

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, May 10, 2016

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

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

Present: 7 - Chairman Stephens; Chairman Stephens; Member Aubin; Member Parisi; Member Parisi; Member Murphy, Member Shalabi

Absent: 2 - Member Jacobs, Member Paul

APPROVAL OF MINUTES**2016-0130 Minutes of the May 10, 2016 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Aubin; to approve the minutes of the March 22, 2016 Plan Commission.

APPROVED

Aye: 4 - Chairman Stephens, Member Aubin, Member Parisi and Member Shalabi

Nay: 0

Abstain: 1 - Member Murphy

Absent: 2 - Member Jacobs and Member Paul

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

PITTOS: Staff presentation made in accordance with written staff report dated May 10, 2016.

STEPHENS: Is the petitioner present? Does he wish to make any comments in regards to this presentation? Thank you. Is there anyone in the audience who wishes to make any comments in regard to this petition?

PARISI: This is the second or third iteration of this and it looks like the most logical, final place. I like the way it is laid out. The parking lot and everything is common for that area due to all of the auto dealerships. I think it is a good use of the property and I like where it is located. Good presentation. Thank you.

MURPHY: I agree with Commissioner Parisi. I really have no concerns and no further comments. Thank you.

AUBIN: No comments.

SHALABI: I have nothing to add. Thank you.

STEPHENS: I have a couple of questions. The storm water detention: is that a slow release into the right of way?

PITTOS: That is my understanding. It will have an overflow. There is an overland flow from the storm water detention facility to the IDOT right of way.

STEPHENS: Going right out into 159th Street and then going into their storm sewer.

PITTOS: Yes.

STEPHENS: Ok. On the north elevation, it is a little bland. I don't think he is going to be putting up Evergreen trees that are going to go the full height of the building. We would like to see some additional brick design or something to break up that 40 foot wall. We are going to add that into the motion here. Is the petitioner ok with that?

AUBIN: Swore in Mitch Goltz, 461 N. Clinton, Chicago

GOLTZ: Part of the reason that it is all brick, is because that is the back of house, utility room and what not. We can look at doing some sort of greater detail on the exterior. Just want to know if you're ok if we put another window or two to match what we have on the front.

STEPHENS: I'm not necessarily looking for a window or two. If you want to do that, that's fine. But what I think would satisfy it, is some sort of a brick design. Maybe diamond shapes?

GOLTZ: Do you mind going back to the color rendering? There are two layers of different color brick trim.

STEPHENS: Will you have a sign up above?

GOLTZ: I don't see why on that elevation there would be a sign. It is not facing a street.

STEPHENS: As far as I am concerned, you could put some sort of a brick design either where it says tenant or down below.

GOLTZ: Ok. No problem. Thank you for your considerations.

STEPHENS: No further comments. We will move forward with a motion.

GOLTZ: I have one point of clarification regarding the condition moving the building 2 feet. We can't bring the building any farther north because there is a utility easement going through the property so I would like to clarify that the concern that was raised. The building can't shift north. The building has to be smaller or something but we can't build it to the north.

PITTOS: We can have the south wall move in 2 feet to create that buffer space. Instead of shifting the building, the south wall can move in to shrink the building.

GOLTZ: I think we have enough room on the west to extend the building 2 feet to make up for that loss. We have utility easements running through the property. The reason we laid this out the way it is, is because the playground is not building over utilities. We can't bring the building any further north so I think doing it with the south wall being moved 2 feet would solve the condition.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 10, 2016.

And

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:

7. 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.
8. Shift the 10,000 square foot building north two (2) feet to meet detention pond setback requirements.
9. Establish the foundation landscaping along the south façade of the 10,000 square foot building per Code with naturalized landscaping.
10. Submit a final landscape plan, meeting all landscaping requirements herein cited, for separate review and approval within 30 days of final engineering approval.
11. Meet all final engineering and building code related items.

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:

12. Re-title the elevation drawings as "Proposed Development Lot 2 of 7420 W. 159th Street PUD".
13. Make all awnings for Lot 2 three sided so that they are boxed in appearance.
14. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

15. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

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

and

I move to recommend to the Village Board 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.

MURPHY: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Parisi, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Paul

2016-0093 Harborchase Senior Living now known as The Sheridan

TURLEY: Staff presentation made in accordance with written staff report dated May 10, 2016.

STEPHENS: Thank you. Is the petitioner present and do you wish to make comments regarding this petition?

AUBIN: Swore in David Sosin, attorney for the developer, 9501 144th Place, #205, Orland Park

Kim Morgart, 2280 White Oak Circle, Suite 100, Aurora

Javier Millan, 9575 West Higgins Road, Suite 400, Rosemont

Wendy Schulenberg, 53 W Jackson #250, Chicago

Bob Gawronski, 303 E Wacker Drive, Suite 2400, Chicago

SOSIN: Short presentation and introduction of team for Harborchase.

STEPHENS: At this time, if anyone from the audience would like to comment on

this petition, please step forward.

AUBIN: Swore in John Dixon, 1415 W 55th Street, Countryside

DIXON: I represent Virginia Eck, who resides at 9260 143rd Street, also Larry Costack, who resides at 9219 Christine Court. We don't have any objection to the project overall. We do have some items of concern that we feel should be addressed. Starting at the easterly driveway, the concern is that hill coming over 143rd Street and traffic turning in and out of that driveway. There has been some discussion in staff's report of a right in right out at the westerly driveway; however, if you look at that street location, it may be more appropriate that that be the driveway to be considered for right in right out access. Coming over the hill west bound over 143rd Street creates a blind corner for those trying to turn out of the project and especially of concern during shift changes. Also, with the easterly boundary of the property, we would like to see a fence along the easterly boundary. I can't tell from the site plan if that has been provided between the residential and the commercial but we are requesting that be provided with a typical 8' fence between the residential and the commercial. On the easterly boundary, if you look at the garbage enclosure, that was mentioned to be of the same brick material at the rest of the building. We are asking for that to simply be turned so the doors of the trash enclosure are not facing the residential. Without too much impact on the functionality, that can be turned 90 degrees and would allow for a more aesthetic appearance to the east. Those are our comments.

STEPHENS: Thank you. What about the driveway? Can there be anything done with that driveway?

SOSIN: Our traffic expert is here. Staff looked at it. We think it is in the right place. One of the reasons for this type of building, why the driveway loops around is for safety purposes. It is important to have that loop around which is very common in these types of uses. We think it is certainly adequate and having two entrances will take the pressure off of both of those entrances in terms of cars going in and going out. We don't see the problem in going out because people can see. Based on the recommendation, there is a left turn lane going in as well and that will help with regard to the traffic that is going to the west. In regards to the fencing, there are times when fencing has been appropriate in plans and we have all seen them in the Village but I think it is the preference of staff that we use mature landscaping in the long run rather than putting a fence up. These distances are quite large from that driveway to the edge of the property, especially from the building to the end of the property to provide any buffering. Finally, the dumpster enclosure, it is advantageous for the truck to pull in and then pull out. That is why the trash enclosure is there. It does have doors on it though and it just really opens for that kind of use to take the garbage straight out. The service drive would not be wide enough to pull a service vehicle in and to pull a garbage dumpster out sideways. It has to be facing pretty straight. We can work with them and we will certainly work with the neighbors. There are things that we can do to tweak that. We looked at

these issues and took them into account.

STEPHENS: What is the distance between their property line and the western edge of that driveway?

MORGART: There is a 30' landscape buffer so there is 31' from the property line to the east curb of the parking lot.

STEPHENS: How wide is that street?

MORGART: 42' total.

STEPHENS: 73' from the dumpster to the parking lot. That is a long way. Thank you. I don't think that garbage enclosure can be turned because then the trucks can't back up to get the dumpsters out of there.

TURLEY: Right it would have to be reconfigured so the truck could get to it.

AUBIN: That is enclosed, correct?

TURLEY: Yes, it will have a gate.

MILLAN: I just wanted to address what you were talking about in terms of the garbage enclosure. Rotating it is not a problem but once you rotate it, how does the truck get in there? It makes it very difficult. You will have to widen even more and then get closer to the property on the other side because you have to create that turning radius for the truck to get in. It creates additional problems of forcing it closer to the residential area.

STEPHENS: I agree with that. Did you do a traffic study on the east drive?

MILLAN: We looked at the east drive. I understand the concerns that they have. The development generates very little traffic. The residents in here do not drive so all you have is the different shifts and the few visitors, which is very few to be honest, and this is based on many surveys that have been conducted of several similar facilities like this. Now you have two access drives and with very little traffic, we looked at the traffic on 92nd Court. There is more traffic on 92nd Court than on what the proposed development should generate. It is not going to be a problem because it is so little. One of the things that we recommend and we have discussed with staff, right now on 143rd, there is a striped median. We recommend that the best thing to do is to restripe it as a two way center turning lane. Let's make it available so that people will use it. In the future, there are plans to improve 143rd Street and John Humphrey Drive. When that time comes, the westerly access drive could become a right in right out. We don't know because we haven't seen any plans. We conducted the analysis and there are no issues due to there being so little traffic.

STEPHENS: Thank you.

SCHULENBERG: On the east property line, there is a very heavy row of existing evergreen trees that we want to make sure are saved. They provide considerable screening. At that point, there is a 6' slope down into the site so it is almost like there is a natural fence there with all of the evergreen trees on top of that. I think to stick an 8' fence on top of that slope is going to exaggerate it and be relatively unattractive from both sides. My other concern is that those trees are so close to the property line, we would have to do some damage to those trees to put the fence on the property line. We would prefer what would keep the natural existing barrier. Demonstrates on plan where slope will be.

STEPHENS: Thank you.

DIXON: What is really causing the concern is what you see on that easterly boundary. All of the delivery truck traffic and garbage truck traffic; this is all going to be within 30' of the residential homes. While it is possible to reconfigure the site and move some of those things away from the residences, I don't think that is practical. What we are trying to do is come up with a solution that not only provides some visual screening but more importantly shields against the sound that is going to be generated. We would also like to see some restriction on the hours for those types of services so we don't have delivery trucks coming in at 3 AM next to the residential homes next door. While I understand the visual aspects of the fence, I know my client would prefer to have the fence there to provide that noise and visual screening.

STEPHENS: A fence is not going to stop noise and we are talking about a complex with people that are 70 years and older. I don't think they are going to make a lot of noise.

DIXON: It is not them that we are worried about. What we are specifically trying to address is the garbage truck traffic and all of the deliveries. As I understand from the site plan, that is their primary service entrance for the building on the east side; so all of the food, laundry, anything coming in the building is going to be coming in through that location and we would like to see that controlled. I think that is a reasonable restriction so we are not getting deliveries in the middle of the night. That fence is a pretty typical thing to provide some sound barrier against those noises. I agree it is not going to stop it all but the beeping of the garbage truck is still going to be heard by the residents and we are trying to mitigate that.

STEPHENS: Due to the large distance from the dumpster enclosure to the residential home, you will probably get more noise from 143rd Street than you are going to hear in there. We will ask them what their schedules are.

DIXON: When we look to the easterly driveway, I understand the engineer's

comments with having studied that right in right out. Our concern is if you look at the way that has been flared to try and line up with as much as possible with the street across it, the radius of that street basically goes to that property line. So if there is an accident there at that intersection, it can very well end up in the living room of the house on the corner. That is a concern with that and I think that intersection is one that has had a considerable amount of accidents in the past. I don't have data on that but I thought that was the case. The intersection that I am referring to is the street across. What exists now, the left turn traffic, will be exacerbated from what is happening in that development. I understand it is a limited amount of traffic but it will be an increase and we would like that to be considered as part of the approval process. My last item refers to the garbage enclosure. I understand your comments and depending on what type of dumpster setup they are using, it would be difficult for the garbage man to get out of the truck to pick up the dumpster. However, if the Commission is not willing to include that restriction of relocating the enclosure, we would like to have some designation for what the material will be for the doors that will be facing the residents.

TURLEY: I believe they are proposed to be a solid metal material.

STEPHENS: Ok. Thank you.

GAWRONSKI: I would like to address the questions regarding the number of deliveries and the size of the vehicles. A community of this size, 100 apartments of assisted living and memory care, the largest trucks that will be making deliveries will be food service delivery trucks which would be twice a week during normal operating hours. They are not making food service deliveries in the middle of the night when our dining and kitchen staff is not there. Trash collection is generally scheduled twice a week and again not done in the middle of the night. We do get bread trucks delivering 2-3 times per week. Those are more the UPS type vans. Once a month we have cleaning chemicals delivered. Move ins and move outs, once we are stabilized we anticipate no more than 3-4 move ins and move outs in any given month. Since these are primarily one bedroom apartments, you are not getting the big semi-trailers to fill a single family home, they are smaller vans. Those are scheduled 9-5 when our move in coordinators are available to help them. The traffic over night is limited to the care givers that come on around 11 pm and leaving around 7 am. Generally speaking our deliveries are 8-3 but depending on where we are located on someone's route, it could be slightly before 8 am like 7.

STEPHENS: Am I correct in assuming that your deliveries are between 8-5?

GAWRONSKI: Yes, that is a safe assumption.

STEPHENS: Is there anyone else that wishes to speak? Seeing no one, we will go to our Commissioners.

SHALABI: The architecture is very pleasing. I applaud all of the architectural work. I am also happy to see that Orland Park will be serving a highly regarded demographic of our community. I believe so far, job well done.

AUBIN: There are a number of conditions that are attached to this petition tonight and if you listen to any of the petitioners that came to the microphone, there was no objection to any one of them. They are totally in concurrence with staff's report. The project also has preliminary engineering approval. That means the project works and fits. It is a great use of the property and all of the objections that have been put forth have been answered to my satisfaction by the petitioner. This particular project on this property has a minimum impact in my humble opinion on the surrounding residential areas and I recommend that the project go forward.

MURPHY: I am in agreement with my fellow commissioners. I think overall the project is beautiful with the multi-level facades, the architectural interest and green space; it will be a wonderful addition to the community.

PARISI: I agree with my fellow commissioners. In particular, I noted it is a natural transition for that property to a more commercial area. I know the developers took a lot of concern there. They are not taking additional easements from the adjoining properties and it is a good use for a vacant lot that is mostly overgrown. It is not changing the community character. I think the architecture also is very nice. We have a lot of different housing in this area from apartments for people who are just starting out, single family homes and now a part of the community for our aging population. I think it is a great thing.

STEPHENS: I agree with my fellow commissioners. This is the VCD district. VCD allows almost any sort of commercial development. The impact of any other commercial building would be much greater than the impact that this building has. This is a residential building. It is a great transition from the single family homes. They are not going to be making a lot of noise and you won't have any real problems with the people residing there. The architecture is really great. This is a beautiful building and your people did a great job working with Mrs. Turley. It is going to look great in our community. With regards to the driveway, I can't see a lot of problems with the driveway where it is located. I understand that staff tried to align that with the street across the street, which is what we try to do all of the time. I wouldn't recommend moving that. With regards to the garbage enclosure, Mr. Dixon makes a reasonable point; but from a practical aspect, you can't get those trucks to come in there and pull those dumpsters out unless they are able to just back right into there. If they are going to put solid gates there, then I don't think there is a problem with looking at a bunch of garbage. As far as the fence goes, I think that its overkill. You have a natural fence with the 6' slope. I don't think that the fence is necessary. The landscaping is really going to make the difference there. Deliveries will be during the day. These companies don't make deliveries in the middle of the night. The lot coverage is very reasonable when they could have gone up to 80%. This is a great project for Orland Park and I am 100% in support

of this project.

MURPHY:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 10, 2016.

And

I move 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 to 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 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.

i. Protect existing street trees.

ii. 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.

iii. 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.
- a. 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.

PARISI: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Parisi, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Paul

2016-0030 Hampton Inn & Residence Inn Hotels

TURLEY: Staff presentation made in accordance with written staff report dated May 10, 2016.

STEPHENS: Thank you. Is the petitioner present? Does he wish to make any additional comments?

AUBIN: Swore in Mike Castellino, 2222 Chestnut Avenue, Glenview
Peter Reinhofer, 7325 Janes Avenue, Woodridge

CASTELLINO: We would just like to point out that with regards to the special use standards; we do believe that they have all been met in this case. The hotels are a permitted use in the COR district with the modifications that are being requested. They have been designated as appropriate uses under the Comprehensive Plan for this project location. They will fit in well with the surrounding uses in the COR district in terms of the nature of the use and with the aesthetics of the area. The design of the project is made to mitigate the impact visually on the surrounding areas with the east to west orientation as well as the existing vegetation that is there serving as natural screening on the west and south side of the subject location. With 226 rooms, they will enhance the surrounding businesses in terms of the guests of the hotels who may frequent the shops, eat at the restaurants, etcetera, which will be to the benefit of the surrounding merchants and restaurants. The project complies with the bulk and density requirements of the zoning code. It does have landscape buffers and preliminary engineering approval. With that, we are happy to take any questions.

STEPHENS: Thank you. We will now hear any comments from the audience.

AUBIN: Swore in Bob Banda, 16155 Hackney Drive, Orland Park

BANDA: She got a notice but the other lady over here did not get a notice. I was not even aware until I saw the sign. The other thing is about the noise reduction. They are going to be open all night long. The third thing is 163rd Street, that traffic is horrendous. It takes 6 minutes to cross that street over LaGrange Road. There has been a ton of accidents because you only have one lane from construction. Also this is going to block the view so I won't have anything to watch in the window. There will be a wall there. They are going to build hotels there and I don't think that the nearby residents had enough notice to show up here tonight.

CASTELLINO: To the notice issue, we did send certified letters to all property owners within 300' of the subject property as required by code. We did submit an affidavit to that effect. Signs were posted as required by code. The affidavit addresses that as well. The letters were sent to all property owners within 300'.

Thank you.

STEPHENS: Could we ask your traffic consultant to address the comment regarding traffic and noise?

REINHOFER: We conducted the traffic impact study for the proposed hotel sites in December of 2015. We did look at the intersections along LaGrange Road. We looked at the traffic signal at 163rd Street and the unsignalized intersection of 161st Street as well as the two right-in-right-out driveways to the retail center: the existing one on the south side of the Mainstreet Development as well as the driveway that is at the veterinary clinic just to the south of the hotels. We collected existing traffic data during the morning and evening peak hours during a week day in early December to set our base line for the traffic analysis that we were going to conduct for the impact that the hotels would have on the roadway network. We analyzed both the existing and future scenario. We predicted traffic volumes out to 2021 travel conditions. We looked at the conditions with the project as well as without the project. Specific impacts of the hotels would be on the intersections along LaGrange Road. As Mrs. Turley mentioned, the intersection of 161st Street is not currently signalized. The left turns coming out of the retail developments on both sides are terrible. We are going to add some traffic to that and it is still going to be terrible. We have been working with Village staff for a number of years for the Ravinia extension as well as conducting traffic signal warrants at the 161st Street intersection. We analyzed the intersection based on guidelines posted by the Illinois Department of Transportation, who owns and maintains LaGrange Road. That has certain warrants that must be met in order to install a traffic signal. Unfortunately, the intersection still does not meet these warrants. We are working with the Village to get any traffic crash data at this intersection. If we can get enough data to support that there are too many crashes, we can apply for an accident experience warrant for a traffic light. When we did our analysis, we did have some of the hotel traffic traveling south to 163rd Street intersection making a protected left turn; but we also did have a portion of the traffic going to 161st Street to make a left turn at the un-signalized intersection. If there is a traffic signal at 161st Street, the majority if not all of the hotel traffic would want to exit the site through the new traffic signal at 161st Street and not use 163rd Street. We have been working with the Village for a number of years on the Ravinia extension.

STEPHENS: What kind of an impact is this hotel going to make?

REINHOFER: Surprisingly enough, hotels do not generate a lot of trips during peak hours. We are looking at 226 hotel rooms and we are estimating 140 trips in the morning and evening during peak hours. That is both inbound and outbound traffic. We estimate half of the hotel traffic will travel to the south and half will travel to the north. I mentioned to the operator, on the Marriott website as well as any data that they might have to access the hotel, it would be beneficial to list the access off of 161st Street. The right-in-right-out driveway will be right by the entry to the hotel. We can limit the impact to the residential neighborhood to the south.

We feel that there will not be a great impact on 97th & 163rd Street. The majority of traffic will go to 161st Street and very little traffic will use 163rd Street. We realize that 163rd Street can be busy at times.

STEPHENS: What about timing on the impact of the hotels? Do you have any information as far as what times there will be greater traffic?

REINHOFER: Most of the traffic will be during the typical commuter peak hours between 7 and 9 AM and 4 to 6 PM. That is typically when hotels generate the most amount of traffic. We typically analyze those time periods as well because that is when the most traffic will be on the adjacent roadway network, when most commuters are traveling into and out of the area.

STEPHENS: You said you did your studies in December? When was that exactly?

REINHOFER: We collected data Thursday, December 10th from 7-9 AM and 4-6 PM. Also on Tuesday, December 15th from 7-9 AM and 4-6 PM, we collected data.

STEPHENS: So you were there during a pretty busy time of the year? Christmas shopping when LaGrange Road is bumper to bumper.

REINHOFER: Correct.

STEPHENS: And in your opinion, there will be a traffic impact from the hotels up until you get enough crashes on 161st Street?

REINHOFER: I am not condoning anyone to go out there.

AUBIN: We know you don't work for IDOT, we are well aware of it.

REINHOFER: One thing that was mentioned to me earlier was that there may be a new restaurant moving into that area. That may possibly generate enough traffic. Once the restaurant opens, the Village can conduct traffic counts to determine if that will warrant the traffic signal. Again, if there is crash data we are happy to work with the Village to determine if the signal is warranted.

STEPHENS: So we have a situation here where our hands are tied as far as the Village of Orland Park because IDOT controls LaGrange Road and they are the ones that either approve or disapprove the signal and we have tried?

REINHOFER: Correct.

PARISI: You did the traffic study in December and there has certainly been a great deal of road widening since then on LaGrange Road. Today it's a different scenario there and I'm just wondering what impact that would have.

REINHOFER: I believe 3 lanes were open in each direction when we did the traffic counts in December which is similar to what is there now. Obviously, road construction is going to cause some delays. When LaGrange Road improvements are done further north and south, the impact could be different.

STEPHENS: Well we know that theaters don't let out between 7 and 9 AM. I don't know about 4 and 6 PM either.

REINHOFER: It is probably later in the evening when you get the theater traffic. Friday nights were the peak times for the movie theaters. Any evening can be a peak time; it all depends on what movies are playing, the popularity of the movies, starting and ending times.

STEPHENS: Sure. When Star Wars came out, forget about it.

REINHOFER: Correct. It was crazy and that was right around the beginning of December when we did the counts.

AUBIN: Do you do this professionally?

REINHOFER: Yes I do. I am a licensed professional engineer in Illinois doing traffic studies for many years.

STEPHENS: Thank you. Do we have anyone else that wishes to come up and speak?

AUBIN: Swore in Gilbert Maynard, 9708 Hummingbird Hill Drive, Orland Park

MAYNARD: I implore all of you members up there to physically go by and look at the site they are trying to put 2 5-story hotels plus a restaurant. It's like trying to 5 pounds of sand in a 2 pound bag. It just doesn't work. The elevations look outstanding. From 97th Avenue down to the road is 8 feet. That is from the west end. From the south end by the animal hospital, it is 6 feet. It is not all even land. It's like a valley.

STEPHENS: Are you talking about the site itself?

MAYNARD: Yes.

STEPHENS: The engineers have reviewed the whole plan and it works.

MAYNARD: Then everyone here is wasting their time. Right?

AUBIN: On that subject.

AUBIN: Swore in Carol Maynard, 9708 Hummingbird Hill Drive, Orland Park

C MAYNARD: What I wanted my husband to talk about was that they are showing all of this existing landscaping from Hummingbird Hill Drive to the north end of 97th Avenue. It is minimal and there is hardly any buffering of anything. As a matter of fact, most of it is just lawn and overgrown weeds. There might have been at one time some bushes put in by the original developers but nothing has been tended and it is scrawny and unsightly. If this does go through, I would prefer that the landscaping plans involve something more than scrawny bushes as being referred to as a buffer.

AUBIN: Swore in James Navratil, landscape architect, 12700 W 159th Street, Homer Glen

NAVRATIL: We understand your concerns with the landscape buffering. We are planning on restoring the landscaping as it was originally approved.

STEPHENS: Just in front of the hotel site?

NAVRATIL: Demonstrates on plan location of new landscaping.

STEPHENS: Thank you.

TURLEY: The condition also asks that wherever there is room to infill plant material, that it be infilled. It should go beyond what was originally approved if there are gaps in the landscape plan. That is one of the conditions of approval.

AUBIN: Swore in Jeff Hampe, 16135 Hackney Drive, Orland Park

HAMPE: Some of the issues that I have are obviously traffic. I have had times where it has taken me 45 minutes to get out of my subdivision. The daycare that was put in, I am assuming they said the same stuff: that they would take care of everything. My wife and other neighbors, we pick up diapers, bags and the dumpsters are left open. I have called the police numerous times. We have semi's park down the street. Police would knock on the door. People would get out of their semis in pajamas with blankets and pillows. I have gotten pictures from the hotels by Texas Road House of the dirt and debris. I have pictures and videos of semis parked up and down the street. We have a daycare there that basically the landscaping is shot for that. So we are supposed to believe that this is going to be any better. There are kids screaming all day long and we can't even open our window. Now we are going to come home and have traffic. Once the hotel is full and these restaurants are all full of people, they are going to be parking on the street. My son plays travel baseball. We travel on weekends. We don't get into the hotel until 9,10,11,12 o'clock at night. The kids are rowdy. People are going to leave the hotel and walk to the park across the street from my house, sit out there and smoke and drink. These guys can say everything they want about how they're

not going to do it but they're going to do it. You can't stop kids from playing. At 3:30 AM, the garbage truck comes and empties the garbage. I've called the Village 100 times on this. How do they come and empty the garbage at 3:30 AM? It all sounds good and it looks very nice. It would be nicer on 159th Street somewhere but we have to listen to doors slamming all night long. We have to listen to people that don't feel like sitting in the hotel and they want to take a leisurely walk through our neighborhood. We have had car break in's recently. There are a lot of police reports on that stuff. Who is going to take care of our property taxes? We are going to lose value on our homes? Nobody on this panel would move when they look up and see a 5 story hotel built next to their house so how am I going to eventually sell my home. Homes went down and they are just coming back up. I am going to lose my money again? The whole situation with the 161st light, I can tell you right now because I live there, I can look out my window and see accidents happen. Now it is 3 lanes each way with a turning lane and trees are going up with traffic doing 50 mph. You have to pull out into the center and wait and then squeeze out. Once they put up the bushes and the trees in, there is no way. There have been times we have called the police because there are cars wrapped around the movie theater all the way down by my house trying to get out. I shouldn't have to worry about my children trying to get out for emergency. I have called and they have sent police over there to direct traffic. That is even before Twin Peaks went in. Plus now we have that going in.

STEPHENS: Was the show there when you bought your home?

HAMPE: Yes it was. And I didn't have a problem with that. But when you start drawing people in at \$5 and free popcorn, I mean. The show was always there. Everything else around it wasn't. They didn't have 2, 5-story hotels to look out at.

STEPHENS: But the zoning allows it.

HAMPE: I am just trying to make a sensible statement with my concerns.

STEPHENS: I understand what you're saying and I sympathize with your points. I am not going to argue your points. I am sure you live there and you make some valid points. Again, I will say that the movie theater was there before anything was behind there.

HAMPE: I agree but we are not arguing about the movie theater. We have learned to deal with that. This is a different thing. We are not just having people come to a restaurant that live in Orland Park that go home to Orland Park. We are having people getting off the expressway and coming in for business and different stuff that we don't know that is going to be walking in our park. So my wife is walking at 9 o'clock, she's walking the dog and she has to worry about a drunk coming out of the hotel and grabbing her. What about the daycare? Also, when they did the research on traffic times, 7-9 AM, there is nothing open there. There is nothing to judge traffic at that time.

STEPHENS: It's a rush hour.

HAMPE: Yes, but those restaurants aren't open so there's nobody there.

PARISI: Have we changed the zoning recently to allow this or has it always been like this?

TURLEY: It has been zoned for quite a long time and that is how the Main Street Village West commercial center was approved as a part of the COR district.

STEPHENS: So the zoning has always been in place for this kind of a business. Again I will tell you, we are residents just like you. We are not politicians. We are appointed here and we basically do this job for basically nothing. We try to do what makes sense in the overall community. We make recommendations to the Village trustees. We have to comply with the zoning in place and all of those requirements. It is going to be difficult for us to say we don't want your hotel here when they have met all of the Village's conditions. If you want to carry this further, you need to go to the Committee meeting. Then afterwards, it goes to the Board of Trustees. They give the final approval. We don't. We are a recommending body to the Board. We all live here too. We are not elected officials. We are just like you.

HAMPE: I understand that but there is no one here that would want a hotel in front of their house.

STEPHENS: We can't deny these guys because they are in compliance with the zoning that is in place. Maybe the Mayor and the Board of Trustees can but we can't. We are not going to say no.

HAMPE: I understand and I just wanted to say what I had to say.

STEPHENS: I think your points are valid. Some of them may be exaggerated to a certain extent.

HAMPE: Tell me which one you think is exaggerated?

STEPHENS: The drunk coming out of the place that is going to rape your wife, come on.

HAMPE: I didn't say she's going to get raped. I said you don't know. That's all you see on the news nowadays.

STEPHENS: Ok. We need to move on. I appreciate your comments.

AUBIN: Swore in John Rosean, 9733 Hillcrest Circle, Orland Park

ROSEAN: The meeting is next Monday? This same room at 6 pm? When and where can we confirm this information?

TURLEY: Call the Village.

ROSEAN: I don't think there is a person that lives in either of the subdivisions that said oh, great 2, 5-story hotels, awesome! I realize that the zoning is what it is but one thing that hasn't been mentioned at all in any of this that I am very curious about is the fact that there is a hotel directly across the street that in my opinion isn't always at capacity. I fear that building 2 more hotels within direct proximity of this existing hotel is only going to cannibalize the business and then you have 1 hotel that is currently operating and possibly close to capacity, where is the need for 2 more in that immediate area when I don't see a whole lot going on with that first hotel to begin with. Thereby we are running the risk of all 3 hotels failing and us being left with the home values.

STEPHENS: I understand your point. I am sure that they have done their homework on this. I don't think they would be throwing their money into something that they don't think is going to work. Why don't we ask them?

AUBIN: Swore in Rami Patel, President of Hawkeye Hotels, 160 Southgate Avenue, Iowa City, Iowa

PATEL: Thank you very much for working with us diligently. I know that staff put a lot of effort into this alongside of us. I appreciate all of your help. We have heard a lot of different concerns here. I would like to address them and if you have any more questions, feel free to ask as well. It sounds like some of the concerns are based around the types of clientele that these hotels will have, the amount of noise, etc. I, personally, since starting 12 years ago have built about 45 hotels and bought about 20-30 assets as well. We have never gone under on any of our hotels. All of our hotels are very successful enterprises. We have been very successful in terms of growing the business to where it is now. To address some of the questions regarding clientele: our hotels are Hampton Inn by Hilton and Residence Inn by Marriott. We cater to mostly a corporate clientele so you don't have as many transient, leisure, sports teams, and that sort of thing. So our slowest times are Thursday through Sunday. Our busiest time is usually Monday, Tuesday, and Wednesday. That is typically when all of your corporate clientele comes and stays at our properties. Our rates are usually set at a level where you are going to have very high end clientele. You are not going to have mid-tier traffic that would go to economy branded hotels such as Motel 6, Econolodge, and others. A lot of studies show that putting these hotels in, the first mover in big developments are hotels. What they do is they create enough economic development and they are a catalyst for restaurants, retail and they increase property values for everybody in that area because it just adds a lot of amenities. That is a very brief synopsis on who we are and the kinds of hotels we are looking

to bring to the area; but, I am happy to answer any specific questions that you might have.

STEPHENS: Have you done any studies into your vacancy factors and things like that? Mr. Hampe believes that the hotel across the street isn't as full as he seems to think it should be. He thinks yours is going to be less full.

PATEL: The hotel across the street runs about 86% occupancy at \$136 average daily rate. It performs exceptionally well. That is probably the high water mark and is about the highest that these hotels typically perform. Those numbers are straight from Hilton. That is a Hilton brand hotel. A lot of times when hotel operators underwrite these hotels, you typically want to run in mid-60's range. As we are underwriting, as long as we can make these properties cash flow positive in the 60 percentile range, we typically move forward with these assets. Here we see that they will probably run higher than that even though you are adding around 200 hotel rooms. The demand in Orland Park is very strong and all of the other assets in this area run very high occupancy.

AUBIN: In your professional opinion, would these 2 marquee franchises be making this investment if they didn't think it was going to be successful?

PATEL: Hilton and Marriott send their own teams out to do their own studies because the last thing that they want is for one of their properties to fail; otherwise, if for instance a Marriott property goes through foreclosure, it looks like the entire Marriott brand has failed. They scrutinize every project we do in terms of the market dynamics, location of the hotel, and the demand for the hotel. They would not make that investment unless they felt very strongly behind the kind of operator that they have, location that they have and the community that they are going into. I will also say that we have developed assets in a lot of different communities and I face this often where a lot of the residents have very valid issues. I completely sympathize with everyone that has made different comments here today. We absolutely listen to what everyone says and we try to incorporate as much as we possibly can to appease all of the community members so when you're talking about buffers and aesthetic appeal of these properties, we are going to take all of that to heart and we are really going to try to do the best that we can by our neighbors here. You can count on me for that.

MURPHY: These types of projects, when you buffer a residential community, have you ever done any sort of fencing to separate the residential from the hotel?

PATEL: Usually if you do a buffer, you want to do a landscape buffer because if you put up an actual fence it just looks tacky. You usually want to go the landscaping route and we have done that to create a barrier that is being asked for through a series of landscaping elements.

MURPHY: Do you offer any type of security in your hotel?

PATEL: Security in terms of?

MURPHY: Staffed security.

PATEL: Our hotels are staffed 24 hours so there will always be staffing at the hotels. Typically that includes front desk, housemen, and in neighborhoods where it's deemed necessary we can have outside security be there as well but in affluent neighborhoods like this typically that is not a requirement.

HAMPE: I can provide a list of hotels that we have stayed in. We are not staying in cheap hotels. My son travels all over the country playing baseball. We don't stay in cheap hotels where this isn't happening. These are the same hotels that we are staying in where these kids are getting rowdy and doing all the same stuff and they are out in the parking lot. It is not even the issue. The buffer and fencing stuff, I just had my wife send me a picture, there is about 6 bushes over there.

STEPHENS: They have already addressed that.

HAMPE: I know. I'm just making a statement because he brought up the buffer situation again.

STEPHENS: Yes, but we don't need to revisit that. It has already been discussed.

HAMPE: They keep revisiting everything. He talked for 15 minutes. We come up and talk for a minute and you tell us to stop.

STEPHENS: I'm not telling you that and we aren't going to argue. We have already revisited this. He said that they are going to put the landscaping back as it was originally.

HAMPE: That is no buffer then.

STEPHENS: It was approved.

HAMPE: Are they going to park on 97th Avenue?

STEPHENS: It is a public street. Anybody can park on 97th Avenue, just like the street in front of your house. Anyone can park there unless there is a no parking sign. If you'd like a no parking sign, you can call the Village and ask if one can be put up there.

HAMPE: These are concerns that are being brought up and how do they accommodate semis?

STEPHENS: We will ask them to answer that. Is that your last question?

HAMPE: Not if they bring up something else that I want to talk about.

STEPHENS: There are other people that want to talk. Please ask all of your questions now and then sit down.

HAMPE: I wasn't finished talking and you cut me off. I'm a taxpayer in Orland Park, too.

STEPHENS: Sit down!

HAMPE: You're not going to dismiss me like I'm some little kid. I pay taxes in Orland Park. I moved here because I thought it was a nice place to live. I didn't know it was going to be like a sellout. All you people up there would definitely be mad if something was going up in front of your house. So next time something happens to you guys, don't be mad.

PARISI: Calm down. Let's bring the volume down. We've heard what you've had to say. We have explained to you what our role is. As far as the landscaping goes, that is something that they are going to comply with the Board approved plan from 2004, which you will get to see by the way. There is a Committee meeting coming up on Monday. We aren't a decision making body like we said. If they comply with all of the code requirements, which have been there since before your houses were ever built, and by the way they could have gone 6 stories, that is our role here.

HAMPE: I understand that.

PARISI: You have a Committee meeting and a Board meeting. I would recommend going to those meetings. You are obviously quite passionate about it and you make a lot of points but there is a procedure here and don't shoot the messenger.

HAMPE: I understand that. But you're making it very personal. You had to understand that people were going to be here upset.

AUBIN: There are a set of rules that we are bound by. All of your comments are well taken and nothing can be done about them at this desk.

HAMPE: I understand that.

AUBIN: So wouldn't it be a moot point to go any further?

STEPHENS: I asked you if you had any more questions. You have the podium. I asked you to finish your line of questioning. There are plenty of other people here that would like to come up and speak as well.

HAMPE: I will sit down and if nobody comes up and asks anything, I will ask to come back up.

STEPHENS: And I would ask you to direct your comments to the Committee. Then I suggest that you go to the Village Board meeting. You are passionate about your feelings and I don't want to argue with you. We get the feel of what you're saying: you don't want it there. That's what it is.

AUBIN: Swore in Joe Santella, 16146 Hackney Drive, Orland Park

SANTELLA: The President said that there are 45 properties that he has created, and that property values have increased. I would like to know which properties have increased and how much they increased by? He made the statement and I would like to know what the numbers are.

PATEL: Whenever you put a hotel into a community, typically you measure the impact it makes on the whole community and that is measured through your property tax role, your hotel taxes, sales and use taxes, payroll you give to your employees. Everybody that stays there spends money at your restaurants or retail stores. It is said that every individual that stays at the hotel spends on average \$223 in the community. If you look at those metrics, a 100 room hotel typically creates a 20 year economic impact of \$250 million dollars on a given community. With these 2 hotels, you should expect an economic impact over the course of the next 20 years of over a half billion dollars.

PARISI: So is it fair to say based on your statement, that the revenues and taxes that are derived from these hotels, it costs "X" amount to run a Village and if we don't have businesses that are providing these revenues and these property taxes, and taxes from surrounding businesses, then to do everything that we need to do as a Village, then our housing taxes would have to go up? There is a direct relationship between the higher property taxes and lower home values to the extent that our taxes in the Village are subsidized by these businesses, which actually enhances our property values. Is that correct?

PATEL: That would be a fair statement, in my professional opinion. Thank you.

SANTELLA: As a follow up, I did not ask how much increased value would come into the community. He made a statement that said the property values in the 45 hotels that he has put up, increased the property values in the surrounding communities. I would like to know which ones those were and how much they increased. Did they increase 10%? Did they increase 5%?

PARISI: That is not a reasonable question. You expect this man to come here with a list of 45 communities done over 12 years and give you a blow by blow?

SANTELLA: No, can he come to the next meeting and provide that information? He brought it up. I am asking a question.

STEPHENS: Can you come back to the next meeting and bring that information this gentleman is requesting?

PATEL: If I am not personally able to attend the next meeting, the owner's representative will be there and will have that information with them. My statement was more so even if you look at everything that surrounds these hotels, for instance the restaurants that are there, the shopping that is there; the revenues of everyone go up because there is so much more demand that is being created by these hotels. At the next meeting we are happy to provide more information on that.

AUBIN: Swore in Tony Banasiak, 9703 Hummingbird Hill Drive, Orland Park

BANASIAK: References the parking lot site plan. If you go to that parking lot now it's full: Thursday, Friday, Saturday & Sunday. You are taking away all of those parking spaces and there are cars there.

AUBIN: Have these people met the parking requirements to code?

TURLEY: Yes, they have.

CASTELLINO: And as Mrs. Turley pointed out, those spaces are going to be replaced and reconfigured. It is not as if 89 spaces are being eliminated. They are being reconfigured to match up with the site plan.

AUBIN: Swore in Richard Raddatz, 9710 Hummingbird Hill Drive, Orland Park

RADDATZ: I have been here long enough to see where Marcus has asked for additions, more screens and more parking. I have sort of been blindsided here tonight because I got a register letter and the first thing it tells me is that 50,000 sq. ft. is going to be 170,000 sq. ft. I thought when I had seen the plans for the Main Street West that was it. The three buildings that aren't up there now, that is what was going to be built, not a 5-story hotel. I don't really have questions but the logic of it doesn't seem right to have 2 hotels when you have the I-80 corridor. I imagine that is where most of the people are going to come from. Why are they trying to reposition something that has already been approved? Buildings that are only 1-story high. The next thing that I see is that we will be looking for more parking spaces and parking decks over there. It will just blossom and somehow we got Twin Peaks in there and now we're looking at twin towers. It doesn't seem logical to just build hotels in that area. I don't have a question. I have a complaint, I guess.

CASTELLINO: To the comment about being blindsided, I brought a copy of the letter and happy to submit it for the record. The letter is 4 paragraphs long and

included the full page notice prepared by the Village. Reads one paragraph of letter. These letters were all sent via certified mail to everyone within 300 ft.

RADDATZ: There was a lack of communication or explanation in the letter of how the site would be presented.

STEPHENS: That is the purpose for this meeting.

RADDATZ: But the letter didn't say that.

STEPHENS: He just read to you what the letter said. As far as the parking and everything... that is what the purpose of this meeting is for. Mrs. Turley went through the entire thing and explained it. That is what it is all about. That is why you're here.

RADDATZ: Why don't you superimpose what the proposition was before and what was approved?

STEPHENS: She showed the before slide.

RADDATZ: Where are the elevations? There was a family of buildings. Now we're talking 5-stories tall? Again, the logic is not there. I don't understand why we're putting this in a residential neighborhood when there is land available in Orland Park and we won't lose any taxes if you put it down by I-80.

STEPHENS: I explained why. The zoning allows it.

RADDATZ: I don't understand why it was approved for 50,000 sq. ft. and now we are saying 167,000 sq. ft.

STEPHENS: It has not been approved.

RADDATZ: No, but is within the code or whatever you want to call it.

STEPHENS: It is allowed in the code. That property is zoned that way. You can't deny that zoning.

RADDATZ: But you can't deny the resubdivision if you want to call it that?

STEPHENS: I don't understand your question?

RADDATZ: Well, there were 3 lots. The largest building was going to be 40' tall and it was going to be on Lot 5.

STEPHENS: If this plan is approved, it will be approved and the lots will be consolidated from 3 to 2. That is an answer to your question.

PARISI: This is not in a residential neighborhood. It is a commercial property and it borders LaGrange Road. LaGrange Road has always been a major commercial thoroughfare for the community. These zoning requirements were always in place.

RADDATZ: We are just too close to it. We are on 97th Avenue and not on LaGrange Road but they are on 97th Avenue and they are on LaGrange Road.

PARISI: I get you are close to it but that is the way it was zoned. Their proposed usage is within the requirements. They are meeting all of the codes and everything. That is what we decide upon.

RADDATZ: I object to it and that is all I can say.

STEPHENS: We know that most of you object to it.

AUBIN: Swore in Roy Nelson, 16140 Hackney Drive, Orland Park

NELSON: Some of my concerns are about the traffic problems over there. I know you ran your studies but we live there. We know what is going on. If you put Ravinia through to 161st, you are just creating more traffic problems for people that live there right now. 97th Street has always been residential. There are people parking out there illegally doing different things. That has to be addressed. The traffic problems should really be addressed up front before it starts. Also, the buffer zone, we want to see a good buffer zone. We know we can't stop this but we can certainly ask for a good buffer.

AUBIN: And I think that our petitioner has accommodated all of the questions asked of them. They will see to that.

NELSON: We have a lot of seniors that live back there and they don't want to put up with it.

STEPHENS: IDOT says that traffic is always going to get worse before it gets better. Didn't we experience that on LaGrange Road? It was a nightmare. Hopefully this rewidening of LaGrange Road will resolve it. However, IDOT really didn't come up with all of the dough to widen the road. This Village came up with a lot of the dough and shared it with IDOT to get that widened. Traffic in the town always gets worse before it gets better. You're in a situation where it needs to get worse before it gets better. That is just the reality of life and how people move and the flow of people. I wish we could solve your problems here but I don't think we can.

NELSON: I am just trying to bring this to light for Hampton. We live there and we don't want to see these problems if we can avoid them. That is what we are looking for because this is our home.

AUBIN: We have heard from a professional about the light that would go up at 161st Street. It will solve some problems. Who is responsible for it? If I was in your shoes, I would make 40 calls a day to IDOT. Not them, not us. Everyday each of you get on the phone and make 40 calls. You will get yourselves a light at 161st and LaGrange. That's what I would do.

STEPHENS: I would rather be sitting here right now with an assisted living facility petitioning rather than a hotel. Wouldn't that be better? We would all be 100% for that; but an assisted living place doesn't want to go on this site. These guys come up with here with these hotels. They want to go there. They want to buy this property and go there and it is zoned for it.

NELSON: These guys need to realize that we live there and we want this done right.

STEPHENS: I think they've heard your point. Thank you.

AUBIN: Swore in Gabriella Kalchbrenner, 16124 Hackney Drive, Orland Park

KALCHBRENNER: Everyone that goes to Marcus Theater is our neighbors. The restaurants there, the neighbors go there. We live in a community of neighbors not people that live in a hotel. I have a park across the street and all of these people from the hotel are going to go there too. If this is zoned and I know this is a done deal...

STEPHENS: There is no such thing as a done deal in this Village.

KALCHBRENNER: Ok, excuse me, but that is my point. I came to Orland Park 10 years ago to live in a neighborhood and now I feel like I live on Mars. With all the traffic, I see stones 20' high from Petey's. I can't even open up my windows in the summer time because there would be dust in my house. But we put up with it because it is for the better of the community to have a 4 lane highway instead of a 2 lane. Now, we're going to have a hotel with not neighbors just people that are there walking around the community. You're right, the Marcus Theater was there but our neighbors go to the Marcus Theater.

PARISI: I hope they don't feel that way about me when I go out of town and stay in a hotel. I need some place to stay.

KALCHBRENNER: I understand that but I moved to Orland Park to live in a neighborhood, not in a hotel area.

PARISI: You are close to a hotel area because you are close to LaGrange Road.

AUBIN: Swore in Sven Bloom, 16258 Hummingbird Hill Drive, Orland Park

BLOOM: Initially, the one picture that was shown about the project that was approved in 2004, the development was supposed to be a lot of similar height buildings similar to the day care and the two restaurants. These are obviously a lot taller. I would suggest that the landscaping is modified beyond what was approved in 2004 based on the fact that in 2004, the understanding was pretty much all the same height buildings and this is an exception. If you look at a picture, they look like an exception. They look like two toasters in the middle of breakfast. It doesn't look right, especially when you have Petey's II and you have land. That's where I thought these were going to go, where you have an entrance right onto LaGrange Road. There is not even an entrance from both of these hotels onto LaGrange Road. You have to drive by a bridal shop and Twin Peaks where there is going to be a lot of other traffic. I don't think that has really been thought out well. I really think the traffic study is questionable. What should happen is that, the exit out the back to 97th Avenue should be sealed off because that is not appropriate for semi's to deliver linens and garbage trucks to pick up garbage. In the previous facility about the senior facility, it was analyzed greatly about the direction of the dumpsters. We haven't even talked about where the dumpsters are going to be in this. Maybe we aren't to that point in meetings yet, I understand.

PARISI: Your landscape suggestion is feasible. Maybe because the heights of the buildings are taller, maybe we should consider putting in taller landscaping. That is very logical. That is not a bad thought.

BLOOM: I assume the exit out the back can't be sealed due to fire reasons?

STEPHENS: I don't think so.

BLOOM: That would negate a lot of the concerns as far as pedestrian traffic and vehicle traffic.

STEPHENS: I kind of agree with you but I don't think we can block off that exit.

BLOOM: If the Commission could forward on that suggestion, I would appreciate that.

STEPHENS: What kind of deliveries does the hotel get and when?

PATEL: We typically get 2 deliveries a week. That would include all of your general hotel supply: soap, shampoo, linens, that sort of thing. Typically our supplier is right out of Vernon Hills, here. It would be a semi.

STEPHENS: Where do you intend on bringing them in?

PATEL: Demonstrates on plan. We have left enough space. Inaudible.

AUBIN: That sounds like 8 deliveries a month?

PATEL: Yes.

STEPHENS: And what time are those deliveries?

PATEL: They come in around noon.

BLOOM: What is the load limit for truck traffic on 97th Avenue?

STEPHENS: I don't have that answer.

BLOOM: Is that something that your Commission can bring up to the proper authorities?

TURLEY: I don't know the load limit but my only comment would be that it was designed to accommodate the commercial development that was previously approved to go there.

BLOOM: Wouldn't that be assuming that the vehicles would be coming off of LaGrange Road directly and not 97th Avenue?

TURLEY: I don't know what they considered.

BLOOM: I think we can all agree that the entrances off of LaGrange Road would not accommodate a semi without hitting a bridal shop. A semi would have a very difficult time pulling into that hotel from LaGrange Road directly so we all know that 97th Avenue is the way that they are going to come in.

STEPHENS: 8 deliveries a month.

BLOOM: That is 8 more than today.

ROSEAN: I have a challenge to the petitioners. Obviously, passions are running pretty high here. I think we all moved in with high hopes of it just being a nice, little community. No one expected two hotels. I absolutely totally get that it is zoned for that. The comment I want to make is that in my opinion, I feel that the notice that was given to everyone who lives in that neighborhood, it is not a huge neighborhood but it is very tight knit. If you look at the map, there is really only one way in and one way out. We are really at the mercy of whatever is in that zoned area in terms of getting to and from our houses. There is really no access. They are very limited. I feel like more of an effort could have been done on the petitioner's part to introduce the idea to the neighborhood. It seems to me that the reason that most of us are so upset is that it seemed like this was sort of slipped in with as little effort to appease the neighborhood as humanly possible. I would love to see what the 300' radius looks like in terms of the number of homes that

should have been notified because from my stance, it really has just been word of mouth. If these guys would have taken a closer look at the area and seen how much these hotels are going to impact that neighborhood, they probably could have done more by going door to door or win us over a little more. As it stands, they kept it low key and low profile as humanly possible. That is probably the way you do business.

STEPHENS: We have notice requirements for anything that goes before this Commission as a public hearing.

TURLEY: They have to mail letters certified and provide the receipts, which the petitioner has. They have to submit an affidavit saying that they have met all of the notification requirements as far as the mailers, the sign has been posted and the Village has advertised it in the local newspaper.

ROSEAN: Well, who reads the newspapers? Anyways, and they probably have been but that is the point I'm trying to make. It probably was done to the letter of the law but if you are only going to notify those people in the edge peripheral houses, it is all one big thing.

STEPHENS: It requires any property within the 300' boundary to be notified.

ROSEAN: My point is that since we are locked between this zoned area and the neighborhood, that whatever affects those houses within the 300' pretty much affects us all.

STEPHENS: Absolutely. And with such a tight knit neighborhood, apparently the people within the 300' boundary who got the notices told everybody else and that is why you are all here.

ROSEAN: But it was only because of word of mouth more than anything. The challenge that I would make is that most of us are very concerned about the impact that these hotels will have on our residences. It was asked previously and we are afraid that the value of our homes is going to tank because of this. When pressed, you came up and talked about how much it will affect the community and the taxes. I can appreciate that but I think very little was spoken to the residents that are going to be most impacted by this. If by Monday's meeting, if some extra effort could be made as to how this is going to better and potentially reduce the values of our homes and whatever you can speak to in order to make us more comfortable with this. That's it.

AUBIN: Swore in Camille Clavio, 9726 Hummingbird Hill Drive, Orland Park

CLAVIO: Is this land already purchased?

PATEL: We have closed on this site and we do own this ground. It was property

that had recently gone through foreclosure so it was bank owned. My thought is that we are bringing a good use to the site rather than what is there. We do currently own this land.

CLAVIO: In other words, it is a done deal.

STEPHENS: No, it is not a done deal. How many times have I said it? You can go to the Committee meeting on Monday and then you can do to the Village Board and they make the final decision. Please do so.

AUBIN: Swore in Frank Madess, 9707 Hillcrest Circle, Orland Park

MADESS: Everyone is talking about a 5-story building. If they are only operating at 66% profit margin or occupancy, then why don't they cut off the whole top floor and drop the height of the building and create 80% occupancy? I think the building is too high for the site. There are no types of trees tall enough to buffer that building.

PARISI: By the way, 66% is a desired average occupancy. That could mean that at a particular time, they could have 95% occupancy and another time it could be lower than that.

MADESS: If they cut off the entire top layer, they could be at 80-90% occupancy all of the time.

PARISI: As a business man, they would have to forgo the revenue?

AUBIN: Swore in Bob Poore, 9710 163rd Street, Orland Park

POORE: It seems to me like we have designed a hotel complex with no way in or out or a service route for trucks. How are you going to make deliveries? Nobody even knows how they are going to get in and out of the hotel.

AUBIN: Mrs. Turley, has this project received preliminary engineering approval?

TURLEY: Yes.

AUBIN: Swore in Leah Poore, 9710 163rd Street, Orland Park

L POORE: I had a couple issues through the whole thing. Some of them have already been addressed. We have these men sitting here that are trying to get these hotels built so they are telling us their side. Then we have the residents here. There is nothing you can do about it but hear us and hear what we have to say so that you can take it back to other people who can maybe do something about this. It is an issue for all of the people who live here. I have heard some of the things they have said. The first one was about the light on 161st Street. 50% of the people will turn one way and 50% of the people will go the other way. What does

that mean that women will turn one way and men will go another? What is it? You can't predict which way people are going to go. They are going to go to the stop light. That is where they are going to go. That is what we all do when we are in shopping centers. We live in Orland Park. We know to go to the light. That's where all of the people are going to go. I don't care what their studies say. That's what is going to happen. All of the traffic is going to be on 97th Avenue. We just moved here about 2 years ago and we were happy to be here amid all of this. But it takes me 10 minutes from my house on 97th to get over across LaGrange Road to Lifetime Fitness. There is no way you could walk. 10 minutes just to cross the street? I don't care about your traffic study. I live here and I know what it is. It has been 2 years and when we moved here we had to stay in an extended stay hotel because we couldn't get right into our place. So we had no place to go so we had to stay in an extended stay, which is exactly what they are putting up. We stayed over at the Hilton and I could write a book on the stuff that went on there the month that we were there. I am sure that all of these guys know. That guy wasn't kidding when he said there is going to be drunks in our neighborhood. You should see what goes on there and they supply free beer. Go over there. They supply free beer in the evening to people who stay in extended stays. People who stay in extended stays a lot of times are workers that are working on construction crews or working in buildings. They are here for a long time. That is what they do. They all get together and they drink and they party. You think because these guys wear a suit, they don't do that? They are probably the worst ones.

STEPHENS: Ok, ok, ok, ok, please. We have heard your comments and we know what you mean. Thank you very much.

L POORE: I appreciate you listening and I appreciate you taking this information to people who can hear what we have to say about it.

STEPHENS: I will say this one more time. We don't make the final decision. There is a Committee meeting on Monday. Please go there and express your feelings there. Then there will be a Board of Trustees meeting after that in a couple weeks. We have heard your comments. Thank you. We will now go to our Commissioners at this point in time.

PARISI: I have said most of what I had to say. I have no further comments.

MURPHY: I think everything has been said in terms of the project. I do have to add that certainly we are sympathetic and empathetic of the residents. I am a resident of Orland as well; but, this is a good project. I do think that there is certainly more work to be done but I truly think that this group of developers and this community can work together to find some solutions and I certainly see that happening.

AUBIN: This piece of property is owned by somebody. It is zoned commercial. If I owned it and by rule I could build 2 hotels there, so would all of you; especially if it was profitable. These guys have met every single requirement that this Village has

asked of them. Traffic is not their responsibility. They did a study by a professional that all of us would call into court if we needed them to testify on traffic. He said that it is not going to have an adverse impact. Village of Orland Park engineers gave this project preliminary engineering approval. They say it works. How do you not recommend this to the next level?

SHALABI: I will defer my comments. Thank you.

STEPHENS: Unfortunately the economy has changed so much since this original project started in 2004, where no one wants to develop it the way it was originally presented and approved. That does not mean that this hotel cannot go in there. The hotel developers have complied with everything and each requirement. Unfortunately it is next to a residential community but all commercial projects like this are next to residential communities. They all back up to it: the car dealerships on 159th Street; houses back up to them. The assisted living facility from earlier tonight backs up to residences on 2 sides. We consider multi-family to be transitional zoning. Good zoning practice tells us that we have commercial zoning, then buffered by multi-family and then buffered by single family. That is a good practice in development and most communities look at that. We have looked at that as well. Fortunately for them but unfortunately for the residents there, you have a hotel site that is going to come in that has met all of the conditions. It is hard for us to say no. We have to look at the benefits of what it is going to give to the community. The entire community of Orland Park is going to benefit from it because of the tax money it is going to bring in and that benefits all of us. A lot of the sales tax money from Orland Square Mall went to help widen LaGrange Road. That is where the money comes from. Looking at it from the entire community, it is a real benefit. Looking at it from your scope, it is not such a great benefit. But again, it complies with all zoning requirements and they can do that. They can technically build this building there. I understand how everybody feels and I sympathize with it. This is the sixth time I will tell you, you all have valid points and you need to take them to the Committee meeting on Monday. Express your points to them. Our hands are tied to a point because we can't deny them tonight. I think we are going to move this petition forward and you need to go to those meetings and express how you feel. That is the best I can tell you and I'm sorry for that but that is reality. One thing we can do is to ask staff to require heavier landscaping to hopefully buffer that. When I was out there this afternoon, I looked at the buildings that are lining up. They could have tried to align those buildings from north to south. It would have blocked all of your views. They aligned those buildings from east to west with very minimal blockage. When I sat by your townhomes and looked out, what did I see? I viewed the hotel across the street. To come up with any other idea of blocking views, that doesn't sit with me. And the situation about the traffic? It is a bad traffic situation over there. It is not going to get better until it gets worse. You should call IDOT and try to convince them that you need a traffic signal up there. If a traffic signal goes up there I think it will solve a lot of your problems. Those are my comments. Thank you for coming in and making your comments. At this time, we will move forward with a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 10, 2016.

And

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 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.
 - i. Must be durable commercial grade.
 - ii. 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:
 - c. 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.
 - d. All existing trees in landscape buffer around site are to preserved and protected with temporary construction fencing until project is completed.
 - e. 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.

- f. Include at least one shade tree in all landscape islands.
 - g. 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.

MURPHY: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Parisi, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Paul

NON-PUBLIC HEARINGS

OTHER BUSINESS

2016-0036 Memo: New Petitions & Appearance Review

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 10:46 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary