

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, June 20, 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 6:13 P.M.

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

APPROVAL OF MINUTES

2016-0462 Approval of the May 16, 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 May 16, 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

2016-0456 2016 Village Code Amendments - Amusement Device Licenses -Title 7-6-2

Development Service Director Karie Friling reported that currently the Village allows twenty (20) amusement device licenses under present code language. With the increase in business within the Village, the Village would like to increase the number of amusement device licenses to twenty five (25). Language with a strike-out (strike out) indicates elimination from the Code. Language highlighted indicates the revision to the code. In all cases, language that is bolded and in red (red) indicates proposed addition to the Code.

Trustee Calandriello asked if an example could be given.

Karie Friling gave the example of Red Robin having a claw game, or video game when you go in the entrance.

I move to recommend to the Village Board of Trustees to approve local revisions to Titles 7-6-2 in regards to increasing the number of Amusement Devices Licenses from twenty (20) to twenty five (25).

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees.

The motion carried by the following vote:

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

Nay: 0

2016-0455 Amusement Device Operators Licenses - Removal & Addition

Director of Development Services Karie Friling reported that six (6) previously issued Amusement Device Operators Licenses are no longer in use and will be removed from the roster of active Amusement Device Operator Licenses and canceled. They are as follows: Cici's Pizza, Red Robin, Palos Country Club, White Mountain Golf, Jewel (located at 9350 159th Street) and Riviera Country Club. In the future, should these businesses seek an Amusement Device Operator License, they will need to reapply.

In addition, seven (7) applications for Amusement Device Operators Licenses have been submitted on behalf of the following businesses: Fattie's Pub, Gizmos Fun Factory, Twin Peaks Restaurant, Denny's, Toys R Us, Jewel (located at 17940 Wolf Road) and Babies R Us.

With the addition of 5 Amusement Device Operators Licenses to the Village Code Section 7-6-2(B), that will bring the total maximum number of licenses to 25. The removal of six (6) licenses and the addition of seven (7) licenses will bring the total to twenty-one (21) currently active Amusement Device Operators Licenses.

I move to recommend to the Village Board of Trustees the removal of the 6 and the issuance of the 7 Automatic Amusement Device Operators Licenses. Amusement devices shall be installed meeting Village of Orland Park Codes.

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

2016-0391 Sandburg High School Monument Sign

Director of Development Services Karie Friling reported that prior to the LaGrange widening and reconstruction project, Sandburg High School had an entry/monument sign located at the southwest corner of 131st and LaGrange Road. Additional right of way was necessary at the corner of the widening of the intersection. With the widening, the existing sign was removed. Throughout the development of the LaGrange Road enhancement plans, discussions concerning a replacement sign between the Village and the School District have been ongoing. A new sign is proposed at the southwest corner within the school district property.

The proposed sign is designed to include the same materials and aesthetic features as the other walls throughout the corridor. The wall will also include LED up-lighting. A rendering of the wall is attached for reference. The procurement and

placement of the championship plaques will be the responsibility of the school district.

An Intergovernmental Agreement (IGA) between the Village and District 230 was developed. The IGA outlines the construction costs, construction responsibilities and maintenance of the proposed sign. The construction costs of the sign will be divided by the Village and District equally (50/50). The District has recently reviewed and signed the IGA.

V3 Construction Group has procured construction pricing for the installation of the sign. The construction of the new sign will cost \$158,134.73, of which the Village and the District will each pay 50% of this cost (\$79,067.36).

Trustee Gira asked if the actual text on the sign would be the same as it currently is.

Director Friling stated that it should be similar.

I move to recommend to the Village Board to approve the Intergovernmental Agreement between the Village of Orland Park and School District 230 for the installation of the new entry sign at Sandburg High School and recommend to authorize the Mayor to execute the agreement.

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

2016-0304 Southside Chicago Hitmen

Director of Development Service Karie Friling reported the following:

PROJECT: Southside Chicago Hitmen

PETITIONER: Robert Ortiz, President

PURPOSE: The petitioner requests special use permit approval to operate a club in the BIZ zoning district.

LOCATION: 7040 157th Street

PIN NUMBER: 28-18-309-009

ATTACHMENTS

Plat of Survey

Floor Plan
Response to Special Use Standards

SIZE: 1,300 SF

EXISTING ZONING AND LAND USE:
BIZ General Business District - Vacant

SURROUNDING ZONING AND LAND USE:
North: MFG - Manufacturing District / Multi-Tenant Light Industrial
South: BIZ - General Business District / Grocery Store
East: BIZ - MFG - Manufacturing District/ Multi-Tenant Light Industrial
West: BIZ - General Business District / Commercial

COMPREHENSIVE PLAN DESIGNATION:
Manufacturing Employment Emphasis

TRANSPORTATION:

There are currently eight driveways on the south and east sides of the site that open onto 157th Street and 70th Court. Per the conditions of appearance review 2015-0485 six of the existing driveways will be closed. The main access points to the site after the improvements will be a full access curb cut at the southwest corner of the site one at the northwest corner of the site that open onto 157th Street, an Orland Park local street, and 70th Court, an Orland Park local street, respectively.

PLANNING OVERVIEW and DISCUSSION:

The Southside Chicago Hitmen a Chapter of the IRPMC is a not for profit charitable organization. The members are local police officers and firefighters. The Orland Park location is comprised of police officers from departments throughout Cook County and a firefighter from the City of Chicago. Their primary function is organizing benefits and fundraisers for injured and fallen police officers and firefighters.

The Orland Park location currently has 15 members. There are 46 existing Chapters of IRPMC throughout the United States. This includes 3 existing locations in Illinois (Calumet City, Joliet, Quad Cities). The Orland Park location will be used primarily for membership meetings and storage. The chapter meets approximately twice a month. Typically, they will only meet once a month to discuss general chapter business and upcoming events. They also will meet as

needed if an emergency situation occurs. All meetings begin at 7:30pm. The other tenants in the building operate at normal business hours. This combined with the relatively low membership at this location will help avoid any potential traffic or parking conflicts with the adjacent uses.

Land Use/Compatibility:

Clubs and lodges are conditionally appropriate in the BIZ zoning district. Clubs in this district must obtain special use permit approval.

Landscaping:

There are no proposed changes to the existing site plan or landscaping.

Parking/Loading:

The Land Development Code does not define the required amount of parking spaces for a club or lodge. In this instance the code stipulates that the Development Services Department shall determine the number of off-street parking spaces that shall be required.

In the BIZ zoning district the most common uses are either commercial retail or office. Below shows the amount of parking required for this location if it were all retail or all office.

All Retail - (1 per 250 SF) 5 parking spaces

All Office - (1 per 300 SF) 4 parking spaces

Deferring to the most stringent regulation this use is required to provide 5 parking spaces. Per Appearance Review 2015-0485, the entire building would need 122 spaces to be code compliant. The improvements outlined in the appearance review will add parking. Leaving the site with a total of 106 spaces. This brings the site closer to code compliance. Since parking supporting the club will only be utilized once or twice a month at night there is sufficient parking to support this use.

Garbage Enclosure:

Garbage enclosures have been added to the rear of the property as required by appearance review 2015-0485.

Building Elevations:

There are no changes to the exterior of the building or site. Signage will be permitted and approved via a separate sign permit review, which is not a part of

this approval.

This is now before Plan Commission for consideration.

PLAN COMMISSION MOTION

On May 24, 2016, the Plan Commission, by a vote of 5-0 moved to recommend to the Village Board of Trustees approval of a Special Use Permit for a club for the Southside Chicago Hitmen a Chapter of IRPMC as fully referenced below.

The motion includes the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.
3. Meet conditions of Appearance Review 2015-0485.

PLAN COMMISSION DISCUSSION

The Plan Commission viewed the proposed Special Use Permit very favorably and thus recommended no modifications to the petition as proposed. In addition, there was no one in the audience regarding this project.

I move to recommend to the Board of Trustees approval of a special use permit for a club for the Southside Chicago Hitmen a Chapter of IRPMC at 7040 157th Street, Orland Park, IL subject to the following conditions:

1. That the petitioner comply with all Building and Health Code Requirements.
2. That all new signage is approved through a separate permitting process.
3. Meet conditions of Appearance Review 2015-0485.

**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

2016-0344 Cosmetic Enhancement Clinic and Academy

Director of Development Services Karie Friling reported that the petitioner currently operates "Xtina's Lash Extension", a business which occupies an office space at 62 Orland Square Drive, which offers lash extensions, waxing, massage and spray tan services. The proposed "Cosmetic Enhancement Clinic and Academy" would occupy an office space at 64 Orland Square Drive, which is located directly south of 62 Orland Square Drive office building. The newly proposed business would offer permanent makeup and cosmetic enhancement services, along with the possibility of providing technical training to other interested in learning about these services.

Permanent makeup / cosmetic enhancement can be performed by using two (2) different methods: 1) manual application or 2) application with the aid of a small hand held machine, which is similar to a tattoo pen but specifically design for cosmetics. The petitioner would utilize a combination of both methods, depending on the specific application.

Cosmetic enhancements primarily include work done to eyebrow, eyeliner, lips, but may also include:

- 1) Micro pigmentation of the scalp for people with thinning hair or alopecia;
- 2) Para-medical procedures;
- 3) Tinting the skin to match natural skin color do to Vitiligo;
- 4) Disguising stretch mark/scars to match natural skin tone.

Conventional tattooing is not a part of the proposed business' scope of work and has not been considered as a part of this special use permit.

PROJECT DESCRIPTION & CONTEXT

The petitioner is requesting permission to establish a permanent makeup clinic and academy at 64 Orland Square Drive, Unit 116, which is a multi-tenant office building located in the COR Mixed Use District. The primary use of the business will be as a permanent makeup clinic. Ancillary to this primary use is an "academy", in which 1-2 students would spend a week on site and receive training as permanent makeup technicians.

Approval for conventional tattooing (i.e. body art) is not a part of this special use permit and the petitioner has confirmed that such tattooing will not take place on premises.

There are no modifications or variances proposed for this project.

The recommendation motion includes the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements;
2. That conventional tattooing (i.e. body art) shall not take place on premises without a separate Village approval; and
3. That all new signage is approved through a separate permitting process.

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

SITE PLAN

No site plan changes are proposed.

MOBILITY

The subject site is located near the intersection of 151st Street and Regent Drive, which also acts as the access road to Orland Square Drive. Direct access from 151st Street or Regent Drive does not exist, however. The site is accessible from two full-access drives from the north along Orland Square Drive, a private road.

Pedestrian and Bicycle:

No sidewalks exist along the adjacent 151st Street, Regent Drive or Orland Square Drive frontage.

Parking/Loading:

Parking Required - 4 spaces (1 ADA Space)

Existing Parking Provided - 25 spaces plus approximately 60 more in adjacent lot (5 ADA Spaces).

The parking requirement was calculated based on the square footage of the 64 Orland Square Drive office building. This building is estimated at 13,000 square feet in area. Table 6-306(B) requires 1 parking space for every 300 square feet for office spaces (medical or general), which equates to 5 parking spaces in this case. Adequate parking exists for the proposed use.

BUILDING ELEVATIONS

No changes are proposed to the existing elevations of the buildings as part of this special use permit.

LANDSCAPING/TREE MITIGATION

A landscape plan is not required for this project.

DETAILED PLANNING DISCUSSION

As per 410 ILCS 54/ Tattoo and Body Piercing Establishment Registration Act, the State of Illinois regulates permanent makeup clinics in the same way it regulates tattoo or body piercing shops. As such, the proposed permanent makeup clinic is subject to the same Village regulations as a tattoo / body piercing shop. These regulations include 1) licensing by the Village via a special use permit, 2) registration with the State and 3) a location in a building or unit in building which is not closer than 1,000 feet to another tattoo/body piercing establishment building/ unit or to the property line of a school, child care facility or park.

The petitioner, Christina Wakulich, as well as her co-worker, Nirav D.Shah, are both registered with the State of Illinois Department of Public Health and are authorized to operate a "Body Art Establishment". Additionally, the proposed location is not within 1000 feet of another tattoo/body piercing establishment building/ unit or to the property line of a school, child care facility or park.

The proposed "academy" use is considered secondary to the primary use

(permanent makeup clinic). As such, the academy, which according to the petitioner would involve 1-2 students spending a week on site to receive training as permanent makeup technicians, does not require any special permitting.

Natural Features

There are no natural features on this property.

Preliminary Engineering

Preliminary engineering is not required for this project.

Subdivision

No changes are proposed to the lot configuration.

Special Use Permit

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special Use Standards.

The hours of operation for the proposed business are: on Mondays through Fridays from 10am until 7pm.; on Saturdays from 10 a.m. to 2 p.m; and closed on Sundays.

Land Use/Compatibility

The proposed land use is compatible with the existing multi-tenant office building and two (2) adjacent office buildings. It is also compatible with the surrounding commercial land uses along Regent Drive, Orland Square Drive and 151st Street.

Lot Coverage

No change is proposed to the lot coverage via this special use permit.

Lot Size

No change is proposed to the lot size/area.

Setbacks

No changes are proposed to the site plan.

Building Height

No changes to the buildings are proposed to increase or decrease the height of any structures.

Landscape Bufferyards

No changes are proposed.

Accessory Structures

No changes are proposed.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

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

Trustee Gira asked the owner of the salon if the make-up can be removed.

Christina Wakulich, the owner, stated that it is able to be removed. She said it is harder to remove conventional tattooing versus cosmetic tattooing.

I move to recommend to the Village Board approval of a special use permit for the Cosmetic Enhancement Clinic and Academy as recommended at the June 14, 2016 Plan Commission meeting and as fully referenced below.

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

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 14, 2016,

And

I move to recommend to the Village Board approval of a Special Use Permit for Cosmetic Enhancement Clinic and Academy to locate at 64 Orland Square Drive, subject to the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements;
2. That conventional tattooing (i.e. body art) shall not take place on premises without a separate Village approval; and
3. That all new signage is approved through a separate permitting process.

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

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

Nay: 0

2016-0313 Team Rockhouse - Motor Vehicle Services

Director of Development Services Karie Friling reported that the petitioner proposes to operate and maintain a motor vehicle service facility at 7060 W. 157th Street. The business, named Team Rockhouse, will focus primarily on the repair and maintenance of vehicles (a full scope of work is provided below). As the building is comprised of a 1,800 SF retail area and a 2,600 SF garage/warehouse space, the petitioner also has future plans for auto-parts retail sales; however, no new or used automobile sales of any kind are allowed on premises. A special use is not required for auto-parts retail sales in the BIZ General Business District.

Because the petitioner is occupying an existing building, many of the issues that come with new development, including lot coverage, setbacks and height, do not apply in this case. The primary purpose of this petition is to consider the allowance of the Special Use Permit for a motor vehicle service use. Section 6-207.C.11 of the Land Development Code requires a special use permit for motor vehicle services in a BIZ Business District. Potential issues include adjacency to residential (Ordinance 4574), compatibility with surrounding uses, and the noise/fumes that the use might create.

The petitioner would be moving into a space previously used for the rental of tools and machinery. The petitioner is not proposing any changes to the exterior building or property, and no vehicles will be stored on site for more than 5 days at a time, which would require outdoor storage screening. Because the proposed use will not have any negative impact on surroundings land uses, no incremental improvements are requested.

There are no modifications or variances proposed for this project.

The recommendation motion includes the following conditions:

- 1) That no new or used automobile sales of any kind are allowed on premises;
- 2) That all work is conducted indoors;
- 3) That garage doors facing residential areas remain closed at all times except for the exchange of vehicles;
- 4) That vehicles parked outside for more than five (5) business days are considered outdoor storage and will require additional screening per Village requirements;
- 5) That a triple basin is installed and inspected by Village Building Division;
- 6) That an MWRD permit is obtained if determined necessary by the Village.

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

SITE PLAN

No site plan changes are proposed at this time.

MOBILITY

The subject site is accessible from a curb cut along 157th Street on the south, a local street. A shared cross access point on the west property line exists connecting to the neighboring parking lots.

Parking/Loading:

Parking Required - 15 spaces

Existing Parking Provided - approx. 21 spaces

The parking requirement was calculated based on the square footage of the 4,400 SF building. Table 6-306(B) requires 1 parking space for every 300 square feet for automobile repair with outside storage, which is the primary use of the building. While not completely accurate since there is no proposed outside storage, historically motor vehicle service uses have used this ratio when calculating parking requirements. This equates to 15 required parking spaces.

There currently exist six (6) parking spaces at the front of the building and an additional fifteen (15) spaces (approximately) located inside a fenced in area on the side and rear of building.

Should it be found that vehicles are being parked outside for more than five (5) business days, additional screening will be required per Village outdoor storage requirements.

BUILDING ELEVATIONS

Changes to the exterior of the building have not been proposed as a part of this petition. Future changes to the building exterior may be required to meet Illinois Accessibility Code requirements (such as the addition of ramps etc.). Such changes, if proposed, can be reviewed via the Appearance Review process at that time.

LANDSCAPING/TREE MITIGATION

A landscape plan is not required for this project. However, the petitioner must maintain all landscaping on the property and replace any dead or dying plant material.

DETAILED PLANNING DISCUSSION

The proposed scope of work for Team Rockhouse is as follows:

1. Repair, Replace or Install engines, transmissions, brakes, alarms, remote starts, tires/rims;
2. Restoration, Fender or Body Work;

3. Custom aesthetic requests from clients;
4. Paint jobs in an EPA approved portable spray booth; and
5. Tune ups.

Based on the scope of work and designation as a motor vehicle services land use, the Village Building and Engineering Divisions have determined that a triple basin will be required to be installed at 7060 157th Street, regardless of any alternative plans for handling waste materials. The triple basin, or similar settling structure, would be needed to treat all nondomestic flow, prior to discharging into the sewer main. As a side note, most if not all of the other motor vehicle services in the area surrounding 7060 157th Street contain triple basins.

As motor vehicle services typically involve the handling of objectionable wastes, gasoline, oil or other flammable liquids, an MWRD permit was also considered for this project. If the triple basin involved the simple insertion to the sewer service line outside the building, then a Notice of Replacement Inspection (NRI) MWRD permit will be required. If the service line is installed inside the building, no MWRD permit is required.

Natural Features

There are no natural features on this property.

Preliminary Engineering

Preliminary engineering is not required for this project.

Subdivision

No changes are proposed to the lot configuration.

Special Use Permit

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special Use Standards.

Land Use/Compatibility

The proposed land use is compatible with the BIZ Zoning District, although it requires a special use permit. The proposed land use is also compatible with the Comprehensive Plan's designation of the subject property as Manufacturing Employment Emphasis.

The subject property, although zoned BIZ, is in the midst of a manufacturing/light industrial area. Surrounding the property to the north, south, east and west are zoning BIZ, however the parcels just beyond these adjacent parcels are predominantly zoning MFG Manufacturing District. At least three (3) other motor vehicle service businesses are located in these surrounding parcels.

Some of the concerns for motor vehicle services include noise, fumes and how they impact nearby residents, in particular residential neighbors. The proposed scope of work for this business is to be contained entirely within the building. The property is not adjacent to any residential property and should not pose a negative impact on the neighboring tenants of the building. The closest residential district is located approximately 600 feet to the east of the property with a road and several Manufacturing zoned property as a buffer in between.

In addition to meeting Village Code requirements including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, Motor Vehicle Services abide by the following performance standards:

1. All work is conducted indoors.
2. Garage doors facing residential areas remain closed at all times except for the exchange of vehicles.
3. Vehicles parked more than five (5) business days are considered outdoor storage.

According to the petitioner, all of the above performance standards will be met. If the Village's Code Enforcement Division finds that this is not the case, additional requirements or penalties may be levied against the property.

Lot Coverage

No change is proposed to the lot coverage via this special use permit.

Lot Size

No change is proposed to the lot size/area.

Setbacks

No changes are proposed to the site plan. Therefore the existing setbacks remain.

Building Height

No changes to the buildings are proposed to increase or decrease the height of any structures.

Landscape Bufferyards

No changes are proposed to the site plan to require a landscape plan or adjustment to the landscape bufferyards. The petitioner will have to maintain existing plant material and replace any dead or dying plant material.

Accessory Structures

A chainlink fence surrounds the property on three (3) sides, from the front of the building to the rear property line. Metal slats have been inserted in to the portion of the fence facing 157th Street. While the chainlink and metal slats are considered

prohibited fence types per Section 6-310 Fences of the Land Development Code, the fence is an existing condition and will not require removal or any changes.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division. An existing, non-compliant pole sign exists at the front of the building. Village preference would be for the removal of this pole sign and installation of a Code compliant monument sign.

This is now before Plan Commission for consideration.

I move to recommend to the Village Board approval of a Special Use Permit for Team Rockhouse to locate a motor vehicle service facility at 7060 157th Street as recommended at the June 14, 2016 Plan Commission meeting and as fully referenced below.

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

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 14, 2016,

And

I move to recommend to the Village Board approval of a Special Use Permit for Team Rockhouse to locate a motor vehicle service facility at 7060 157th Street, subject to the following conditions:

- 1) That no new or used automobile sales of any kind are allowed on premises;
- 2) That all work is conducted indoors;
- 3) That garage doors facing residential areas remain closed at all times except for the exchange of vehicles;
- 4) That vehicles parked outside for more than five (5) business days are considered outdoor storage and will require additional screening per Village requirements;
- 5) That a triple basin is installed and inspected by Village Building Division;
- 6) That an MWRD permit is obtained if determined necessary by the Village.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees.

The motion carried by the following vote:

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

Nay: 0

2016-0092 Palos Community Hospital South Campus Redevelopment - Planned Unit Development

Director of Development Services Karie Friling reported that the petitioner proposes to operate and maintain a motor vehicle service facility at 7060 W. 157th Street. The business, named Team Rockhouse, will focus primarily on the repair and maintenance of vehicles (a full scope of work is provided below). As the building is comprised of a 1,800 SF retail area and a 2,600 SF garage/warehouse space, the petitioner also has future plans for auto-parts retail sales; however, no new or used automobile sales of any kind are allowed on premises. A special use is not required for auto-parts retail sales in the BIZ General Business District.

Because the petitioner is occupying an existing building, many of the issues that come with new development, including lot coverage, setbacks and height, do not apply in this case. The primary purpose of this petition is to consider the allowance of the Special Use Permit for a motor vehicle service use. Section 6-207.C.11 of the Land Development Code requires a special use permit for motor vehicle services in a BIZ Business District. Potential issues include adjacency to residential (Ordinance 4574), compatibility with surrounding uses, and the noise/fumes that the use might create.

The petitioner would be moving into a space previously used for the rental of tools and machinery. The petitioner is not proposing any changes to the exterior building or property, and no vehicles will be stored on site for more than 5 days at a time, which would require outdoor storage screening. Because the proposed use will not have any negative impact on surroundings land uses, no incremental improvements are requested.

There are no modifications or variances proposed for this project.

The recommendation motion includes the following conditions:

- 1) That no new or used automobile sales of any kind are allowed on premises;
- 2) That all work is conducted indoors;
- 3) That garage doors facing residential areas remain closed at all times except for the exchange of vehicles;
- 4) That vehicles parked outside for more than five (5) business days are considered outdoor storage and will require additional screening per Village requirements;
- 5) That a triple basin is installed and inspected by Village Building Division;
- 6) That an MWRD permit is obtained if determined necessary by the Village.

Overall, the project conforms to the Village's Comprehensive Plan, Land

Development Codes and policies for this area.

SITE PLAN

No site plan changes are proposed at this time.

MOBILITY

The subject site is accessible from a curb cut along 157th Street on the south, a local street. A shared cross access point on the west property line exists connecting to the neighboring parking lots.

Parking/Loading:

Parking Required - 15 spaces

Existing Parking Provided - approx. 21 spaces

The parking requirement was calculated based on the square footage of the 4,400 SF building. Table 6-306(B) requires 1 parking space for every 300 square feet for automobile repair with outside storage, which is the primary use of the building. While not completely accurate since there is no proposed outside storage, historically motor vehicle service uses have used this ratio when calculating parking requirements. This equates to 15 required parking spaces.

There currently exist six (6) parking spaces at the front of the building and an additional fifteen (15) spaces (approximately) located inside a fenced in area on the side and rear of building.

Should it be found that vehicles are being parked outside for more than five (5) business days, additional screening will be required per Village outdoor storage requirements.

BUILDING ELEVATIONS

Changes to the exterior of the building have not been proposed as a part of this petition. Future changes to the building exterior may be required to meet Illinois Accessibility Code requirements (such as the addition of ramps etc.). Such changes, if proposed, can be reviewed via the Appearance Review process at that time.

LANDSCAPING/TREE MITIGATION

A landscape plan is not required for this project. However, the petitioner must maintain all landscaping on the property and replace any dead or dying plant material.

DETAILED PLANNING DISCUSSION

The proposed scope of work for Team Rockhouse is as follows:

1. Repair, Replace or Install engines, transmissions, brakes, alarms, remote

- starts, tires/rims;
2. Restoration, Fender or Body Work;
 3. Custom aesthetic requests from clients;
 4. Paint jobs in an EPA approved portable spray booth; and
 5. Tune ups.

Based on the scope of work and designation as a motor vehicle services land use, the Village Building and Engineering Divisions have determined that a triple basin will be required to be installed at 7060 157th Street, regardless of any alternative plans for handling waste materials. The triple basin, or similar settling structure, would be needed to treat all nondomestic flow, prior to discharging into the sewer main. As a side note, most if not all of the other motor vehicle services in the area surrounding 7060 157th Street contain triple basins.

As motor vehicle services typically involve the handling of objectionable wastes, gasoline, oil or other flammable liquids, an MWRD permit was also considered for this project. If the triple basin involved the simple insertion to the sewer service line outside the building, then a Notice of Replacement Inspection (NRI) MWRD permit will be required. If the service line is installed inside the building, no MWRD permit is required.

Natural Features

There are no natural features on this property.

Preliminary Engineering

Preliminary engineering is not required for this project.

Subdivision

No changes are proposed to the lot configuration.

Special Use Permit

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special Use Standards.

Land Use/Compatibility

The proposed land use is compatible with the BIZ Zoning District, although it requires a special use permit. The proposed land use is also compatible with the Comprehensive Plan's designation of the subject property as Manufacturing Employment Emphasis.

The subject property, although zoned BIZ, is in the midst of a manufacturing/light industrial area. Surrounding the property to the north, south, east and west are zoning BIZ, however the parcels just beyond these adjacent parcels are predominantly zoning MFG Manufacturing District. At least three (3) other motor

vehicle service businesses are located in these surrounding parcels.

Some of the concerns for motor vehicle services include noise, fumes and how they impact nearby residents, in particular residential neighbors. The proposed scope of work for this business is to be contained entirely within the building. The property is not adjacent to any residential property and should not pose a negative impact on the neighboring tenants of the building. The closest residential district is located approximately 600 feet to the east of the property with a road and several Manufacturing zoned property as a buffer in between.

In addition to meeting Village Code requirements including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, Motor Vehicle Services abide by the following performance standards:

1. All work is conducted indoors.
2. Garage doors facing residential areas remain closed at all times except for the exchange of vehicles.
3. Vehicles parked more than five (5) business days are considered outdoor storage.

According to the petitioner, all of the above performance standards will be met. If the Village's Code Enforcement Division finds that this is not the case, additional requirements or penalties may be levied against the property.

Lot Coverage

No change is proposed to the lot coverage via this special use permit.

Lot Size

No change is proposed to the lot size/area.

Setbacks

No changes are proposed to the site plan. Therefore the existing setbacks remain.

Building Height

No changes to the buildings are proposed to increase or decrease the height of any structures.

Landscape Bufferyards

No changes are proposed to the site plan to require a landscape plan or adjustment to the landscape bufferyards. The petitioner will have to maintain existing plant material and replace any dead or dying plant material.

Accessory Structures

A chainlink fence surrounds the property on three (3) sides, from the front of the

building to the rear property line. Metal slats have been inserted in to the portion of the fence facing 157th Street. While the chainlink and metal slats are considered prohibited fence types per Section 6-310 Fences of the Land Development Code, the fence is an existing condition and will not require removal or any changes.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division. An existing, non-compliant pole sign exists at the front of the building. Village preference would be for the removal of this pole sign and installation of a Code compliant monument sign.

This is now before Plan Commission for consideration.

I move to recommend to the Village Board of Trustees approval of a Site Plan, Special Use Permit with modifications for a Planned Unit Development, Subdivision and Elevation drawings for 15300 West Avenue, Palos Community Hospital South Campus Redevelopment (a.k.a. Palos Primary Care Center) as recommended at the June 14, 2016 Plan Commission meeting and as noted 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 "Palos Community Hospital South Campus 15300 West Avenue Orland Park, IL Preliminary Site Plan", prepared by Harley Ellis Devereaux (HED) and Walsh Construction, dated June 7, 2016, subject to the following conditions:

- 1) Establish a mid-block crossing on West Avenue to accommodate the direct connection between the proposed multi-use path south of the Fitness Center and the main Orland Bikeway trail on the east side of West Avenue.
- 2) Screen the south elevation of the parking deck with landscaping to mitigate the bare wall appearance.
- 3) Screen the drive-lane between the parking deck and West Avenue with additional landscape screening beyond what is required by the Corridor Landscaping requirements in Section 6-305.
- 4) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 5) Meet all final engineering and building code related items.
- 6) Submit a maintenance and monitoring plan for the detention pond on Lot 1 as well as a maintenance plan for the underground detention.

And

I move to recommend to the Village Board of Trustees to approve the elevations titled "ACC East Elevation and ACC South Elevation", "Existing and Connector South Elevation, Existing East Building East Elevation, South Building Entry East Elevation", "East Elevation of Parking Deck, North Elevation of Parking Deck, South-East Elevation of Parking Deck", and "ACC South Elevation and ACC North Elevation", prepared by HED and Walsh Construction, date stamped June 7, 2016, subject to the same conditions noted above and the following:

- 7) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 8) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board of Trustees to approve a subdivision for 15300 West Avenue subject to the following condition:

- 9) Submit a Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for 15300 West Avenue, Palos Community Hospital South Campus (a.k.a. Palos Primary Care Center) subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) Enable a drive-aisle between the building and the street;
- 2) Establish and expand a parking lot between the building and the street;
- 3) Reduce the detention pond setback from 25 feet to zero;
- 4) Reduce the wetland setback from 50 feet to 25 feet; and
- 5) Increase the height of retaining walls from three (3) feet to a maximum of twelve (12) feet.

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

ADJOURNMENT: 6:30 P.M.

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,

John C. Mehalek, Village Clerk

Casey Griffin, Deputy Village Clerk