

# ORLAND PARK

## Development Services Department

14700 Ravinia Avenue • Orland Park, Illinois 60462

Phone (708) 403-5300 • Fax (708) 403-6215

Email: [developmentservices@orlandpark.org](mailto:developmentservices@orlandpark.org) • [www.orlandpark.org](http://www.orlandpark.org)

BP-19-00024

### ZONING PERMIT - USE VERIFICATION

Permit Number (Completed by Village)

#### The Freedom of Information Act (FOIA)

Any information provided on this form is subject to the Freedom of Information Act and may be released as part of a document request. If you do not want personal information released to the public, please provide alternative contact information or clearly note that it is personal/private contact information.

#### General Information

Please read and answer all questions below. Entire form must be complete. If Applying for Zoning Permit ONLY - \$75 fee required at time of submittal

Part I	General Information	Part II	Property Information
Application Date	1/9/2019	Job Address	14332 Beacon Ave
Please Check One	<input checked="" type="checkbox"/> New Construction    Existing Building	Subdivision/Center Name	
Name of Business	Ashling Companion Homecare	Lot/Space/Unit	
Existing Use of Building		Property Index Number(s) PIN	27-09-207-022
Proposed Use of Building	mix use commercial/residential	Total Space Area (SF)	7,452

Part III	Applicant and Property Contact Information	
<b>Applicant</b>	John Kelly	Business Phone 708-774-9950
Business Address	P.O. Box 649, Orland Park, IL	Business Email <a href="mailto:john.kelly51@yahoo.com">john.kelly51@yahoo.com</a>
<b>Property Owner</b>	Ulverton Construction	Business Phone 708-774-9950
Business Address	P.O. Box 649, Orland Park, IL	Business Email <a href="mailto:john.kelly51@yahoo.com">john.kelly51@yahoo.com</a>

#### Part IV Describe how space will be used (for what purpose)

New mix use constructing consisting of office space on first floor and residential on second floor

#### Please check all that apply, if yes please explain in project description above:

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Are any exterior changes proposed to the existing building, to the site or to the landscaping? <i>If yes, additional planning approvals may be required.</i>
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are any hazardous or toxic chemicals stored on site?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Will any vehicles be stored or kept on site?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are any auto repair services provided?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are any auto sales conducted?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is there warehouse storage?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Will there be outdoor storage?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Will there be outdoor seating?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are any business operations conducted outdoors?

#### Part V Applicant

It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any premises described for any purpose or in any manner prohibited by the Land Development Code or by other ordinances, codes, or regulations of Village of Orland Park. It is further understood that unless a substantial project start is made within six (6) months, and unless substantial progress is made within one (1) year, and unless construction is completed within two (2) years from the date of issuance of this permit (unless this period should be extended upon such application being received from the applicant) this permit shall become null and void.

Print Applicant Name	John Kelly	Signature of Applicant	<i>John G Kelly</i>	Date	01/09/2019
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#### Part VI Village Review STAFF USE ONLY

Existing Zoning	Proposed Land Use	Permitted	Not Permitted	Permitted with Additional Approval
<i>COH</i>	<i>mixed use</i>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Notes: This permit is for Land Use Verification ONLY

Approved     Denied

*Board Approval: 2017-0090; 6/5/2017 MK*  
*Administrative COA Amended Approval: 2018-0286; 11/21/18*

Print Planning Official Name	<i>Melissa Ky</i>	Signature of Planning Official	<i>[Signature]</i>	Date	<i>1/23/2019</i>
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Additional forms or handouts may be required.

*-Sign permits will be required for any proposed storage. MK*

# LANDMARK

ENGINEERING LLC

ENGINEERS

PLANNERS

SURVEYORS

7808 WEST 103RD STREET  
PALOS HILLS, IL 60465

PHONE: (708) 599-3737  
FAX: (708) 599-2291

# Transmittal & Disposition

RECEIVED

JAN 31 2019

TO: Village of Orland Park  
Attn: Sean Marquez, PE  
14700 S. Ravinia Avenue  
Orland Park, IL 60462

DATE: January 31, 2019  
JOB NO: 16-08-022  
RE: 14332 Beacon Avenue Mixed Use Building  
(Aishling Companion Homecare)

PLEASE FIND ENCLOSED THE FOLLOWING ITEMS:

COPIES	DATE	DESCRIPTION
7	1/14/19	Site Development Plan (Revised)

THESE ARE TRANSMITTED AS CHECKED BELOW:

FOR APPROVAL  
FOR YOUR USE  
X AS REQUESTED  
FOR REVIEW AND COMMENT

VIA FIRST CLASS MAIL  
VIA FEDERAL EXPRESS  
VIA EMAIL  
X VIA HAND DELIVERY

REMARKS:

Mr. Marquez,

Per your email request dated January 29, 2019, we are providing you with seven (7) copies of the MWRD approved engineering plans. All of the enclosed copies of the engineering plans have original engineer signatures and stamps, so any of them can be provided to MWRD.

If you have any questions or require any additional information for this site, please contact me at your convenience.

Respectfully,



Matt Landstrom, P.E.  
Civil Engineer  
LANDMARK ENGINEERING LLC

**MAYOR**  
Keith Pekau

**VILLAGE CLERK**  
John C. Mehalek

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



**TRUSTEES**  
Kathleen M. Fenton  
James V. Dodge  
Patricia A. Gira  
Carole Griffin Ruzich  
Daniel T. Calandriello  
Michael F. Carroll

**Aishling Companion Homecare Inc.**  
**14332 Beacon Avenue**

**Building permit application: BP-19-00024**  
**Submittal Date: January 3, 2019**

**General plan / Site Review:**

1. Provide section for trash enclosure. See Village code V.C 511
  - a. Masonry walls matching exterior wall materials of principle building.
  - b. Min. 5' – 7' tall walls.
  - c. Foundation shall have frost depth of 42" min. below grade.
2. Provide construction type of building. Assumed Type 3B construction based on wood roof system.
3. Revise annotation referencing the 2006 IBC under the "Door & Hardware Schedule Notes" Revise to 2015 IBC and the IAC latest edition.

**Architectural Plan review:**

1. **Wall sections:**
  - a. Min. 4" concrete foundation shall be exposed above grade per V.C. 1807.1.5.
  - b. Provide U.L. Design # for the precast horizontal separation 2 hour rating required per Village Code 501.3.3. See exception #2
  - c. Section at Stair #2. Provide name of material that is indicated on the underside of the stringers. Min. 5/8" Type "X" gypsum board.
2. **Stairs:**
  - a. Indicate the actual stair riser & tread for all stairs Per IBC 1011.5.2. 7" Max. 4" min. for risers & 11" min. for stair treads.
  - b. Provide emergency lighting in stair enclosures to illuminate the egress path. Min. 5 foot candles for min. 90 minute duration.
  - c. Handrails @ stairs shall be continuous and without interruption. Handrails shall extend into and terminate @ wall.
  - d. 1<sup>st</sup> floor doors label "B" type doors shall also be "B" label 60 minute per IBC Table 716.5. Revise door schedule.
3. **Exterior walls:**
  - a. Exterior wall on North & South Elevations shall be min. 3 hour rated with 3 hour opening protectives and min. "B" roof coverings classifications. See Village Code Table 503.2.3. Per IBC 705.5 exterior wall shall have fire rating listed for exposure from interior and exterior when fire separation distance is < 10'.  
*Note: Opening protectives not required if building is fully sprinkled per NFPA 13 and exterior opening are protected from a water curtain using automatic sprinklers for that use.*
  - b. Calculate maximum exterior opening per Village Code Table 705.8.
    1. 5' to < 10' unprotected , non-sprinkled (UP, NS) = 10% maximum.

- c. Exterior balconies on both the north and south elevations are required to be setback 40" from the contiguous property line. IBC Table 705.2 requires 8" for every 1' of additional fire separation distance beyond 3'. Based on a 5' fire separation distance your maximum projection would be 24" up to 3' and 8" per foot (8" x 2' FSD = 16") of additional FSD for a total of 40". Max. balcony projection shall not exceed 1'- 8".
  - d. Exterior balconies extending closer to 5' from property line or line used to determine fire separation shall be of minimum 1 hour fire resistance rated construction. IBC 705.2.3.
4. **Exiting /egress:**
- a. 1<sup>st</sup> floor plan exit door type "B" shall not swing in exit path. Occupancy of commercial spaces shall be < 50 occupants so door can swing in. Please revise.

**Energy Review:**

1. IECC section C101.4.1 requires that mixed use buildings shall comply with the commercial and residential provisions of the energy code based on occupancy.
2. Commercial 1<sup>st</sup> floor exterior wall shall comply with 11.4 c.i. (continuous insulation) for mass walls for climate zone 5 non residential use. Please revise.
3. Provide u factors for 1<sup>st</sup> & second floor exterior windows per IECC Table C402.4 for commercial application and max. .32 u factor for the residential applications per IECC Table R402.1.2.
4. Provide U factor for exterior doors.
5. Provide IECC Com Check & IECC Res Check for compliance.

**Hvac Review:**

1. Provide ventilation schedule for commercial and residential occupancies per IMC Table 403.3.1.1. Indicate the zone air distribution effectiveness per IMC Table 403.3.1.1.1.2. Ceiling supply & return diffusers shall be .8 Ez
2. Provide HVAC plan for second floor residential units. Show all ductwork, sizes, ceiling supply & return quantities. Village Code Title 5 Chapter 6 Section 403.5 requires ducted return where ducted supply exist. Transfer grilles allowed to transfer air from one room to room with ducted return only. Center of transfer shall be 7'- 0" a.f.f.
3. Show location of furnace and condensing unit on floor plans and / or hvac plan. Any equipment located 10'- 0" above grade shall have a permanent means of access per Village. V.C Title 5 Chapter 6 Section 306.5.
4. Show extension of toilet exhaust from 1<sup>st</sup> floor thru roof at second floor. 6" dia. up from toilet #118 & 120. Show duct through second floor.
5. Provide a heat loss schedule for both the commercial and the residential applications.

**Electrical review:**

1. All panels to residential occupancies dwelling units shall be min. 200 amp per V.C. Title 5 Chapter 3 Section 230.2
2. All receptacles in bathrooms shall be on dedicated 20 amp circuits. No lighting, heaters or fans shall be on such circuits.
3. Emergency lighting shall be in stair enclosures and corridors. Min. 5 foot candles and 90 minute battery duration.
4. Min. one ground fault interrupted receptacle required at island configurations. 20 amp circuit.
5. Install min. one ground fault interrupted weatherproof receptacle on balconies.
6. All closets and pantries > 5 sq.ft. shall have luminaire
7. Indicate all emergency lights and exit signs on first floor commercial space.
8. Indicate all panel locations on 1<sup>st</sup> floor.
9. Provide occupancy sensors on all offices. Closets, storage rooms as required.
10. Provide a ground fault interrupted weatherproof receptacle at front & rear of building within 6'- 0" above finished floor.
11. Provide full fire alarm system

## **Planning Comments as submitted per Mrs. Melissa King**

### **Sheet S-1**

1. Fence detail indicates that a fence is proposed around the dumpster enclosure and at the rear of the parking lot.
  - a. The dumpster enclosure must be masonry and match materials of the principle structure.
  - b. The fence detail proposed a 6' high fence. In the Old Orland Historic District, fences that are in the side/rear and do not abut a street can be vinyl but cannot exceed 5' in height.
  - c. Show the location of the proposed fence at the rear of the parking lot, as it is currently not shown on the plan.

### **Sheet A-1**

2. Provide color spec for wood trim and color/specification for doors. Should match door specification approved through planning.

### **Sheet A-2**

3. Specify color of downspouts.

### **Sheet A-7**

4. Rear doors are called out as white, original specification approved through planning were dark bronze or black, please verify color of all doors on the building and include planning approved specs/or equal on building plans.

### **General Comments**

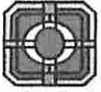
5. The building permit set should include specifications approved by planning that include color, material, etc. for the following:
  - a. Brick
  - b. Stone
  - c. Shingles
  - d. Guardrails
  - e. Light Fixtures, both the gooseneck and the lantern inspired fixture
  - f. Parking lot paver/color
  - g. All specs above can say, "or approved equal", any changes to these items need to be approved through the planning department.

### **Plumbing Corrections as compiled By James Kucala**

- 1-1/2" water service with 1-1/2" water meter required for building.
- Page A-8 remove in note 8 reference to DuPage county and replace with Village of Orland Park IDPH approved amendments.
- Indicate on plumbing drawing P-1 hot and cold water diagram (as referenced on A-8 note 10) valves installed per Illinois Plumbing Code 890.1190e and f). ( main isolation valve for each dwelling and line valves installed in commercial space for fixtures in each separate room to be shut off without interfering with water supply to to any other room or portion of the water supply.
- Include laundry trays in WSFU loads for units C and D.
- P-1 floor drains shall be vented per ILPC 890.1420b.
- P-1 remove note showing type M copper and replace with type L copper (IDPH approved amendment for Orland Park).

Michael J. Coleman AIA NCARB  
Building Official / Building Division Manager  
Village of Orland Park, Illinois





# ORLAND PARK

**Permit Statement**

Permit BP-19-00024 : Commercial New Construction 14332 BEACON AVENUE 14332 Beacon Avenue Mixed Use Building	Statement Date:  07/16/2019
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Description	Item Amount	Amount Due
Accessibility Plan Review	\$189.00	\$189.00
Commercial Plan Review Fees - New & New Tenant	\$630.00	\$630.00
Electrical Plan Review	\$189.00	\$189.00
Energy Plan Review	\$189.00	\$189.00
Fire Plan Review Fee	\$189.00	\$189.00
Mechanical Plan Review	\$189.00	\$189.00
Plumbing Plan Review	\$189.00	\$189.00
Zoning Permit and Review Fee	\$75.00	\$75.00
Totals	\$1,839.00	\$1,839.00