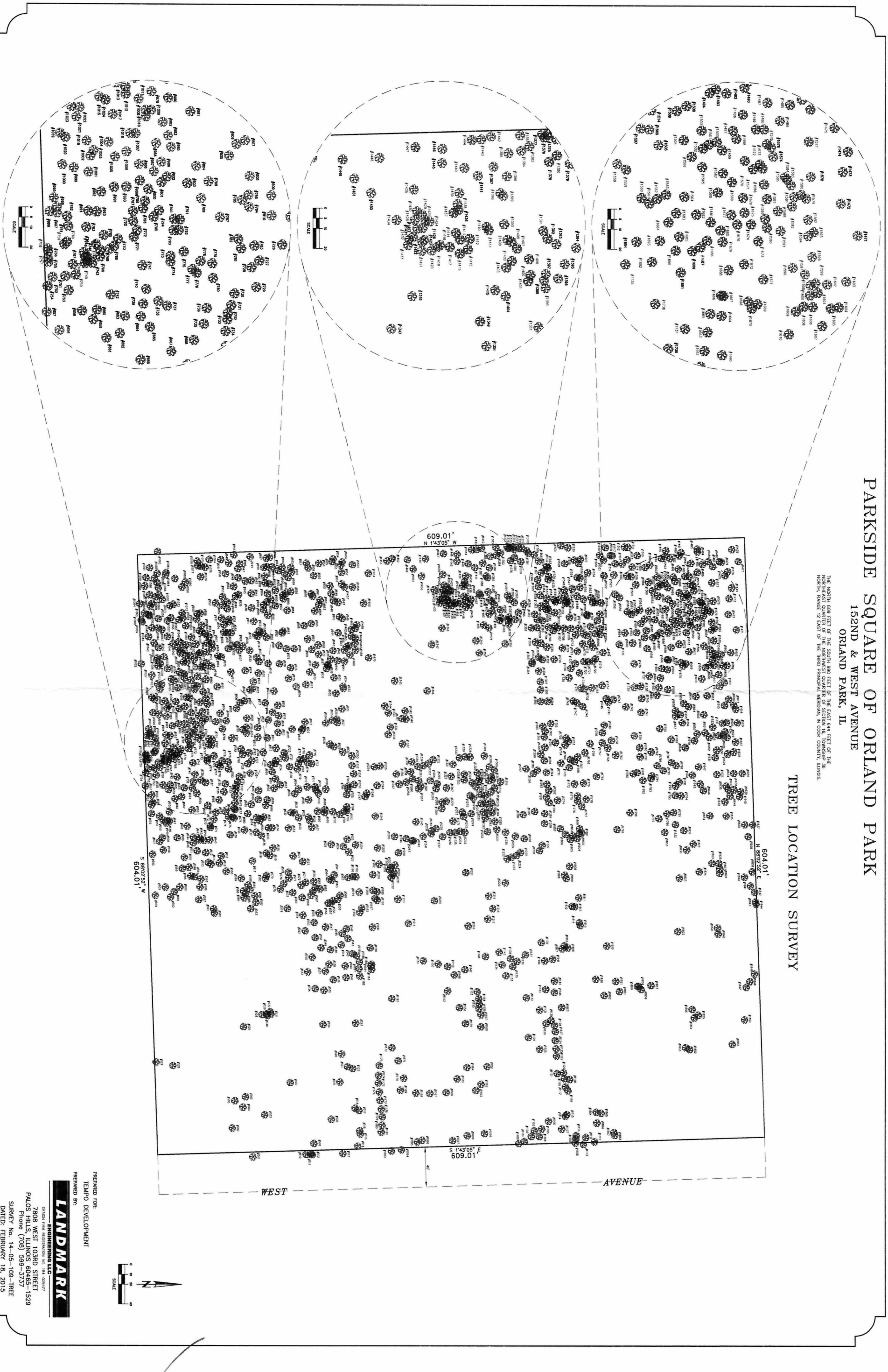
Parkside Square Variances:

1. Reduce detention pond perimeter maintenance access area.
Pond access from three sides that more than meets 15 foot access requirement.
2. Reduce detention pond setback from 25 to 5 feet.
5 foot set back only impacts west side of pond, and is requested because of constraints of site size. Detention does meet requirements to contain water and maintain safety concerns.
3. Substitute Bufferyard with wrought iron fence.
There already exists a fence along the south perimeter, a landscape buffer would give a better screening form cemetery to the south, or home owners putting up privacy fences along perimeter would be a better solution for screening property.

PARKSIDE SQUARE OF ORLAND PARK
 152ND & WEST AVENUE
 ORLAND PARK, IL

THE NORTH 609 FEET OF THE SOUTH 900 FEET OF THE EAST 644 FEET OF THE
 NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36
 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TREE LOCATION SURVEY



PREPARED FOR:
 TEMPO DEVELOPMENT

PREPARED BY:
LANDMARK

ENGINEERING LLC
 DESIGN FIRM REGISTRATION NO. 194-000027
 7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone: (708) 589-3737
 SURVEY No. 14-05-109-TREE
 DATED: FEBRUARY 18, 2015



December 15, 2014

Mike Ford

Re: 152nd and West Avenue, Orland Park, IL

Please find below all necessary information required for the Tree Preservation Plan, both pre and post construction.

Tree Preservation Plan for significant trees 4" d.b.h. and larger

Tree Survey: All trees 4" diameter and larger were evaluated for species, size and condition. Trees have been numbered with a steel tag placed at eye level on the trunks. Tags numbered 501 through 1868 were used. This survey data should be referenced when identifying trees and needs.

Tree Pruning Requirements: All trees that are remaining within the construction trauma zone should be properly pruned to remove dead and weak limbs, and also selective thinning to compensate for root loss, and to provide necessary clearances and elevations.

Root Pruning Requirements: All trees that are remaining and are in close proximity of excavation should have root pruning done within 1 foot of excavation dig to allow for a clean wound closure and to promote new fibrous roots. A root pruner, stump grinder, or suitable trencher can be used.

Tree Survey
Homer Tree Care, Inc.

Tree Nutritional Requirements: All remaining trees within the trauma zone should be treated with a soil injected liquid root fertilizer of proper analysis, and evenly distributed throughout the root zone. This is to improve overall vigor and to help in aeration of compacted soil.

Surface Mulching Requirements: All remaining trees within the critical trauma zone should have layered wood mulch beds incorporated into the final landscape plan. This will improve soil structure, fertility, and aid in moisture retention.
Exposed surface roots should be protected during construction with a 12" layer of mulch.

Grading and Backfill Requirements: No overfilling of soil should occur to tree root zones within a 10-15' radius to prevent root loss. Retention walls and drainage should be incorporated into the initial grading and landscape design concept.

Protective Barrier Requirements: A 6' chain link fence with posts on 10' centers should be installed to prevent any activity from occurring within limits of tree protection area. This fence should be maintained during the entire project. A sign should be placed at the project entrance to familiarize contractors with tree preservation techniques.

Site Monitoring Requirements: All trees listed on the survey form should be monitored during and after construction for any possible health care issues that may be encountered. This should be done by a competent certified arborist who is capable of making onsite decisions that best protect the trees.

If you have questions regarding this information, please do not hesitate to contact me at your convenience.

Sincerely,
Heather Stevenson
Certified Arborist IL4613A
CTSP1337
Homer Tree Care, Inc.

Tag #	DBH in inches	Common Name	C	F	Comments
501	12	Siberian Elm	3	3	
502	24	Pin Oak	3	3	
503	50	Willow	5	5	Decay, 2 stems
504	30	Mulberry	4	4	3 stems
505	19	Apple	5	5	Decay, 4 stems
506	9	Siberian Elm	5	5	
507	17	Black Walnut	3	3	Chestnut Borer
508	22	Silver Maple	4	4	
509	15	Locust	3	3	
510	8	Siberian Elm	3	4	
511	9	Ash	5	5	EAB
512	6	Ash	5	5	EAB
513	20	Wild Black Cherry	6	6	Poison Ivy Vines
514	16	Mulberry	4	4	2 stems
515	8	Black Walnut	3	4	
516	5	Siberian Elm	6	6	
517	6	Siberian Elm	3	4	
518	16	Mulberry	3	4	3 stems
519	11	Spruce	4	5	Canker
520	38	Silver Maple	4	4	3 stem, 1 hollow
521	6	Mulberry	3	4	
522	10	Siberian Elm	3	4	
523	4	Mulberry	5	5	Growing through fence
524	80	Silver Maple	3	4	4 stem, 1 dead
525	23	Mulberry	3	4	4 stem
526	18	Siberian Elm	4	4	2 stem
527	9	Box Elder	6	6	
528	10	Siberian Elm	3	4	
529	4	Siberian Elm	3	4	
530	6	Hackberry	3	4	
531	10	Siberian Elm	3	4	2 stem
532	5.5	Siberian Elm	3	3	
533	12	Black Walnut	3	3	
534	8	Mulberry	4	4	2 stem
535	36	Siberian Elm	4	4	4 stem, growing through fence
536	--	----	--	--	LOST
537	8	Black Walnut	3	3	
538	4	Wild Black Cherry	3	4	
539	9.5	Black Walnut	3	3	
540	6	Siberian Elm	4	4	
541	12	Buckthorn	4	4	
542	9.5	Mulberry	3	3	

543	4	Buckthorn	4	4	
544	5	Siberian Elm	4	4	
545	14	Apple	6	6	3 stem
546	5	Wild Black Cherry	4	4	
547	8	Black Walnut	3	3	
548	14	Mulberry	4	4	3 stem
549	10	Black Walnut	3	3	
550	16	Black Walnut	3	4	2 stem
551	6	Black Walnut	3	3	
552	7	Siberian Elm	4	4	
553	8	Black Walnut	3	3	
554	15	Mulberry	4	3	2 stem
555	5	Mulberry	6	6	
556	4.5	Mulberry	6	6	
557	5	Mulberry	4	4	
558	5	Mulberry	4	4	
559	8	Buckthorn	4	4	2 stem
560	5.5	Buckthorn	4	4	
561	10	Buckthorn	4	4	3 stem
562	26	Box Elder	6	6	2 stem
563	5.5	Buckthorn	4	4	2 stem
564	7	Apple	4	4	4 stem
565	7	Mulberry	6	6	2 stem
566	7	Siberian Elm	3	3	Poison Ivy
567	6	Mulberry	5	5	
568	7	Buckthorn	5	5	
569	42	Linden	3	3	4 stem
570	6.5	Siberian Elm	4	4	
571	6.5	Siberian Elm	4	4	
572	70	Buckthorn	4	4	2 stem
573	5	Crapapple	5	5	
574	11	Siberian Elm	4	4	
575	13	Crabapple	3	4	4 stem
576	12.5	Buckthorn	4	4	5 stem
577	4.5	Buckthorn	3	4	
578	6	Pine	4	4	Pine Moth
579	9	Hawthorn	4	4	2 stem
580	9	Crabapple	4	4	4 stem
581	9	Mulberry	6	6	
582	14	Buckthorn	4	4	6 stem
583	6	Siberian Elm	3	4	
584	13	Silver Maple	3	4	3 stem
585	70	Mulberry	4	4	2 stem
586	20	Crabapple	4	4	8 stem

587	12	Crabapple	4	4	6 stem
588	10	Crabapple	4	4	5 stem
589	5	Siberian Elm	4	4	
590	7	Cedar	3	3	
591	13	Mulberry	6	6	5 stem
592	35	Crabapple	4	4	13 stem
593	12	Siberian Elm	4	4	
594	6.5	Crabapple	4	4	2 stem
595	4.5	Wild Black Cherry	4	4	
596	10	Mulberry	4	4	
597	15	Buckthorn	4	4	4 stem
598	9	Buckthorn	4	4	3 stem
599	7	Wild Black Cherry	4	4	2 stem
600	21	Mulberry	3	4	3 stem
601	9	Crabapple	4	4	3 stem
602	6.5	Buckthorn	4	4	2 stem
603	8	Buckthorn	4	4	3 stem
604	7.5	Buckthorn	4	4	2 stem
605	13	Mulberry	3	3	
606	5	Wild Black Cherry	5	5	
607	7	Mulberry	4	4	
608	4	Buckthorn	4	4	
609	6	Siberian Elm	4	4	
610	6	Siberian Elm	4	4	
611	14	Mulberry	4	4	3 stem
612	6	Elm	4	4	
613	8	Mulberry	4	4	2 stem
614	5	Locust	3	4	
615	10	Crabapple	4	4	2 stem
616	6	Siberian Elm	4	4	
617	7	Crabapple	4	4	2 stem
618	7	Buckthorn	4	4	2 stem
619	13	Cedar	4	4	4 stem
620	11	Crabapple	4	4	5 stem
621	4	Crabapple	4	4	
622	6	Crabapple	4	4	2 stem
623	12	Wild Black Cherry	6	6	
624	15	Buckthorn	4	4	6 stem
625	6	Wild Black Cherry	6	6	
626	13	Buckthorn	4	4	4 stem
627	13	Crabapple	4	4	4 stem
628	10	Crabapple	4	4	3 stem
629	4.5	Black Locust	4	4	
630	4.5	Black Locust	4	4	

631	1.5	Buckthorn	4	4	10 stem
632	4.5	Black Locust	4	4	
633	4	Black Locust	4	4	
634	4	Black Walnut	4	4	
635	12	Black Locust	4	4	2 stem
636	8	Crabapple	4	4	2 stem
637	4.5	Black Locust	4	4	
638	5	Black Locust	4	4	
639	5	Black Locust	4	4	
640	5.5	Black Locust	4	4	
641	6	Black Locust	4	4	
642	5	Black Locust	4	4	
643	4.5	Black Locust	4	4	Poison Ivy
644	6	Black Locust	4	4	
645	4.5	Black Locust	4	4	
646	9	Black Locust	4	4	
647	4.5	Mulberry	5	5	
648	5	Black Locust	5	5	
649	8	Black Locust	4	4	
650	7	Crabapple	4	4	2 stem
651	4.5	Black Locust	4	4	
652	5	Silver Maple	4	4	
653	5	Silver Maple	5	5	
654	6	Hawthorn	5	5	
655	11.5	Black Locust	4	4	
656	15	Buckthorn	4	4	2 stem
657	11	Black Locust	4	4	
658	8	Silver Maple	4	4	2 stem
659	9	Buckthorn	4	4	3 stem
660	13	Black Locust	5	5	3 stem, 2 dead
661	14	Black Locust	4	4	2 stem
662	6	Black Locust	5	5	
663	6	Black Locust	5	5	
664	5	Black Locust	5	5	
665	5	Black Walnut	4	4	
666	15	Crabapple	4	4	4 stem
667	7	Cedar	4	4	2 stem
668	16	Black Locust	4	4	2 stem
669	4	Black Locust	4	4	
670	4	Black Locust	4	4	
671	10	Black Locust	4	4	2 stem
672	7	Crabapple	4	4	
673	10	Black Locust	4	4	
674	7	Buckthorn	4	4	

675	6	Black Locust	4	4	
676	8	Black Locust	4	4	
677	4.5	Black Locust	4	4	
678	5.5	Black Locust	4	4	
679	5.5	Black Locust	4	4	
680	5	Black Locust	4	4	
681	9	Black Locust	4	4	
682	8	Black Locust	4	4	
683	9	Black Locust	4	4	2 stem
684	6	Black Locust	5	4	
685	5	Black Locust	4	4	
686	7	Crabapple	4	4	2 stem
687	6	Black Locust	4	4	
688	9	Black Locust	4	4	2 stem
689	6	Black Locust	4	4	
690	6.5	Black Locust	4	4	
691	6	Black Locust	4	4	
692	4.5	Black Locust	4	4	
693	17	Crabapple	4	4	7 stem
694	10	Black Locust	4	4	
695	8	Black Locust	4	4	
696	5.5	Black Locust	4	4	
697	7	Mulberry	3	4	2 stem
698	5	Silver Maple	3	4	
699	5.5	Hawthorn	4	4	
700	8	Pear	4	4	2 stem
701	8	Ash	5	5	EAB
702	8	Mulberry	4	4	
703	7	Wild Black Cherry	6	6	2 stem
704	9	Mulberry	4	4	
705	9	Box Elder	6	6	
706	5	Wild Black Cherry	6	6	
707	5	Mulberry	5	5	
708	7	Black Locust	4	4	2 stem
709	6	Ash	5	5	2 stem, EAB
710	5	Wild Black Cherry	6	6	2 stem
711	4	Wild Black Cherry	4	4	
712	6	Black Locust	4	4	
713	7	Black Locust	4	4	
714	11	Hawthorn	4	4	4 stem
715	4	Black Locust	4	4	
716	4.5	Black Locust	4	4	
717	5.5	Black Locust	4	4	
718	4.5	Black Locust	4	4	

719	5	Black Locust	4	4	
720	14	Hawthorn	4	4	2 stem
721	6	Black Locust	4	4	
722	4.5	Black Locust	4	4	
723	5	Black Locust	4	4	
724	4	Black Locust	4	4	
725	5	Black Locust	4	4	
726	7	Black Locust	4	4	
727	6.5	Black Locust	4	4	
728	5	Black Locust	4	4	
729	11	Silver Maple	4	4	
730	5	Black Locust	4	4	
731	7	Black Locust	4	4	
732	13	Silver Maple	4	4	2 stem
733	9.5	Black Locust	4	4	
734	4.5	Black Locust	4	4	
735	14	Apple	4	4	6 stem
736	6	Black Locust	4	4	
737	8	Siberian Elm	4	4	2 stem
738	10	Buckthorn	4	4	4 stem
739	5	Black Locust	4	4	
740	10	Black Locust	4	4	2 stem
741	5	Buckthorn	4	4	2 stem
742	6.5	Black Locust	4	4	
743	4	Black Locust	4	4	
744	5	Black Locust	5	5	
745	6	Black Locust	4	4	
746	4	Black Locust	5	5	
747	5	Black Locust	5	5	
748	4	Silver Maple	4	4	
749	4	Black Locust	4	4	
750	8	Black Locust	4	4	
751	10	Black Locust	4	4	
752	8	Black Locust	4	4	
753	5.5	Black Locust	4	4	
754	27	Silver Maple	3	4	3 stem
755	15	Black Locust	4	4	2 stem
756	15	Black Locust	4	4	2 stem
757	5	Black Locust	4	4	
758	4	Black Locust	4	4	
759	5.5	Black Locust	4	4	
760	5.5	Black Locust	4	4	
761	10	Black Locust	4	4	2 stem
762	4	Black Locust	4	4	

763	8	Black Locust	4	4	2 stem
764	8	Black Locust	4	4	2 stem
765	4	Ash	6	6	EAB
766	8	Hawthorn	5	5	2 stem
767	6	Black Locust	4	4	
768	4	Black Locust	4	4	
769	4	Black Locust	6	6	
770	4	Ash	6	6	EAB
771	8.5	Black Locust	5	5	
772	8.5	Black Locust	5	5	
773	6	Black Locust	4	4	
774	6.5	Black Locust	4	4	
775	6	Black Locust	4	4	
776	6	Black Locust	4	4	
777	16	Black Locust	4	4	2 stem
778	4.5	Black Locust	4	4	
779	7	Black Locust	4	4	
780	4	Silver Maple	4	4	
781	7	Ash	6	6	EAB 2 stem
782	7	Black Locust	4	4	
783	5.5	Black Locust	4	4	
784	5	Black Locust	4	4	
785	8.5	Black Locust	4	4	
786	12	Black Locust	4	4	2 stem
787	6.5	Black Locust	4	4	
788	11	Black Locust	4	4	
789	9.5	Black Locust	4	4	
790	21	Buckthorn	4	4	7 stem
791	7	Black Locust	4	4	
792	14	Buckthorn	5	5	4 stem
793	5.5	Black Locust	4	4	
794	4	Ash	5	5	EAB
795	4	Ash	5	5	EAB
796	7	Black Locust	4	4	
797	4.5	Black Locust	4	4	
798	4.5	Black Locust	4	4	
799	5	Black Locust	5	5	
800	5.5	Black Locust	4	4	
801	4.5	Silver Maple	3	4	
802	8.5	Ash	5	5	EAB
803	9	Black Locust	4	4	
804	5	Black Locust	5	5	
805	15	Silver Maple	3	4	3 stem
806	9.5	Ash	5	5	EAB

807	11	Silver Maple	3	4	2 stem
808	9.5	Ash	5	5	EAB
809	12	Black Locust	4	4	2 stem
810	5	Ash	6	6	EAB
811	5.5	Black Locust	4	4	
812	4.5	Black Locust	4	4	
813	12	Apple	4	4	4 stem
814	27	Apple	4	4	7 stem
815	5	Black Locust	4	4	
816	9	Black Locust	5	5	2 stem
817	6	Black Locust	4	4	
818	6	Black Locust	4	4	
819	9.5	Black Locust	4	4	
820	9	Ash	5	5	EAB
821	4.5	Black Locust	4	4	
822	4.5	Black Locust	4	4	
823	5	Black Locust	4	4	
824	4.5	Ash	5	5	EAB
825	4	Ash	5	5	EAB
826	4	Red Oak	3	4	
827	7	Ash	5	5	EAB
828	5	Ash	5	5	EAB
829	4.5	Ash	5	5	EAB
830	5.5	Wild Black Cherry	4	4	
831	9	Buckthorn	4	4	3 stem
832	17	Hawthorn	4	4	6 stem
833	7	Wild Black Cherry	6	6	
834	14	Wild Black Cherry	5	5	
835	9	Ash	5	5	EAB
836	5	Mulberry	5	5	
837	8	Ash	5	5	EAB
838	5.5	Ash	5	5	EAB
839	4	Ash	5	5	EAB
840	6	Buckthorn	4	4	2 stem
841	5	Wild Black Cherry	6	6	
842	8	Wild Black Cherry	5	5	
843	5	Cedar	3	3	
844	6	Buckthorn	4	4	
845	12	Wild Black Cherry	6	6	2 stem
846	5	Wild Black Cherry	5	5	
847	21	Wild Black Cherry	6	6	2 stem
848	8	Ash	6	6	EAB
849	8.5	Ash	5	5	EAB
850	4.5	Ash	5	5	EAB

851	8.5	Mulberry	5	5	
852	27	Mulberry	4	4	3 stem
853	36	Mulberry	4	4	4 stem
854	6	Ash	6	6	EAB
855	6	Wild Black Cherry	6	6	
856	7	Ash	5	5	EAB
857	5.5	Ash	5	5	EAB
858	5.5	Ash	5	5	EAB
859	9	Ash	5	5	EAB
860	5	Ash	5	5	EAB
861	6	Ash	5	5	EAB
862	6	Ash	5	5	EAB
863	8.5	Ash	5	5	EAB
864	8	Ash	5	5	EAB
865	5	Ash	6	6	EAB
866	24	Silver Maple	4	4	2 stem
867	5	Ash	6	6	EAB
868	5.5	Ash	6	6	EAB
869	7	Ash	5	5	EAB
870	7	Buckthorn	4	4	2 stem
871	5	Ash	6	6	EAB
872	12	Hawthorn	4	4	3 stem
873	4	Ash	5	5	EAB
874	9.5	Ash	5	5	EAB
875	9	Ash	6	6	EAB
876	4	Ash	5	5	EAB
877	20	Apple	5	5	5 stem
878	12	Ash	5	5	EAB
879	15	Wild Black Cherry	6	6	2 stem
880	10	Ash	6	6	2 stem, EAB
881	9	Cedar	3	3	
882	9.5	Ash	5	5	EAB
883	9.5	Wild Black Cherry	4	4	
884	10	Silver Maple	4	4	3 stem
885	9	Silver Maple	4	4	
886	9	Ash	6	6	EAB
887	9	Ash	6	6	EAB
888	25	Silver Maple	5	5	2 stem
889	5	Ash	6	6	EAB
890	5	Ash	6	6	EAB
891	5	Ash	6	6	EAB
892	5	Ash	6	6	EAB
893	5	Ash	6	6	EAB
894	5	Ash	5	5	EAB

895	11	Ash	5	5	EAB
896	6	Ash	6	6	EAB
897	7	Ash	6	6	2 stem, EAB
898	9	Ash	5	5	EAB
899	9	Ash	5	5	EAB
900	5.5	Ash	5	5	EAB
901	5	Ash	6	6	EAB
902	5	Ash	6	6	EAB
903	5	Ash	6	6	EAB
904	8	Ash	6	6	EAB
905	4	Ash	6	6	EAB
906	5	Ash	6	6	EAB
907	6	Ash	6	6	EAB
908	9	Ash	5	5	EAB
909	10	Ash	5	5	EAB
910	18	Ash	5	5	2 stem, EAB
911	6	Ash	5	5	EAB
912	9	Ash	5	5	EAB
913	10	Ash	5	5	EAB
914	8	Ash	5	5	EAB
915	8.5	Ash	6	6	EAB
916	9.5	Ash	6	6	EAB
917	18	Silver Maple	4	4	2 stem
918	5.5	Black Locust	4	4	
919	10	Ash	5	5	EAB
920	4	Ash	5	5	EAB
921	7	Silver Maple	4	4	2 stem
922	8.5	Black Locust	4	4	
923	6	Black Locust	4	4	
924	10	Ash	5	5	EAB
925	9	Black Locust	4	4	
926	10	Silver Maple	4	4	2 stem
927	10	Black Locust	4	4	
928	8	Black Locust	4	4	
929	10	Ash	6	6	EAB
930	8	Black Locust	4	4	
931	10	Black Locust	4	4	
932	6	Black Locust	4	4	
933	6	Ash	6	6	EAB
934	7	Black Locust	4	4	
935	6	Ash	6	6	EAB
936	4.5	Ash	6	6	EAB
937	10	Silver Maple	4	4	
938	10	Ash	5	5	EAB

939	10	Ash	6	6	EAB
940	6	Ash	6	6	EAB
941	5	Ash	6	6	EAB
942	22	Ash	5	5	EAB
943	9	Ash	5	5	EAB
944	8	Ash	6	6	EAB
945	12	Wild Black Cherry	6	6	
946	7	Ash	5	5	EAB
947	7	Ash	6	6	EAB
948	10	Ash	5	5	EAB
949	6	Ash	5	5	EAB
950	12	Ash	6	6	EAB
951	6	Ash	6	6	EAB
952	6	Ash	5	5	EAB
953	6.5	Black Locust	4	4	
954	7.5	Black Locust	5	5	
955	8.5	Ash	6	6	EAB
956	8	Ash	5	5	EAB
957	6	Black Locust	5	5	
958	5	Ash	6	6	EAB
959	8.5	Black Locust	4	4	
960	9	Black Locust	4	4	
961	4	Ash	6	6	EAB
962	7	Black Locust	4	4	
963	6	Black Locust	4	4	
964	8	Black Locust	4	4	
965	9.5	Black Locust	4	4	
966	9	Black Locust	4	4	
967	7	Black Locust	4	4	
968	6	Black Locust	4	4	
969	8	Black Locust	4	4	
970	5	Silver Maple	4	4	
971	13	Wild Black Cherry	4	4	3 stem
972	5	Black Locust	4	4	
973	7	Black Locust	4	4	
974	6	Black Locust	4	4	
975	5	Black Locust	6	6	
976	6.5	Black Locust	4	4	
977	6	Black Locust	4	4	
978	8	Black Locust	4	4	
979	6	Black Locust	5	5	
980	5	Ash	5	5	EAB
981	11	Silver Maple	4	4	
982	4.5	Ash	6	6	EAB

983	6	Black Locust	4	4	
984	5	Ash	6	6	EAB
985	8	Black Locust	4	4	
986	5	Black Locust	6	6	
987	4.5	Black Locust	5	5	
988	9	Black Locust	4	4	
989	5	Black Locust	4	4	
990	6	Black Locust	4	4	
991	6	Black Locust	4	4	
992	21	Black Locust	4	4	3 stem, 1 dead
993	6	Black Locust	4	4	
994	8.5	Black Locust	4	4	
995	7	Black Locust	4	4	
996	4.5	Silver Maple	4	4	
997	4.5	Black Locust	4	4	
998	4	Ash	5	5	EAB
999	8	Black Locust	4	4	
1000	8	Black Locust	4	4	
1001	4.5	Black Locust	4	4	
1002	6	Black Locust	4	4	
1003	8	Black Locust	4	4	
1004	7	Black Locust	4	4	
1005	5	Black Locust	4	4	
1006	6	Black Locust	4	4	
1007	8	Black Locust	5	5	2 stem
1008	7	Black Locust	4	4	
1009	5	Black Locust	4	4	
1010	6	Black Locust	4	4	
1011	6	Black Locust	4	4	
1012	5	Black Locust	4	4	
1013	5	Mulberry	5	5	
1014	5	Black Locust	5	5	
1015	7	Black Locust	4	4	
1016	8.5	Black Locust	4	4	
1017	8	Black Locust	4	4	
1018	15	Black Locust	4	4	2 stem
1019	6	Black Locust	4	4	
1020	6	Black Locust	4	4	
1021	5	Black Locust	4	4	
1022	16	Black Locust	4	4	2 stem
1023	7	Black Locust	4	4	
1024	10	Black Locust	4	4	2 stem, 1 dead
1025	10	Black Locust	4	4	2 stem
1026	13	Black Locust	5	5	3 stem, 1 dead

1027	8	Black Locust	5	5	2 stem
1028	13	Black Locust	4	4	
1029	5	Black Locust	4	4	
1030	12	Black Locust	4	4	
1031	8	Black Locust	5	5	2 stem, 1 dead
1032	4	Black Locust	6	6	
1033	14	Black Locust	4	4	2 stem
1034	4.5	Black Locust	6	6	
1035	23	Black Locust	5	5	4 stem
1036	8	Black Locust	5	5	2 stem
1037	6	Black Locust	5	5	
1038	6	Black Locust	5	5	2 stem, 1 dead
1039	6	Black Locust	5	5	
1040	14	Black Locust	5	5	2 stem
1041	6	Black Locust	5	5	
1042	8	Black Locust	4	4	
1043	13	Black Locust	4	4	3 stem
1044	5.5	Black Locust	4	4	
1045	7	Black Locust	4	4	
1046	8	Black Locust	4	4	
1047	8	Black Locust	4	4	
1048	7	Black Locust	4	4	
1049	9	Black Locust	4	4	
1050	9	Black Locust	4	4	
1051	9	Black Locust	4	4	
1052	9	Black Locust	4	4	
1053	9	Black Locust	4	4	
1054	6	Black Locust	4	4	
1055	5	Black Locust	5	5	5 stem
1056	8	Black Locust	5	5	
1057	8	Black Locust	4	4	
1058	7	Black Locust	5	5	
1059	7	Black Locust	4	4	
1060	5	Mulberry	4	4	
1061	6	Black Locust	5	5	
1062	5.5	Black Locust	5	5	
1063	8	Black Locust	4	4	
1064	5	Ash	5	5	EAB
1065	4.5	Black Locust	6	6	
1066	5	Black Locust	5	5	
1067	5	Black Locust	5	5	
1068	10	Black Locust	4	4	
1069	10	Black Locust	4	4	2 stem
1070	5	Ash	5	5	EAB

1071	5	Ash	5	5	EAB
1072	5	ASh	5	5	EAB
1073	13	Black Locust	4	4	
1074	5	Ash	6	6	EAB
1075	6.5	Ash	6	6	EAB
1076	5	Ash	6	6	EAB
1077	8	Ash	6	6	EAB
1078	10	Ash	5	5	EAB
1079	15	Ash	5	5	2 stem, EAB
1080	16	Black Locust	4	4	
1081	12	Black Locust	4	4	
1082	12	Ash	5	5	EAB
1083	6	Ash	5	5	EAB
1084	18	Black Locust	4	4	2 stem
1085	5.5	Ash	5	5	EAB
1086	9	Black Locust	4	4	
1087	9	Black Locust	4	4	
1088	7	Black Locust	4	4	
1089	14	Black Locust	4	4	2 stem
1090	7	Ash	5	5	EAB
1091	12	Black Locust	4	4	2 stem
1092	20	Black Locust	4	4	
1093	8	Siberian Elm	4	5	
1094	7	Silver Maple	3	4	2 stem
1095	10	Mulberry	4	4	
1096	21	Mulberry	4	4	2 stem
1097	20	Willow	6	6	
1098	36	Buckthorn	4	4	13 stem
1099	5	Siberian Elm	4	4	
1100	24	Silver Maple	4	4	Poison Ivy
1101	15	Box Elder	6	6	
1102	8	Spruce	5	4	Canker
1103	8.5	Spruce	5	5	Canker
1104	7	Spruce	5	5	Canker
1105	9	Spruce	5	5	Canker
1106	6	Spruce	5	5	Canker
1107	18	Siberian Elm	4	4	
1108	10	Mulberry	4	4	3 stem
1109	6	Silver Maple	3	4	
1110	7.5	Siberian Elm	3	3	
1111	6	Siberian Elm	3	3	
1112	8	Siberian Elm	4	4	2 stem
1113	8	Siberian Elm	3	3	
1114	14	Mulberry	4	4	2 stem

1115	15	Mulberry	4	4	4 stem
1116	28	Silver Maple	4	4	4 stem
1117	10	Black Walnut	3	3	
1118	9	Box Elder	6	6	
1119	12	Silver Maple	5	5	
1120	10	Silver Maple	3	4	
1121	19	Crabapple	5	5	2 stem
1122	6	Spruce	5	4	Canker
1123	12	Spruce	3	3	Canker
1124	9.5	Spruce	4	4	Canker
1125	19	Box Elder	6	6	
1126	19	Box Elder	6	6	
1127	10	Spruce	4	4	Canker
1128	5	Spruce	5	5	Canker
1129	16	Mulberry	4	4	3 stem
1130	14	Spruce	4	3	Canker
1131	11	Box Elder	4	4	2 stem
1132	11	Crabapple	5	5	
1133	18	Buckthorn	4	3	
1134	8	Mulberry	4	4	
1135	18	Mulberry	4	4	5 stem
1136	16	Mulberry	5	5	3 stem
1137	10	Mulberry	5	5	3 stem
1138	24	Honey Locust	4	4	
1139	40	Linden	4	4	
1140	6	Mulberry	5	5	
1141	24	Bur Oak	4	4	
1142	12	Mulberry	4	4	
1143	7	Buckthorn	6	6	2 stem
1144	12	Black Walnut	4	4	
1145	10	Hickory	5	5	
1146	7.5	Mulberry	4	5	7 stem, 1 dead
1147	15	Spruce	4	4	Canker
1148	10	Spruce	4	5	Canker
1149	10	Spruce	4	4	Canker
1150	12	Spruce	4	4	Canker
1151	15	Spruce	6	6	Canker
1152	32	Pin Oak	3	3	
1153	11	Spruce	5	4	Canker
1154	6	Spruce	5	4	Canker
1155	5	Spruce	5	5	Canker
1156	6	Spruce	6	6	Canker
1157	8	Spruce	5	4	Canker
1158	12	Spruce	6	6	Canker

1159	24	Pin Oak	3	3	
1160	9.5	Spruce	4	4	Canker
1161	9	Spruce	4	4	Canker
1162	10	Spruce	4	4	Canker
1163	10	Spruce	5	4	Canker
1164	38	Silver Maple	4	5	Decay
1165	44	Silver Maple	3	3	
1166	11	Spruce	4	5	Canker
1167	13	Spruce	4	4	Canker
1168	8.5	Spruce	4	4	Canker
1169	10	Spruce	4	4	Canker
1170	33	Silver Maple	3	3	
1171	29	Silver Maple	3	3	
1172	21	Red Oak	3	4	
1173	10.5	Spruce	4	4	Canker
1174	10	Spruce	4	4	Canker
1175	11	Spruce	4	4	Canker
1176	10	Spruce	4	4	Canker
1177	11	Spruce	4	4	Canker
1178	11	Spruce	4	4	Canker
1179	10	Spruce	4	4	Canker
1180	12	Spruce	6	6	Canker
1181	9.5	Spruce	6	6	Canker
1182	6	Spruce	3	4	Canker
1183	6	Silver Maple	3	4	
1184	9	Mulberry	4	4	2 stem
1185	15	Mulberry	4	4	4 stem
1186	17	Spruce	4	4	Canker
1187	8.5	Spruce	4	4	2 stem, Canker
1188	10	Spruce	4	4	Canker
1189	10	Spruce	4	4	Canker
1190	20	Mulberry	4	4	8 stem
1191	11.5	Black Walnut	3	3	
1192	5	Black Walnut	3	3	
1193	13	Black Walnut	4	4	3 stem
1194	5	Wild Black Cherry	4	4	
1195	6	Mulberry	4	4	
1196	6	Mulberry	4	4	
1197	7	Mulberry	4	4	2 stem
1198	5.5	Mulberry	4	4	
1199	6	Mulberry	4	4	
1200	6	Mulberry	4	5	
1201	6	Buckthorn	4	4	
1202	7	Buckthorn	4	4	2 stem

1203	4.5	Mulberry	4	4	
1204	9	Black Walnut	3	3	
1205	14	Spruce	6	6	2 stem, Canker
1206	20	Japanese Yew	4	4	6 stem
1207	18	Sycamore	3	3	
1208	10	Arborvitae	4	4	
1209	5	Arborvitae	4	4	
1210	6	Arborvitae	4	4	
1211	6.5	Arborvitae	4	4	
1212	10	Arborvitae	4	4	
1213	22	Pin Oak	4	4	
1214	29	Pin Oak	3	4	
1215	15	White Birch	3	4	
1216	24	Buckthorn Hickory	3	3	
1217	30	Apple	6	6	3 stem
1218	25	Apple	6	6	2 stem
1219	18	Apple	6	6	2 stem
1220	30	Sugar Maple	3	3	2 stem
1221	36	Red Oak	3	3	
1222	12	Wild Black Cherry	4	4	2 stem
1223	9	Wild Black Cherry	4	4	2 stem
1224	14	Wild Black Cherry	4	4	2 stem
1225	7	Wild Black Cherry	4	4	
1226	40	White Birch	3	4	4 stem
1227	19	Spruce	4	4	2 stem, Canker
1228	12	Spuce	4	4	Canker
1229	12	Spruce	4	4	Canker
1230	70	Clump White Birch	3	3	14 stem
1231	8	Spruce	6	6	Canker
1232	13	Spruce	5	4	Canker
1233	7	Spruce	6	6	Canker
1234	8.5	Spruce	6	6	Canker
1235	9	Spruce	6	6	2 stem, Canker
1236	10	Spruce	5	4	Canker
1237	30	Mulberry	4	4	
1238	10	Spruce	6	6	Canker
1239	5.5	Spruce	6	6	Canker
1240	5.5	Spruce	6	6	Canker
1241	7	Spruce	6	6	Canker
1242	9	Cedar	5	5	
1243	10	Cedar	5	5	
1244	9	Spruce	6	6	Canker
1245	9	Spruce	6	6	Canker
1246	32	Honey Locust	3	3	

1247	15	Buckthorn	4	4	5 stem
1248	5	Mulberry	4	4	
1249	15	Pine	5	5	
1250	10	Spruce	5	4	Canker
1251	8	Spruce	6	6	Canker
1252	9	Spruce	5	4	Canker
1253	12	Spruce	4	4	Canker
1254	8	Sycamore	4	4	
1255	48	Silver Maple	3	3	6 stem
1256	10	Spruce	4	4	Canker
1257	10	Spruce	4	4	Canker
1258	10	Spruce	4	4	Canker
1259	9.5	Spruce	4	4	Canker
1260	10	Spruce	4	4	2 stem, Canker
1261	7	Spruce	4	4	Canker
1262	8	Spruce	4	4	Canker
1263	9	Spruce	6	6	2 stem
1264	9	Spruce	4	4	Canker
1265	12	Spruce	4	4	2 stem, 1 dead, Canker
1266	10	Spruce	4	4	Canker
1267	12	Spruce	4	4	Canker
1268	7	Spruce	6	6	Canker
1269	19	Mulberry	4	4	2 stem
1270	7	Spruce	6	6	Canker
1271	8	Spruce	6	6	Canker
1272	20	Maple	3	3	
1273	5.5	Spruce	6	6	Canker
1274	8	Spruce	6	6	Canker
1275	9	Spruce	6	6	Canker
1276	5	Spruce	5	4	Canker
1277	6	Spruce	6	6	Canker
1278	5	Spruce	6	6	Canker
1279	11	Spruce	4	4	Canker
1280	6	Spruce	6	6	Canker
1281	8.5	Spruce	6	6	Canker
1282	6	Spruce	6	6	Canker
1283	6	Spruce	6	6	Canker
1284	8	Spruce	6	6	Canker
1285	7.5	Spruce	6	6	Canker
1286	28	Mulberry	4	4	5 stem
1287	4.5	Mulberry	4	4	
1288	14	Spruce	6	6	Canker
1289	15	Spruce	5	5	Canker
1290	24	Mulberry	4	4	3 stem

1291	13	Spruce	5	5	Canker
1292	14	Wild Black Cherry	5	5	2 stem
1293	14	Spruce	4	4	Canker
1294	18	Spruce	4	4	Canker
1295	5	Mulberry	5	5	
1296	6	Mulberry	5	5	
1297	35	Mulberry	5	5	5 stem
1298	8	Spruce	4	5	Canker
1299	16	Mulberry	4	4	3 stem
1300	14	Spruce	4	4	Canker
1301	13	Spruce	4	4	Canker
1302	26	Siberian Elm	4	4	2 stem, 1 dead
1303	7.5	Spruce	4	4	Canker
1304	12	Wild Black Cherry	5	5	
1305	18	Spruce	4	4	Canker
1306	16	Spruce	4	4	Canker
1307	15	Spruce	5	5	Canker
1308	7	Ash	5	5	EAB
1309	16	Spruce	4	4	Canker
1310	12	Black Walnut	4	4	
1311	10	Spruce	4	4	Canker
1312	11	Spruce	4	4	Canker
1313	11	Spruce	6	6	Canker
1314	9	Spruce	6	6	Canker
1315	8	Spruce	6	6	Canker
1316	8	Spruce	4	4	Canker
1317	7	Spruce	6	6	Canker
1318	9	Spruce	5	4	Canker
1319	29	Maple	4	5	3 stem
1320	6	Spruce	6	6	Canker
1321	6	Spruce	6	6	Canker
1322	12	Spruce	4	4	Canker
1323	9	Spruce	6	6	Canker
1324	11	Spruce	4	4	Canker
1325	12.5	Spruce	4	4	Canker
1326	11.5	Spruce	4	4	Canker
1327	10	Spruce	5	4	Canker
1328	13	Maple	4	5	Canker
1329	14	Honey Locust	4	4	Canker
1330	35	Maple	4	4	4 stem
1331	5	Mulberry	4	5	
1332	9.5	Maple	4	5	
1333	47	Maple	4	5	5 stem
1334	25	Maple	4	4	2 stem

1335	18	Locust	4	5	
1336	11	Maple	4	5	2 stem
1337	5	Ash	5	5	EAB
1338	4.5	Honey Locust	4	4	
1339	4.5	Wild Black Cherry	4	4	
1340	23	Hawthorn	4	4	5 stem
1341	10	Hawthorn	6	6	5 stem
1342	18	Maple	4	4	2 stem
1343	9	Tulip	3	3	
1344	9	Siberian Elm	5	5	
1345	9	Mulberry	4	4	3 stem
1346	30	Hawthorn	4	4	6 stem
1347	12	Mulberry	4	4	4 stem
1348	38	Mulberry	4	4	3 stem
1349	7	Poplar	4	4	2 stem
1350	16	Hawthorn	4	4	5 stem
1351	12	Hawthorn	4	4	3 stem
1352	7	Poplar	5	5	
1353	6	Poplar	5	5	
1354	7	Poplar	6	6	2 stem
1355	5	Poplar	5	5	
1356	5	Poplar	5	5	
1357	14	Poplar	4	4	2 stem
1358	8	Poplar	5	5	
1359	8	Black Walnut	4	4	
1360	13	Poplar	4	4	
1361	7	Poplar	6	6	
1362	7	Poplar	5	5	
1363	16	Poplar	5	5	2 stem
1364	6	Poplar	6	6	
1365	40	Poplar	6	6	4 stem
1366	9	Poplar	6	6	
1367	15	Poplar	6	6	
1368	14	Poplar	6	6	2 stem
1369	16	Poplar	5	5	
1370	17	Poplar	5	5	
1371	42	Poplar	4	4	3 stem
1372	25	Poplar	5	5	3 stem, 1 dead
1373	5	Poplar	6	6	
1374	14	Poplar	5	5	
1375	9	Poplar	6	6	2 stem
1376	19	Poplar	5	5	2 stem
1377	15	Poplar	5	5	
1378	19	Maple	4	5	2 stem

1379	16	Poplar	5	5	
1380	14	Poplar	5	5	
1381	6	Poplar	6	6	
1382	12	Poplar	6	6	
1383	20	Poplar	6	6	2 stem
1384	24	Poplar	6	6	3 stem
1385	11	Poplar	5	5	
1386	36	Poplar	5	5	3 stem
1387	6	Black Walnut	5	5	
1388	7	Poplar	5	5	
1389	6	Poplar	5	5	
1390	7	Poplar	5	5	
1391	7	Poplar	4	4	
1392	9	Poplar	5	5	
1393	9	Poplar	4	4	
1394	6	Poplar	4	4	
1395	11	Poplar	4	4	
1396	5.5	Poplar	5	5	
1397	7	Poplar	4	4	
1398	9	Poplar	6	6	2 stem
1399	5	Siberian Elm	4	4	
1400	7	Silver Maple	3	4	
1401	8	Poplar	4	4	
1402	12	Poplar	5	5	2 stem
1403	8	Poplar	4	4	
1404	6	Poplar	6	6	2 stem
1405	7	Poplar	4	4	
1406	8	Poplar	5	4	
1407	8	Poplar	5	4	
1408	8	Poplar	5	4	
1409	5	Poplar	6	6	
1410	7	Poplar	5	4	
1411	4.5	Poplar	5	4	
1412	6	Poplar	5	4	
1413	14	Poplar	6	6	2 stem
1414	5.5	Poplar	6	6	
1415	7	Poplar	5	4	
1416	5	Poplar	5	5	
1417	5.5	Poplar	5	5	
1418	8	Poplar	4	4	
1419	13	Poplar	4	4	2 stem
1420	8	Poplar	5	5	
1421	10	Poplar	5	5	
1422	4	Poplar	6	6	

1423	5	Poplar	5	5	
1424	6	Poplar	5	5	
1425	6	Poplar	4	4	
1426	7	Poplar	4	4	
1427	5	Poplar	6	6	
1428	7	Poplar	5	5	
1429	6	Poplar	5	5	
1430	5	Poplar	6	6	
1431	4.5	Ash	5	5	EAB
1432	5	Poplar	6	6	
1433	6	Hawthorn	4	4	2 stem
1434	8	Poplar	4	4	
1435	4.5	Poplar	6	6	
1436	5	Poplar	6	6	
1437	4.5	Poplar	6	6	
1438	6	Poplar	5	5	
1439	7	Poplar	5	5	
1440	8.5	Poplar	5	5	
1441	6.5	Poplar	6	6	
1442	18	Poplar	5	5	2 stem, 1 dead
1443	12	Poplar	5	5	
1444	28	Poplar	5	5	2 stem
1445	27	Silver Maple	5	5	3 stem
1446	34	Hawthorn	5	5	4 stem
1447	6	Poplar	5	5	
1448	26	Pin Oak	4	4	
1449	16	Pin Oak	4	4	
1450	6	Poplar	6	6	
1451	5	Ash	5	5	EAB
1452	5	Black Walnut	4	5	
1453	30	Pin Oak	4	4	
1454	5	Wild Black Cherry	5	5	
1455	27	Silver Maple	4	4	2 stem
1456	6	Wild Black Cherry	5	5	
1457	5	Ash	5	5	EAB
1458	17	Pin Oak	4	4	
1459	12	Mulberry	4	4	
1460	6	Ash	5	5	EAB
1461	5	Hawthorn	4	4	
1462	5	Hawthorn	4	4	
1463	5	Ash	5	5	EAB
1464	5	Ash	5	5	EAB
1465	4.5	Mulberry	5	5	
1466	4	Mulberry	5	5	

1467	4	Wild Black Cherry	6	6	
1468	8.5	Mulberry	5	5	Covered with Vines
1469	6	Black Walnut	4	4	
1470	5	Hawthorn	4	4	2 stem
1471	14	Poplar	5	5	
1472	5	Ash	6	6	EAB
1473	12	Silver Maple	4	4	
1474	4	Ash	6	6	EAB
1475	6.5	Ash	6	6	EAB
1476	8	Ash	6	6	EAB
1477	9	Silver Maple	4	5	
1478	32	Siberian Elm	3	3	
1479	6	Ash	6	6	EAB
1480	7.5	Ash	6	6	EAB
1481	10	Ash	5	5	EAB
1482	9	Ash	6	6	EAB
1483	11	Ash	6	6	EAB
1484	8.5	Silver Maple	5	5	
1485	5	Ash	6	6	EAB
1486	6.5	Ash	6	6	EAB
1487	5.5	Ash	6	6	EAB
1488	6	Ash	6	6	EAB
1489	11	Ash	5	5	2 stem, EAB
1490	13	Ash	6	6	3 stem, EAB
1491	10	Ash	6	6	EAB
1492	11	Maple	5	5	2 stem
1493	8	Ash	6	6	EAB
1494	7.5	Ash	5	5	EAB
1495	10	Apple	5	5	2 stem
1496	6.5	Ash	5	5	EAB
1497	7	Ash	5	5	EAB
1498	8.5	Silver Maple	4	4	
1499	5.5	Ash	6	6	EAB
1500	5	Ash	5	5	EAB
1501	6	Ash	6	6	EAB
1502	4	Ash	6	6	EAB
1503	6	Ash	5	5	EAB
1504	9	Ash	5	5	EAB
1505	9	Ash	5	5	EAB
1506	5	Ash	6	6	EAB
1507	5	Ash	6	6	EAB
1508	7	Maple	5	5	
1509	8	Ash	6	6	EAB
1510	11	Siberian Elm	4	5	

1511	9	Siberian Elm	5	5	
1512	12	Siberian Elm	5	5	
1513	4	Ash	6	6	EAB
1514	4	Ash	6	6	EAB
1515	8	Ash	6	6	EAB
1516	17	Siberian Elm	5	5	2 stem
1517	7	Elm	6	6	
1518	7	Siberian Elm	5	5	
1519	34	Buckthorn	5	5	6 stem
1520	10	Siberian Elm	5	5	
1521	10	Ash	6	6	EAB
1522	14	Ash	6	6	2 stem, EAB
1523	10	Maple	4	4	
1524	13	Poplar	4	4	
1525	25	Maple	4	4	2 stem
1526	14	Poplar	4	4	
1527	5	Ash	5	5	EAB
1528	21	Maple	5	5	4 stem
1529	14	Poplar	4	4	
1530	33	Poplar	4	5	2 stem
1531	30	Poplar	5	5	2 stem, 1 dead
1532	10	Ash	6	6	EAB
1533	9	Poplar	6	6	2 stem
1534	18	Poplar	4	4	
1535	15	Poplar	4	4	
1536	5	Poplar	6	6	
1537	14	Poplar	4	4	
1538	12	Poplar	4	4	
1539	12	Poplar	4	4	
1540	8	Poplar	5	5	
1541	8	Poplar	5	5	
1542	6	Poplar	6	6	
1543	12	Poplar	4	4	
1544	16	Poplar	5	5	2 stem, 1 dead
1545	8	Poplar	6	6	
1546	8.5	Poplar	6	6	
1547	11	Poplar	6	6	
1548	5.5	Poplar	6	6	
1549	9	Poplar	6	6	
1550	10	Poplar	6	6	
1551	12	Poplar	4	4	
1552	13.5	Poplar	4	4	
1553	4	Maple	5	5	2 stem
1554	10	Maple	5	5	2 stem

1555	4	Ash	6	6	EAB
1556	12	Poplar	4	4	
1557	14	Poplar	4	4	
1558	12	Ash	5	5	EAB
1559	5	Ash	6	6	EAB
1560	7	Ash	6	6	EAB
1561	7	Ash	6	6	EAB
1562	5	Ash	6	6	EAB
1563	10	Ash	6	6	2 stem, EAB
1564	8	Ash	6	6	EAB
1565	18	Ash	5	5	2 stem, EAB
1566	5	Apple	5	5	
1567	6	Ash	6	6	EAB
1568	10	Maple	5	5	2 stem
1569	4.5	Ash	6	6	EAB
1570	5.5	Ash	6	6	EAB
1571	5	Ash	6	6	EAB
1572	5	Ash	6	6	EAB
1573	6	Maple	5	5	
1574	5	Ash	5	5	EAB
1575	5	Ash	6	6	EAB
1576	4	Ash	6	6	EAB
1577	6	Ash	6	6	EAB
1578	4	Ash	6	6	EAB
1579	6	Ash	6	6	EAB
1580	4	Ash	6	6	EAB
1581	10	Maple	5	5	2 stem
1582	4.5	Ash	6	6	EAB
1583	5	Ash	6	6	EAB
1584	5	Maple	5	5	
1586	5.5	Ash	5	5	EAB
1586	5	Ash	6	6	EAB
1587	9.5	Ash	5	5	EAB
1588	6	Ash	6	6	EAB
1589	8	Maple	4	4	
1590	9	Maple	4	4	3 stem
1591	6	Ash	6	6	EAB
1592	7	Ash	6	6	EAB
1593	5	Ash	6	6	EAB
1594	7	Ash	6	6	EAB
1595	6	Ash	6	6	EAB
1596	5	Wild Black Cherry	5	5	
1597	5	Ash	6	6	EAB
1598	5.5	Ash	5	5	EAB

1599	5.5	Ash	5	5	EAB
1600	4	Ash	5	5	EAB
1601	21	Buckthorn	5	5	4 stem
1602	5	Ash	5	5	EAB
1603	7	Ash	5	5	EAB
1604	4.5	Ash	5	5	EAB
1605	4.5	Wild Black Cherry	5	5	
1606	5	Ash	5	5	EAB
1607	8	Buckthorn	5	5	2 stem
1608	5.5	Ash	5	5	EAB
1609	9.5	Ash	6	6	EAB
1610	8	Wild Black Cherry	5	5	2 stem
1611	12	Ash	5	5	EAB
1612	16	Ash	5	5	2 stem, EAB
1613	6	Mulberry	5	5	
1614	7	Mulberry	5	5	2 stem
1615	8	Wild Black Cherry	5	5	
1616	18	Ash	5	5	3 stem
1617	8	Wild Black Cherry	5	5	
1618	6	Wild Black Cherry	5	5	
1619	7	Wild Black Cherry	5	5	
1620	6	Wild Black Cherry	5	5	
1621	4.5	Wild Black Cherry	6	6	
1622	5	Cedar	5	5	
1623	9	Wild Black Cherry	5	5	2 stem
1624	5	Ash	5	5	EAB
1625	4	Wild Black Cherry	6	6	
1626	5.5	Wild Black Cherry	5	5	
1627	6	Wild Black Cherry	5	5	
1628	6	Ash	6	6	EAB
1629	5	Ash	6	6	EAB
1630	16	Ash	5	5	2 stem, EAB
1631	15	Ash	5	5	EAB
1632	9	Ash	5	5	EAB
1633	9	Ash	5	5	EAB
1634	7	Mulberry	6	6	2 stem
1635	12	Black Walnut	4	4	
1636	10	Black Walnut	4	4	
1637	9	Black Walnut	4	4	
1638	6	Black Walnut	4	4	
1639	6	Black Walnut	4	4	
1640	12	Black Walnut	4	4	
1641	5	Box Elder	6	6	
1642	6	Ash	5	5	EAB

1643	4.5	Ash	6	6	EAB
1644	14	Ash	6	6	2 stem
1645	6	Wild Black Cherry	6	6	
1646	6	Ash	5	5	EAB
1647	7	Ash	5	5	EAB
1648	7.5	Ash	5	5	EAB
1649	14	Hawthorn	5	5	2 stem
1650	8	Hawthorn	5	5	2 stem
1651	4.5	Ash	5	5	EAB
1652	7	Cedar	5	5	2 stem
1653	6	Ash	5	5	EAB
1654	13	Wild Black Cherry	5	5	3 stem, 1 dead
1655	8	Wild Black Cherry	5	5	2 stem
1656	6	Wild Black Cherry	6	6	
1657	16	Wild Black Cherry	5	5	2 stem, 1 dead
1658	6	Wild Black Cherry	5	5	
1659	5	Wild Black Cherry	5	5	
1660	4	Ash	5	5	EAB
1661	4.5	Maple	5	5	
1662	20	Buckthorn	5	5	5 stem
1663	22	Maple	4	4	2 stem
1664	4	Ash	5	5	
1665	9	Wild Black Cherry	5	5	
1666	8	Wild Black Cherry	6	6	2 stem
1667	13	Ash	5	5	2 stem, EAB
1668	5	Ash	5	5	EAB
1669	5	Maple	5	5	
1670	7	Ash	5	5	EAB
1671	5.5	Ash	6	6	EAB
1672	8	Ash	5	5	EAB
1673	6	Ash	6	6	EAB
1674	5	Ash	5	5	EAB
1675	7	Ash	6	6	EAB
1676	6	Maple	5	5	
1677	5	Ash	5	5	EAB
1678	8	Ash	5	5	EAB
1679	8	Ash	6	6	EAB
1680	7	Ash	5	5	EAB
1681	6	Ash	6	6	EAB
1682	6	Ash	5	5	EAB
1683	8	Ash	5	5	EAB
1684	7	Hawthorn	5	5	2 stem
1685	7	Ash	5	5	EAB
1686	6	Ash	5	5	EAB

1687	8	Ash	5	5	EAB
1688	7	Wild Black Cherry	5	5	
1689	6	Ash	5	5	EAB
1690	9	Ash	6	6	EAB
1691	7.5	Ash	6	6	2 stem, EAB
1692	17	Ash	6	6	2 stem, EAB
1693	7	Ash	6	6	EAB
1694	7.5	Ash	5	5	EAB
1695	8	Ash	6	6	EAB
1696	8	Ash	6	6	EAB
1697	7	Ash	5	5	EAB
1698	6	Maple	5	5	
1699	7	Ash	6	6	EAB
1700	21	Poplar	5	5	2 stem
1701	6	Ash	5	5	EAB
1702	8	Poplar	6	6	
1703	10	Poplar	5	5	
1704	10	Poplar	5	5	
1705	5	Ash	6	6	EAB
1706	9	Poplar	5	5	
1707	10	Poplar	5	5	
1708	8	Poplar	6	6	
1709	6	Poplar	6	6	
1710	10	Poplar	5	5	
1711	6	Ash	5	5	EAB
1712	7	Ash	5	5	2 stem, EAB
1713	10	Poplar	5	5	
1714	12	Poplar	5	5	
1715	11	Poplar	5	5	
1716	5	Ash	6	6	EAB
1717	22	Poplar	5	5	2 stem
1718	9	Ash	5	5	EAB
1719	6	Poplar	5	5	
1720	10	Poplar	5	5	
1721	8	Poplar	5	5	
1722	6	Poplar	5	5	
1723	9	Poplar	5	5	
1724	12	Ash	5	5	EAB
1725	14	Poplar	5	5	
1726	9	Ash	6	6	EAB
1727	16	Poplar	4	4	
1728	23	Poplar	5	5	2 stem
1729	16	Hawthorn	6	6	2 stem
1730	14	Poplar	5	5	

1731	4	Black Walnut	5	5	
1732	7	Black Walnut	5	5	
1733	7.5	Poplar	5	5	
1734	19	Black Walnut	4	4	2 stem
1735	23	Maple	5	5	2 stem
1736	17	Maple	5	5	4 stem
1737	9	Ash	5	5	EAB
1738	8	Wild Black Cherry	5	5	
1739	22	Ash	5	5	2 stem, EAB
1740	11	Maple	5	5	2 stem
1741	5	Ash	5	5	EAB
1742	13	Wild Black Cherry	5	5	
1743	8	Mulberry	6	6	3 stem
1744	8	Mulberry	5	5	
1745	9	Black Walnut	4	4	
1746	5.5	Poplar	4	4	
1747	5	Poplar	4	4	
1748	6	Poplar	4	4	
1749	12	Black Walnut	4	4	
1750	6	Box Elder	6	6	
1751	8.5	Ash	5	5	EAB
1752	5	Ash	5	5	EAB
1753	7	Ash	5	5	EAB
1754	7	Ash	5	5	EAB
1755	5	Box Elder	5	5	
1756	20	Ash	5	5	2 stem, EAB
1757	8	Black Walnut	4	4	
1758	6	Box Elder	5	5	
1759	12	Ash	5	5	EAB
1760	16	Ash	5	5	EAB
1761	6	Maple	5	5	
1762	10	Ash	5	5	EAB
1763	9	Elm	6	6	
1764	10	Box Elder	5	5	
1765	29	Mulberry	5	5	4 stem
1766	5	Silver Maple	5	5	
1767	10	Ash	5	5	EAB
1768	12	Ash	5	5	EAB
1769	5	Hawthorn	5	5	
1770	10	Maple	5	5	
1771	6	Wild Black Cherry	6	6	
1772	9	Black Walnut	4	4	
1773	10	Hawthorn	6	6	2 stem
1774	10	Ash	5	5	EAB

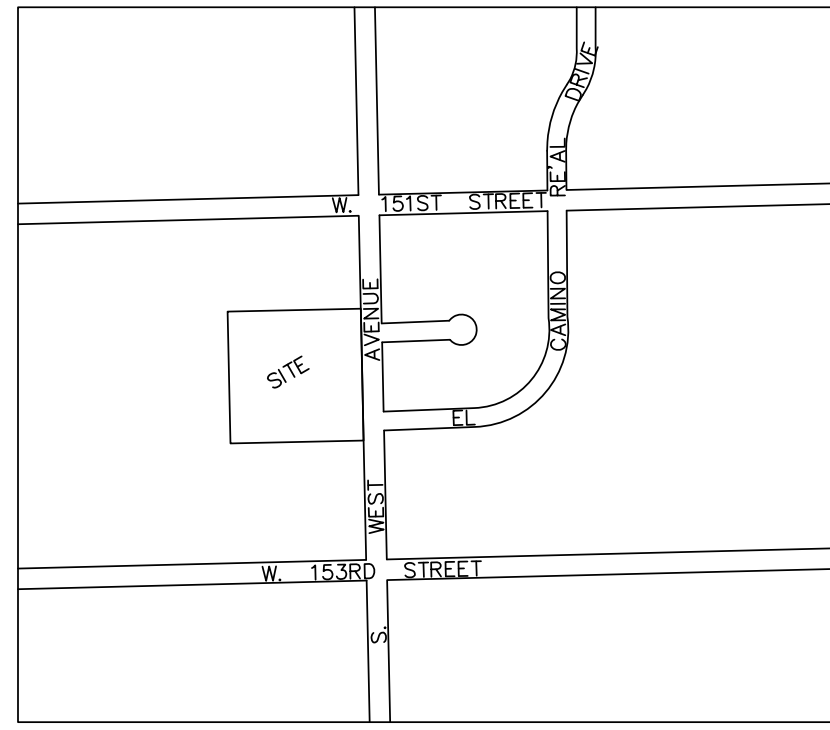
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1776	5	Black Walnut	4	4	
1777	14	Black Walnut	4	4	
1778	14	Black Walnut	4	4	
1779	15	Mulberry	5	5	2 stem
1780	10	Hawthorn	5	5	
1781	14	Ash	5	5	EAB
1782	11	Honey Locust	5	5	
1783	11	Ash	5	5	EAB
1784	10	Ash	5	5	EAB
1785	10	Ash	6	6	EAB
1786	10	Ash	6	6	EAB
1787	9	Buckthorn	5	5	3 stem
1788	6	Black Walnut	4	4	
1789	8	Mulberry	5	5	
1790	9	Silver Maple	4	4	
1791	16	Black Walnut	4	4	2 stem
1792	18	Black Walnut	4	4	2 stem
1793	17	Black Walnut	4	4	
1794	12	Black Walnut	4	4	
1795	8.5	Black Walnut	4	4	
1796	10	Black Walnut	4	4	
1797	17	Black Walnut	4	4	2 stem
1798	34	Mulberry	5	5	8 stem
1799	26	Black Locust	4	4	2 stem
1800	16	Mulberry	5	5	3 stem
1801	5.5	Mulberry	6	6	
1802	25	Honey Locust	4	4	2 stem
1803	16	Mulberry	5	5	Decay, 2 stem, 1 dead
1804	14	Maple	4	4	
1805	20	Wild Black Cherry	6	6	5 stem
1806	12	Box Elder	6	6	3 stem
1807	14	Black Walnut	4	4	
1808	5.5	Hackberry	3	3	
1809	4	Wild Black Cherry	3	3	
1810	5	Mulberry	3	4	2 stem
1811	18	Black Walnut	3	3	
1812	14	Spruce	5	4	Canker
1813	6	Spruce	5	4	Canker
1814	34	Silver Maple	5	5	
1815	6	Mulberry	4	5	2 stem
1816	7.5	Mulberry	5	5	
1817	7.5	Maple	4	4	
1818	15	Maple	4	4	

1819	30	Maple	3	4	
1820	14	Wild Black Cherry	4	5	
1821	23	Mulberry	4	4	4 stem
1822	38	Siberian Elm	5	5	Poison Ivy
1823	10	Mulberry	4	4	4 stem
1824	16	Honey Locust	4	5	
1825	16	Hackberry	4	5	
1826	10	Hackberry	4	5	
1827	18	Hackberry	4	4	
1828	18	Hackberry	4	5	
1829	18	Black Walnut	4	4	
1830	30	Elm	6	6	2 stem
1831	9.5	Black Walnut	4	4	
1832	5	Ash	6	6	EAB
1833	5.5	Ash	5	5	EAB
1834	18	Black Walnut	3	3	
1835	18	Black Walnut	3	3	
1836	13	Black Walnut	4	4	
1837	10	Black Walnut	4	4	
1838	7	Elm	6	6	2 stem
1839	9.5	Ash	5	5	EAB
1840	28	Apple	6	6	
1841	7	Ash	6	6	EAB
1842	10	Apple	5	5	4 stem
1843	9	Wild Black Cherry	6	6	
1844	10	Ash	6	6	EAB
1845	5.5	Mulberry	4	4	
1846	5	Ash	5	5	EAB
1847	16	Spruce	4	4	Canker
1848	9	Spruce	4	5	Canker
1849	12	Spruce	4	5	Canker
1850	26	Spruce	4	4	4 stem, Canker
1851	18	Spruce	4	4	Canker
1852	27	Mulberry	4	4	5 stem
1853	12	Spruce	6	6	Canker
1854	5	Mulberry	3	4	2 stem
1855	6	Mulberry	3	4	
1856	7	Mulberry	3	4	2 stem
1857	12	Mulberry	4	4	
1858	18	Spruce	4	3	Canker
1859	6	Mulberry	4	4	
1860	7	Mulberry	4	4	
1861	9	Mulberry	4	4	2 stem
1862	6	Mulberry	4	4	2 stem

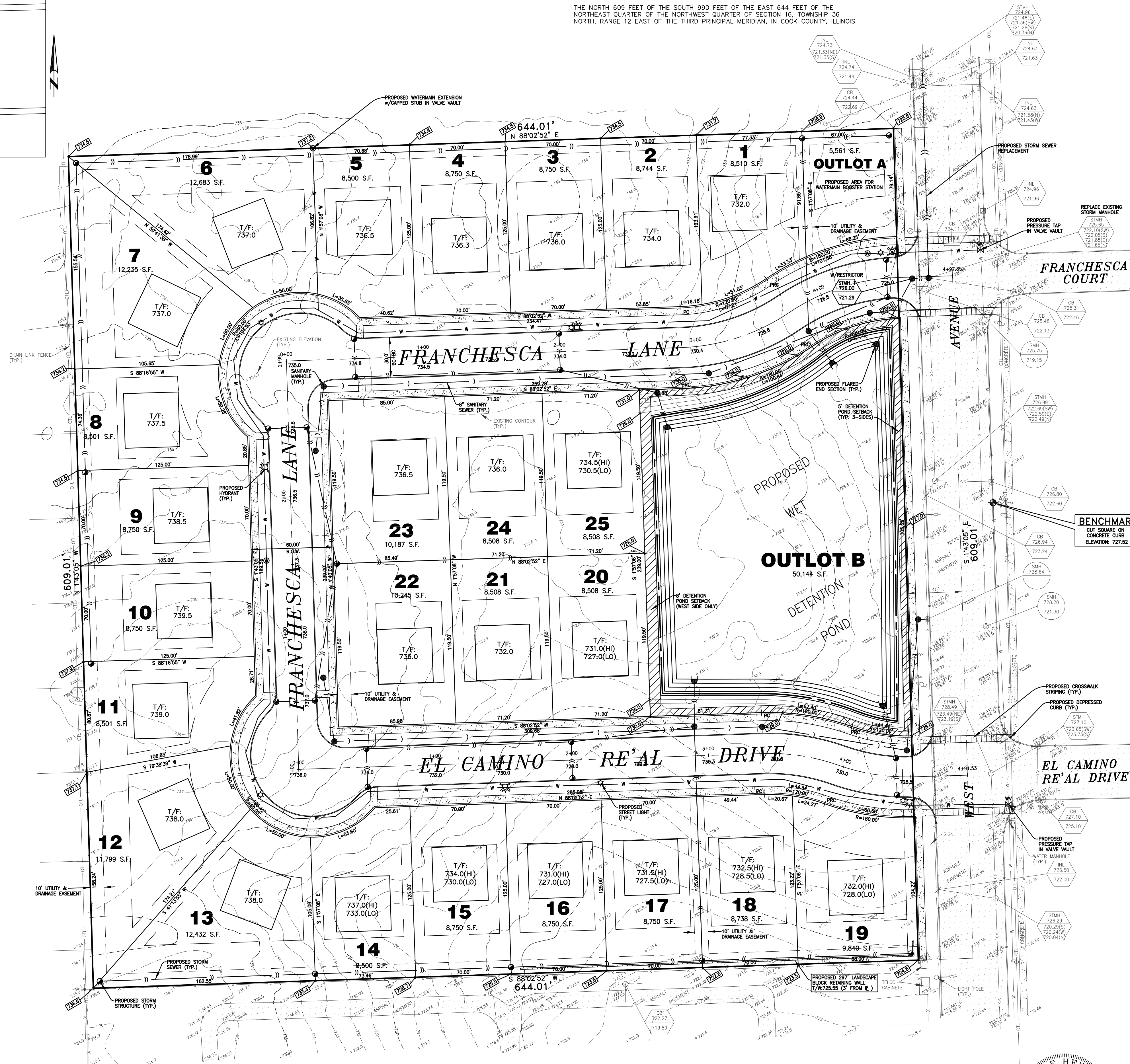
PARKSIDE SQUARE OF ORLAND PARK

152ND & WEST AVENUE
ORLAND PARK, IL

THE NORTH 609 FEET OF THE SOUTH 990 FEET OF THE EAST 644 FEET OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP



LEGEND		
	EXISTING	PROPOSED
WATER MAIN	—	—
STORM SEWER	—	—
SANITARY SEWER	—	—
MANHOLE	○	○
CATCH BASIN	○	○
INLET	○	○
FLARED END SECTION	—	—
HEADWALL	—	—
FIRE HYDRANT	—	—
WATER VALVE	—	—
LIGHT POLE	—	—
TOP OF FOUNDATION	—	—
SPOT ELEVATION	—	—
OVERLAND FLOW ROUTE	—	—

DATA TABLE	
GROSS AREA:	367,839 S.F., 8.444 Ac
PUBLIC ROW AREA:	77,435 S.F., 1.778 Ac
OUTLOT A AREA:	5,561 S.F., 0.128 Ac
OUTLOT B AREA:	50,144 S.F., 1.151 Ac
TOTAL SINGLE FAMILY LOTS:	25
SINGLE FAMILY LOT AREA:	234,699 S.F., 5.388 Ac
DETENTION VOLUME REQ'D:	3.01 Ac-Ft
DET. VOL. PROVIDED:	3.01 Ac-Ft
HWL OF DET. POND:	724.55
NWL OF DET. POND:	721.10

REV. BY	DATE	REVISIONS
T.G. <td>11/14/14 <td>FOR REVIEW</td> </td>	11/14/14 <td>FOR REVIEW</td>	FOR REVIEW
T.G. <td>2/3/15 <td>VILLAGE COMMENTS</td> </td>	2/3/15 <td>VILLAGE COMMENTS</td>	VILLAGE COMMENTS
T.G. <td>2/3/15 <td>VILLAGE COMMENTS</td> </td>	2/3/15 <td>VILLAGE COMMENTS</td>	VILLAGE COMMENTS
T.G. <td>3/17/15 <td>VILLAGE COMMENTS</td> </td>	3/17/15 <td>VILLAGE COMMENTS</td>	VILLAGE COMMENTS

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 589-5737
Fax: (708) 589-2281

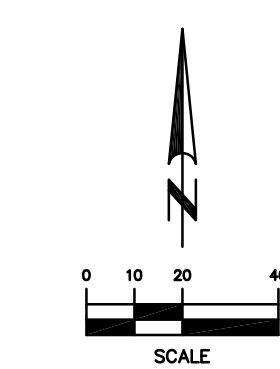
PARKSIDE SQUARE OF ORLAND PARK
152ND & WEST AVENUE, ORLAND PARK, IL
PRELIMINARY SITE ENGINEERING PLAN

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

SHEET
1 OF 1
14-05-109



Signature

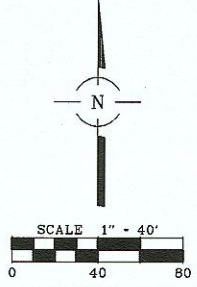


OWNER/DEVELOPER
TEMPO DEVELOPMENT, INC.
11921 S. HOBART AVENUE
PALOS PARK, IL 60464

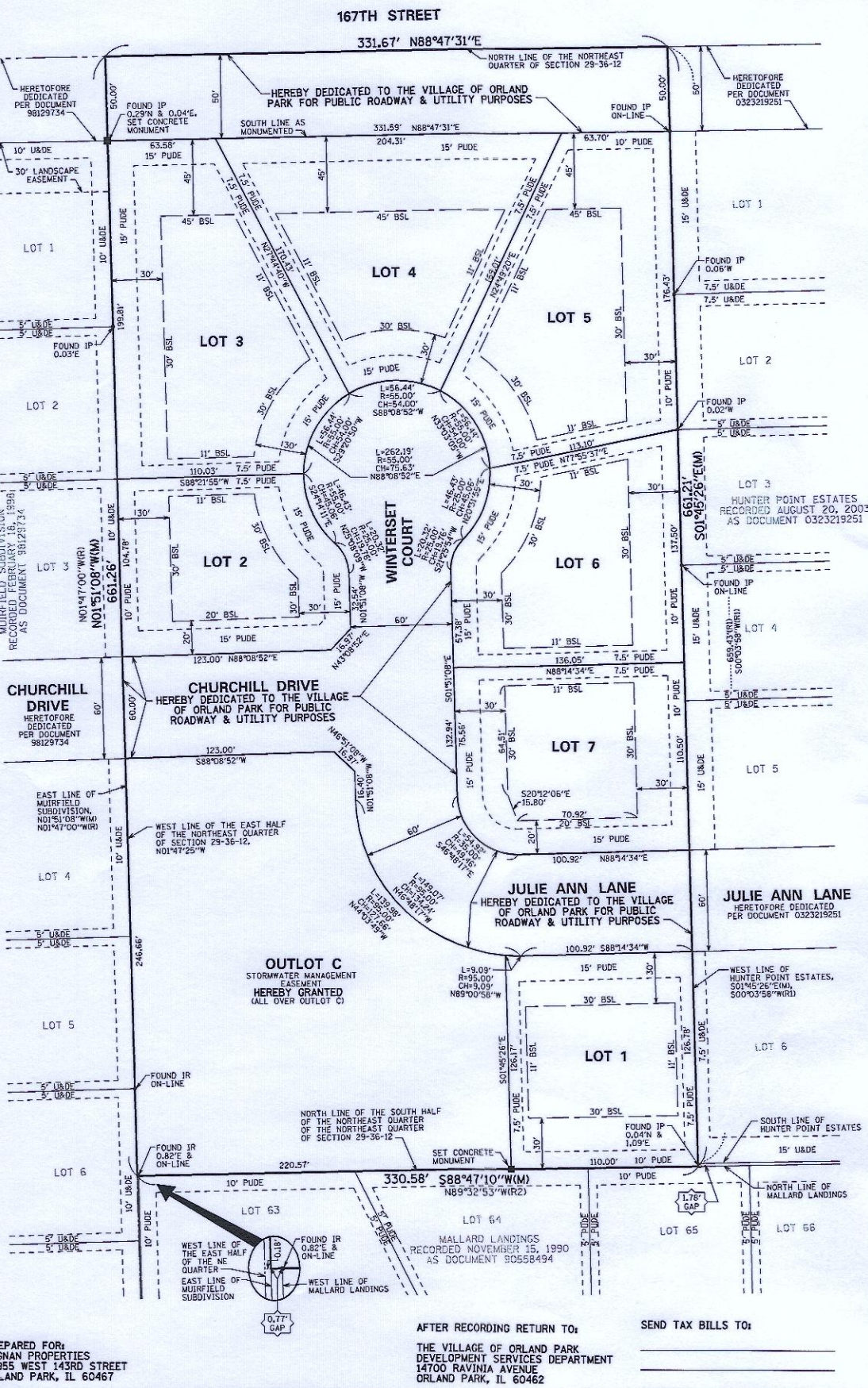
PLAT OF SUBDIVISION WINTERSET ESTATES

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N.
27-29-201-009-000



LOT	SQUARE FEET	ACRES
1	13,889	0.319
2	13,167	0.302
3	20,923	0.480
4	19,396	0.445
5	19,720	0.453
6	16,216	0.372
7	14,762	0.339
OUTLOT C	45,999	1.056
INTERNAL ROW	38,239	0.879
167TH STREET ROW	16,381	0.381
TOTAL	218,940	5.026



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, _____, IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

THIS IS ALSO TO CERTIFY THAT AS OWNER OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:

ORLAND SCHOOL DISTRICT 135
CONSOLIDATED HSU 230
MORRIS VALLEY COMMUNITY COLLEGE DISTRICT 524

DATED THIS ____ DAY OF _____, A.D. 20__

SIGNATURE _____
PRINTED NAME _____
ADDRESS _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY

AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

NOTARY PUBLIC
STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 20__

BY OWNER OR ATTORNEY
BY ILLINOIS PROFESSIONAL ENGINEER
LICENSE EXPIRES: _____

ALL EASEMENTS OVER SURVEYED PROPERTY ARE "HEREBY GRANTED"

NO OVERHEAD UTILITY FACILITIES ARE PERMITTED IN THESE HEREBY CREATED EASEMENTS.

VILLAGE TREASURER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, TREASURER FOR THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT ORLAND PARK, ILLINOIS,
THIS ____ DAY OF _____, A.D. 20__

VILLAGE TREASURER _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL ENGINEERING DESIGN FIRM, NUMBER 184-001151, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 218,940 SQUARE FEET OR 5.026 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF ORLAND PARK WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP NUMBER 1703100844 WITH MAP REVISION 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS, GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 20__ IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES 11-11-2016
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 02/04/2015
JOB NO: 8317
FILENAME: 8317SUB-01
SHEET 1 OF 1

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

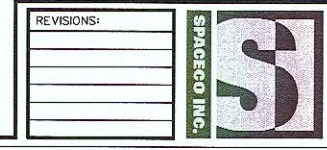
PREPARED FOR:
DISMAN PROPERTIES
10855 WEST 143RD STREET
ORLAND PARK, IL 60467

AFTER RECORDING RETURN TO:
THE VILLAGE OF ORLAND PARK
DEVELOPMENT SERVICES DEPARTMENT
14700 RAVINIA AVENUE
ORLAND PARK, IL 60462

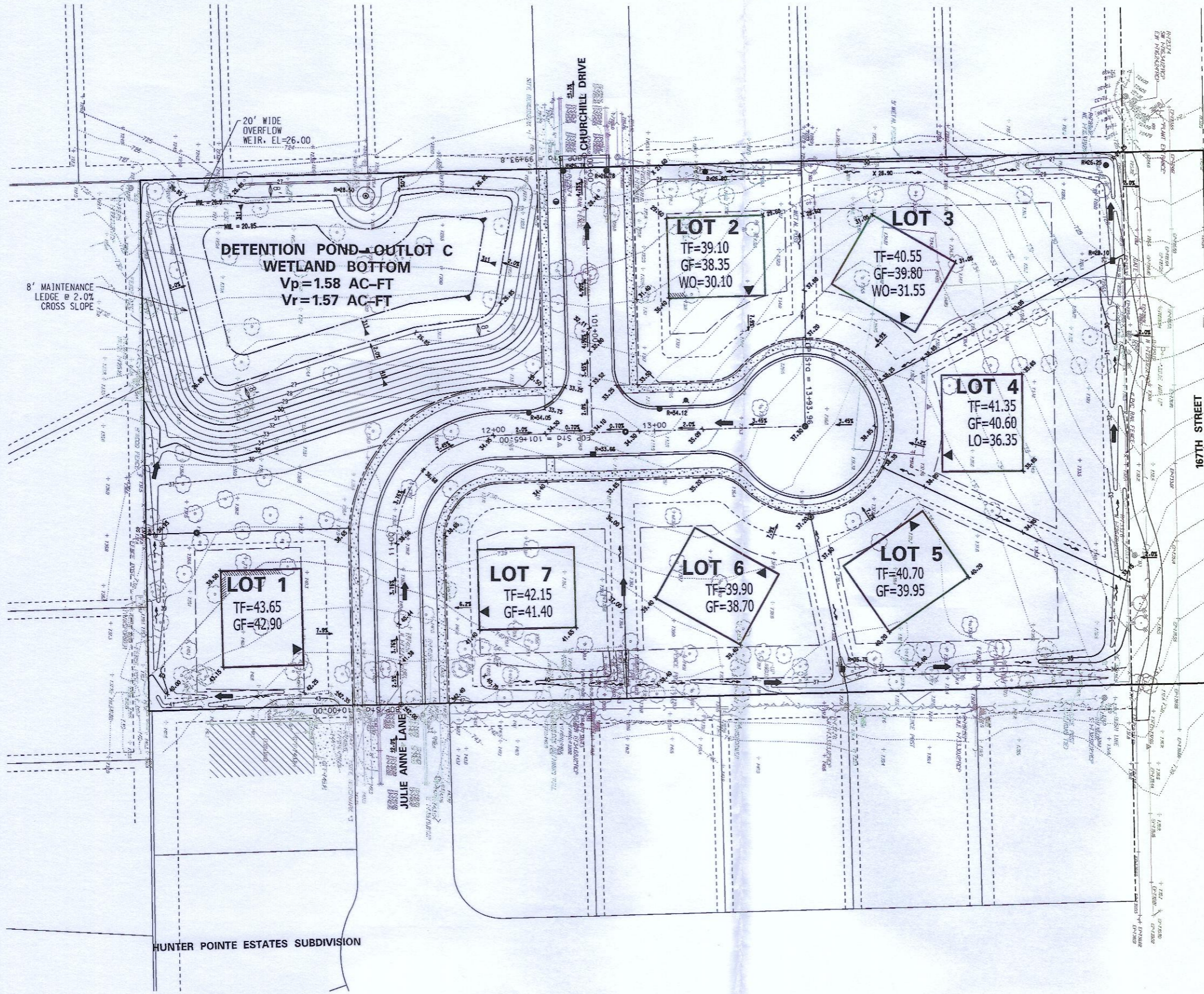
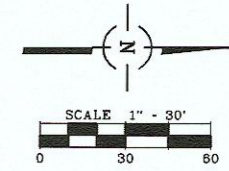
SEND TAX BILLS TO:

DETAIL OF THE NORTHEAST QUARTER OF SECTION 29-36-12
NOT TO SCALE

FOR REVIEW
PURPOSES ONLY



MURFIELD SUBDIVISION



LEGEND

- X 000.00 PROPOSED ELEVATIONS
- TF TOP OF FOUNDATION ELEVATION
- GF GARAGE FLOOR ELEVATION AT THE DOOR
- ////// DROP SIDING
- WO WALK OUT BASEMENT
- LO LOOK OUT BASEMENT
- ~ LOCAL DRAINAGE
- ➔ 100-YEAR OVERLAND FLOW ROUTE
- ▼ GARAGE LOCATION

NOTES:

1. ADD 700 TO ALL ELEVATIONS SHOWN TO OBTAIN USGS ELEVATIONS
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY GRADING PLAN
WINTERSET ESTATES
ORLAND PARK, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4086 Fax: (847) 696-6035



FILENAME:
B317P-GR.DGN

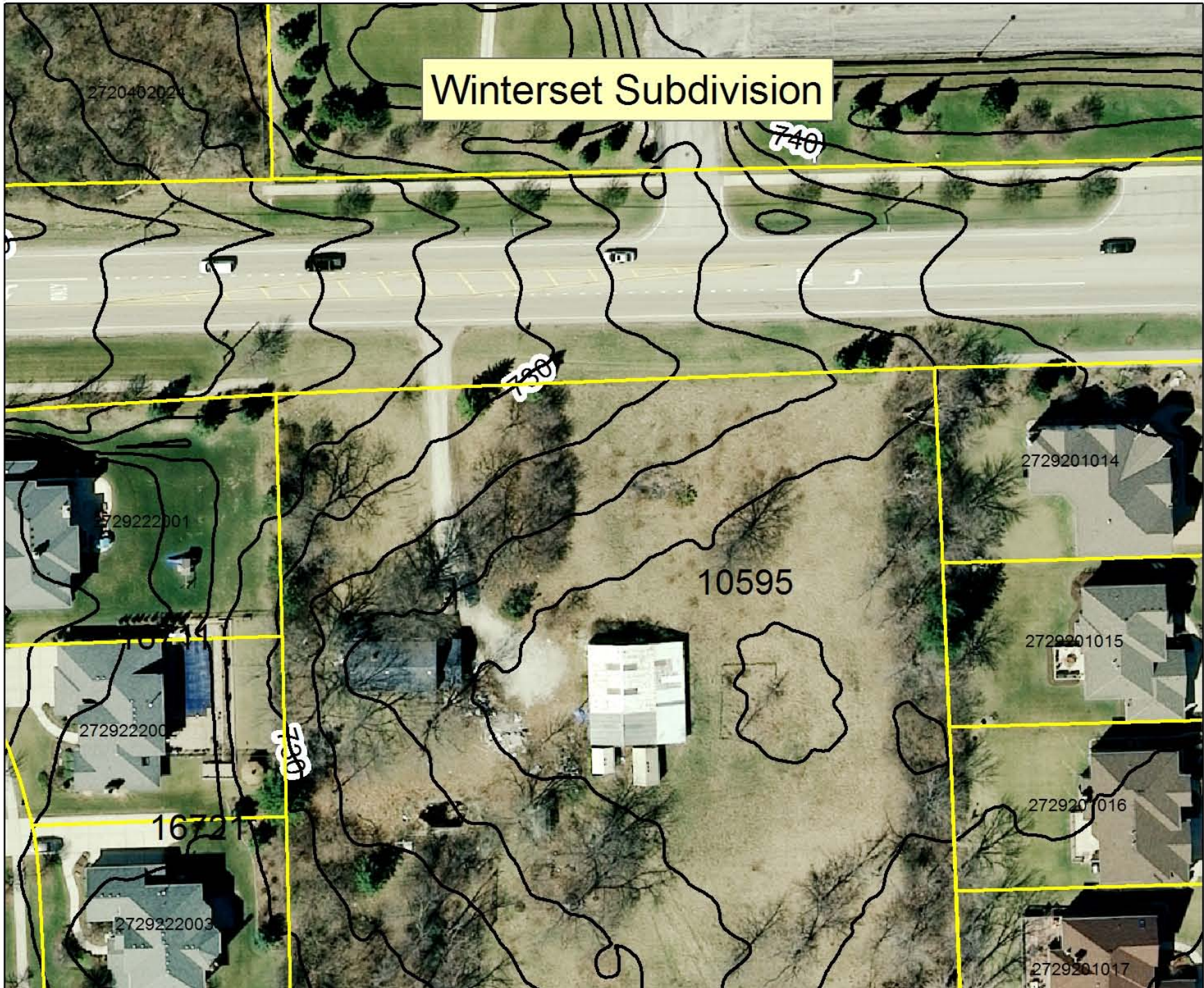
DATE:
02/03/15

JOB NO.
8317

SHEET
GR

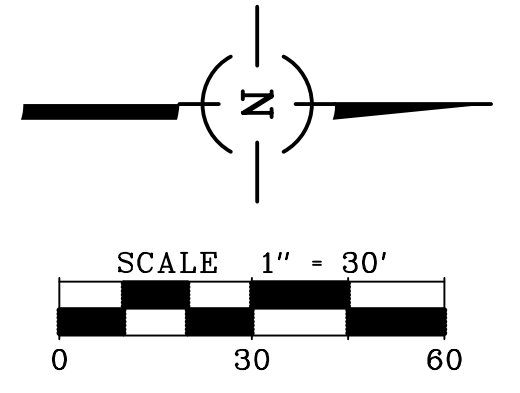
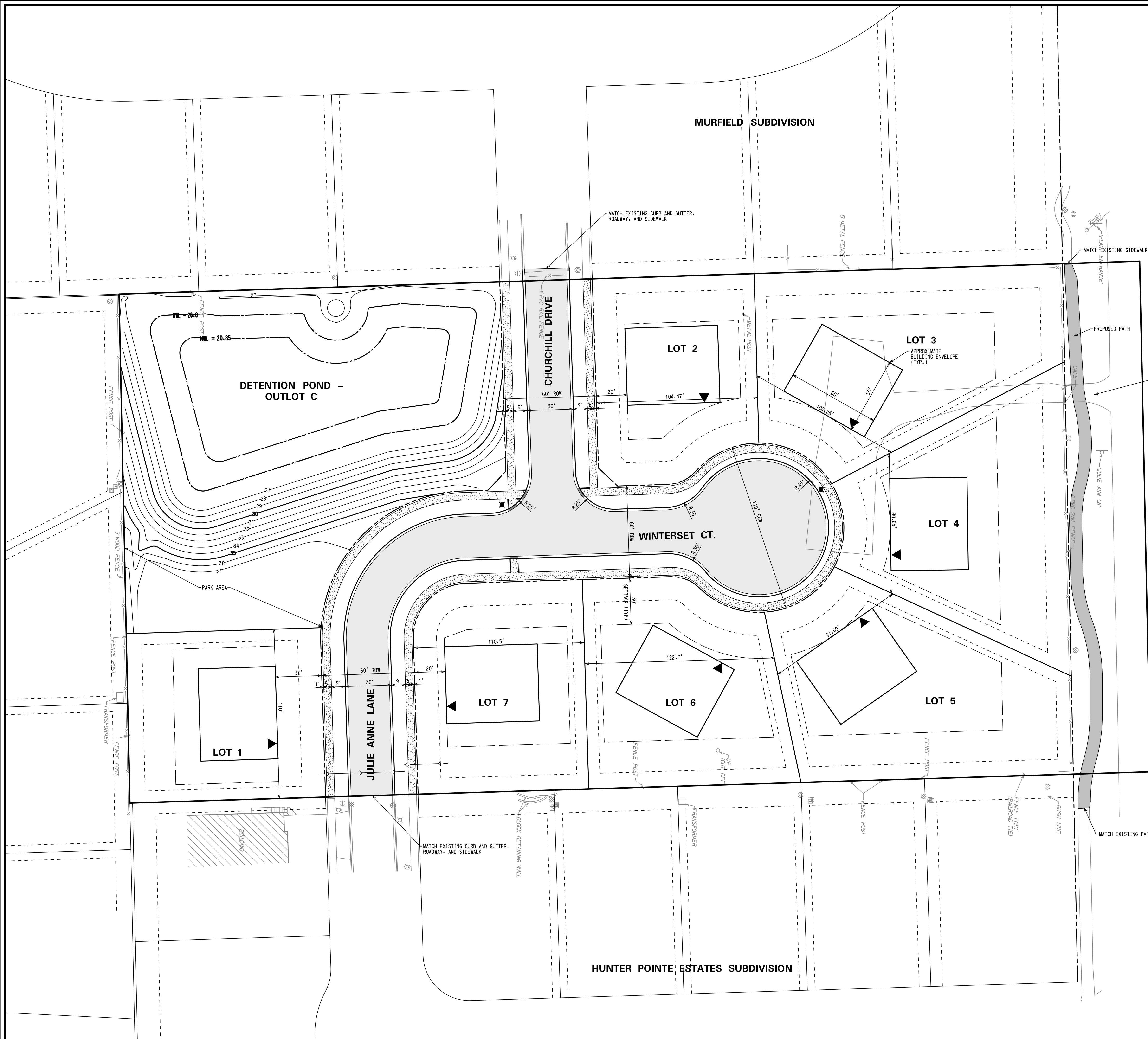
2 OF 3

Winterset Subdivision





1 inch = 60 feet

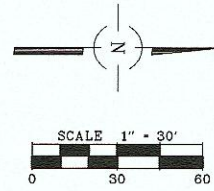
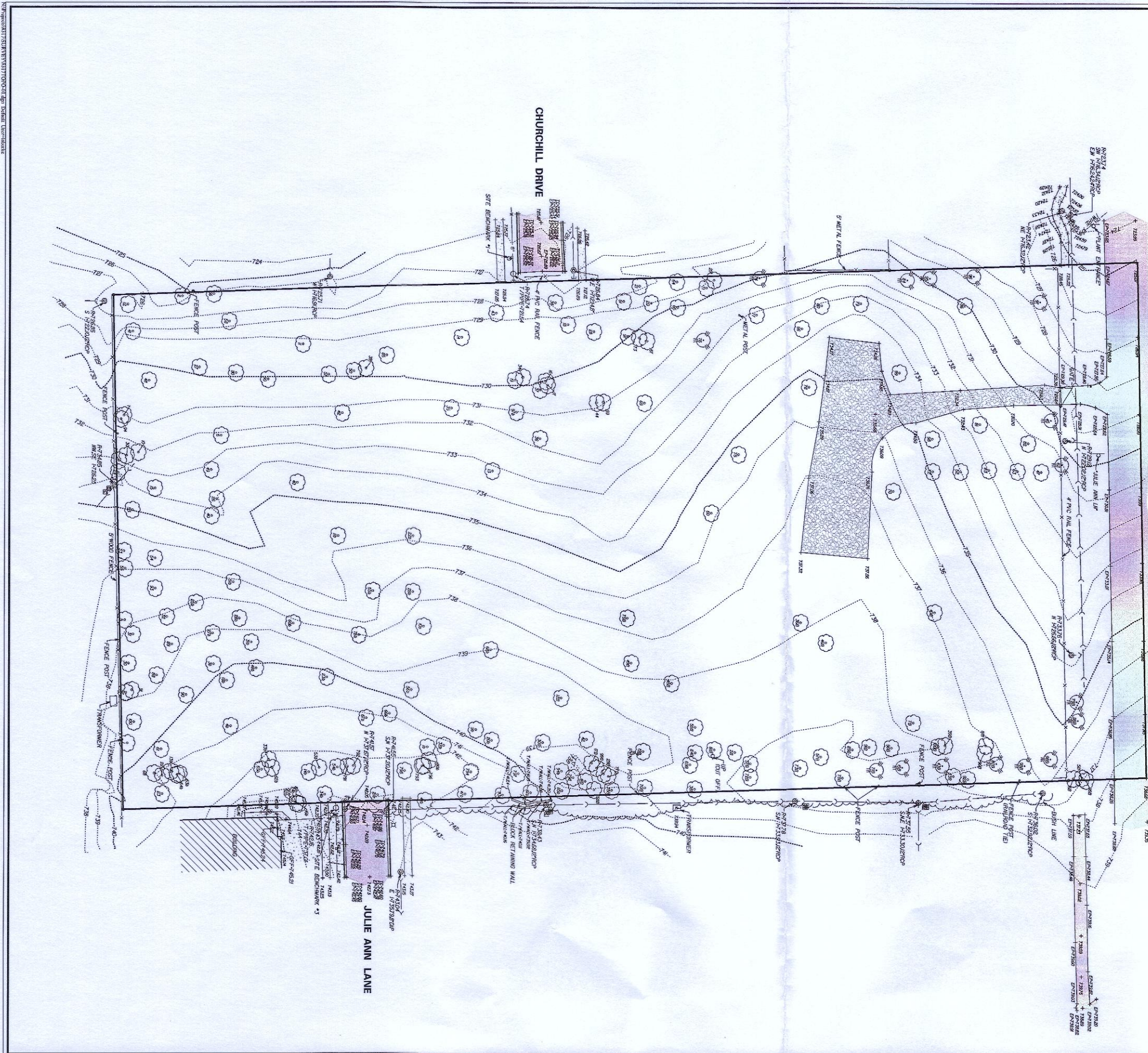


- LEGEND**
- ROADWAY PAVEMENT
 - 8' ASPHALT PATH
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
 - PROPOSED DEPRESSED CURB & GUTTER
 - PROPOSED M3.12 CURB AND GUTTER
 - PROPOSED STREET LIGHT
 - RECOMMENDED DRIVEWAY LOCATION

- NOTES:**
1. SEE FINAL PLAT OF SUBDIVISION FOR LOT AND EASEMENT DIMENSIONS.
 2. SEE SHEET T51 FOR TYPICAL ROADWAY SECTION.
 3. DESIGN SPEED LIMIT IS 20 MPH.
 4. THE VILLAGE OF ORLAND PARK'S DEPARTMENT OF PUBLIC WORKS SHALL INSTALL ALL TRAFFIC CONTROL SIGNAGE.

Lot No.	area sqft	area acres
8713 Winterset		1/15/2015
1	13,889	0.319
OUTLOT C	45,993	1.056
2	13,167	0.302
3	20,923	0.480
4	19,396	0.445
5	19,720	0.453
6	16,216	0.372
7	14,762	0.339
ROW	38,293	0.879
167 ROW	16,581	0.381
Total	218,940	5.026

PRELIMINARY SITE PLAN	WINTERSET ESTATES ORLAND PARK, ILLINOIS
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065
FILENAME: 8317PRELIM-SITE	
DATE: 03/20/15	
JOB NO. 8317	
SHEET SITE 1 OF 1	



SOURCE BENCHMARK:
COOK COUNTY COR. ID CC#M
ELEVATION = 665.783 (NAVD 88)

SITE BENCHMARK #1:
SOUTHWEST BOLT ON FIRE HYDRANT ON THE SOUTH SIDE OF
CHURCHILL DRIVE AT END OF DRIVE.
ELEVATION = 727.87

SITE BENCHMARK #2:
NORTHWEST BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF
167TH STREET AT EAST PROPERTYLINE EXTENDED.
ELEVATION = 741.88


SITE BENCHMARK #3:
SOUTHWEST BOLT ON FIRE HYDRANT ON THE SOUTH SIDE OF
JULIE ANN LANE AT END OF LANE.
ELEVATION = 743.88

LEGEND	
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	CATV
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD UTILITY POLE
	FIRE OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LINE
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BELLMAN
	MAILBOX
	UNIDENTIFIED MANHOLE
	SPOT ELEVATION
	IRON OF MAN MONUMENT
	DISC
	IRON PIPE
	CUT CROSS
	1/4" RAIL
	RAILROAD SPIKE
	SOIL BORING
	TREE WITH SIZE
	FIR TREE WITH SIZE
	BUSH
	ASPHALT
	CONCRETE
	GRAVEL

NOTE:
UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND; THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE. IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: OCTOBER 18, 2014.

EXISTING CONDITIONS	
WINTERSET ESTATES ORLAND PARK, ILLINOIS	
CONSULTING ENGINEERS	LAND SURVEYORS
 SPACECO INC. 9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	
FILENAME:	8317TOP0-01
DATE:	10/24/2014
JOB NO.	8317
SHEET	E1
1	OF 1

2015 LAND DEVELOPMENT CODE AMENDMENTS I

Amendment Report to the Plan Commission

Prepared by: Development Services Department

March 19, 2015

Table of Contents

Conduct of Public Meetings (5-101).....	2
Certificates of Appropriateness in the Review Process (5-101).....	3
Restaurants and Administrative Reviews (5-106).....	4
Ornamental Fences (6-310).....	6
Environmental Technology Reviews (6-314).....	7
Performance Bonds (9-101).....	8
Certificate of Appropriateness Training Process (6-209).....	9
La Grange Road Setbacks (6-207 & 6-210).....	11
Parking Lots as Accessory Uses and Structures (6-302).....	14
Additional Garage Heights (6-302).....	15
Subdivision Identification Signs for Residential Gated Communities (6-307).....	16

CLARIFICATION AMENDMENT: **CONDUCT OF PUBLIC MEETINGS**

A correction is made to the Land Development Code regarding the acceptance of public comment and testimony. Currently the Code does not require decision-making bodies to accept testimony at public meetings. The Code is changed to state that they are allowed to accept testimony at public meetings.

Section 5-101.H.3 Conduct of the Meeting

- Language added to clarify the acceptance of public comment and testimony by all decision making/ review bodies.

3. **Conduct of the Meeting.**

a. **Submission of Testimony.** Decision-making bodies ~~may are not required to~~ accept testimony or written materials from individuals or representatives of an organization outside of the applicant at public meetings.

b. **Duty of the Development Services Department.**

1. The Development Services Department shall present information concerning pertinent application considerations and the standards set out in these regulations and make recommendations.

2. Upon a motion of the decision-making body, the applicant or the Development Services Department may be required to produce additional information with respect to the proposed petition/ application.

c. **Continuance.** The decision-making body may continue a hearing to a specified date, time and place.

CLARIFICATION AMENDMENT: **CERTIFICATES OF APPROPRIATENESS IN THE REVIEW PROCESS**

This section is updated to include the Certificate of Appropriateness review process alongside the other major review processes. This provision outlines which sections of the Code apply in each circumstance (i.e. Variance, Special Use Permit etc.).

Section 5-101.K.4.a Review by Development Services Department

- Language added to clarify what sections apply when a Certificate of Appropriateness review is necessary.

4. **Review by Development Services Department.**

a. **Application Review.** The Development Services Department shall review the complete application for development approval in accordance with these regulations and particularly with Section [5-105](#), if the development requires a special use permit, Section [5-108](#), if the development requires an amendment to the text of these regulations or the Zoning District Map, Section [5-109](#), if the development requires a variance, ~~and/or~~ Section [5-112](#), for development requirements and subdivision review, **and/or Section 5-110 and 6-209, if the development requires a Certificate of Appropriateness.**

CLARIFICATION AMENDMENT: **RESTAURANTS AND ADMINISTRATIVE REVIEWS**

Continuing the reform on the regulation of restaurants, the amendment proposes to enable the Administrative/ Appearance Review process to handle the expansion of legally existing restaurants (i.e. those that have special use permits in hand) in shopping centers within 300 feet of residential properties. Currently, a restaurant must obtain a special use permit to locate within 300 feet of residential properties. There is no size limitation on how big the restaurant can be. Often the restaurant fits into a single tenant space of a shopping center.

Successful restaurants approach the Village seeking approvals to expand their operations (often the seating areas) into adjacent vacant units but are met with requirements to amend their special use permit and obtain approvals through the public hearing process. This is despite the fact that they already have a special use permit to operate at that location, which did not limit their square footage. A special use is required because it is an increase in the land use intensity.

The proposed amendment will enable restaurants to expand up to 100% of their existing size (double) without triggering a special use amendment. The administrative review process will consider increasing land use intensity as anything beyond the doubling of the restaurant's initial area. A restaurant cannot double in size administratively and then double in size again administratively. Expansions beyond the initial expansion will require special use amendments, as these would be larger facilities than originally intended.

Section 5-106.A Purpose and Authority

- Language added to allow limited restaurant expansions in proximity to a residential parcel through the Appearance Review process.

A. **Purpose and Authority.** An Appearance Review is required for minor exterior site and building changes for all existing development, ~~and for all restaurants that are not a special use~~, except single family residential and multifamily of fewer than six (6) units. **In addition, an Appearance Review is required for all restaurants that are not a special use, and for the enlargement of a lawfully existing restaurant into an adjoining built space, regardless of its proximity to a residential parcel, provided that the expansion area does not exceed 100% of the existing initially approved restaurant area.** Appearance Review is not required for routine property maintenance, replacement of materials with like materials, and proposals that do not visibly change the appearance of the property or for restaurants occupying an existing or vacant former restaurant space and proposing no exterior changes. If the Development Services Department finds that the proposal significantly alters the design and intent of the approved plan, full site plan review is required. The purpose of appearance review is to ensure that the appearance of new development within the Village is consistent with the community character of

the area within which the development is located. The Development Services Department is authorized to conduct and approve appearance reviews. The Appearance Review process in this Section 5-106 does not apply to property in the OOH Zoning District. See Section 6-209 for applicable regulations for the OOH Zoning District. (Ord. 3281 - 8/16/99; Amd. Ord. 4161 - 8/6/06; Amd. Ord. 4411 - 9/2/08; Amd. Ord. 4664 - 8/1/11)

CLARIFICATION AMENDMENT: ORNAMENTAL FENCES

Clarification is added to the Land Development Code describing what is expected when an ornamental fence is required. Currently, the Code mentions requirements for ornamental fences in certain conditions. By using the term “ornamental” the Code implies a higher quality fence than a privacy fence, but it does not state the expectation. This makes that correction.

Section 6-310.E.2 (Fences)

- Language added to clarify and define ornamental fence styles.

2. In all residential districts, an ornamental fence may be erected on a premise anywhere, as long as it is entirely within the property where the permit is issued, including the front setback past the building line and the front and side setbacks past the building lines in the case of corner lots. The height of such fences shall not exceed four (4) feet **and shall be an open-style fence consisting of wrought iron, galvanized steel, aluminum, vinyl, wood or similar materials that does not block vision to an extent greater than 40% per lineal foot, and shall not include chain-link or wire fences or fences of similar construction.** (Ord. 4769 – 12/3/12)

CLARIFICATION AMENDMENT: **ENVIRONMENTAL TECHNOLOGY REVIEWS**

This section is updated to reflect the recent consolidation of the role, duties etc. of the Historic Preservation Review Commission into the Plan Commission.

Section 6-314.C.3.b ECT Review

- Language updated regarding the recent consolidation of the HPRC into the Plan Commission.

C. Environmental Clean Technology Review and Notification Process.

The following outlines the development review process required for installing an environmental clean technology (ECT). ECTs include but are not limited to renewable energy systems such as wind energy conversion systems (WECS), solar energy systems (SES) and geothermal energy systems (GES). See Section [2-102](#) Definitions for more information. Unless otherwise noted in these regulations, the following shall apply:

1. **Petition.** Petitioners seeking to construct or install an ECT must submit a complete petition to the Development Services Department and apply for building permits.
2. **Review.** The application shall be reviewed in accordance with these regulations and, if necessary, shall be deliberated at the next available meeting of the Plan Commission.
3. **ECT Review.** An ECT Review is a review at Plan Commission that requires notification of neighboring properties. There are two categories of ECT Review: Residential and Commercial. For Residential ECT projects, all residential uses within three hundred thirty (330) feet of an ECT development shall be notified. For Non-Residential ECT projects, all residential uses within five hundred (500) feet of an ECT development shall be notified. Notification shall be issued via certified mail, with return receipt requested, at least fifteen (15) to thirty (30) days in advance of the Plan Commission meeting. If no residential uses are within the stated buffers, notices are not necessary for the review at Plan Commission.
 - a. The notice shall be titled "Environmental Clean Technology Review Notice". The notice shall include the date, time and place of the Plan Commission meeting and the contact information of the Development Services Department. The notice shall describe the type of ECT system that is proposed for the property and that the intent is to, for example, generate renewable energy in the case of WECS etc.
 - b. A contributing structure in the Old Orland Historic District or an Orland Park Landmark shall require a Certificate of Appropriateness (COA) review at the **Plan Commission** ~~Historic Preservation Review Commission (HPRC)~~ for an ECT ~~rather than a Plan Commission review~~. The same notification requirements shall be under taken for a COA.

CLARIFICATION AMENDMENT: **PERFORMANCE BONDS**

The proposed amendment aligns the requirements and regulations of Section 9-101.B concerning the enforcement procedures for project completion with the requirements of Section 5-112.E “Guarantees for Improvement Completion”. The proposed language borrows heavily from the language in Section 5-112.E but also includes descriptions of current practice. For instance, “cash bonds” are required for small job building permits and letters of credit for larger development projects.

Section 9-101.B Enforcement Procedures

- Language added to clarify when and what certain financial guarantees are required.

B. Inform the violator that no further work under an existing approval may proceed until the violation has been corrected.

In the event that a violator has been previously determined to have violated a provision of these regulations within the prior five (5) years, the **Development Services Director** ~~Director of the Building Department~~ may require that the violator implement appropriate mitigation measures for the site where the violation was committed. Such measures may include installation of landscaping and requirements for posting **a performance guarantee acceptable to the Village such as cash bond, letter of credit or, at the discretion and approval of the Board of Trustees, other security methods performance bonds** to ensure compliance with the order of the **Development Services Director** ~~Director of the Building Department~~.

SUBSTANTIVE AMENDMENT: **CERTIFICATE OF APPROPRIATENESS TRAINING PROCESS**

The recently approved Section 6-209.J (2014 LDCA II) describing Certificate of Appropriateness Training process is updated to reflect a more streamlined approach toward COA training. The initial ordinance language did not take into consideration the type of review material or how the Development Services Department would conduct the meeting. The ordinance is updated to reflect recent planning for COA training. The Department developed the Historic Preservation Resident Handbook to help COA petitioners understand the ordinance better and abide by the rules of the Land Development Code. Also, the training affidavit was added to the initial petition form for COA's such that all petitioners in the Historic District and for Landmark buildings understand their requirements prior to a project even beginning.

Lastly, Certificate Maintenance was eliminated since testing would take too much time for staff to sit, train and test all petitioners considering the average petition volume. It is more appropriate to update petitioners each year on ordinance changes through the Resident Handbook than to test them on material that is over a year old.

Section 6-209.J Pre-Concept Meeting and Certificate of Appropriateness Training

- Updates made to the training process and use of the Residential Handbook.

J. Pre-Concept Meeting and Certificate of Appropriateness Training .

1. Pre-Concept Meeting .

Prior to applying for a Certificate of Appropriateness, a property owner in the historic district or of a landmark building must meet with the Development Services Department to discuss project scope, the appropriateness of any changes to a site or a building and the impending application of a petition.

2. Certificate of Appropriateness Training .

Beginning January 1, 2015, as part of the process to complete a petition for a Certificate of Appropriateness, a petitioner for a Certificate of Appropriateness shall complete ~~a one (1) hour training session~~ **one (1) credit hour of training** covering the Village's historic preservation codes, requirements and policies related to the Old Orland Historic District or to Landmark buildings with the Development Services Department. The Certificate of Appropriateness training shall serve to inform petitioners of the applicable codes, requirements and policies of the Village related to its historic preservation program.

a. Certificate of Training.

The credit hour of training can be earned by reading the Historic Preservation Resident Handbook and signing a Certificate of Appropriateness Training affidavit. ~~At the completion of the COA training, a certificate of training shall be issued~~ stating training

completion. ~~that shall be signed~~ **The affidavit is** as a binding acknowledgment by the petitioner to faithfully execute the proposed project according to the codes, requirements and policies of the Village of Orland Park's historic preservation program and to abide by the decisions of the Village Board of Trustees.

b. **Period of Good-Standing** .

One (1) **credit** hour of Certificate of Appropriateness training shall keep a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects, improvements etc. may be undertaken by the petitioner using the one (1) **credit training** hour.

~~c. **Certificate Maintenance** .~~

~~— Certificates of training may be renewed and kept in good standing for a second calendar year without attending a training session by completing and passing a Certificate of Appropriateness training test established by the Development Services Department. At a minimum, a petitioner shall complete a training session once every two years.~~

cd. **Compliance** .

Compliance with Certificate of Appropriateness Training is intended to avoid costly inappropriate material, design or other changes that do not fit the character or concur with the historic integrity of a site, building or district. Failure to comply with the codes, requirements and policies of the Village shall result in the removal of any inappropriate materials, designs or other changes made during the course of an approved project at the petitioner's expense. The Development Services Department shall notify a petitioner via certified mail when work is non-compliant and upon notification the petitioner shall have one (1) week to remove non-compliant materials, designs or other changes. Upon the discretion of the Development Services Department, if the non-compliance is not rectified within five (5) business days, a citation may be issued to the petitioner, who shall be fined not less than \$100 and not more than \$500 per day of non-compliance.

SUBSTANTIVE AMENDMENT: LA GRANGE ROAD SETBACKS

La Grange Road widening construction is currently underway with anticipated completion in the next two years. The new La Grange Road will be a wider boulevard with buildings closer to the street as a result of the widening. The existing 35 foot setback attempted to address the future widening by setting buildings back further to accommodate the future right-of-way. With the new right-of-way largely in place as the corridor is re-constructed, many of the buildings are by default closer to La Grange Road and therefore non-conforming. Reducing the setback requirement from La Grange Road reduces the intensity of that non-conformity while also establishing a more flexible development pattern that is more conducive for properties that have lost frontage and area to the widening.

The 25 foot setback is still enough land to accommodate the largest bufferyards the Land Development Code prescribes for commercial properties along La Grange Road, without encumbering more land for landscaping purposes and turf.

Changing the setback from 35 feet to 25 feet aligns both BIZ and COR districts with the Village Center District setback standards for all properties along La Grange Road north of Southwest Highway and south of 143rd Street.

Table 6-207.F.1 (A) and Table 6-210.F.1.b (A) Minimum Building Setback from Street

- Update the BIZ and COR zoning districts to match setback regulations of the Village Center District for the newly widened La Grange Road corridor.

TABLE 6-207.F.1 (A)

STREET NAME	MINIMUM BUILDING SETBACK FROM STREET	PURPOSE OF THE SETBACK AREA
All streets, except as below	25 feet	For streets carrying moderate to high regional and local traffic, a setback area of 25 feet will be required. This will allow commercial buildings to maintain high visibility from the streets, and also provide a significant landscaped area along the street.
Exceptions:		
LaGrange Road	35 25 feet	LaGrange Road is proposed to be widened to a six lane arterial with a landscaped median. A larger This setback area is being proposed for this street to will This distinguish it from other arterials as the main commercial area of the Village. The wider setback will allow substantial landscaping that will add a sense of scale, safety and enclosure to the this high-speed the corridor, and help create a unique look for the street.
147th Street	15	For pedestrian oriented streets that also carry

Ravinia Avenue	feet	moderate local traffic, a setback area of 15 feet is required. This will encourage building entrances to connect directly to the sidewalk, while allowing landscaping with low plantings along the street.
West Avenue		
144th Place		
149th Street		
151st Street, between Ravinia Avenue and West Avenue (Ord. 3990 – 2/21/05)		
157th Street	0 to 15 feet	These special pedestrian oriented streets shall be defined by buildings with active street fronts, multiple entrances and well articulated street facades, and by parkway trees along the sidewalk. Buildings shall be allowed to be placed at the lot line or set back up to 15 feet to strengthen the pedestrian character of the street.
142nd Street		
Ravinia extension (north of 143rd Street and south of 159th Street)		
161st Street		
160th Street		
95th Avenue		

TABLE 6-210.F.1.b(A)

STREET NAME	MINIMUM BUILDING SETBACK FROM STREET	PURPOSE OF THE SETBACK AREA
All streets, except as below	25 feet	For streets carrying moderate to high regional and local traffic, a setback area of 25 feet will be required. This will allow commercial buildings to maintain high visibility from the streets, and also provide a significant landscaped area along the street.
Exceptions:		
LaGrange Road	35 feet	LaGrange Road is proposed to be widened to a six lane arterial with a landscaped median. A larger setback area is being proposed for this street to This setback area will distinguish it from other arterials as the main commercial area of the Village. The wider setback will allow substantial landscaping that will add a sense of scale, safety and enclosure to the this high-speed corridor, and help create a unique look for the street.
147th Street	15 feet	For pedestrian oriented streets that also carry moderate local traffic, a setback area of 15 feet is required. This will encourage building entrances to connect directly to the sidewalk, while allowing landscaping with low plantings along the street.
Ravinia Avenue		
West Avenue		
144th Place		
149th Street		
157th Street	0 to 15 feet	These special pedestrian oriented streets shall be defined by buildings with active street fronts, multiple entrances and well articulated street facades, and by parkway trees along the sidewalk. Buildings shall be allowed to be placed at the lot line or set back up to 15 feet to strengthen the pedestrian character of the street.
142nd Street		
Ravinia extension (north of 143rd Street and south of 159th Street)		
161st Street		
160th Street		
95th Avenue		

SUBSTANTIVE AMENDMENT: **PARKING LOTS AS ACCESSORY USES AND STRUCTURES**

A new provision is added to Section 6-302 Accessory Uses and Structures describing parking lots as only accessory uses and structures to a principle structure. It also describes what constitutes a parking lot in terms of materials used for construction and components included for design (e.g. landscaping, lot coverage etc.).

This provision codifies current practice and understanding. The Village does not allow stand-alone parking lots. Section 6-306 Off-Street Parking and Loading Requirements currently alludes to the fact that stand-alone parking is accessory and not allowed as stand-alone but it is not clear or definitive. The proposed provision definitively states in Accessory Uses and Structures that parking lots are only for accessory purposes to a site.

New Section 6-302.C.24 Parking Lots

- New provision is added alphabetically to include and describe parking lots as accessory uses and structures. All existing provisions remain but are renumbered accordingly.

24. Parking Lots: May be permitted only as accessory uses and structures to a principle structure. Accessory parking lots shall be either pervious or impervious but shall not be made of gravel, dirt or other aggregate/ loose material. They shall be asphalt, concrete, paver or similarly firm material and comply with the landscaping, parking and lot coverage regulations of this Code accordingly.

SUBSTANTIVE AMENDMENT: **ADDITIONAL GARAGE HEIGHTS**

The proposed amendment intends to match the roof pitch and height of detached garages to the roof pitch of their principle structures (the single family homes). Currently, the predominant roof forms of a single family home cannot be replicated on detached garages because of height restrictions. This results in flattened roof tops that are mismatched and unrelated, creating visual dissonance on the site and between sites across neighborhoods. The amendment intends to correct this by allowing detached garage height to be measured to the mean height. Measuring to the mean height allows roof forms additional height to match the pitch of the principle buildings.

Section 6-302.C.13.c (Garages)

- Language added to note the maximum detached garage height in the E-1 and to allow for roof pitches to match the primary structure.

c. Detached garages on single family lots in the R-2, R-3 and R-4 Districts may not exceed 720 square feet in size. Detached garages may be no higher ~~(12/06)~~ than thirteen (13) feet **to the mean height** or sixteen (16) feet **to the mean height** in Old Orland Historic District, unless a second story is added over the garage, or it is to be used as an accessory dwelling (see Section 6-302.B) or as additional space for uses such as personal office, weight room, hobby space etc. subject to Section 6-303. In no case may it be higher than two stories or 17 feet to the mean height. (Ord.2959 - 11/18/96; Amd. Ord. 3672 - 8/5/02; Amd. Ord. 3837 - 12/1/03; Amd. Ord. 4015 - 5/2/05; Amd. Ord. 4125 - 4/17/06; Amd. Ord. 4210 - 12/18/06; Amd. Ord. 4373 - 6/2/08; Amd. Ord. 4574 - 7/6/10)

Section 6-302.C.13.d (Garages)

- Language added to note the maximum detached garage height in the E-1 and to allow for roof pitches to match the primary structure.

d. In the E-1 District, one attached and one detached garage no larger than 1,000 square feet each is allowed per dwelling unit. In the R-1 Districts, one attached or detached garage no larger than 800 square feet is allowed per dwelling unit. Detached garages may be no higher than thirteen (13) feet to the **mean height** ~~highest point of the structure.~~ (Ord. 2462 - 10/18/93; Amd. Ord. 4015 - 5/2/05; Amd. Ord. 4210 - 12/18/06; Amd. Ord. 4373 - 6/2/08)

SUBSTANTIVE AMENDMENT: **SUBDIVISION IDENTIFICATION SIGNS FOR RESIDENTIAL GATED COMMUNITIES**

A new Subsection 6-307.O.4.d of the Land Development Code’s sign code is added to enable electronic message boards for gated communities that are in the Village. There are two gated communities, per the definitions of the proposed provision, in the Village: Crystal Tree and Southmoor.

The regulations enabling electronic message boards (EMBs) for gated communities are based on a combination of regulations from surrounding and regional municipalities that regulate these types of signs. The regulations are very specific in controlling the sign face, the colors, the design, size and other dimensional as well as functional qualities for them. The proposed regulations also outline the appropriate review process for how an EMB should be reviewed, approved, appealed and ultimately permitted. .

The proposed change to the subdivision signage provision enables EMBs to be located in a place that is not visible from the public right-of-way, parks or other publicly used infrastructure. This means that an EMB can only be permitted on private property and that it cannot be visible from any public property. Just the location on private property in a gated community is not sufficient. It must be invisible from public properties and therefore can only locate along a private street.

New Section 6-307.O.4.d Subdivision Identification Signs

- Section update to enable electronic message boards for subdivisions that are private gated communities.

4. Subdivision Identification Signs.

- a. Two (2) subdivision identification signs, located on the real estate, shall be allowed for each development of ten (10) lots or twenty (20) units or more. One of these signs is permitted in a public landscaped median. (Ord.2959-11/18/96)
- b. Signs shall not exceed twelve (12) square feet per acre, or forty (40) square feet, whichever is less. A sign (including decorative wall) located in a public median shall not exceed four (4) feet in height and ten (10) feet in length. (Ord.2959-11/18/96)
- c. Signs shall identify the name of the subdivision only. (Ord.3672 – 8/5/02)
- d. **One (1) electronic message board is permitted for gated communities, which are subdivisions where access is restricted with either a manned or unmanned gated feature, and the roads, parks and other publicly used infrastructure is privately owned. The electronic message board (EMB) shall be 25% of the sign face area and shall not be permitted on existing nonconforming signs. No window EMB or sub-EMB is permitted on an installed EMB. The EMB cannot be the main sign or above the primary sign. The EMB must obtain both a sign permit and an administrative appearance**

review. Appeals to the administrative appearance reviews will be reviewed by the Village Board with an application fee of \$500. EMBs are not allowed to be activated until a field inspection is conducted by the Village of Orland Park to ensure compliance with approved permit and Village Code.



Memorandum

To: Plan Commission
From: Michael Kowski, Assistant Development Services Director
Date: February 10, 2015
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

Fence – 15609-15645 71st Court
Fence installation along side and rear.

Development Projects

Kelly Grove II – 9865 144th Street
Consolidation of two lots into one for the construction of a single family home.

Board Reviewed Projects

Village of Orland Park, Illinois

Legislative Information Center

Village Home

Legislation

Calendar

Board of Trustees

Departments

People

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