

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, March 20, 2017

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 6:21 P.M.

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

APPROVAL OF MINUTES

2017-0194 Approval of the February 20, 2017 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 February 20, 2017.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, 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

2017-0090 14332 Beacon Avenue Mixed Use Building

Director of Development Services Karie Friling reported that the subject site was previously petitioned in 2010 as the "McDuffy Mixed Use Development" (2010-0616). The McDuffy project pioneered and paved the way to establish the precedent for a mixed-use building within the Beacon Avenue street corridor. It sought to demolish the one time single family home that occupied the site and replace it with a new 14,820 square foot mixed-use building. Although approved by the Village Board in February 2011, the McDuffy project was not constructed due to the challenging economic conditions of the economic downturn and other externalities.

The one time single family home was demolished in 2016.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct and maintain a new two-story mixed-use building that will be approximately 8,000 square feet. The proposed mixed-use building will include two office suites on the ground floor and two dwelling units on the second floor.

14332 Beacon Avenue is located within the permitted Beacon Avenue commercial area of the Old Orland Historic District as outlined by Section 6-209 of the Land Development Code. The Code permits "residential units above retail or commercial establishments" on Beacon Avenue between 143rd Street and

144th Street. The proposed mixed-use building is a conforming land use for the area. (The Old Orland Historic District, as a zoning district, contains two commercial sub-areas, one on Beacon Avenue and another on Union Avenue/143rd Place, that permit non-residential development and land uses).

The petition before the Committee considers both the site plan and the elevations of the redevelopment.

The petitioner does not request any variances or modifications for this project.

The recommendation motion includes the following conditions:

1. Change the title of the elevation drawings to “14332 Beacon Avenue, Orland Park, IL. 69462 Mixed Use Building”;
2. Change the first ground floor windows visible to the right-of-way from picture windows to storefront windows similar to those on the east main elevation;
3. Introduce a brick soldier course above the ground floor windows on the two side elevations and the rear elevation at the same height as the limestone header on the east main elevation;
4. Continue the parapet walls on both side elevations to at least the first second floor window from the front;
5. Include a concrete masonry base to separate ground level and masonry on the east main elevation;
6. Redesign the two (2) exterior stairs at the rear to include a second floor outdoor space (deck or balcony) for each dwelling unit with a common exterior covered fire escape; and
7. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.
8. Change the title of the site plan to “14332 Beacon Avenue, Orland Park, IL. 60462 Mixed Use Building”;
9. Submit a final landscape plan, for separate review and approval, within 30 days of Board approval for the continuation of the existing non-residential street parkway pattern of brick paved sidewalks and tree grates.

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

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

DETAILED PLANNING DISCUSSION

No residents commented on this project.

PLAN COMMISSION MOTION

On March 14, 2017, the Plan Commission moved 7-0 to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Address", prepared by IJM Architects, dated 12/9/16, sheet number A-2.0, subject to the following conditions:

1. Change the title of the site plan to "14332 Beacon Avenue, Orland Park, IL. 60462 Mixed Use Building";
2. Submit a final landscape plan, for separate review and approval, within 30 days of Board approval for the continuation of the existing non-residential street parkway pattern of brick paved sidewalks and tree grates.

And

Moved 7-0 to recommend to the Village Board approval of the elevations drawings titled "Address", prepared by IJM Architects, dated 12/9/16, sheet A-1.0, subject to the following conditions:

1. Change the title of the elevation drawings to "14332 Beacon Avenue, Orland Park, IL. 69462 Mixed Use Building";
2. Change the first ground floor windows visible to the right-of-way from picture windows to storefront windows similar to those on the east main elevation;
3. Introduce a brick soldier course above the ground floor windows on the two side elevations and the rear elevation at the same height as the limestone header on the east main elevation;
4. Continue the parapet walls on both side elevations to at least the first second floor window from the front;
5. Include a concrete masonry base to separate ground level and masonry on the east main elevation;
6. Redesign the two (2) exterior stairs at the rear to include a second floor outdoor space (deck or balcony) for each dwelling unit with a common exterior covered fire escape; and
7. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.

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

I move to recommend to the Village Board of Trustees to approve the site plan and elevations for 14332 Beacon Avenue Mixed Use Building as recommended at the March 14, 2017 Plan Commission meeting and as indicated in the below fully referenced motion.

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

I move to recommend to the Village Board to approve the preliminary site plan titled "Address", prepared by IJM Architects, dated 12/9/16, sheet number A-2.0, subject to the following conditions:

1. Change the title of the site plan to "14332 Beacon Avenue, Orland Park, IL. 60462 Mixed Use Building";
2. Submit a final landscape plan, for separate review and approval, within 30 days of Board approval for the continuation of the existing non-residential street parkway pattern of brick paved sidewalks and tree grates.

And

I move to recommend to the Village Board approval of the elevations drawings titled "Address", prepared by IJM Architects, dated 12/9/16, sheet A-1.0, subject to the following conditions:

1. Change the title of the elevation drawings to "14332 Beacon Avenue, Orland Park, IL. 69462 Mixed Use Building";
2. Change the first ground floor windows visible to the right-of-way from picture windows to storefront windows similar to those on the east main elevation;
3. Introduce a brick soldier course above the ground floor windows on the two side elevations and the rear elevation at the same height as the limestone header on the east main elevation;
4. Continue the parapet walls on both side elevations to at least the first second floor window from the front;
5. Include a concrete masonry base to separate ground level and masonry on the east main elevation;
6. Redesign the two (2) exterior stairs at the rear to include a second floor outdoor space (deck or balcony) for each dwelling unit with a common exterior covered fire escape; and
7. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.

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

2016-0656 Orland Park Nature Center

Director of Development Services Karie Friling reported that on April 2012, the Village purchased the former Pebble Creek Nursery property with funds from the Village's Open Lands Program, with the vision to restore and preserve the land, and to convert the existing property to a nature center. Since the purchase, an

initial clean-up was conducted, and a conceptual master plan for the site was approved by the Village Board in 2015. Upland Design has now prepared final plans and preliminary engineering plans to develop the property, and once approved they will proceed to produce final engineering and construction plans so the project can be put out for bid. The current petition addresses only site improvements, and does not address signage or building improvements. However initial studies are underway to evaluate building options.

The proposed site plan reflects the basic site layout and many of the features approved by the Board in the March 2015 Concept Plan, however it has been refined and amended as it has progressed to the current final plan stage. The existing parking lot adjacent to the building will be removed, allowing that flat area to be utilized as a flexible outdoor gathering space for a variety of uses and group sizes. The slope to the north of the multi-use space will be terraced with retaining walls and walkways that double for seating. The removed parking spaces will be relocated along an expanded drive aisle and constructed of permeable pavers. A looped trail system meanders around the site, including seating areas, and native plant and animal community restoration examples. On the north side of the parking lot, a boardwalk will extend over the existing detention area to a bird watching station and wetland overlook and trail. Most of the site features will be ADA accessible, with the exception of a small set of stairs at the south end of the site. In a future phase the entire outdoor area will include kiosks and signage that educate and guide visitors through the site. Examples of various types of restorations will be on display on the site for educational purposes. Because this area is known for its bird population and migration patterns, bird habitat enhancements and observation areas will be given special emphasis based on future studies and detailed planning to serve the needs of current and potential bird populations.

Overall, the project conforms to the Village's Comprehensive Plan, Codes, and policies for this area, other than the requested variances. The 2013 Comprehensive Plan recommends an 'Open Lands' land use for this property, and the petition requests a rezoning to the Open Lands Zoning District. The Open Lands Commission has been working on plans for the nature center since 2012, and has expended considerable time and effort developing the site plan to its current state. The requested actions are needed to move the project forward to the construction phase.

OPEN LANDS COMMISSION

The Open Lands Commission has been actively engaged in the development of the petitioned plans. After working with Upland for several months on plan adjustments, at the September 7, 2016 meeting the Commission authorized Upland Design to finalize the plans for consideration by Plan Commission, Committee, and the Village Board.

PLAN COMMISSION MOTION

On October 11, 2016 Plan Commission voted 7-0 to recommend to the Village Board approval of the rezoning of the property to the Open Lands District.

And

Voted 7-0 to recommend to the Village Board approval of the preliminary site plan titled "Site Plan Orland Park Nature Center" dated August 29, 2016; and titled "Preliminary Grading Plan Orland Park Nature Center" dated August 25, 2016, by Upland Design Inc, project #490, and subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Preliminary Engineering approval must be obtained before the project goes to Committee.
- 2) Meet all final engineering and building division requirements and approvals
- 3) Add/change the following labels on the Site plan:
 - a. Correct reference at top of plan from 14 acre to "adjacent 24 acre wetland".
 - b. Label the Lagrange Road sidewalk.
 - c. Show with a dashed line and label the future multi-purpose trail along Southwest Highway including a sidewalk connection into the Nature Center sidewalk.
- 4) Specify some ADA accessible furniture.
- 5) Show a future ADA accessible drinking fountain near educational space.
- 6) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval.
- 7) Explore option of using crushed granite rather than crushed limestone on paths.

And

Voted 7-0 to recommend to the Village Board approval of the following variances:

- 1) Reduce the required detention pond setbacks and landscape buffer.
- 2) Reduce the required maintenance buffer.

PLAN COMMISSION DISCUSSION

Since the Plan Commission meeting, preliminary engineering approval has been granted. The project was delayed because additional engineering work was needed to establish a floodplain elevation on the site, since the available information was not current or detailed enough to meet engineering requirements. The Grading Plan was adjusted to reflect the results of the Floodplain Study.

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

Michelle Kelly of Upland Design came forward to give a brief presentation. She stated open lands has preserved over 300 acres. She showed the plan that was originally approved and then showed the new plan that was worked on. She stated to the west of the building there will be public areas for meeting and pedestrians. The drive that runs through the site will become the parking lots on the north and south. North of that is now detention which will be enhance with native plants, a walkway, and a boardwalk. There will also be bird watching and areas for nesting out in the wetlands. To the west of the building there are multiple

paths. She stated they will lead to learning centers and an amphitheatre. Just north of the amphitheater area there will be areas of native plants and be able to walk up next to. To the south there is a rain garden area that will be another educational tool. South of the building is an education area that includes seating and a table for presentations. Ms. Kelly went on to talk about the area on the east side of building which have woodland plants. There is a high lookout on the southwest point of the the area. A trail will be placed all the way from the parking lot to that high lookout with accessibility.

Chairman Fenton stated that the Open Lands Commission is very excited about this project. A brochure will be put together that will be used for donations and naming rights of different areas in the nature center which should be finalized soon. She also stated that is planned to but a green roof on top of the building providing that Parks and Building Maintenance says it is okay to do so. She stated that it is going to be a great place for not only the residents to come, but also school children from ages 3 and up to come learn about nature.

Trustee Calandriello stated that it was a beautiful plan and he appreciates the focus on making sure it is accessible for anyone.

Trustee Gira asked what the timeline is for this project.

Director Friling stated that they do anticipate doing construction this year. As that starts, the fundraising campaign will also begin.

I move to recommend to the Village Board approval of the rezoning, site plan, and variances for Orland Park Nature Center located at 13951 Lagrange Road, as recommended at the October 11, 2016 Plan Commission meeting, and as fully referenced below.

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

I move to recommend to the Village Board approval of the rezoning of the property to the Open Lands District.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Site Plan Orland Park Nature Center" dated August 29, 2016; and titled "Preliminary Grading Plan Orland Park Nature Center" dated February 6, 2017, all by Upland Design Inc, project #490, and subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Meet all final engineering and building division requirements and approvals.
- 2) Add/change the following labels on the Site plan:
 - Label the Lagrange Road carriage sidewalk.
 - Show the future multi-purpose trail along Southwest Highway.
- 3) Specify some ADA accessible furniture.

- 4) Show a future ADA accessible drinking fountain near educational space.
- 5) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval.
- 6) Explore option of using crushed granite rather than crushed limestone on paths.

And

I move to recommend to the Village Board approval of the following variances:

- 1) Reduce the required detention pond setbacks and landscape buffer.
- 2) Reduce the required maintenance buffer.

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

2016-0800 Rizza Porsche of Orland Park

Director of Development Services Karie Friling reported that Porsche proposes to construct a new automobile dealership facility at 8760 West 159th Street, to replace their existing dealership further east at 8100 West 159th Street. The new facility will include a new 18,010 square foot building, 206 parking spaces, a detention pond, and two small out lots for future development, all on a 7.6 acre site, currently zoned BIZ General Business District, and located just east of Georgio's Banquet Facilities in Orland Hills.

The existing site is mostly undeveloped, except for an existing bank building and drive through with accessory parking lot on a 1.25 acre southwest parcel on the site, plus an existing detention pond that is located east of the bank building. The remainder of the site is undeveloped, with the high point along the western boundary, and the land sloping gently to the east, with an elevation drop of about 10' across the site. Beyond the eastern boundary, the multi-family development to the east is an additional 6-8' lower than the subject site.

The surrounding area is a mix of established commercial uses along 159th Street, including other auto dealerships, and multi-family residential along the north and northeast side of the site. A Village water tower exists on the Georgio's Banquet Hall site, just west of the subject site.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area with the exception of the listed modifications. Although the Comprehensive Plan supports a mixed neighborhood use in this specific location, automotive uses are an existing and established land use in the surrounding area, nicknamed 'Auto Row', and known for its aggregation of automobile dealerships, which are an important part of our business community

and economic development within the Village. A new Infiniti dealership was approved recently directly across the street from this proposed dealership. Many of the existing dealerships in this corridor are aging and struggle to accommodate their expanding businesses on their existing lots, which Porsche attempted to do at their current 8100 159th Street location, but encountered many challenges including lack of space. This proposal keeps the Porsche dealership in the vicinity of this desirable concentration of automobile dealerships along 159th Street and in the Village of Orland Park.

PLAN COMMISSION DISCUSSION - On March 14, 2017 Plan Commission held a public hearing for the Porsche petition. Five residents spoke with the following concerns:

- 1) A resident that lives south of 159th Street was concerned with the lighting intensity and loud speaker noise, and was unhappy about existing speaker systems at nearby dealership. The Porsche petitioner responded that they had no plans for an outdoor speaker system. The petitioner's Attorney later showed an illustration of the lighting intensity that was concentrated primarily along 159th Street. The Architect explained LED fixtures with cut off screens would be used to limit light spillage.
- 2) A resident of the Golfview West Town Homes located to the north (rear) of the project expressed concerns with the proposed detention pond abutting the town homes, and the pond's potential impact on the stability of the building foundation slabs, mosquitos from the pond, and wildlife from the undeveloped site being displaced into the neighborhood. Commissioners responded that this is always a concern with undeveloped land, and that the wildlife was likely to disperse into other areas that are not inhabited by humans. The Engineer also responded that the pond was designed to limit retention of water for long periods of time, and that he is not aware of any potential impact on home slabs. The same resident returned to the podium later to ask if there would be any construction traffic through the town home subdivision. The petitioner's Attorney stated this would not occur, and that all construction access would be from 159th Street.
- 3) Another town home resident requested a screening wall along the property line. The petitioner's Landscape Architect described the proposed landscape buffer and pond that would work together to instead to provide an exceptionally wide green buffer for the neighborhood.
- 4) Another town home resident was concerned with the project's impact on property values, and expressed concerns with pond overflow. The Engineer explained how the storm water system was designed to prevent overflows from occurring.
- 5) An Orland Brook resident asked about the location of the storm water outlet. The

Engineer identified an existing 24" storm water pipe in the Orlan Brook development that would be the outlet and that was originally designed to accommodate the storm water from the petitioned site when developed.

The Plan Commissioners expressed overall support for the proposed Porsche dealership petition.

PLAN COMMISSION MOTION

On March 14, 2017 Plan Commission voted 7-0 to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan", Rizza Porsche, 8760 W. 159th Street" by W-T Engineering, job CEI6063, dated 2/24/17, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) The 'future expansion area' must return to the Village for approvals prior to development.
- 2) Out lot A and B must return to the Village for approvals prior to development.
- 3) Provide a sidewalk from 159th Street, extending along the west side of the eastern parking lot, and stubbed to the Lot B boundary for future extension when that lot is developed. Also connect that sidewalk to Porsche building.
- 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. Protect the existing plant material on abutting lots from construction damage with temporary protective fencing.
 - b. Construct the required landscape buffer around all sides of the entire 7.6 acre site at the time of Porsche Construction.
- 5) Meet all final engineering and building division requirements and approvals.

And voted 7-0 to recommend to the Village Board approval of a three lot commercial Subdivision as illustrated on the preliminary site plan titled "Preliminary Site Plan", Rizza Porsche, 8760 W. 159th Street" by W-T Engineering, job CEI6063, dated 2/24/17, subject to final engineering approval, subject to the submission of a Record Plat of Subdivision to the Village for approval and recording, and subject to the following condition:

- 1) The front eastern Porsche parking lot must be consolidated into out lot B prior to development of that out lot.
- 2) A public cross access easement, extending along the entire loop driveway, and also including a 15' wide easement stub from the loop drive to the Village water tower, must be shown on the plat.
- 3) A cross access easement, at 88th Avenue with Georgio's, must be shown on the plat.

And voted 7-0 to recommend to the Village Board approval of the Elevations titled "Exterior Elevations" page A06.01 and A06.02; "Exterior Finish Schedule" page A06.03; "Exterior Materials" pages A06.04 and A06.05; and "Site Details" page

A00.51, revised February 8, 2017, by Simon Design Group; and mesh exhibits received 2.9.17 from Simon Group; subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Extend masonry on the east, west and north building facades from the ground level to the top of the windows as established by the front storefront, per Code Section 6-308, and provide material colors and samples of masonry for approval.
- 2) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 4) Signs are conceptual only and are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 5) Dumpster must match building masonry.
- 6) Meet all final engineering and building division requirements.

And voted 7-0 to recommend to the Village Board approval of a special use permit for a planned development with multiple buildings, and for motor vehicle services including an automobile dealership and service area, and for relocation of the existing pond to the rear of the site; subject to the same conditions as outlined in the Preliminary Site Plan motion. Petitioner requested modifications to the Special Use permit include:

- 1) Parking drives and lots located between the building and the street.
- 2) Parking space numbers that exceed the Code by more than 20%.
- 3) Lighting foot candles that exceed Code maximums, subject to final engineering approvals, on the Porsche lot only, not to exceed a maximum of 50 foot-candles at the 159TH Street property line and 30 foot-candles interior to the site.
- 4) Detention slopes that exceed 25% to no more than 33%.
- 5) Reduced western landscape buffer, shifted eastward approximately 24'.
- 6) Retaining wall that exceeds 3' height, to a maximum of 3.5' in height.

And voted 7-0 to recommend DENIAL to the Village Board for the petitioner requested modification for:

- 7) Relief from the Land Development Code requirement for facade masonry up to the tops of the windows.
- 8) Petitioner work with staff to comply with masonry requirements per Code.

This case is now before the Development Services Committee for consideration.

David Sosin of Sosin, Arnold & Schoenbeck, Ltd., stated that the significant part of this project is that the back of the building is 400 feet from the houses to the north of it and the lights are 280 feet to the south of the houses and there are zero foot candles at the edge of the pavement. He stated that he believes that this project will obtain a better use of the property.

I move to recommend to the Village Board approval of a site plan, subdivision, elevations, and special use permit for Rizza Porsche, 8760 W. 159th Street, as

recommended at the March 14, 2017 Plan Commission meeting and as fully referenced below:

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

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan", Rizza Porsche, 8760 W. 159th Street" by W-T Engineering, job CEI6063, dated 2/24/17, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) The 'future expansion area' must return to the Village for approvals prior to development.
- 2) Out lot A and B must return to the Village for approvals prior to development.
- 3) Provide a sidewalk from 159th Street, extending along the west side of the eastern parking lot, and stubbed to the Lot B boundary for future extension when that lot is developed. Also connect that sidewalk to Porsche building.
- 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. Protect the existing plant material on abutting lots from construction damage with temporary protective fencing.
 - b. Construct the required landscape buffer around all sides of the entire 7.6 acre site at the time of Porsche Construction.
- 5) Meet all final engineering and building division requirements and approvals.

And

I move to recommend to the Village Board approval of a three lot commercial subdivision as illustrated on the preliminary site plan titled "Preliminary Site Plan", Rizza Porsche, 8760 W. 159th Street" by W-T Engineering, job CEI6063, dated 2/24/17, subject to final engineering approval, subject to the submission of a Record Plat of Subdivision to the Village for approval and recording, and subject to the following condition:

- 1) The front eastern Porsche parking lot must be consolidated into out lot B prior to development of that out lot.
- 2) A public cross access easement, extending along the entire loop driveway, and also including a 15' wide easement stub from the loop drive to the Village water tower, must be shown on the plat.

3) A cross access easement, at 88th Avenue with Georgio's, must be shown on the plat.

And

I move to recommend to the Village Board approval of the elevations titled "Exterior Elevations" page A06.01 and A06.02; "Exterior Finish Schedule" page A06.03; "Exterior Materials" pages A06.04 and A06.05; and "Site Details" page A00.51, revised February 8, 2017, by Simon Design Group; and mesh exhibits received 2.9.17 from Simon Group; subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Extend masonry on the east, west and north building facades from the ground level to the top of the windows as established by the front storefront, per Code Section 6-308, and provide material colors and samples of masonry for approval.
- 2) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 4) Signs are conceptual only and are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 5) Dumpster must match building masonry.
- 6) Meet all final engineering and building division requirements.

and

I move to recommend to the Village Board approval of a special use permit for a planned development with multiple buildings, for motor vehicle services including an automobile dealership and service area, and for relocation of the existing pond to the rear of the site, subject to the same conditions as outlined in the preliminary site plan motion. Petitioner requested modifications to the special use permit include:

- 1) Parking drives and lots located between the building and the street.
- 2) Parking space numbers that exceed the Code by more than 20%.
- 3) Lighting foot candles that exceed Code maximums, subject to final engineering approvals, on the Porsche lot only, not to exceed a maximum of 50 foot-candles at

the 159TH Street property line and 30 foot-candles interior to the site.

- 4) Detention slopes that exceed 25% to no more than 33%.
- 5) Reduced western landscape buffer, shifted eastward approximately 24'.
- 6) Retaining wall that exceeds 3' height, to a maximum of 3.5' in height.

And

I move to recommend to the Village Board DENIAL for the petitioner requested modification #7:

7) Relief from the Land Development Code requirement for facade masonry up to the tops of the windows.

8) Petitioner work with staff to comply with masonry requirements per Code.

All conditions must be met and changes made prior to the Board meeting.

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

2016-0234 New Walter Residence - Variance

Director of Development Services Karie Friling reported that the petitioner proposed the new single family home at 14420 First Avenue in early 2016. The project, however, was stalled to consider the depressional storage area that crosses the full width of the site (following the 692 contour). The petitioner considered displacing the volume on Village land in the open space to the south. This, however, was presumed invasive and inappropriate to use public land for private compensatory storage of storm water volume at the December 2016 Committee meeting.

After considerable investigation, the petitioner proposes to contain all displaced depressional storage volume on the subject property. This means that the size of the house is a function of the maintained depressional storage area and must be positioned along the north property line to maintain the volume in the storm water depressional storage area.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct and maintain a new single family home at

14420 First Avenue that will maintain the storm water depressional storage area's volume. The depressional storage area currently runs along the 692 contour, which means that the area holding the volume crosses half the site. The new house will displace some of that volume. The petitioner's engineering team has relocated that volume to the south half of the property without reducing the available volume for depressional storage and without negatively impacting neighboring properties, including the Village-owned pocket park to the south.

Because the house will be located along the north property line, the petitioner is requesting a single variance.

This petitioner requests the following variances:

- 1) Increase the side-yard setback 29 feet in excess of the maximum 15 feet for a total side yard setback of approximately 52 feet from the south property line.

The recommendation motion includes the following conditions:

- 1) Meet the 15 foot maximum front setback from First Avenue.

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

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

The plans and drawings for this project have been provided in hard copy only.

DETAILED PLANNING DISCUSSION

At the February 28, 2017 Plan Commission, one resident raised concerns about displaced waters coming from the west (the railroad tracks). However, it was explained that the storm-water volume in the depressional storage area provided in the post-construction condition on the subject property is the same as is existing today without any improvements. The resident had nothing further to add.

PLAN COMMISSION MOTION

On February 28, 2017, the Plan Commission, moved 5-0 to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Engineering Improvement Plan, 14420 First Avenue, Orland Park, Il.", prepared by Landmark Engineering LLC, sheet C2.0, dated last revised 1/18/17, subject to the following condition:

1. Meet the 15 foot maximum front setback from First Avenue;

And

Moved 5-0 to recommend to the Village Board of Trustees to approve a variance

for 14420 First Avenue to increase the south side-yard setback in excess of the fifteen (15) foot maximum to approximately a 52 foot maximum.

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

Trustee Gira asked how the storage would be adjusted.

Director Friling stated that it would be held on site.

Trustee Gira asked if this has been reviewed by engineers.

Director Friling responded yes.

I move to recommend to the Village Board of Trustees to approve the site plan and variance for 14420 First Avenue as recommended at the February 28, 2017 Plan commission meeting and as indicated in the below fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Engineering Improvement Plan, 14420 First Avenue, Orland Park, IL.", prepared by Landmark Engineering LLC, sheet C2.0, dated last revised 1/18/17, subject to the following condition:

1. Meet the 15 foot maximum front setback from First Avenue;

And

I move to recommend to the Village Board of Trustees to approve a variance for 14420 First Avenue to increase the south side-yard setback in excess of the fifteen (15) foot maximum to approximately a 52 foot maximum.

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

2017-0198 15615 Harlem Avenue Class 8 Resolution

Director of Development Services Karie Friling reported that the Village has received a request from Adam Dotson of Sandrick Law, on behalf of Shailesh Shah / ACKS Property LLC, for a resolution supporting the granting of a Cook County Class 8 Real Estate Tax Incentive for the property located at 15615 Harlem Avenue, PIN: 28-18-308-004, in Orland Park. The property is located in Bremen Township. The property qualifies for the Class 8 based on Cook County

requirements because of its location and it had been vacant in excess of 24 months.

Although the property has been vacant in excess of 24 months, there will not be a change in ownership associated with this project. The Cook County Classification Ordinance requires the finding of "Special Circumstances" in order to receive a Class 8 Incentive. "Special Circumstances," are evidenced by the deteriorated condition of the property and the capital investment that is required to bring it back to a useable condition.

Mr. Shah anticipates spending approximately \$500,000 to retrofit the vacant building to accommodate a modern Dunkin Donuts operation. The improvements to the building have been passed by the Village Board and are available for review (Legistar File number 2015-0267). Mr. Shah owns the existing Dunkin Donuts at 15625 Harlem Avenue. When the lease expires at 15625 Harlem, it is Mr. Shah's intention to move to the location at 15615 Harlem Ave. He currently employs 16 people at his current location and anticipates an increase to 25 employees at the new location.

Under the Class 8 Real Estate Tax Incentive program, commercial or industrial properties located in Bloom, Bremen, Rich, Thornton, and Calumet Townships are eligible for the incentive. Upon approval by the Village Board and Cook County, the incentive term is for a period of 10 years (10% of market value) and then begins to diminish in years 11 & 12 (15% and 20% market values, respectively). In the absence of this incentive, real estate would normally be assessed at 25% of its market value.

Given the information that the petitioner has provided that but for the Class 8 incentive, the re-occupancy is not viable and given the condition of the existing building and the proposed capital improvements, "Special Circumstances," are present.

I move to recommend to the Village Board of Trustees approval of a resolution of support finding but for the Class 8 incentive the re-occupancy of the property at 15615 Harlem Ave, in Bremen Township, Orland Park / Cook County, Illinois PIN: 28-18-308-004 is not viable and "Special Circumstances," are present.

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

2017-0199 10441 W 163rd Street Class 6B Resolution

Director of Development Service Karie Friling reported that the petitioner Adam Dotson of Sandrick Law, on behalf of MGD Consulting, LLC/Dan Musial/Four Seasons, is applying for a resolution supporting the designation of a new Cook County Class 6B Tax Incentive. The subject property is located at 10441 W. 163rd Place, Orland Park, PIN: 27-20-401-023.

MGD Consulting, LLC will be purchasing the property at 10441 W. 163rd Street. The property will be vacant at time of closing, making it eligible for the incentive. After purchase, the building will be used by Four Seasons to fabricate their ductwork and house HVAC supplies. There will be 30 employees at this location. Fifteen are being relocated to this site and fifteen new full-time employees will be hired within the first thirty (30) days of occupancy. Four Seasons proposes to spend approximately \$85,000 in interior and exterior improvements.

Because the property will not have been vacant in excess of 24 months prior to re-occupancy, the Cook County Classification Ordinance requires a finding of "Special Circumstance," in order to be eligible for the incentive. In this case, the subject property's deferred maintenance as well as the condition of the exterior parking lot qualifies as "Special Circumstances."

The incentive term is for a period of 10 years (16% of market value), and then its value begins to rise in years 11 & 12 (23% and 30% respectively). In the absence of this incentive, real estate would normally be assessed at 36% of its market value.

I move to recommend to the Village Board of Trustees approval of a resolution supporting a 6B Property Tax Incentive for the property at 10441 W. 163rd Street, Orland Park, IL PIN: 27-20-401-023, finding "But For," the 6b property tax incentive, this purchase and subsequent re-occupancy are not viable and "Special Circumstances," are present so as to waive the 24 month vacancy requirement.

**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: 6:43 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