



# Interoffice Memo

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**Date:** November 16, 2021

**To:** Plan Commission

**From:** Kimberly Clarke, AICP, Community Development Director  
Lori Kosmatka, Associate Planner

**Subject:** Magnuson Apartments – Additional Drawing Information

The Petitioner has submitted additional drawing information in advance of the November 18, 2021 Plan Commission consideration of the Residence at Brookside Glen / Magnuson Apartments – Special use for a PUD Substantial Deviation. The drawings were dated November 12, 2021 and received November 15, 2021. The additional drawing information includes updated sheets as well as newly submitted drawing sheets. The updated sheets consist of the building elevations (four sheets). The newly submitted drawing sheets show the currently proposed site plan, sheds/terraces, and cabanas near the pool.

Staff notes the following on the additional drawing information:

- (updated) Building One & Club House Elevations A-100, A-101, A-102, A-103
  - Residential east (front street-facing) entry canopy piers now are brick (not stone) with a 6" high stone accent strip
  - A-100 & A-101 legends now list HardieBoard lap siding (was previously missing)
  - Drew in missing stone hatching on club house sides
  - Additionally, Staff notes the club house eaves are 2'-0 ¾", not the 4'-0" eaves as on the residential buildings
- (new) Schematic Site Plan A-001:
  - Parking: total remains same (counts increased landbanking, decreased interior/exterior)
    - EV Charging: count to be identified, listed as "Commercial"
    - ADA/Handicap Spaces: meet state law requirements (note space at entry)
    - Increase in front yard parking from 2 (standard) to 4 (3 standard + 1 ADA)
    - Passenger Loading Area: includes inset with slope and surrounding plantings, species/type not listed
    - Gas Meter Landscape Screening @ front by ROW: Species/type not listed
    - ComEd Transformer Pads @ rear: Identify if landscape screening
    - Security Cameras added
    - Signage (size and 4'-0" setbacks remain): updated locations & material includes 4-way wash on cap and thin stone face to match building

- Trash Enclosures from 2 to removal; location(s) to be identified
- Pergolas: from 7 (terraces) reduced to 3 (ground)
- Seating: from approx. 20 tables (all terraces) reduced to small area on flanking terraces with similar area on central terrace
- Firepits: from 7 reduced to 4
- Workout Areas: from 4 reduced to 3
- (new) Connector & Exhaust Fan Enclosure (Sheds & Terraces) A-001.1
  - Flanking terraces have larger green roofs and narrow pedestrian/seating area whereas central terraces have smaller green roofs with larger pedestrian area
  - Grill stations reduced to 2 (sink areas not listed)
  - Pedestrian Surface: Bison decking tile on adjustable pedestals; spec sheet not provided to consider material, durability, maintenance, appearance
  - Shed Access & Perimeter Surface: River rock (vegetation free zone)
  - Sheds appear flush to front street-facing: 9'-3" high (Petitioner Architect notes length/width 13.9" x 5').
  - Color of sheds' metal vents to be identified
- (new) Cabana A-001.2
  - Developer is reviewing 3 options (preference for the 12"x12" marine grade fabric)



Note to All Bidders  
All Units and common areas shall comply with the 2006 International Building Code (Lose Leaf)  
and 2012 International Building Code Accessibility Code to comply with the Fair Housing Act.

Site Data

Lot Area: 332,991.24 SF  
Min. Open Space: 144 x 750 = 108,000 SF 2.48 Acres  
Actual Open Space: 332,991.24 x 10% = 33,299.12 SF  
W/O Landbank Parking: 332,991.24 x 10% = 33,299.12 SF  
Floor Area Ratio: .654 | .656 (As Approved)  
Max Building Height: 70'-4 7/8" | 75'-5" (As Approved)  
Lot Coverage: 80,628.44 SF | 76,353.60 SF + 560 SF = 76,913.60 SF  
Total Building: 80,628.44 SF  
Building Area:  
Residential Towers:  
First Floor: 80,628.44 SF x 1 = 80,628.44 SF (includes parking and club house)  
Second Floor: 14,642.19 SF x 4 = 58,568.76 SF  
Third Floor: 14,642.19 SF x 4 = 58,568.76 SF  
Fourth Floor: 14,642.19 SF x 4 = 58,568.76 SF  
Fifth Floor: 9,131.77 SF x 4 = 36,527.08 SF  
Total Residential: 292,861.80 SF  
Club House:  
First Floor: Included in ground floor level  
Second Floor: 5,465.87 SF | 5,165.00 SF (As Approved)  
Total Area: 298,327.67 SF | 298,410.60 SF (As Approved See Page 10 or Ordinance)  
Number of Dwelling Units: 144 Dwelling Units  
Parking Spaces Required: 144 x 2.5 = 360 spaces  
Parking Spaces Provided:  
Indoor Spaces: 164 Spaces | 171 Spaces (As Approved)  
Exterior Spaces: 124 Spaces | 125 Spaces (As Approved)  
Landbank Spaces: 72 Spaces | 64 Spaces (As Approved)  
Total Parking Spaces: 360 Spaces | 360 spaces (As Approved)

Schematic Site Plan

Scale: 1"=50'-0"  
Notes:  
1. Screen gas meters from R.O.W. with landscaping.

Commercial | Residential | Industrial  
**ds**  
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Keynote Legend	
Key Value	Keynote Text
006	Fire Pit
008	Pergola- See sheet A-005 for further information
009	Game Area
010	Seating Area
011	Pool-designed by by others. Pool drawings to be submitted under separate permit
012	Cabana
016	Disk Golf Basket
018	Commercial electric car charging station
020	Existing Ingress/Egress Easement
021	Landbanked Parking
022	Painted crosswalk
025	Comed Transformer and Pad
029	Green Roof-see plans for further information 05
030	4'-0" High fence w/ lockable gates.
031	(17) gas meters- Provide landscape screening from the R.O.W..
033	Street Workout Area (Circuit Training) with Poured-in-place rubber playground surface
035	Metal Pet Waste Station Model E31 by PetwasteEliminator.com 1-800-790-8896
036	Ground signage
037	Security camera
038	Ramp at max of 1:12 w/ Provide 24" deep detectable warning (truncated dome)
039	Marked cross walk



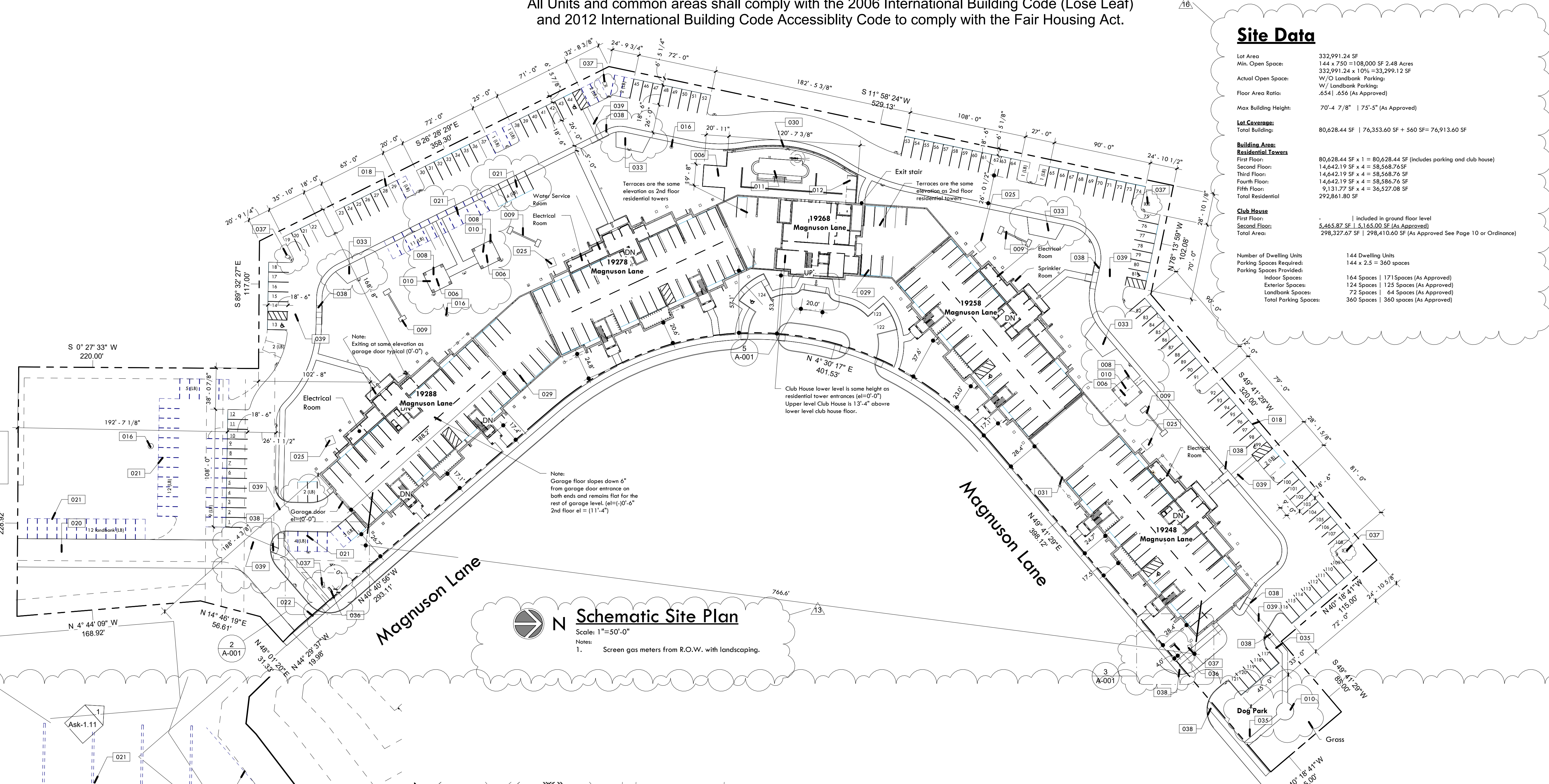
No.	Description	Date
8	Foundation Permit	19-05-10
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12

KJM Development/  
"The Magnuson"  
Schematic Site Plan

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

A-001

Scale As indicated

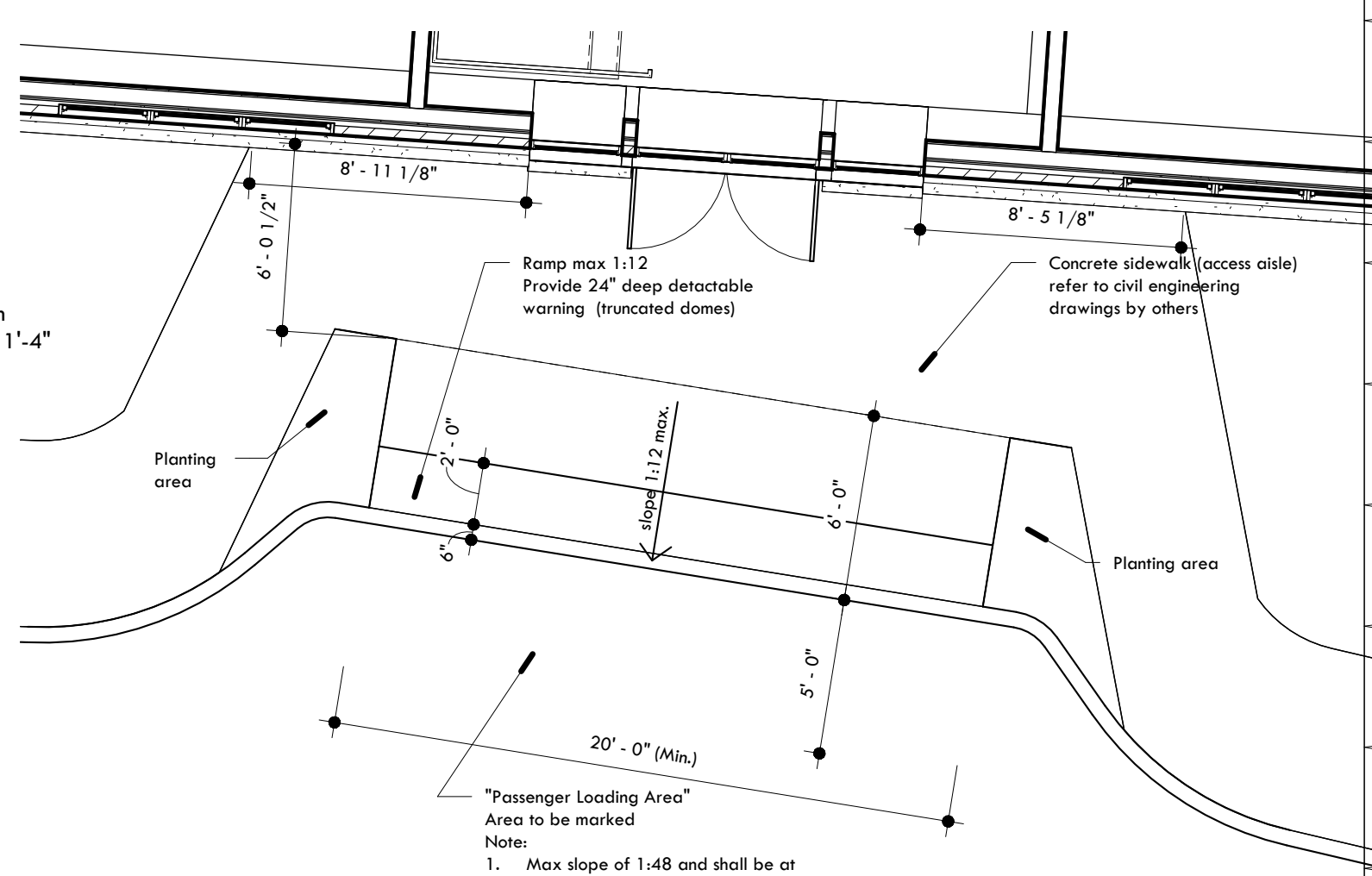
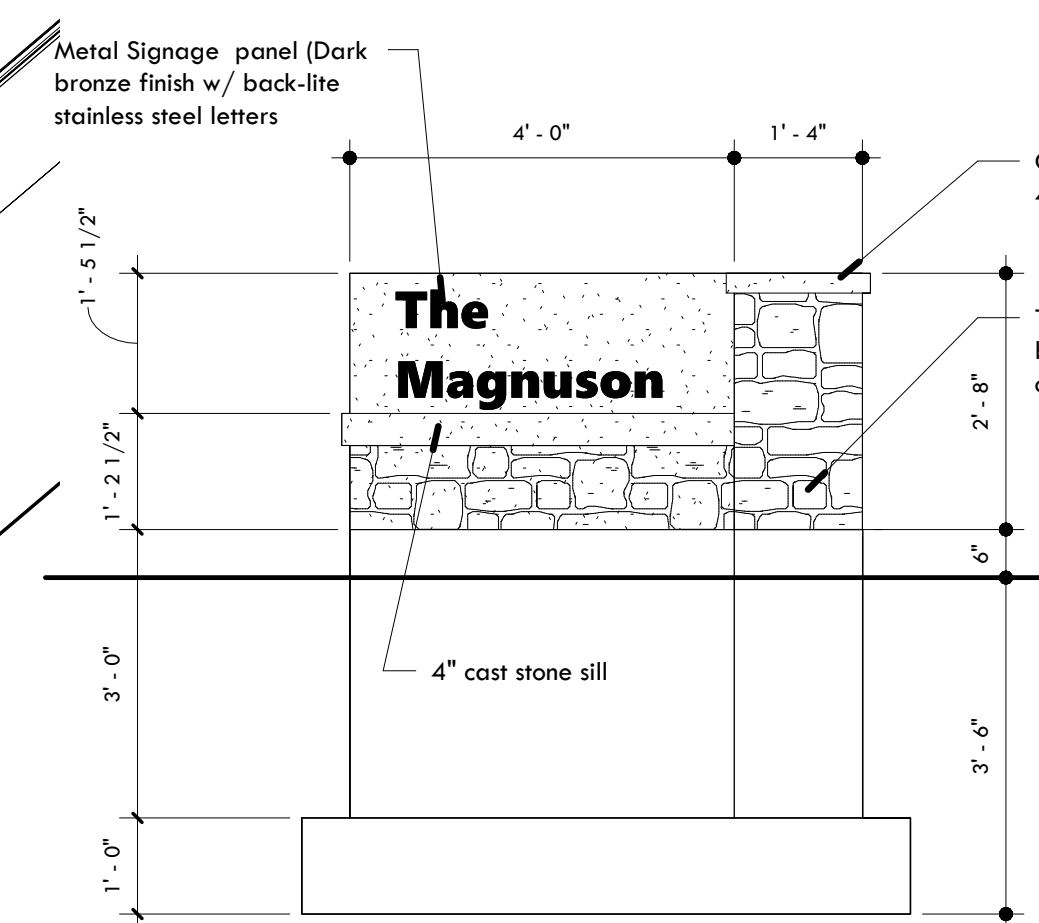


Partial Site Plan-Ground Sign-South Drive  
1" = 10'-0"

Partial Site Plan-Ground Sign-North Drive  
1" = 10'-0"

Ground Signage Elevation  
1/2" = 1'-0"

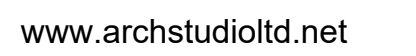
Passenger Loading Area  
3/16" = 1'-0"





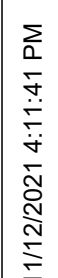
Note to All Bidders  
All Units and common areas shall comply with the 2006 International Building Code (Lose Leaf)  
and 2012 International Building Code Accessibility Code to comply with the Fair Housing Act.

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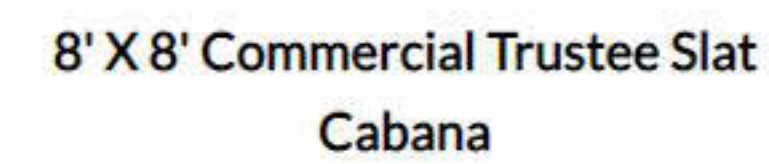
Key Value	Keynote Text
029	Green Roof-see plans for further information 05
E-1.0	Brick veneer. Endcott Utility size brick with natural color mortar
E-2.0	Natural Thin stone veneer
E-2.1	Natural stone veneer
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 16" o.c. Provide preformed end dams at each end of the sill
E-3.4	60 mil EPDM fully adhered roofing system over polycyanurate rigid insulation
E-4.2	Prefinished aluminum coping
E-8.2	Exhaust vent- refer to mechanical drawings for further information

Scale	As indicated
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12' X 12' Commercial Del Mar  
Presidential Cabana With Marine  
Grade Fabric

### The Queen Size Villa Daybed With Frame

Retaining wall and 4'-0" fence

F-28.0

Sidewalk

General Area of Cabanas  
Developer is reviewing the three cabana options above. Option 2 "12'x12' Commercial Del Mar Presidential Cabana with Marine Grade Fabric" is strong favorite

010

006

012

012

P1.0

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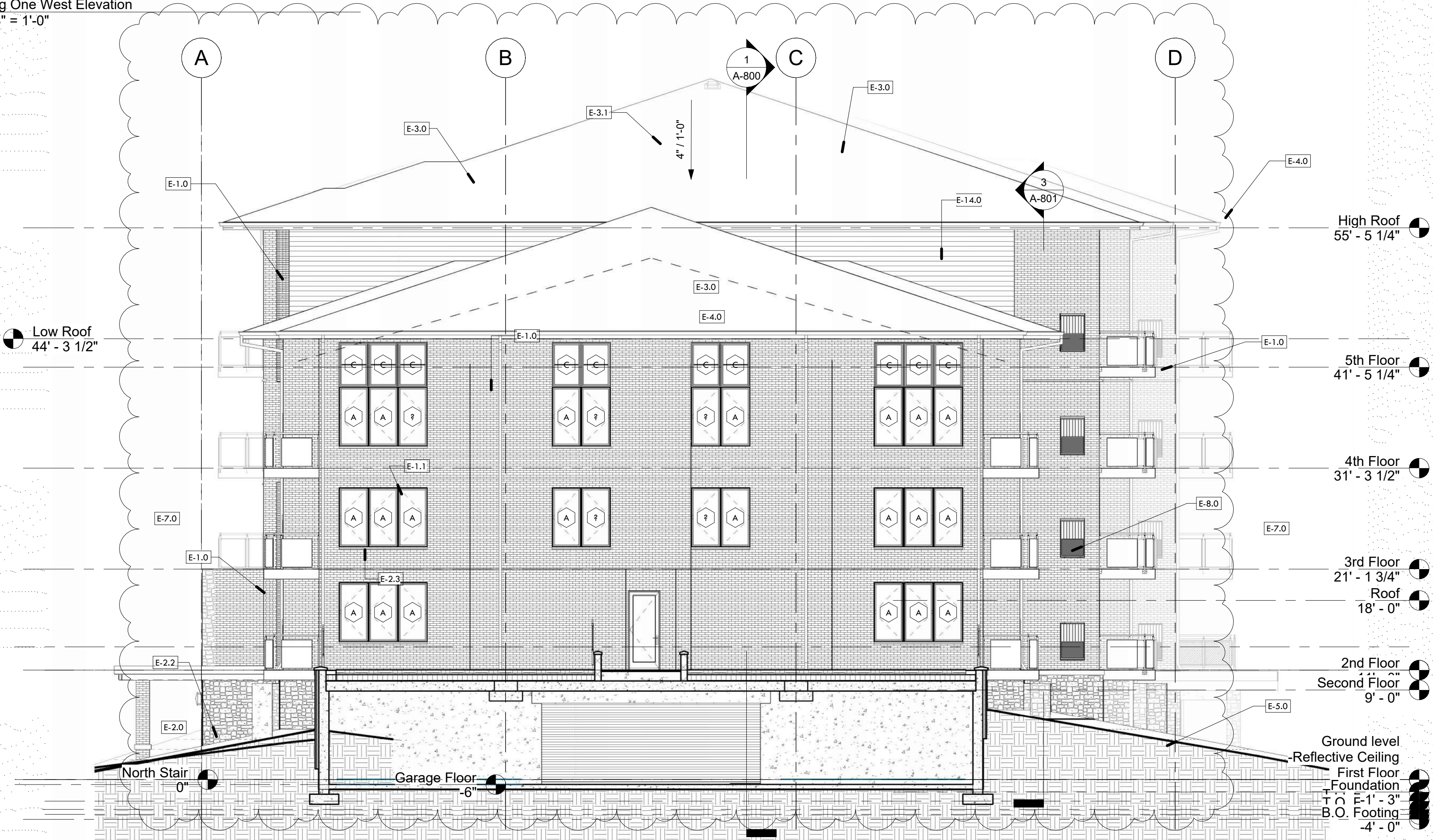


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1 Bldg One West Elevation  
A-101 1/8" = 1'-0"



3 North Elevation Bldg 1  
A-101 1/8" = 1'-0"

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Keynote Legend	
Key Value	Keynote Text
E-1.0	Brick veneer - Endicott Utility site brick with natural color mortar
E-1.1	Brick soldier course - w/ PVC flashing w/ preformed end dams w/ stainless steel drip edge and wick type weep holes @ 18" o.c.
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 18" o.c. Provide preformed end dams at each end of the sill
E-3.0	30 Year composite Class "A" asphalt shingles ov/ 1 5/8" building felt w/ Grouse Ice and Water Shield to extend from roof edge to min. 2'-0" within line of the building envelope, measured from the interior face of exterior wall/drawings for further information
E-3.1	Roof Vent-min. 144 sq. in clear net vent
E-3.2	Valley Flashing
E-4.0	Prefinished 6" oversized aluminum gutter and 4x6 downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-5.0	Finish grade-refer to civil engineering drawings for further information 00
E-6.0	Exterior grade light fixture LED bulb
E-7.0	42" high handrail/ guardrail. Handrail to return to wall or newel post, opening limitation- 4" diameter sphere can not pass thr. (1 typ. handrail/guardrail)
E-8.0	PTEC grill color to match grill-see mechanical drawings for further information
E-10.0	Prefinished alum. storefront (Black)-see door schedule
E-13.0	Address identification: Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"
E-14.0	Hardie Board lap siding

No.	Description	Date
3	Revision 3	10/26/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
9	Coordination	19-08-20
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12

KJM Development/  
  
"The Magnuson"  
Building One  
Elevations

Project number 2016-005  
Date 05/07/19  
Drawn by Author  
Checked by Checker

A-101

Scale 1/8" = 1'-0"





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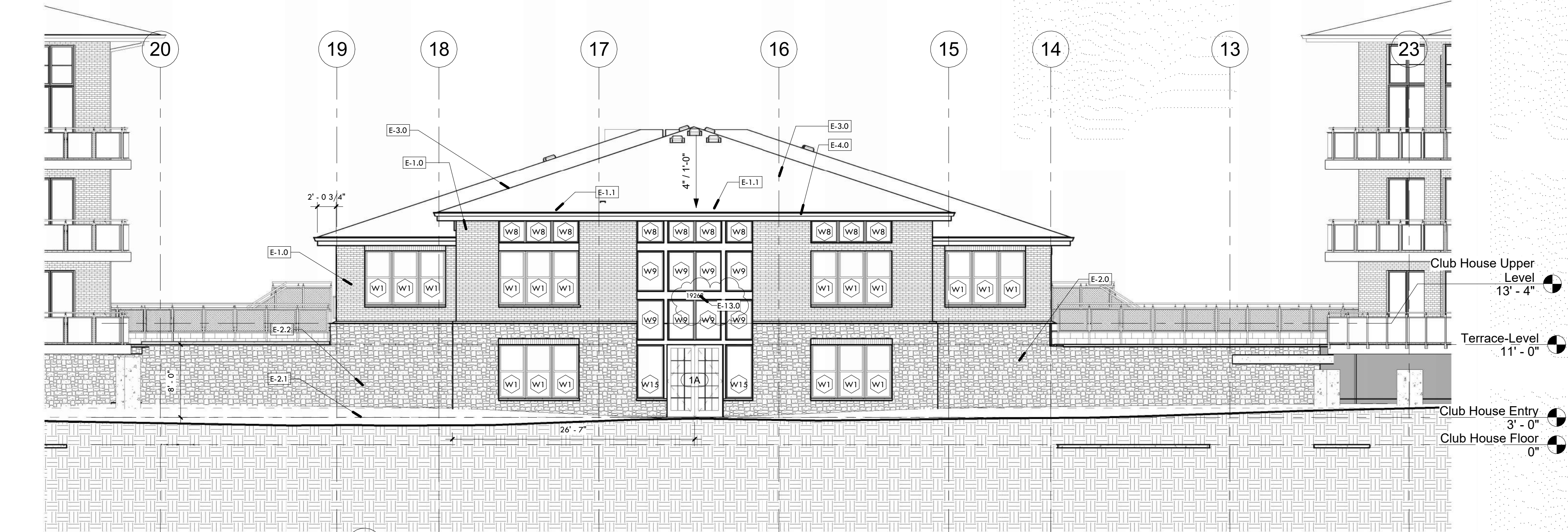
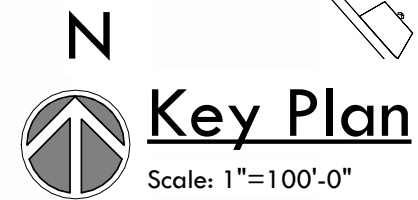
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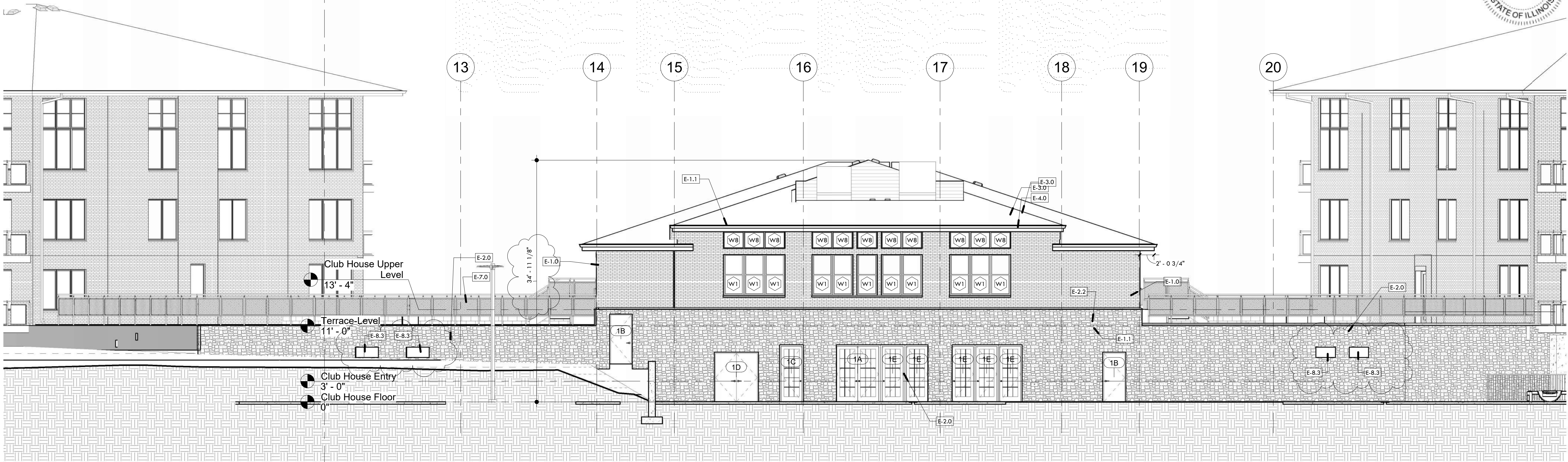
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Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer- Endicott Utility size brick with natural color mortar
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/ stainless steel drip edge and wick-type weep holes @ 16" o.c.
E-2.0	Natural Thin stone veneer
E-2.1	Natural stone veneer
E-2.2	Continuous Cut stone sill
E-3.0	30 Year composite Class "A" asphalt shingles ov/ 15# building felt w/ Grace Ice and Water Shield to extend from roof edge to min. 2'-0" within line of the building envelope, measured from the interior face of exterior wall/drawings for further information
E-4.0	Prefinished 6" oversized aluminum gutter and 4x6 downspouts
E-7.0	42" high handrail/ guardrail. Handrail to return to wall or newel post, opening limitation: 4" diameter sphere can not pass thr. (Typ. handrail/ guardrail)
E-8.3	Smoke vent- refer to mechanical drawing for further information
E-13.0	Address identification. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"



2 Club House Street Elevation  
A-102 1/8" = 1'-0"



1 Club House Rear Elevation  
A-102 1/8" = 1'-0"

No.	Description	Date
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
10	Coordination	20-06-18
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14

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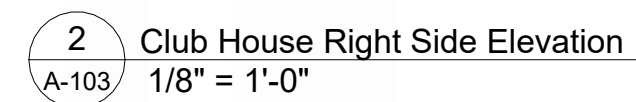
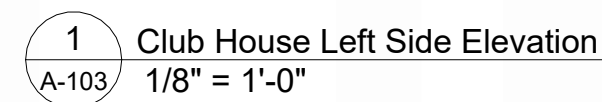
"The Magnuson"  
Club House Elevation

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

A-102

Scale As indicated





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## Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer; Endurot Utility size brick with natural color mortar
E-2.0	Natural Thin stone veneer
S-3.0	30 Year composite Class "A" asphalt shingles w/ 15ft building felt w/ Grace Ice and Water Shield to extend from roof edge to min. 2'-0" within line of the building envelope, measured from the interior face of exterior wall drawings for further information
E-3.3	Kick-out flashing typ.-see detail
E-4.0	Prefinished <sup>2</sup> oversized aluminum gutter and 4x6 downspouts
S-2.2	Thin stone veneer system over 2" 1/2" rockwool insulation (R15.0 min.)
S-2.3	R-15 rigid insulation fastened to concrete foundation wall with x @ c.c. each direction.
S-3.4	Tapered closed cell polyisocyanurate rigid insulation (20 psi density)
S-10.0	2"x2" FSC certified IPE Wood tie on Bison or approved oak on Bison Model Versatouch V-Series w/ Bison Model FPD pedestal base
S-11.0	Concrete foundation wall and tie Structural drawings for further information

[illegible]

"The Magnuson"
Club House Elevations

A-103

Scale  $1/8" = 1'-0"$