

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, May 16, 2016

6:00 PM

Village Hall

## Development Services, Planning and Engineering Committee

*Chairman Kathleen M. Fenton  
Trustees Patricia A. Gira and Daniel T. Calandriello  
Village Clerk John C. Mehalek*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:16 P.M.

**Present:** 3 - Chairman Fenton; Trustee Gira and Trustee Calandriello

## APPROVAL OF MINUTES

### **2016-0354 Approval of the April 18, 2016 Development Services, Planning and Engineering Committee Minutes**

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of April 18, 2016.

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### **2016-0200 Lot 2 of 7420 W. 159th Street**

Director of Development Services Karie Friling reported that the proposed petition to establish a motor vehicle rental use and to construct and maintain two new buildings-- for 2,500 square feet and 10,000 square feet-- represents the second development proposal for the 7420 W. 159th Street Planned Unit Development ("the PUD"). The 2,500 square foot building is proposed to be the new permanent home for Avis Rent-a-Car. Avis was previously petitioned for Lot 1 of the PUD and later for 7646 W. 159th Street (Every Bloomin' Thing site) for a temporary special use permit. Avis has since been moved to Lot 2 of the PUD in order to preserve the development potential of Lots 1 and 4. This means Lots 3 and 4, both on the west side of the PUD will be fully developed prior to the entire east side of the development.

The second 10,000 square foot building is proposed to be a potential multi-tenant building currently slated for a child daycare use.

#### PROJECT DESCRIPTION & CONTEXT

The 2015 master concept plan of the PUD indicated that Lot 2 would have two buildings along the 159th Street frontage. The plan included a schematic layout to accommodate a motor vehicle service use, but did not contemplate a motor vehicle rental use. The proposed petition is to establish the motor vehicle rental use as a land use within the PUD on Lot 2.

In addition, the size and location of the buildings have changed to reflect market demand. The original building sizes proposed on the PUD master plan were mainly intended as placeholders and were anticipated to change pending land use. They were also both depicted up along 159th Street.

This petitioner requests the following special use modifications:

1. Reduce the detention pond setback less than ten (10) feet.

The petitioner requests the following variance:

2. Increase parking capacity in excess of 20%.

The recommendation motion includes the following conditions:

1. Re-title the elevation drawings as "Proposed Development Lot 2 of 7420 W. 159th Street PUD".
2. Make all awnings for Lot 2 three sided so that they are boxed in appearance.
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
4. Move the garbage enclosure on the north side of the 2,500 square foot building west toward the west façade of the building and establish the foundation landscaping requirements on the north elevation of the building.
5. Work with staff to shift the south wall of the 10,000 square foot building north two (2) feet to meet detention pond setback requirements.
6. Establish the foundation landscaping along the south façade of the 10,000 square foot building per Code with naturalized landscaping.
7. Work with staff to include a pergola amenity at the north east corner of Lot 2.
8. Work with staff to provide additional brickwork designs/ accents above and/or below the second brick soldier course on the north elevation.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

#### PLAN COMMISSION MOTION

On May 10, 2016, the Plan Commission moved 5-0 to recommend to the Village Board of Trustees to approve the preliminary site plan titled "GW Property Subdivision Village of Orland Park, Illinois Data Box Exhibit Lot 2", prepared by Manhard Consulting Ltd., dated April 22, 2016, sheet 2 of 6, subject to the following conditions:

1. Move the garbage enclosure on the north side of the 2,500 square foot building west toward the west façade of the building and establish the foundation landscaping requirements on the north elevation of the building.
2. Work with staff to shift the south wall of the 10,000 square foot building north

- two (2) feet to meet detention pond setback requirements.
3. Establish the foundation landscaping along the south façade of the 10,000 square foot building per Code with naturalized landscaping.
  4. Submit a final landscape plan, meeting all landscaping requirements herein cited, for separate review and approval within 30 days of final engineering approval.
  5. Meet all final engineering and building code related items.
  6. Work with staff to include a pergola amenity at the north east corner of Lot 2.

and

Moved 5-0 to recommend to the Village Board approval of the Elevations titled "Proposed Development US Route 30 & Voyaer Lane", prepared by Design Studio 24 LLC, dated March 3, 2016, sheets A2.1 and A2.2 subject to the following conditions:

7. Re-title the elevation drawings as "Proposed Development Lot 2 of 7420 W. 159th Street PUD".
8. Make all awnings for Lot 2 three sided so that they are boxed in appearance.
9. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
10. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
11. Signs are subject to additional review and approval via the sigh permitting process and additional restrictions may apply.
12. Work with staff to provide additional brickwork designs/ accents above and/or below the second brick soldier course on the north elevation.

and

Moved 5-0 to recommend to the Village Board approval of a Special Use Permit for Lot 2 of the 7420 W. 159th Street Planned Unit Development for a motor vehicle rental use subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the detention pond setback less than ten (10) feet.

and

Moved 5-0 to recommend to the Village Board approval of a Variance for Lot 2 of the 7420 W. 159th Street Planned Unit Development to increase parking capacity in excess of 20% beyond the Code maximum from 43 required spaces to 73 spaces.

This case is now before the Development Services/Planning Committee for

review prior to being sent to the Board of Trustees for final review/approval.

I move to recommend to the Village Board of Trustees to approve the site plan, elevations, special use permit and variance for Lot 2 of the 7420 W. 159th Street PUD as recommended at the May 10, 2016 Plan Commission meeting and as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "GW Property Subdivision Village of Orland Park, Illinois Data Box Exhibit Lot 2", prepared by Manhard Consulting Ltd., dated April 22, 2016, sheet 2 of 6, subject to the following conditions:

1. Move the garbage enclosure on the north side of the 2,500 square foot building west toward the west façade of the building and establish the foundation landscaping requirements on the north elevation of the building.
2. Work with staff to shift the south wall of the 10,000 square foot building north two (2) feet to meet detention pond setback requirements.
3. Establish the foundation landscaping along the south façade of the 10,000 square foot building per Code with naturalized landscaping.
4. Submit a final landscape plan, meeting all landscaping requirements herein cited, for separate review and approval within 30 days of final engineering approval.
5. Meet all final engineering and building code related items.
6. Work with staff to include a pergola amenity at the north east corner of Lot 2.

and

I move to recommend to the Village Board approval of the Elevations titled "Proposed Development US Route 30 & Voyaer Lane", prepared by Design Studio 24 LLC, dated March 3, 2016, sheets A2.1 and A2.2 subject to the following conditions:

7. Re-title the elevation drawings as "Proposed Development Lot 2 of 7420 W. 159th Street PUD".
8. Make all awnings for Lot 2 three sided so that they are boxed in appearance.
9. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
10. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
11. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
12. Work with staff to provide additional brickwork designs/ accents above and/or below the second brick soldier course on the north elevation.

and

I move to recommend to the Village Board approval of a Special Use Permit for Lot 2 of the 7420 W. 159th Street Planned Unit Development for a motor vehicle rental use subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the detention pond setback less than ten (10) feet.

and

I move to recommend to the Village Board approval of a Variance for Lot 2 of the 7420 W. 159th Street Planned Unit Development to increase parking capacity in excess of 20% beyond the Code maximum from 43 required spaces to 73 spaces.

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

#### **2016-0309 2016 Village Code Amendments**

Director of Development Services Karie Friling reported that the Village Code Amendments for 2016 are presented in the attached 2016 Village Code Amendment Report to the Development Services, Planning and Engineering Committee. The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes. Language with a strike-out (strike out) indicates elimination from the Code. In all cases, language that is bolded and in red (red) indicates proposed addition to the Code.

This case is now before the Development Services, Planning and Engineering Committee for review prior to being sent to the Board of Trustees for final review/approval

I move to recommend to the Village Board of Trustees to approve local revisions to Titles 2, 3, 4, 5 and 6 as they relate to Landscape Requirements, General Penalty Amount, Historic Preservation Commission and Encroachments.

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

## 2016-0349 24 Orland Square Drive - Appearance Improvement Grant

Director of Development Services Karie Friling reported that an Appearance Review was administratively approved for this project on May 10, 2016. The Appearance Review (2016-0185) report and its exhibits are included with this report for further reference.

The petitioner is applying to the Appearance Improvement Grant for a total of \$16,819.50 to renovate the exterior appearance and landscaping of the one story building located at 24 Orland Square Drive. Currently, the building's exterior has an outdated architectural appearance and is in need of façade update. The proposed updates are consistent with the surrounding architecture in the immediate vicinity, and will represent the third Appearance Improvement Grant (AIG) for a property located in a prominent location along LaGrange Road within the last year, the first being Grant TV and Appliance and second 29 Orland Square Drive.

The property, which was most recently occupied solely by Pearle Vision, was recently demised to create a new tenant space. Blaze Pizza is scheduled to move into this new tenant space upon completion of proposed interior and exterior building improvements. The building is located in an outlot of the Orland Park Place Mall, amongst a cluster of financial, retail and restaurant properties. The presence of this property is highly visible from LaGrange Road, the most important north-south corridor in the Village.

The general contractor for this job, Frontier Development, has submitted contractor estimates for proposed work that is covered by the AIG program; two (2) bids from companies competing for the fenestration work associate with this project, and two (2) bids from companies vying for the landscape work associate with this project. Ultimately, Frontier Development will enter into an Appearance Improvement Grant Agreement with the Village of Orland Park and distribute AIG funds to bid winners.

### PROJECT DESCRIPTION & CONTEXT

Per the requirements of the Appearance Improvement Grant the proposed improvements fit under the Commercial Remodel category for "Façade Expansion and Exteriors" and "Landscaping". In addition, the proposed improvements meet the guidelines for eligible projects.

### Contractor Estimate Summary

The petitioner, Frontier Development, has provided a total of four (4) contractor estimates (i.e. bids) for the grant program to consider: two (2) bids for work related to "Façade Expansion and Exteriors" and two (2) bids for work related to "Landscaping". The two (2) bids for "Façade Expansion and Exteriors" are from A Touch of Glass & Mirror (\$26,250.00) and Geneva Glass Works (\$34,718.00).

The two (2) bids for "Landscaping" are from D'Amore Contractors Co. (\$7,389.00) and Rock Solid Hardscapes (\$11,146.25). Each bid is described below.

The petitioner has indicated that these bids are only for improvements to the exterior appearance and landscaping of 24 Orland Square Drive. Interior activities are not eligible for funding assistance through this grant program.

#### Estimate Selection

The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. Village building permit fees are waived for this project, as per stipulations with the Appearance Improvement Grant. Each of the below noted bids are attached for more detail.

#### FAÇADE EXPANSION AND EXTERIORS

##### A Touch of Glass & Mirror (\$26,250.00)

This bid is divided into four (4) categories, all of which are related to the building fenestration proposed for the site. These categories are:

- Framing
- Doors
- Windows
- Door Accessories

##### Geneva Glass Works (\$34,718.00)

This bid is divided into five (5) categories, all of which are related to the building fenestration proposed for the site. These categories are:

- Framing
- Doors
- Windows
- Door Accessories
- Labor

#### Facade Expansion and Exteriors Estimate Summary

The A Touch of Glass & Mirror bid is \$8,468, or 24%, lower than the Geneva Glass Works bid. As the scopes of work provided by both companies are nearly the same, the discrepancy in these bids comes down to the fact that Geneva Glass Works proposes to use a slightly high quality building material than A Touch of Glass & Mirror. According to the petitioner, however, the materials proposed by A Touch of Glass & Mirror are still high quality and will not detract from the overall aesthetic or functionality of the proposed work. The cost savings for the petitioner will be used towards further building improvement costs.

Based on these reasons provided by the petitioner, and because this is the



petitioner's preferred selection, the A Touch of Glass & Mirror bid is the selected bid for the Facade Expansion and Exteriors of the project. The A Touch of Glass & Mirror bid is \$26,250.

#### LANDSCAPING

Rock Solid Hardscapes, Inc. (\$11,146.25)

This bid is divided into five (5) categories, all of which are related to the landscaping proposed for the site. These categories are:

- Plant Materials (Including a One Year Plant Guarantee)
- Mulch and Mulch Installation
- Topsoil and Sod
- Damaged Area Repair
- Prevailing Wage Labor

D'Amore Contractors Co. (\$7,389.00)

This bid is divided into four (4) categories, all of which are related to the landscaping proposed for the site. These categories are:

- Plant Materials (including Initial Plant Watering)
- Mulch and Mulch Installation
- Top Soil Installation
- Labor

#### Landscaping Estimate Summary

The D'Amore Contractors Co. bid is \$3,757, or 34%, lower than the Rock Solid Hardscape Inc. bid. The scopes of work provided by both companies differ however. Rock Solid Hardscape's bid includes the repair of damages lawn areas, a one year plant replacement guarantee and a labor calculation that incorporated prevailing wage standards of pay. Additionally, the petitioner has indicated a strong preference for Rock Solid Hardscape based on their reputation for quality work.

Based on these reasons provided by the petitioner, and because this is the petitioner's preferred selection, the Rock Solid Hardscape bid is the selected bid for the Landscaping portion of this project. The Rock Solid Hardscape bid is \$11,146.25.

#### Contractor Estimate Conclusion

Ultimately, the total proposed total project cost based on the selected contractor estimates is \$37,396.50. The Appearance Improvement Grant funds projects over \$1,000 to cover 50% of the work up to a maximum of \$20,000. In this case, the grant would provide \$18,698.13 to the petitioner, Frontier Development, for the renovation of the building exterior and landscape improvements located at 24 Orland Square Drive.

FINANCIAL IMPACT

The financial impact to the Village of Orland Park will be \$18,698.13 from the following account number:

010-0000-484930

In addition to the \$18,698.13 in grant assistance to 24 Orland Square Drive, the project will benefit from the programs' permit fee waiver. This is estimated as an additional \$5,000 to \$10,000 incentive depending on the ultimate project scope and building permit plan reviews.

This agenda item is being considered by the Development Services, Planning and Engineering and the Village Board of Trustees on the same night.

I move to recommend to the Village Board to approve the Appearance Improvement Grant application for \$18,698.13 to renovate the exterior appearance and landscaping of 24 Orland Square Drive, as indicated in the fully referenced motion below.

THIS SECTION IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board to approve the Appearance Improvement Grant application for \$18,698.13 from account 010-0000-484930 for 24 Orland Square Drive, subject to the following conditions:

- 1) That the petitioner completes all conditions of approval as detailed in Appearance Review 2016-0029 before 12/31/2016. No payout of AIG funds shall be issued without 100% completion of these conditions or requirements detailed in Appearance Review 2016-0029.
- 2) That the petitioner enters into an Appearance Improvement Grant Agreement with the Village of Orland Park.

AND

I move to recommend to the Village Board to approve the A Touch of Glass and Mirror bid for \$26,250 as the lowest bid for the fenestration improvements at 24 Orland Square Drive and for the petitioner to use.

AND

I move to recommend to the Village Board to approve the Rock Solid Hardscape, Inc. bid for \$11,146.25 as the lowest bid for the landscape improvements at 24 Orland Square Drive and for the petitioner to use.

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

### **2016-0360 Village Code Building Code Amendments - Title 5, Chapter 1**

Director of Development Services Karie Friling reported that the Village of Orland Park currently uses the 2012 edition, of the "International Building Code" (IBC/2012) with Village amendments as the basis for its new construction regulations. The International Code Council (ICC) creates and revises this model IBC Code in three-year cycles as a standard for local municipal adoption.

The latest edition of this code being proposed for adoption by the Village is titled "2015 IBC, International Building Code". The ICC organization has made numerous changes to their 2015 edition from that of their currently adopted 2012 edition.

The Development Services Department has reviewed these ICC changes and has inserted existing amendments in addition to State mandated Codes, some of which include: Energy, Accessibility, Plumbing, and ILCS compiled statues. All amendments are now referenced in The Village Code Sections 5-1-13, 5-1-14 and 5-1-15.

A key change to the new ICC, 2015/Building Code's has involved a vast modification to its Chapter 5, in the methods used in calculating allowable building heights and areas permitted for each building type. It is intended for the 2012/IBC method of regulation(s) to not change however this created some amendments for maintaining our current code as shown in Chapter 5. This ordinance proposal also clearly deletes fire sprinkler protection for single family and row dwellings construction as referenced by the model codes.

This proposal has included two new Village Code Sections, 5-1-14 and 5-1-15. 5-1-14 is now specific to single family and row residential units of wood frame construction, with formal adoption of the International Residential Code as amended. Village Code 5-1-15 is added, relocating our Violations and Penalties Sections to reference both the Commercial construction (5-1-13) and Residential construction (5-1-14). This Section is revised to be uniform with other Village Code Violation standards.

The proposed local changes are limited and intended to clarify existing rules by removing outdated construction standards. Building Division staff has highlighted these draft code changes and deletions for your review and will provide answers to any questions. See Building Committee's attachment for proposed revisions.

The Illinois Building Commission has been notified of Orland Park's intention to adopt a new building code/energy code with amendments as required by a recent act of the 92nd General Assembly. Revisions to Title 5, Chapter 1 of the Village Code are attached.

I move to recommend to the Village Board, approval of the local revisions of Title 5, Chapter 1 of the Orland Park Building Code and to implement the latest edition of the IBC/2015 as written by the International Code Council, with the Village of Orland Park's amendments and deletions as part of Orland Park's Village Code.

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

#### **2016-0093 Harborchase Senior Living**

Director of Development Services Karie Friling reported that the petitioner proposes to construct and operate a senior living facility near the northeast corner of 143rd Street and John Humphrey Drive in the Village's VCD Zoning District. The 94,112 square foot, 3-story building, will include approximately 100 assisted living and memory care units. The anticipated mix will be roughly 75% assisted care and 25% memory care, although the exact mix is yet to be determined. A special use permit is required to operate senior housing in Orland Park.

Most of the surrounding area consists primarily of residential development. Heritage 4 single family subdivision borders to the north and east, and Grosskopfs single family subdivision borders to the east along 143rd Street. Orland Townhomes are located just to the northwest of the site. The undeveloped land that abuts to the west is zoned VCD, the same as the petitioned site. To the west of the abutting site is Heritage Square Shopping Center and Orland Park Crossing.

The Comprehensive Plan identifies the site as a part of the Downtown Orland Crossing Planning District, and calls out both the petitioned 5 acre site and the 5 acre site to the west as a 'Development Opportunity' for downtown mixed use, which could include many different types and intensities of land uses. However, the Comprehensive Plan includes the caveat that development of this area requires an appropriate buffer to the abutting neighborhood.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area, with the exception of the minor modifications listed. The current VCD zoning on the site allows for a wide range of uses, and an assisted and memory care use is a relatively quiet, low impact use

that serves as a good transitional use from the existing quiet residential neighborhoods to the more intense commercial uses to the west. The project is well within bulk Code limits. It is far less dense, and far greener than development allowed within the VCD District.

#### PLAN COMMISSION DISCUSSION

On May 10, 2016, a public hearing for the proposal was held before Plan Commission.

An Attorney spoke representing nearby resident Virginia Eck. He requested the four items listed below, however Plan Commission did not support the changes:

1) The east curb cut is dangerous and should at a minimum be limited to right in right out due to the hill that obstructs vision westbound on 143rd Street. After the Plan Commission meeting, the KLOA Traffic Engineer visited the site and reported that in regards to the easterly access drive on 143rd Street, their field observations indicated that the available sight lines are adequate to meet the required stopping sight distance for the posted speed limit. A condition of approval has been added to require the traffic engineer to supply sight distance profiles prior to the Board meeting.

2) An 8' tall fence should be installed along the eastern boundary. The petitioner's Landscape Architect and Engineer noted that there will be a 5' drop from the eastern boundary to the eastern driveway, which will help buffer the drive from resident view; that existing trees may be negatively impacted by fence construction; and that landscaping was preferable in terms of appearance and long term maintenance.

3) Rotate the trash enclosure so it does not face the residential area. The petitioner's traffic engineer noted the difficulty in achieving truck access to the dumpster if it were turned, and noted that that conversion would result in a lot of additional pavement. The trash enclosure is approximately 80' from the property line, and that 80' space includes a 30' landscape buffer.

4) Limit the frequency and times of deliveries/trash pickup. The petitioner stated that the majority of delivery and trash pick up trips occur between the hours of 8am to 3 pm, and that there would be a very limited number of big truck deliveries and trash pick up (most likely a couple a week), plus some small UPS truck type of deliveries.

The Plan Commissioners offered high praise for the building architecture and the large amount of green space. They also thought the senior housing was a good transitional use for the site that will do a good job of buffering the residential area from the more intense commercial development to the west.

#### PLAN COMMISSION MOTION

On May 10, 2016, Plan Commission voted 5-0 to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan for Harborchase of Orland Park", by Cemcon, Ltd., Consulting Engineers, job number 825.005, and dated 03-28-16, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) When future 143rd Street intersection improvements require it, the west access drive must be converted to a right in right out access, with all costs paid by the property owner.
- 2) Verify that all retaining walls do not exceed 3' in height, and if tiered, are spaced two times the wall height per Code requirements.
- 3) All site lighting shall be decorative lighting of the same prototype per Code, as required in VCD developments.
- 4) Submit a final landscape plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
  - a. A 30' fully planted landscape buffer along north and east side of the site is to be planted to full capacity with trees and shrubs, above and beyond minimum Code requirements.
  - b. Provide a minimum 10' landscape buffer along west property line.
  - c. Shift required plant materials as needed to accommodate drainage patterns and detention facilities.
  - d. Protect all existing trees (that will be preserved) during construction with fencing.
  - e. In the northwest corner of the site, protect the existing tree mass with temporary protective fencing along the exterior drip lines until construction is completed.
  - f. Protect the root zones of all trees along the eastern boundary whose tree canopies extend over the property line, with protective fencing around the tree canopy drip line as needed.
- 5) Label on site plan:
  - a. Dimension front building setback.
  - b. Dimension high water line setbacks from property line.
  - c. Add total building square footage to site plan.
  - d. Add total approximate number of units and approximate breakdown between assisted and memory care to the site plan data box.
- 6) Meet all final engineering and building division requirements and approvals.
- 7) Signage approval is not part of this petition and should be submitted for separate review to the Building Division.

I move to recommend to the Village Board approval of the color elevations titled "Schematic Elevations", by Kaufman Jacobs, dated 4.8.16; and the two page color 'Schematic Renderings', by Kaufman Jacobs, dated 4.8.16; "Schematic Trash Enclosure", by Kaufman Jacobs Orland Park, dated 4.8.16; subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Maintain 14' minimum height clearance at drop off canopy and label on building elevations.
- 2) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) Meet all final engineering and building division requirements.
- 4) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 5) Signs are subject to additional review and approval via the sign permitting process.

And

I move to recommend to the Village Board approval of a special use permit for a congregate elderly facility, subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the special use permit include:

- 1) Reduced detention setback along the north and west boundaries.
- 2) Reduced landscape buffer width along the western boundary.

I move to recommend to the Village Board approval of the site plan, elevations, and special use permit with modifications for a congregate elderly facility to be located at 9300 143rd Street, as recommended at the May 10, 2016 Plan Commission meeting and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan for Harborage of Orland Park", by Cemcon, Ltd. Consulting Engineers, job number 825.005, and dated 03-28-16, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) When future 143rd Street intersection improvements require it, the west access drive must be converted to a right in right out access, with all costs paid by the property owner.

- 2) Supply sight distance profiles for westbound 143rd Street at least one week prior to the Board meeting.
- 3) Verify that all retaining walls do not exceed 3' in height, and if tiered, are spaced two times the wall height per Code requirements.
- 4) All site lighting shall be decorative lighting of the same prototype per Code, as required in VCD developments.
- 5) Submit a final landscape plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
  - a. Plant a 30' landscape buffer along north and east side of the site to full capacity with trees and shrubs, above and beyond minimum Code requirements.
  - b. Provide a minimum 10' landscape buffer along west property line.
  - c. Shift required plant materials as needed to accommodate drainage patterns and detention facilities.
  - d. Protect all existing trees (that will be preserved) during construction with fencing.
  - e. In the northwest corner of the site, protect the existing tree mass with temporary protective fencing along the exterior drip lines until construction is completed.
  - f. Protect the root zones of all trees along the eastern boundary whose tree canopies extend over the property line, with protective fencing around the tree canopy drip line as needed.
- 6) Label on site plan:
  - a. Dimension front building setback.
  - b. Dimension high water line setbacks from property line.
  - c. Add total building square footage to site plan.
  - d. Add total approximate number of units and approximate breakdown between assisted and memory care to the site plan data box.
- 7) Meet all final engineering and building division requirements and approvals.
- 8) Signage approval is not part of this petition and should be submitted for separate review to the Building Division.

AND

I move to recommend to the Village Board approval of the color elevations titled "Schematic Elevations", by Kaufman Jacobs, dated 4.8.16; and the two page color 'Schematic Renderings', by Kaufman Jacobs, dated 4.8.16; "Schematic Trash Enclosure", by Kaufman Jacobs Orland Park, dated 4.8.16; subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.



- 1) Maintain 14' minimum height clearance at drop off canopy and label on building elevations.
- 2) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) Meet all final engineering and building division requirements.
- 4) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 5) Signs are subject to additional review and approval via the sign permitting process.

AND

I move to recommend to the Village Board approval of a special use permit for a congregate elderly facility, subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the Special Use permit include:

- 1) Reduced detention setback along the north and west boundaries.
- 2) Reduced landscape buffer width along the western boundary.

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

### **2016-0030 Hampton Inn & Residence Inn Hotels**

Director of Development Services Karie Friling reported that the petitioner proposes to construct two five story hotel buildings totaling 159,136 square feet with 226 rooms and 215 parking spaces on a 3.89 acre site. The hotels are to be constructed on the southern, undeveloped portion of the 12.5 acre Main Street West commercial development. The 2004 plans were approved for the entire site, with the unbuilt southern half to be a commercial strip center similar to the north completed half, except it also included a 30,000 square foot retailer with a rear loading dock. The built portion of Main Street Village West commercial center consists of a mix of retail, day care and restaurant uses.

The hotels have now petitioned for approval, which is a permitted use in the currently zoned COR mixed use district. Required approvals include site plan and

elevations, resubdivision for the two hotel lots, and a special use permit amendment for the two hotel buildings that both exceed 50,000 square feet. Two requested modifications to the special use permit include overnight stays that may exceed 30 days, and parking and drives located between the building and the street. The proposed special use will amend the previous special use permit ordinance # 4156 that authorized the construction of the entire Main Street Village West shopping center on 9 lots totaling 12.5 acres of property. The amended special use permit, in addition to the already constructed portion of the shopping center and restaurants, allows construction and operation of the hotels.

Overall, the project reflects the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed modifications/variances. The current site zoning COR Mixed Use allows hotels. Additional hotels in the Village will provide new lodging options for residents, businesses, and visitors.

#### PLAN COMMISSION DISCUSSION

On May 10, 2016, a public hearing was held before Plan Commission for the hotel project. The Board room was standing room only of mostly residents living near the proposed hotels. Approximately fifteen residents spoke in opposition to the proposal. Most comments focused on the impact and scale of the proposed development.

#### Resident concerns summary:

- Hotel use impacts (Noise, crime, drinking and parties, transients, all night activity)
- Viability of proposed hotel's success due to hotel across street
- Inadequate public notification
- Scale of project (Increased 5 story height and size, compared to the 2004 one story approvals)
- Traffic impacts (Reliance on 97th Avenue to reach signal at 163rd Street since 161st Street is not signalized, truck deliveries to site, heavy traffic spikes from theater, parking)
- Property value impacts
- Landscape buffer (Many dead and missing plants leave buffer inadequate to screen hotels.)

#### Petitioner response summary:

- The petitioner's Attorney affirmed full compliance with notification requirements and submitted an affidavit of verification to the Village. Notification methods included mailed letters to neighbors within 300', 2 signs posted on the property, and newspaper publication of notice by the Village.
- The President of Hawkeye Hotels (who operate 45 hotels) was present and responded to some concerns. He stated that they never have had one fail, and that Marriot and Hilton do a very thorough analysis before they approve their hotels. He

said that Homewood Suites across Lagrange Road has an 86% occupancy rate, well above typical hotel occupancy averages. The proposed hotels will focus on high end corporate clientele, with Thursday to Sunday their slowest days. He said that studies show hotels are a catalyst for increasing property values in an area, and when prodded by residents said he would provide more specific information.

- The V-3 Traffic Engineer representing the hotels discussed the Traffic Study done for the project, which concluded that delays generated by this project will be minor. He stated that warrants had not been met for a signal at 161st Street, although it was likely to occur in the future when 161st Street is extended and further development occurs in the area . A future traffic signal would help relieve the current and continuing difficult left turns from 161st Street onto Lagrange Road. In response to residents' complaints about 163rd Street congestion he described the dates and times traffic counts were taken at the intersection. Residents were concerned that it did not include Tuesday night spikes due to Marcus Theater specials.
- The Hotel's Landscape Architect stated that restoration of the existing landscape buffer was a part of the proposed landscaping for the site.

Since Plan Commission the following changes have occurred:

- 1) In response to a request by the petitioner's Attorney, the wording of the condition requiring updated covenants has been changed to better clarify the interest of both the hotels and the Village in regards to the Covenants, which are a part of a private agreement.
- 2) In response to concerns with semi-truck deliveries, conditions have been added:
  - a. All semi-truck deliveries must access the site from Lagrange Road, rather than 97th Avenue.
  - b. The petitioner is to work with staff to add an alternative Hampton Hotel loading area for semis to the rear or side of the Hampton building.

#### PLAN COMMISSION MOTION

On May 10, 2016, Plan Commission voted 5-0 to recommend to the Village Board approval of the preliminary site plan titled 'Preliminary Site Plan, Hawkeye Hotels Development', by Advantage Consulting Engineers, LLC, project 16-005, dated April 5, 2015, received April 19 2016, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Complete and show sidewalk and crosswalk extensions that connect the four proposed hotel sidewalks to the existing restaurant sidewalk to the east of the site.
- 2) Add a revision date to any updated plans.

- 3) Petitioner is responsible for obtaining updated and executed covenants for Main Street Village West.
- 4) Show all site amenities on the site plan or elevations and include construction details such as:
  - a. Paver and stamped concrete location, material and color.
  - b. Proposed pergolas and benches must be durable commercial grade.
  - c. Submit construction details with building plans for review and approval.
- 5) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following conditions:
  - a. Final Landscape Plan must at a minimum reflect plant material, amenities and material selections and colors in submitted plan titled 'Preliminary Landscape Plan Hampton Inn/Residence, by Vantage Point Engineering, dated April 6, 2016; and on the exhibit titled 'Permeable Pavers' received March 31, 2016; including pergolas, stamped concrete, pervious pavers, sculpture, and plant material. Plant material is subject to additional review and approvals at the time of Final Landscape Plan.
  - b. All existing trees in landscape buffer around site are to preserved and protected with temporary construction fencing until project is completed.
  - c. Restore west and south landscape buffers as needed to meet original Board approved Landscape Plan for Main Street Village West (2008-0630). Add additional shade trees and other plant material screening buildings from view where space allows.
  - d. Include at least one shade tree in all landscape islands.
  - e. Note on the Final Landscape Plan, and meet tree mitigation as required per Land Development Code requirements, for any trees in the existing parking lot that will be removed.
- 6) Meet all final engineering and building division requirements and approvals.
- 7) Signage approval is not part of this petition and should be submitted for separate review to the Building Division.

And

I move to recommend to the Village Board approval of a special use permit amendment for Hampton/Residence Inns for two hotel buildings that exceed 50,000 square feet, subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the special use permit include:

- 1) Overnight stays may exceed 30 days.
- 2) Parking and drives are located between the building and the street.

And

I move to recommend to the Village Board approval of the resubdivision of the existing three lot subdivision to a two lot subdivision as shown on the plan titled "Preliminary Site Plan, by Advantage Consulting Engineers, project 16-005, dated April 5, 2016, received April 19, 2016, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Label and improve readability of proposed subdivision line on the Site Plan.
- 2) Submit a Final Plat of Subdivision for review, approval, and recording.

And

I move to recommend to the Village Board approval of the Elevations titled 'Residence Inn by Marriot', by Architectural Group III, Job # 15101, dated 04/04/16; and titled 'Hampton Inn', by Architectural Group III, Job # 15101, dated 12/02/15; and in the four architectural renderings by Architectural Group III, received on May 3, 2016, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Submit elevations for the proposed dumpsters that must match proposed building masonry material.
- 2) Meet all final engineering and building division requirements.
- 3) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 4) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 5) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

Kathy Bretz of 16259 Humming Bird Hill Drive, asked how the construction trucks are going to enter the site throughout the construction phase.

Jeff Hampe of 16135 Hackney, stated he is concerned about the parking and handicap regulations. He also stated that he is worried that when there is an overflow of traffic, it will push out onto 97th Avenue. He added that he does not think the hotel would fit in the area being proposed.

John Rosean of 9733 Hillcrest, presented a statement regarding the proposed businesses. He referenced the 2004 plan that did not include any mention of two five-story hotels and that the opposition is not to new businesses in that zone, but rather to those hotels specifically. He asked if anyone had considered the

ramification of overturning the no stays beyond thirty day rule in order to have an extended stay hotel. He went on to ask if staff or any members of the Board were familiar with the Census Bureau's study about people who live in hotels. He stated that the extended stay section in particular paints a troubling picture of those who prefer to live in hotels for questionable reasons effectively making the hotel their home for the foreseeable future. He went on to talk about those who are more or less forced to stay in extended stay hotels do to circumstances out of their control and displaced individuals that stay in extended stay hotels. He asked if it would be smart to put this type of hotel up so close to communities that are overwhelming populated by the elderly and families of small children. He went on to talk about two businesses across from the proposed buildings that cater to children. He stated that it is a highly active area which can easily be spied on from hotel occupants on higher floors and allows occupants to trace routes to and from that business to the homes of those who frequent those businesses. He also stated that all pick up and drop of locations for school children in the surrounding areas would be in plain view to the hotel residents. Mr. Rosean commented that area residents have too little to no faith in the research that the developers have conducted based on the information shared during the prior Plan Commission meeting. He referenced the developer not knowing Marcus Theater's busiest day and also noted the parking near the existing businesses was at almost full capacity thanks to Rock Bottom alone over the weekend. He commented that there may be a loss of business for the restaurants requiring reserved spaces. He stated the expert analysis took place between 7 a.m. and 9 a.m. when the majority of businesses were not even open. He stated that they do not expect the developers or the Village Board to know everything about the neighborhood, but the residents do know everything about their neighborhood, which causes them to shake their heads when apples to oranges comparison are made in terms of other residential zones being adjacent to commercial zones. He went on to comment that the residents of the areas that would be most impacted by the hotels feel that the manner in which the proposal has been handled at best has been quick and sloppy, at worst, more than a little bit shifty. Very little was done to inform the residents of these areas, likely in an effort to push the proposal through with little opposition. He stated that his family moved to the area three years ago having escaped a disastrous turn of events that completely ruined a long standing subdivision in Tinley Park thanks to a suburb wide shift in attention from the quality and safety of the residents to more greedy and money fueled decision making. He stated that they move to Orland to get away from that mentality but it has been a reoccurring theme in the last two weeks as the community has come together to stand in firm opposition to the development. He once again referenced that the 2004 plan not including two 5 story hotel buildings and that area residents were okay with the 2004 plan to bring businesses to the area.

Al Garza of 16168 Hillcrest, stated that he agreed with Mr. Rosean's comments.

Richard Raddatz of 9710 Hummingbird Hill Drive, stated he is a 35 year resident

of Orland and 16 year homeowner in Hummingbird Hill. He asked how many Orland sites were considered before deciding on the proposed parcel of land for the hotels. He asked if any of the considered locations were within the I-80 corridor. Did the village or any other residents suggest the proposed lots?

Fred Clavio of 9726 Hummingbird Hill, stated that he agrees with the parking and traffic concerns that were previously mentioned.

Cheryl Coffey of 9720 Hummingbird Hill, stated that she agrees with everything that has been said thus far in the meeting.

Gil Maynard of 9708 Hummingbird Hill, stated that if the Board adheres to the rules and regulations and doesn't allow the easements for the hotel lots there will not be a hotel built. He stated there are three separate parcels that the developer wants to combine and also have 30 day parking available.

George Tarasuk of 9730 Koch, stated that he was recently made aware of the proposed development from a letter written by a concerned citizen. He said that he has not received or seen any notices regarding a hearing about the proposed development. He said he called the village and was told to attend the board meeting tonight. He stated he wants to know what can be done to stop the building of the two hotel buildings. He noted the ascetics of the building are completely out of place. He said he does not believe that the trustees cannot do anything about it. They were able to stop the destruction of the Palos Health & Fitness Center, why can't they find a more appropriate site for the two hotels? He commented that there is plenty of vacant land near the highway. He added that he finds it disturbing that the village does not let people know what is happening in their own neighborhood. He went on to say that village did not do anything to stop Twin Peaks, a franchise which is well known for nine people being killed in Waco, TX, where it was known for gangs coming to the establishment. He commented that the village doesn't look like they can do anything when it comes to representing the citizens of Orland Park. He stated that the village's main concern shouldn't be about businesses, rather, it should be about the community and people who make Orland Park. He added that if the village is concerned about the community they will look to move the hotels to a different location.

Susan Stratton of 16141 Hillcrest Circle, stated that she supports anything that previous residents have said about canceling the decision to move forward with the proposal. She asked how she was going to be able to resell her house for what it's worth if there are two hotels built. She asked if the project will be union built and if the hotels housekeepers would be part of a union? She also asked where employee parking would be. She also stated that common sense would show that the property is too small to build two hotels on.

Ava Logan of 16518 Garnet Court, asked what makes the developers think the

proposed hotels will generate business when there is already a hotel in the same area that does not seem to be generating business. She stated that it does not make sense to build a hotel near a community.

Jerome Van Zeyl of 16515 Garnet Court, stated that he would like to know how many employees there will be for the two hotels. He commented that there is no way that there will be enough parking to accommodate everyone. He added that there needs to be more stop lights in the area.

Director Friling stated that she would like to start with a few facts, comments and clarifications. She stated that the village knows from experience in doing development in communities as well as having an existing hotel in Orland Park, that hotel users are quiet neighbors to the village's adjacent residential areas. She stated that the village has had an opportunity to have a Homewood Suites in the village for a number of years and is also much closer to the adjacent residential area than the two proposed hotels. She went on to say as it relates to the original plan that was proposed in 2004, hotel users and neighbors do not generate the type of impact that a typical commercial development would have in the particular area. For example, in 2004 the project that was approved was a mix-used retail commercial building which could have had a numbers of restaurants in it, a grocery store, etc., that would have been permitted by right with no additional approvals necessary. She stated that these uses would have generated more traffic and more impacts such as loading, deliveries, noise, and lighting to the adjacent neighborhood. One of the things that the village has struggled with over the course of last 6-7 years is what becomes of the piece of property being discussed. She stated that it went into foreclosure, bankruptcy, and the village maintained the property for well over 5 years at an enormous amount of expense. She commented that the village has balanced the needs of the residents and the needs of the business community who chose to invest the village's commercial corridors. This particular piece of property is zoned the most intense commercial zoning in Orland Park, which is COR. She stated one of the first things that she would like to address is the notion that public hearing requirements were not meant. She stated that certified mailings were sent to any residents of property within 300 feet. A publication of the notice in a local newspaper was done and two signs were also posted on the property. She stated that the village followed all the guidelines set by state statute, and that the village has signed affidavits that the correct steps were taken from the developer and have been verified by village staff. She went on to speak about the impact that would be had on 97th Avenue. She pointed out that there are three access points into the proposed development. She stated that the village agrees with need for an additional signal at 161st street and that the village has been petitioning IDOT for many to years to add a signal at 161st Street. The problem is that until warrants are meant, the village cannot get IDOT to install the traffic signal. However, IDOT is in agreement and there will eventually be a signal at 161st street when it is warranted based on traffic. She stated that the proposed hotels and extension of Ravinia will



help get the traffic needed to have a signal installed. She went on to talk about load limits and construction traffic on 97th Avenue and what would happen if there is damage to the road. Director Friling stated that it would become the responsibility of the developer to repair it. If it does not get repaired, their letter of credit would be pulled and the village would repair it. She continued by speaking about the parking proposed. She stated that the project was originally approved in 2004 under one project and it contemplated shared parking which has not change today. She stated that a traffic study was done for this case, and that staff is very confident that there will be more enough parking that is needed.

Chairman Fenton asked Director Friling to address the parking on 97th Avenue.

Director commented that she knows that there are concerns about parking on 97th Avenue. She stated that the village would address the situation when they felt there may be a problem with additional overflow of parking. However, if the Board is interested in saying that there should be no parking on 97th Avenue, it could definitely be considered.

Chairman Fenton asked if PTAB (Parking, Traffic, and Advisory Board) still existed.

Director Friling stated that is still exists.

Chairman Fenton stated residents could use PTAB as an avenue to voice their concerns and help alleviate any problems.

Director Friling pointed out that there was one condition that was part of the Plan Commission agenda. That being that delivery and semi-trucks would not be using 97th Avenue once the project is completed. She went on to comment about the success and status of Homewood Suites. Director Friling stated that the hotel is very successful and on average has 90% occupancy rate. Additionally, she pointed out that Homewood Suites is also an extended stay hotel which is very similar to what is being proposed by the Residence Inn. There has been success with this type of hotel in Orland Park because it does cater to higher clientele that what would not be typically be seen with hotels that do not have as many amenities. From that perspective, staff felt very comfortable with the flagships that were being proposed in Orland Park. She said that there was a reference to the code and changing the code for 30 day extended stays. The code does restrict for hotel stays not to be more than 30 days. She added that it is a modification that is being proposed at the request of the developer in the event that someone on a job or assignment may have to stay longer than 30 days. The developer has indicated that it does not happen very often, but wanted to request the modification in the event that someone would need to stay for more than 30 days. She stated that the same type of situation was granted for Homewood Suites as well, which has not been a problem thus far.

Raj Patel, the Chief Development Officer of Hawkeye Hotels, stated that he appreciates everyone coming out to voice their opinions at the meeting. He stated that the developer for the project will be Hawkeye hotels which is a hotel management company based out of Burlington, Iowa. The company was started in 1982 with one road-side motel in Arkansas and has now grown to about 45 hotels nationwide. He went on to say that the company has had an interest in Orland Park for a long time and believes that Orland Park severely lacks hotels rooms. He stated that they look forward to bringing the hotels to Orland Park to help bring other business from surrounding areas. He stated that he believes that there is a strong benefit to Orland Park having the hotels built. The tax base would be expanded and a vacant lot would be developed. In terms of parking, he stated that the code allows up to 50% of the spaces to be shared and 215 spaces will be provided which is well above of what is required. He stated that they have dealt with shared parking before and it has always worked well. He went on to say that both hotels will employ between 30 to 40 part-time and full-time employees. At any given time, the peak employee number for a hotel would not exceed 12 to 15 employees at one time. He stated that the peak employee number would be during housekeeping hours from about 8 a.m. to 4 p.m. In terms of the 30 night stay, he stated that it is very rare for a guest to stay in a hotel for more than 30 nights. He said that would not want to force guest out of a hotel after 30 says if there were special circumstances such as disaster relief. He addressed the question regarding if the hotels would be union built. He stated that the company has strong ties to the union and most of the mechanical, electrical and plumbing contractors are union and would anticipate them all to be unionized for this project. In addition, excavation and concrete contractors are union as well. He reiterated that the Village of Orland Park certainly needs more hotel rooms and that Hawkeye Hotels looks forward to having the opportunity to do so.

Trustee Gira asked what the status was of the extension of 97th Avenue to Ravinia at 159th Street.

Director Friling stated that there is nothing in the short term to make the extension. In the long-term transportation plan for the village, Ravinia Avenue will be extended to 161st with a signal there. Until such time that the Petey's property on the corner develops, the extension will not happen unless the village is able to secure some additional right of way. Right now it is not contemplated to happen in the very near future, however eventually, it will connect.

Trustee Gira stated that it was hoped that the extension would be done with the widening of LaGrange Road in order to give another access point, but unfortunately the property is all privately owned and out of the villages control at this time. She also reiterated that the village has no control over a traffic light being placed at 161st. The state of Illinois has jurisdiction over LaGrange Road.

Trustee Calandriello stated that he listened to the Plan Commission meeting, and has spoken with staff multiple times regarding this issue, as well as the mayor. He commented that he does have some concerns in terms of it being off LaGrange Road, the parking in regards to 97th Avenue, and signage issues. He said that there are some questions that he needs to have answered before he would support the proposal as it stands right now. Trustee Calandriello wanted staff to look into the connection with 97th Avenue and shutting it down for through traffic. He went on to address the issue of crime and stated that there had only been two property crimes in the last two years. He commented that the Homewood Suites has a banquet facility which the proposed hotels would not have.

A member of the audience came forward to ask how many 5 story buildings are in Orland.

Director Friling commented that she believes there are at least four 6 story buildings on 94th Avenue. She stated that this area is the COR zoning district which allows up to 6 stories.

Chairmen Fenton stated that she agrees with what the other trustees have said, she listened to everything the residents have said and has written notes, she listened to the minutes of the Plan Commission meeting and stated that she does have the authority to make a recommendation on the motion that is being proposed this meeting. She also said there is an option to move the item to the Board without a recommendation and allow time for the trustees and herself to look into some of the other concerns they have. At this point in time she suggested making a motion to send it to the Village Board without recommendation.

I move to recommend to the Village Board approval of the site plan, special use permit amendment with modifications, resubdivision, and elevations, for two hotel buildings to be located at 16160-16186 Lagrange Road, as recommended at the May 10, 2016 Plan Commission meeting and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board approval of the preliminary site plan titled 'Preliminary Site Plan, Hawkeye Hotels Development', by Advantage Consulting Engineers, LLC, project 16-005, dated April 5, 2015, received April 19 2016, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Complete and show sidewalk and crosswalk extensions that connect the four proposed hotel sidewalks to the existing restaurant sidewalk to the east of the site.
- 2) Add a revision date to any updated plans.

- 3) Petitioner will work cooperatively with other private parties to the covenants to ensure the continued availability of shared parking and circulation patterns, and to amend the covenants if the private parties deem it necessary.
- 4) Show all site amenities on the site plan or elevations and include construction details such as:
  - a. Paver and stamped concrete location, material and color.
  - b. Proposed pergolas and benches must be durable commercial grade.
  - c. Submit construction details with building plans for review and approval.
- 5) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following conditions:
  - a. Final Landscape Plan must at a minimum reflect plant material, amenities and material selections and colors in submitted plan titled 'Preliminary Landscape Plan Hampton Inn/Residence, by Vantage Point Engineering, dated April 6, 2016; and on the exhibit titled 'Permeable Pavers' received March 31, 2016; including pergolas, stamped concrete, pervious pavers, sculpture, and plant material. Plant material is subject to additional review and approvals at the time of Final Landscape Plan.
  - b. All existing trees in landscape buffer around site are to preserved and protected with temporary construction fencing until project is completed.
  - c. Restore west and south landscape buffers as needed to meet original Board approved Landscape Plan for Main Street Village West (2008-0630). Add additional shade trees and other plant material screening buildings from view where space allows.
  - d. Include at least one shade tree in all landscape islands.
  - e. Note on the Final Landscape Plan, and meet tree mitigation as required per Land Development Code requirements, for any trees in the existing parking lot that will be removed.
- 6) Meet all final engineering and building division requirements and approvals.
- 7) Signage approval is not part of this petition and should be submitted for separate review to the Building Division.
- 8) All semi-truck deliveries must access the site from Lagrange Road.
- 9) Petitioner will work with staff to add an alternative Hampton Hotel loading area for semis to the rear or side of the Hampton building.

And

I move to recommend to the Village Board approval of a special use permit amendment for Hampton/Residence Inns for two hotel buildings that exceed 50,000 square feet, subject to the same conditions as outlined in the preliminary

site plan motion. Modifications to the special use permit include:

- 1) Overnight stays may exceed 30 days.
- 2) Parking and drives are located between the building and the street.

And

I move to recommend to the Village Board approval of the resubdivision of the existing three lot subdivision to a two lot subdivision as shown on the plan titled "Preliminary Site Plan, by Advantage Consulting Engineers, project 16-005, dated April 5, 2016, received April 19, 2016, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Label and improve readability of proposed subdivision line on the Site Plan.
- 2) Submit a Final Plat of Subdivision for review, approval, and recording.

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I move to recommend to the Village Board approval of the Elevations titled 'Residence Inn by Marriot', by Architectural Group III, Job # 15101, dated 04/04/16; and titled 'Hampton Inn', by Architectural Group III, Job # 15101, dated 12/02/15; and in the four architectural renderings by Architectural Group III, received on May 3, 2016, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Submit elevations for the proposed dumpsters that must match proposed building masonry material.
- 2) Meet all final engineering and building division requirements.
- 3) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 4) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 5) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be REFERRED WITHOUT RECOMMENDATION to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

**ADJOURNMENT**

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be ADJOURNED. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

**/AS**

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**

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**Casey Griffin**