



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Plan Commission

Louis Stephens, Chairman

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

Tuesday, July 11, 2017

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2017-0045](#) Minutes of the June 27, 2017 Plan Commission Meeting

Attachments: [March 14, 2017 PC Minutes](#)
[May 9, 2017 PC Minutes](#)
[June 27, 2017 PC Minutes](#)

PUBLIC HEARINGS

[2017-0431](#) Carz N More - Special Use Permit

Attachments: [Special Use Standards](#)
[Map of Proposed Site](#)
Special Use (MM)

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2017-0046](#) Memo: New Petitions & Appearance Review

Attachments: [7-11-17 Plan Commission Memo](#)

ADJOURNMENT

DATE: July 11, 2017

REQUEST FOR ACTION REPORT

File Number: **2017-0045**
Orig. Department: **Development Services Department**
File Name: **Minutes of the June 27, 2017 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

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Meeting Minutes

Tuesday, March 14, 2017

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. Louis Stephens, at 7:00 p.m.

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

APPROVAL OF MINUTES**2017-0045 Minutes of the February 28, 2017 Plan Commission Meeting**

A motion was made by Commissioner Jacobs, seconded by Commissioner Parisi to approve the minutes of the February 28, 2017 Plan Commission.

APPROVED

Aye: 5 - Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Abstain: 2 - Chairman Stephens and Member Murphy

PUBLIC HEARINGS**2016-0800 Rizza Porsche of Orland Park**

TURLEY: Staff presentation made in accordance with written staff report dated March 14, 2017.

STEPHENS: Thank you Mrs. Turley. The petitioner is apparently present.

AUBIN: Swore in David Sosin of 9501 West 144th Place in Orland Park, Dan McMillan of Joe Rizza Enterprises at 8721 W 141st Street in Orland Park, Simon Yu of Simon Design Group at 500 Lake Cook Road in Deerfield, Jason Green of W-T Civil Engineering at 2675 Pratum Avenue in Hoffman Estates, Carl Peterson of 212 South Main Street in Wheaton, and Javier Millan of KLOA Traffic Engineers at 9575 West Higgins Road in Rosemont.

SOSIN: Mr. Chairman I also wanted to introduce Jim Canary who is here with us tonight. He is the regional sales manager for Porsche, and he is sitting in the back watching the proceedings. We're pleased to be with you after many months of planning on this project. We started out with a very detailed set of requirements from Porsche, very similar to some of the other manufacturers that you've seen in the past. We've had numerous meetings with both the Village engineering and planning staff that resulted in this plan. We felt that it was incumbent on us from the point of view of the manual to bring in the prototype Porsche plan with all of the major components of it. We understand, and I've explained to our client, the Village standard for masonry. Having been in the Village for many years, they as a dealership also understand there are local standards that come into play. We have

presented the plan per the Porsche requirements and when we received this denial suggestion with regards to masonry we reported it both to our clients, and Porsche is aware of it also. Prior to this hearing, my office sent out notices to the adjoining property owners per the code, installed the sign, and completed the staff submissions. I believe that we've complied with the requirements of the Village and we are ready to proceed with the hearing. The presentation of Mrs. Turley was very detailed and we appreciate that, but we felt that it was very important because of the size of this project that we have all of our professionals here. Dan McMillan is the Chief Financial Officer for the Rizza dealership. You're familiar with him, he's been before you before, and he's here to give you an overview of why they're doing what they're doing and their view of this property. Simon Yu is our architect who has worked with the Village. Javier Millan is also here, he is working on issues relating to that intersection and the traffic. He has a number of comments to explain the scope of what he is doing and he is working with the Village engineers on that issue. Finally, Jason Green is our engineer. I think one of the things that this plan shows is that there is a great deal of engineering that has been done, especially moving the pond from the south to the north. What it has done is created the largest buffer between any residential development in a car dealership along 159th in either Tinley Park or Orland Park. From the lights to the back of the property is 270 feet. From the end of the pavement to the back of the property is 240 feet. Even if there is a future development of that additional parcel to the north shown on the site plan called "Porsche Future Extension", there still is almost 200 feet. This is an extraordinary plan. The lights that are at the back of the dealership will be I believe 0 foot candles at the edge of the pavement. Then, there is that additional 230 or 40 feet to those buildings in the back and there are 3 buildings back there. We're very proud of this plan and we think that it's far different than some of the other dealerships. We've had the luxury of a very deep lot and we're using it in the right way by moving that detention to the rear. In developing this plan we've relied on the Porsche directions and the Village code, and tried to blend the two. With one exception, we've been able to do that very effectively. Everything is prescribed for car dealerships today by the manufacturers. They call it "the image." The image dictates what all the dealerships in the past several years that we've presented have operated with. Sometimes matching that to the code of any Village is a challenge but I think it's worked very well. With that, I'd like to proceed and Dan McMillan wants to make a few comments on behalf of the Rizza dealership group as to why they're doing this and their thoughts regarding this project.

MCMILLAN: I want to thank everyone for coming tonight and giving us an opportunity to explain how long we've been here and what the Village means to us. I started with Joe back in 1988, and right after I started with him we bought the dealership on 157th and Harlem, that was Joe Rizza Ford from Ron Kramer. We operated as a Ford dealership there. In 1996 we purchased the Porsche dealership, put it in there, and moved over to the current facility that we're at in 1997. We operated as a Ford/Porsche dealership up until 2005, and came before you then. You can see how well we build, we built a beautiful Porsche dealership

that we've now outgrown on 159th Street. Coming forth now, we'd like to build a state of the art facility that gives us a chance to stay on 159th Street and more importantly, stay in Orland Park. This keeps us in Orland Park so we can thrive hopefully, for the next 30 or 40 years. Thank you for giving us the opportunity to be here in Orland Park, and we look to be here for at least the next 30 years.

SOSIN: Simon Yu is our architect who has worked on this plan with the manufacturer and with the Village. He has a number of comments to add to the presentation with the Village planners.

YU: I'll be brief. We've worked on about 89 car dealerships in the past 5 years. We have been through the process quite often. One thing we appreciate about Porsche is that they are meticulous about their design, much more so than other brands. So what you see developed before you, as Mr. Sosin mentioned, is a product of that. Our design is prototypical, very few variances to the prototype design. We think it is a very unique brand that you can recognize from almost anywhere. A couple of comments on the light, we are proposing to use LED lights, 0 cut off at the lot lines. We are proposing for a little additional light in terms of foot candles that isn't any different than some of the other dealerships, so we hope you would accept that. We're happy to present this to you, back to Mr. Sosin.

SOSIN: During this process, the Village has requested some study of the intersection of 80th Avenue and 159th and the parking lot of the adjoining banquet hall. Javier Millan is looking at this and we thought it was important to explain the limited scope of what the Village asked for and what he's studying. We are paying attention to that intersection with a view toward how it would be impacted by the dealership and how the dealership fits in with the banquet hall in terms of busy times and the general traffic pattern. He'll be brief but there's a couple of comments he wanted to make on what he's working on with your engineers.

MCMILLAN: Good evening, my name is Javier Millan and I'm a senior consultant with KLOA. As David mentioned we were retained to conduct a traffic evaluation specifically looking at 159th and 88th. We are conducting traffic counts at that intersection. The counts are being done on a weekday AM and PM, the peak period, as well as Saturday. We have been in the area on Saturday and in the afternoon trying to observe traffic and see what's going on. Based on the observations, because we are still conducting the counts, and a review of the preliminary plan, the future volumes in the area that are going to be generated by the dealer will not affect or change the intersection. Why? It's a fully improved intersection in terms of traffic signals, turn lanes on 159th Street, two through lanes in each direction. Also, car dealerships for the most part unlike an office building do not have an actual peak. In the morning in an office building, almost everyone is going in and in the afternoon almost everyone is going out. A car dealer is more spread out through the day. Yes, you have a bit more in the morning, maybe people going to service their cars before they go to work. But, it's not as intense in terms of the surge that you see. Because it's spread out throughout the day, it has

a lesser impact on the peak hours of the intersection more than any other type of land use. Because of that, we don't anticipate any major changes to the intersection. However, one of the things that we're looking at is potential re-striping of 88th Street. Right now you basically have two lanes in each direction on 88th, you don't have any exclusive turn lanes. When we get the volumes back, analyze the data and we add the traffic we're able to see if we need to re-stripe it and add a left turn lane. Does it make sense or not from an analysis standpoint? So that's what we're looking at. No widening because it's fully improved, but is there a better way to delineate or stripe this to make it work better? Certainly whatever we do is going to be reviewed and evaluated by your staff, your consultant and IDOT. But like I mentioned, this will not have any negative impact on this intersection because of the spread out load of traffic. It's throughout the whole day, you don't have a heavy impact.

SOSIN: Thank you Mr. Millan. Joseph Green, our engineer, is here. He and I have attended multiple meetings with the Village staff and the engineering staff. When we first received the report, it was multiple pages of comments, which is not unusual. Because of the site, the complications, and moving the detention, there is a lot of work he has done with Burke engineering. We're just happy to be here today with preliminary engineering approval. I think he's got a couple of comments to just add from an engineering perspective as to this project.

GREEN: Jason Green of W-T Civil Engineering, Vice President of the firm. As David said we worked closely with the Village engineer, as well as staff, in order to be here tonight. We had to show that we addressed all the major concerns and all that remains from this point on is closing up the little details in order to make the permit set. Multiple meetings and review comments back and forth, we've fortunately reached their recommendation for approval for zoning. Storm water is a big concern for the site, for everyone. That detention pond that's proposed in the north end is just over three acre feet, which is kind of a weird measurement. I'll put that in terms you understand. 137,000 cubic feet of detention volume there. The intent of it is for all the site to drain into that low area where it can be temporarily stored and slowly released into the Village storm sewer system. The result of that is a reduction of 87% of the discharge. Right now with the grass area when the rain lands and runs off, as opposed to what's proposed, there will be an 87% reduction in the run off. We were able to do that by storing so much volume in that low area in the north, and slowly discharging it through a small restrictor rather than just letting it run off. Even though we're adding impervious areas that run off more water than the grass, we're able to more than attenuate that by having the storage on site.

STEPHENS: I have a question for you. This grading plan that you've submitted to us - are these all new contours or are these existing contours?

GREEN: There's existing and proposed. The existing is shown with a little bit lighter line weight and they're dashed. The proposed ones are heavier lines and

solid. You can probably tell the difference as you look through the plan.

STEPHENS: There's a lot of regrading here.

GREEN: Yes, significantly.

STEPHENS: That's all I wanted to ask you for now.

GREEN: Other points of interest – we're looping the water main through the property and proposing hydrants along the route. Whenever you can loop a water main it always benefits everybody because if there's a break in one spot it gives another route where water can be routed around in order to serve a fire. Not only for the Porsche dealership but Georgio's and neighboring properties as well. I just wanted to point that out. Thank you.

SOSIN: Mr. Peterson is here to answer any questions about the landscape plan, but that concludes the petitioner's presentation. We're happy to answer any questions that the Commission may have and that our neighbors may have regarding the plan, with any issues they may have. Thank you.

STEPHENS: Thank you Mr. Sosin and your gentlemen for a good presentation and giving us a clearer understanding of what you've done and how you've brought it to this point. Is there anyone out there from the public who wishes to speak on this petition?

AUBIN: Swore in Carolyn Newkirk of 16001 88th Avenue.

NEWKIRK: One thing is I get real concerned when I hear lighting that exceeds the maximum. I'm asking you to please be gentle with the lighting. Another thing I'm asking is please, please do not let them have an outdoor PA system.

STEPHENS: Are you on the south side of 159th Street?

NEWKIRK: Yes sir I am.

STEPHENS: So you can hear Apple's system?

NEWKIRK: You got that.

STEPHENS: How lucky you are.

NEWKIRK: I know. I don't want to hear that. Especially when they forget to turn it off at night and we hear music all night.

STEPHENS: Mr. McMillan just said they have no plans for an outdoor speaker system. I just wanted to restate that so we get it on the microphone.

NEWKIRK: Perfect. Thank you very much. I appreciate it.

AUBIN: Swore in Nancy Strock of 15811 88th Avenue.

STROCK: We have a few concerns over the grading and the water retention back by us. We're all on hills, and so are they. When they disturb and move 8 acres of land, what does that do to the stability of the property we're on? We're all on slabs, they're not basement buildings. Is there any potential for shifting or other building concerns for us? As well as that amount of water being butted up against our property, the safety of children, mosquito abatement and things like that.

STEPHENS: Ok, we'll ask their engineer to address that question. Is that the only question that you have?

STROCK: No, there are others because there's about eight acres being developed. There's also wildlife that exists there right now. Where is that being displaced to? Does that mean that it's moving further west, which is a continued easement behind the individual homes? Or is it going into the neighborhood when they fight for food? Whether it's the coyotes or mice, are we going to have other rodent issues? Things like that.

STEPHENS: I don't know who is going to answer that question.

STROCK: It's a concern for any of the neighbors, if that's what we're looking at. If you have extra coyotes in the neighborhood, you don't want that with small children or small pets.

STEPHENS: Eventually, whether it's this development or another one, that piece of property will get developed. Just like the piece of property that your townhouse is on was developed and built into a townhouse. So whatever happened to the critters, they probably moved on into a different area.

NEWKIRK: But hopefully they don't go into the neighborhood and they go into undeveloped land.

STEPHENS: Well you would assume that they don't want to be by people.

NEWKIRK: Well we have to bring it up.

STEPHENS: Ok. We're going to ask them to address your question about the engineering and water. Mr. Green, would you please explain or answer the question that the lady has had?

GREEN: Grading – because of the setbacks, the 15 feet plus the 25 feet setbacks, and the 25 feet is a level area – there's no possibility for that to undermine any foundations.

STEPHENS: When you say 25 feet of a level area – do you have a pointer? Show us where you're talking about.

GREEN: There's a level area where you can see the lines are a little more spaced out right here. And those contours that you mentioned earlier are closer together, those indicate 1 foot grade drops with each line. There's a level area right here between the two.

STEPHENS: Is that are going to be regraded from its current grading?

GREEN: Yes, that area will be regraded. However, we are meeting the grades at the property line and we are cutting down from that spot.

STEPHENS: So it peaks up at that point?

GREEN: That's the maximum.

STEPHENS: And on your site, you're going to be grading it down towards the pond.

GREEN: Yes, the high point would be the off-site area, and as you approach the property line you'd have a flat area so that it's not a steep embankment right up against the property line. Then it starts to slope downwards as you move into the detention pond here.

STEPHENS: Does it affect the foundations to the north in any way?

GREEN: No.

STEPHENS: Personally, I can't see how that would affect the existing foundations. But in your professional opinion?

GREEN: It would not. There is no way that I could imagine in my professional opinion that that would cause any undue hardship on any of the other properties.

STEPHENS: Ok, I think that was a major concern that the lady had. Commissioner Parisi?

PARISI: Just to add to that – I noticed that you have a significant amount of new trees that you're planting there. I would think that the planting of the trees would serve even more to solidify that.

GREEN: Yes. Not only that there are native plantings which have very deep roots. Carl Peterson would be better to answer, but some of the plantings I believe have ten feet or more. They stabilize that soil immensely. Much more than whatever is

there today. Mosquito abatement, do you want me to mention that? A retention pond is a wet bottom pond. A detention pond is a dry bottom pond. We do have some wet bottom area to the pond, however it's only 12 inches deep. The only reason we proposed that is because it's a requirement of the ordinance. We have to have that water stored so that we can clean the water before it discharges off into the Village system. We don't want to have sediment and debris going off into the Village system, clogging up your storm sewers and flooding everyone. That's the purpose of that 12 inches. It's been designed in accordance with the ordinance, and the intent is again to clean it, and release it. That water isn't permanently there, it's just there until it can evaporate and infiltrate into the ground.

STEPHENS: How deep is the pond?

GREEN: Do you want to know the depth of the water or the depth of the hole in the ground?

STEPHENS: Is there a difference?

GREEN: Yes. The hole in the ground is significantly deeper than the amount of water. The hole, if you measure it at the west property line, is significantly deeper because the ground is higher at that location. At the west you can see each of these lines is one foot. So at this location you're more than ten feet deep just to get down to the level area, and then approximately eight feet down from that location. At the east, it's not as much because the east is a naturally lower grade so we're only down six feet at that location. So that's the excavation, or the hole in the ground measurement. The detention is just over three feet.

STEPHENS: Do you have a safety shelf around that?

GREEN: Well, we do not have a safety shelf within it. I would call this a safety shelf around the outside, the flat area. Within it, I don't believe it's necessary because there's not an overly deep excavation.

STEPHENS: It looks like you go from 705 to 704, just one foot. That's what the contours show, just one foot.

GREEN: Yeah that's the permanent or wet area.

STEPHENS: Ok, your questions have been answered I believe, ma'am. Is there anybody else who has any other questions?

AUBIN: Swore in Tom Shanklin of 15814 Farmhill Drive.

SHANKLIN: Can we put a barrier wall up there?

STEPHENS: Where?

SHANKLIN: That whole backside, can we throw a barrier wall up there?

STEPHENS: Where's the landscape architect? Can you come up here please and show him what you're putting up as far as landscaping?

SHANKLIN: Back here, can we throw a barrier wall up there? Deep footing barrier wall? Like we want to see a car dealership from our house?

STEPHENS: I think they're putting a landscape wall up there.

SHANKLIN: What about like, deep footings with a big wall?

STEPHENS: Let the landscape architect speak.

SOSIN: I can answer part of that. We followed the ordinance. Orland Park has for many years made a decision that we do it with landscaping, not walls. Unlike other villages that have done others. There's been a few instances where we've put up a wall, but very small and nothing like this. We followed the code. There's existing and a lot of new landscaping, and tree mitigation. So that would be contrary to the code, and we've always subscribed to the belief that landscaping is desirable and it doesn't need maintenance. I think the answer is that would not be permitted under the code.

STEPHENS: Under the Village Code, ok. Thank you, Mr. Sosin. I'd like your landscape engineer – Mr. Peterson is it? Please come up and describe to us what that whole landscaping area will be. What kind of plantings are you going to put there?

PETERSON: First of all, around the perimeter we have a mixture of deciduous trees and evergreen trees. The evergreen trees, there's a three cluster there, an evergreen tree there. Underneath, where there's not evergreen trees, underneath the deciduous trees, we basically have a wall of shrubs. Wherever you don't see evergreens, and you see the trees that lose their leaves, you have shrubs underneath. So it's a pretty solid landscape buffer, and in addition a view from the rear of these homes you have this layer, and another layer of landscaping, and this island also has landscaping on it. So before you get to the building, which is close to 420 feet away, you're looking through three levels of landscaping. In addition, the pond itself is not only deep rooted, that native vegetation is three to four feet high. You have a grassy meadow area, that's basically surrounded by trees. It really does a substantial job of breaking up the view.

STEPHENS: Where's that grassy area that you're talking about?

PETERSON: The slopes of the pond, that 15 foot flat area also is going to have this grass but it can be driven on for maintenance or whatever purposes that may

come up as far as taking care of the pond. For the most part that is a very substantial landscape buffer that in my opinion serves a higher function than a fence.

STEPHENS: Than a fence or a wall. Ok, thank you.

JACOBS: Sir, one more question. What is the age of the trees, the caliper or the deciduous?

PETERSON: They're two and a half inch caliper trees, for the deciduous. They'll be ten to 12 feet tall.

PARISI: That's a good size.

JACOBS: And the evergreen type?

PETERSON: Those are, starting off per code, those are six feet tall to begin with.

STEPHENS: Thank you sir.

AUBIN: Swore in Louise Sottomayer of 15816 88th Avenue.

SOTTOMAYER: I'm right behind this new construction. Number one, our land if you're looking at it sideways is here. There's a slant of land and then it goes up to a plateau. What is with this slant? What's going to happen with that?

STEPHENS: Is that on your land?

SOTTOMAYER: Not that I'm aware of.

STEPHENS: Is that your question? We'll bring the engineer up.

SOTTOMAYER: What it's going to do.

STEPHENS: On the subject property or are you talking about the townhouse property behind you?

SOTTOMAYER: North, where it says multi-family residence. We are lower. You can't see it from the side. The land that they're going to build their building on is up here. It slants down, and then our land is here. My question is what is going to happen to that land that's on a slant. Is it going to be filled up to equal the rest of the plateau? Is it going to be left as it is?

STEPHENS: We'll ask the engineer.

SOTTOMAYER: Ok, and another thing is with this retention pond – what if there is

an overflow? Where is that going to go? You're talking about almost eight acres in this one little bit of land here.

STEPHENS: Well, I think to answer that question I would answer it this way. Their engineer has designed it so that it will take into consideration all the water runoff is coming off of that eight acres. Our Village engineer has reviewed that engineering and they have approved them. They say it's going to work. We have to rely on the professionals, and our professionals tell us that the engineering that they've designed is going to work.

SOTTOMAYER: As it stands now, there's a sewer in the back of my house. When it's even kind of a little over normal rain, it builds up. So I'm just thinking it might be a lot worse. If it doesn't work, who do I call?

AUBIN: Village of Orland Park.

STEPHENS: Yeah, you call the Village of Orland Park. We'll ask the engineer to come back up if you're done with your question. You've said more than one thing but what's the last thing you have to say?

SOTTOMAYER: Ok, I wanted to say one more thing. Is there anybody here who would want to buy a home that butts up against a car dealer?

STEPHENS: We don't answer those kind of questions.

SOTTOMAYER: Yeah, I know. I just want you to think about that because now our places are going to be devalued when they look out and see all this stuff that's going on in here, mechanics working in the back shop and whatnot. That's kind of disheartening.

STEPHENS: We'll ask the engineer to come up and answer the question. Did you understand Mr. Green, what she's asking you?

GREEN: I believe so. I think she would like an explanation about how we're changing the land adjacent to the homes, is my understanding. In that case, my explanation is over in this area in the east, we're actually matching the grade a little bit south of the property line, so into the Rizza property. Then we start to cut the grade down in order to create the detention pond. So the effect there is we won't be even regrading next to the property line in that location. Once we get away from the property line into the Rizza site that's when we start to reduce and cut the slope downwards.

STEPHENS: So you're going to keep the existing grade at the property line?

GREEN: Yes. We're not proposing any grading off site or even on the property line.

STEPHENS: So your drainage is going to run into the detention pond rather than off. Is that the point of the crest of a hill back there?

GREEN: There's a crest relatively in this area here. In the existing condition this north portion drains north towards those homes. There's a little strip over in the far northwest that drains in this direction offsite. There are other areas, there's a ridge point here where all these watersheds start towards the east, there's a bigger area that drains off.

STEPHENS: So right now, what you're telling us is that the existing condition, as it exists, is draining to the north.

GREEN: Correct. Not the whole eight acres.

STEPHENS: No, but the surface runoff at the crest is draining to the north.

GREEN: Yes. And we will capture that with the new detention pond.

STEPHENS: So your design should make it better not worse?

GREEN: Yes, in addition to the 87% reduction in discharge. That factors into the calculations because just having water run right off the site is worse than having it detained for a period.

STEPHENS: You told us about what's happening on the east end – what's going to happen as you go to the west end on the common property line?

GREEN: Towards the west we'll be cutting and sloping down a little bit sooner. Towards the east, we are in from the property line. Towards the west we are sloping in but it starts closer to the property line. That will cut down and then we have that level area that we mentioned earlier, and then it slopes down again into the detention pond itself.

STEPHENS: The way I understand that you're explaining it to us here is that when you design it, whatever water runoff is on your property is going to drain into that detention pond.

GREEN: Yes, it will capture it. The water cannot go the other way. It will capture that and then discharge it into the sewer systems.

STEPHENS: I think we've answered that question for the lady.

AUBIN: Swore in Frank Miron of 8805 Baltusrol Drive.

MIRON: I live just north of the townhouses. Could you point out where the existing

storm sewers are located where the retention pond is going to drain?

STEPHENS: Could you repeat that?

MIRON: The retention pond is going to drain into the storm sewer system, is that correct? Ok could you tell me where the existing storm sewers are located.

STEPHENS: Is that the only question you have sir? Ok. Mr. Green? You're a pretty popular guy tonight.

GREEN: That's why I sat close. The storm sewer that was built in '73 terminates at this location in the parking lot of the Orlan Brook housing development. That storm sewer which drains down directly into the creek is a 24 inch diameter storm sewer which is a very large storm sewer. It was designed to include 16 acres of tributary area from an upstream area. That included the eight acres from the Rizza property. That is the storm sewer that the Village engineer has directed us to discharge our storm water into. It's a 24 inch diameter sewer that drains straight through to the creek from this location.

STEPHENS: And where do you tie into it from? Where are your pipes going to be?

GREEN: The detention pond will be here, the pipes exiting that pond will come out this way and drain into that storm sewer system. There was a stub that was provided on that line for future connection.

STEPHENS: Is the stub at the property line?

GREEN: The stub is at the property line, it actually goes a bit in this direction but it's roughly there.

STEPHENS: So you're going to tie into that stub in a 24 inch sewer main.

GREEN: Yes.

STEPHENS: I think that answers your question sir. Ma'am you've already been up once. Do you have a question on an issue that we haven't heard yet?

STROD: Yes. Will any of the construction equipment need access to the townhome property?

SOSIN: No.

STEPHENS: Thank you Mr. Sosin for answering that. I guess we've heard all the questions from everyone out there who has a question to ask. At this point we'll go to our commissioners. I'm going to ask a few questions first here. The lighting –

you've asked for a variance on the lighting. Where are the larger foot candles in the lighting going to be at?

SOSIN: In the front, of course. But we have a drawing submitted to the Village, I'd like to show it to you.

TURLEY: You might notice in the conditions we've asked that the variance be restricted to the 159th street frontage.

SOSIN: There's a number of different drawings that have been done, all submitted to the Village. The amount of lighting in these dealerships is always substantially in the front. Then it tapers down and it's zero at the pavement end. That's now 230 feet from the houses.

STEPHENS: And it's zero at that point?

SOSIN: It's zero, and then you have another 230 feet unlike some of the dealerships where it's zero and then there's a backyard for a condominium or multi-family building.

STEPHENS: Understood.

SOSIN: It's all been studied. Every single light fixture has been detailed. It's all been reviewed. The lighting for the dealership property in the front is similar to what's been permitted for the other dealerships on 159th street. The only difference is that these are now LED lights because of the development of that technology. Looking at the 1999 and 2003 dealerships, these lighting fixtures are so much better and so much more directed than the sodium vapor shields and everything that we dealt with at that time.

STEPHENS: The requested variance is only going to be across 159th Street, which will not bother any of the residential. Ok. Your traffic engineer said something about possibly re-striping 88th Avenue. Get the traffic engineer back up here. Where would you re-stripe it? South of 159th or north?

MCMILLAN: I'll explain. If you could put that aerial at an angle back up. Do you see going south you basically have two lanes, and they're shared so one is shared with the left? That's what I was referring to. When we get the data, and we look at the amount of traffic, we'll find out does it stay like that? Is it better to re-stripe it to actually be a left turn lane and a through combined with a right like you see at regular intersections? On the south side, whatever we do on one side we need to do something on the other side so it actually matches. So we have to look at that. That's why I said there's no widening involved, but once we get the volume we can actually determine does it need to be re-striped to organize it better. Maybe it doesn't, maybe the volumes are low enough that it doesn't need that, but we need to explore that.

STEPHENS: Ok so when you talked about re-striping, it depends on what your final conclusions are. You would re-stripe the north side of the roadway and then the south side to meet it.

MILLAN: Right. This lane lines up with this one and then that one and then you have the two lanes going up. Whatever we do we it has to jive. That's what I alluded to.

STEPHENS: Ok. Thank you. I already asked the engineer, but you're re-grading the entire site?

GREEN: Yes.

STEPHENS: Well that's an awful lot of land balancing. It's a pretty costly project.

SOSIN: This piece of land has essentially been vacant for a long period of time while every large parcel developed. There are some challenges and some costs involved. It takes the right user to do this. We believe that we are the right user for this project.

STEPHENS: That's an awfully big hole sitting in front of there, right off 159th street. Thank you. We'll go to our commissioners.

PARISI: As attorney Sosin just said, this parcel's been vacant for a pretty long time. I appreciate all of the effort that the Porsche people have gone through in trying to meet all of our standards and all of the care they've taken whether it's lighting or water or drainage to be sensitive to the neighbors behind them. It's quite nice to have a prestigious dealer like Porsche in Orland Park. To that end, they put great effort to have a state of the art facility. Image is really important. I don't want to be contrary, but image is important and brands spend a lot of money on their image. How important is it to have brick if that doesn't really serve the image of this brand? Only because we've said we're a brick and mortar community. I know you have the writing that we've always done it, I got that.

TURLEY: It's a matter of the precedence that would set. Once you start granting that for some folks you might as well...

PARISI: I get that. Well, we'll never have an Al's Diner. But I appreciate it. I just had to say that. That's all I have. Otherwise I'm happy with the answers, happy with the dealership.

MURPHY: I agree with Commissioner Parisi. This is a great use of the space. It is consistent with surrounding businesses and developments. I would like to speak from a personal standpoint. I built a home in '98 off 159th. It was vacant land there, and now it's a BMW dealership. I do understand your concerns as residents, but I

think that this space they've created, this buffer, is nothing short of impressive. I think it's a great development.

AUBIN: Kudos to both our staff and the folks from Porsche/Rizza on their reports. Ladies and gentlemen, their engineering staffs carry a lot of weight. This project doesn't go forward unless we have preliminary engineering, which it has. I think their engineers have answered your questions most proficiently on what they're going to do to take care of any objections that you have. There's one other thing in this motion that I'm going to read tonight – there are 21 conditions for this project to go through. Twenty one, and there's even one in here that's a denial. You haven't heard the petitioner object to any one of those conditions. In my humble opinion, Mr. Chairman, with staff's report and the professionalism by our petitioner I concur with this project moving forward. Thank you.

STEPHENS: Just a point I would like to make with regards to the Special Use Permit – I appreciate and understand the logic of the answers that you've given us to these eight special use questions. They're logical and make sense and I don't object to any of this in regards to the special use. However, on the brick aspect, I can't see how we can say "no you don't have to put the brick." You have to put the brick because it's code. A couple of months back, maybe 4 or 5 months back, we had to deal with the Infiniti dealership as this lady well knows. We had to give them a continuance not only for the brick design but they had a lot of other things that needed to be ironed out. If it's only a denial for the masonry I don't see that we should give a continuance for that reason as long as you cooperate and comply with the brick requirement.

SOSIN: We are.

STEPHENS: Ok, those are my comments. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. Obviously our staff works so hard on these things. It appears that this is a very thorough report. It looks like the issues have been covered and questions have been answered. It's a great design and I think it's a great addition to the Village.

PAUL: This was a challenging piece of property because of the topography. I give you guys a lot of credit for putting something together that can use that parcel of land. It's been alluded to a few times – something eventually was going to go there. One lady mentioned "who wants to live next to a car dealership." Well if you go just north or just south of 159th street there's a lot of people who live behind car dealerships, or strip malls, or restaurants or bars. It's a retail area. That's what is going to go there. Something retail is eventually going to end up in that spot. When you look at that compared to most of the other car dealerships, where the actual work is being done, that's pretty far away from where people live. That's a lot farther than what you're going to see in most dealerships. Some of these you've got cars parked right up to the back of the property line and you've got some guy's

house right behind that. You don't have that here. Between where the detention pond is at, and that land behind there, that's a nice buffer. If you're going to live behind a car dealership, that's a good one to have going for you, I think. I do concur with staff on the masonry issue. I don't think it's a good idea to start a precedent of making exceptions. We have a lot of big corporations that come to Orland Park and want to build stuff. Then you start doing that, and well, this exception or that exception, next thing you know there's no point of having rules. Everybody can just do what they want. So I do concur with staff on that. Again, I think given the challenges there, I think this is a good addition and I can support that. That's all I have.

SHALABI: This project seems to be a really great use of the land. The building also appears that it will bring beautification to the current structure. Furthermore, based on the presentation, Porsche seems to place really high value on building a top notch facility. My recommendation is to proceed filling staff's request regarding masonry. Thank you.

STEPHENS: I think it's a good plan. I think you've been sensitive to the residents to the north.

SOSIN: We will work with the staff for a type of brick and a color of brick that works with the Porsche approval process but also conforms to the standards of the Village. I feel with all the other approvals, and this plan is so close, we'll work very hard to make that work with Porsche. Hopefully there's someone here from Porsche who is sensitive and knows we tried. Thank you.

STEPHENS: Mrs. Turley, that brick that we're talking about, that's on three sides correct? Because there's all glass on the front area.

TURLEY: Right so it'd just be on the rear and the sides.

STEPHENS: Right, on the east elevation, the west elevation, and the north elevation.

TURLEY: Right. There are a lot of alternatives for masonry that can blend and can coordinate with the rest of the building.

STEPHENS: And you can work with them as far as getting that design in place?

TURLEY: Of course.

STEPHENS: Ok, we're ready for a motion here.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set

forth in this staff report, dated March 14, 2017.

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 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 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.

MURPHY: Second.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

NON-PUBLIC HEARINGS

2017-0090 14332 Beacon Avenue Mixed Use Building

PITTOS: Staff presentation made in accordance with written staff report dated March 14, 2017.

STEPHENS: What did you have about changing the parkway?

PITTOS: That is condition number two in the site plan motion, where it says submit a final landscape plan.

STEPHENS: Ok, I just have a question for you. His drawing doesn't show any brick or anything like that. You're comfortable with us moving forward with this drawing? Or would you rather see us get a continuance and have him come in with a drawing that shows the brick? This shows no brick at all.

PITTOS: There's a note on the main elevation, you can't see it on this but it's this note up here. It calls it out as "red brick." It's on the elevation drawings, they're only showing the materials on that main elevation and they're asking us to extend those tags to all the other elements on the other elevations.

STEPHENS: So you're comfortable with this?

PITTOS: Yes I've had multiple conversations with the petitioner. He's consistently said it's going to be brick. We're not going to allow any other material.

STEPHENS: Ok. Do any of the commissioners have any comments to make? No? Then let's move forward with the motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 14, 2017

And

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.

PAUL: Second.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi,
Member Paul, Member Murphy and Member Shalabi

Nay: 0

2017-0046 Memo: New Petitions & Appearance Review

OTHER BUSINESS

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 9:00 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary

Elyse Vukelich
Planning Intern

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, May 9, 2017

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. Louis Stephens, at 7:00 p.m.

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

APPROVAL OF MINUTES**2017-0045 Minutes of the May 9, 2017 Plan Commission Meeting**

A motion was made by Commissioner Jacobs, seconded by Commissioner Paul to approve the minutes of the March 14th, 2017 Plan Commission with changes.

APPROVED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

PUBLIC HEARINGS**2017-0173 7402 W. 159th Street, Freddy's Frozen Custard and Steakburgers - Special Use Permit for a Restaurant: Site Plan, Elevations, Resubdivision and Preliminary Landscape Plan**

PITTOS: Staff presentation made in accordance with written staff report dated May 9th, 2017.

AUBIN: Swore in Greg Waldo of Wichita, Kansas.

WALDO: We have enjoyed working with planning staff and agree to comply with the conditions. I've also brought the owner and founder of Freddy's and our civil engineers, so if you have any specific questions on layout and design, we would welcome them.

STEPHENS: We have a piece of paper up there, whoever is going to come up and speak please sign the piece of paper so we have a record of it. At this point we would like to ask anybody out in the audience who would like to make a comment about this petition.

AUBIN: Swore in Michael Henry of 13233 Bundoran.

HENRY: I've eaten at them before and they're a good company. The only thing I'd question is, I actually know some people who live in the apartments across the street. You're going to have the headlights pointing at all those people. How late is this going to be open? Maybe a little more coverage on this drive-through. You've all sorts of people living across and small kids in those apartments. Blasting them with headlights 12 hours a day isn't a nice thing to do either. I'm just looking at that

curve and all the cars are going to be driving straight at the street.

PITTOS: The landscape plan, as I've shown on the overhead, has some landscaping material at the southern end of the drive-through lane. As cars come into this area here, this landscaping should screen the headlights from cars. Of course, cars come in different heights. We could take a look at the landscaping and maybe beef it up a little bit and make sure there's tall enough plant material at least to screen that throughout the year.

STEPHENS: I have a question. Mr. Pittos, on that sidewalk, up on that corner, is it going to stay on an angle? Or is it going to go straight up and meet the other one?

PITTOS: That was a concern that we had raised. I can let the petitioner's engineer explain the rationale for this orientation of the sidewalk.

AUBIN: Swore in Jason Cooper of 645 E Malibu in Palatine, IL.

COOPER: As Nectarios spoke about, they did make the comment to wrap the sidewalk around the edge of the curb up there. I agree, ideally, the sidewalk would wrap around the back of the curb along here and you'd see a normal crosswalk that would come across here in a more ideal location. However, on the Goodwill property existing there's a light pole right here and a tree that we would like to save to help with the buffering in this area. We were able to do that by essentially kicking a field goal through these two trees down here. As Mr. Pittos mentioned we provided two routes and agree that the best case scenario would be to put a pedestrian ramp in here, some crosswalk striping, and redo this ramp here with some truncated domes and additional pedestrian signage to show this crosswalk clearly to traffic and drivers that would be coming through.

STEPHENS: Is staff ok with that?

PITTOS: We reviewed it and find it's a reasonable alternative to the wrap around corner.

STEPHENS: So you're ok with it?

PITTOS: Yes.

PARISI: Right off the bat I think it's a good thing. We have the on-site water detention going to the south of the lot. In previous conversations I think folks were concerned about where the water was going to go and I think that was a good move, moving it to the south side of the lot. I was going to ask if Freddy's is a chain and you answered my question. It's a great location. I like what we're doing with that entire area. It's got sort of a retro look to it. I kind of wish I could have seen it in color. Other than that, I heard the founder's here? Thanks for choosing Orland.

MURPHY: I agree with Commissioner Parisi. It's a good use for this space. I love the retro look to it as well. We welcome Freddy's.

AUBIN: I think Mr. Waldo summed it up as well as anyone could sum it up. He had no objections to staff's report or any of the conditions that are tied to this petition. Coming into Orland Park, this project already has preliminary engineering approval. I think it's full speed ahead. Thank you. Welcome, gentlemen.

SHALABI: It appears that the project is in line with current land development requirements. It appears that the project is in line with all neighboring retail facilities. I deem it to be an appropriate fit for the location.

PAUL: It's a good use for that space. It's nice to see that's building up, hope to see more nice things in there as well. I see no problems with this project.

JACOBS: Freddy's is a chain?

WALDO: Yes, it is a national chain. We have 258 locations in 34 states. We just opened two new stores today as a matter of fact. Yes, we are a national chain and specialize in steakburgers and custard.

JACOBS: Good, thank you. I just have to know what color the awnings are.

WALDO: They are red and white striped.

JACOBS: Ok, that's all. Thank you.

STEPHENS: Could you put up the rendering of the west side of the building? Where the basket weave is, Mr. Waldo, do you intend to make that basket weave the same brick as the rest of the building?

WALDO: Yes. The intent is that it be a compatible color but a change in orientation to add interest. Yeah, it won't be a totally different color brick if that's what you're asking.

STEPHENS: I'd like you to make it a different color. The reason being is if it's just a basket weave, the whole idea is to break up that long wall. So if it's just a basket weave it'll blend in with the regular brick. If it's a different color brick it'll stand out. I think that's what we're trying to go for.

WALDO: Sure. And we can find in that family of brick similar colors that are compatible.

STEPHENS: So that there are two colors.

WALDO: Yeah. That would be no issue.

STEPHENS: That's the only question I have on the building. Otherwise I think it's a good use of the building, and I think it's a great location right next to Wendy's. It'll do well for both of you.

WALDO: We're looking forward to it.

STEPHENS: Good. At this point, we'll make a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 9, 2017.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Freddy's Frozen Custard 7402 W. 159th Street Orland Park, Illinois Preliminary Site Plan", prepared by Kimley Horn, dated 3/3/2017, last revised 4/26/2017, sheet PSP-5, subject to the following conditions:

1. Coordinate with Goodwill regarding the appropriate pedestrian connection along the perimeter of the interior access lane intersection southwest corner (at the northeast corner of the subject site);
2. Provide a crosswalk that links the sidewalk at the said interior intersection southwest corner to the opposite corner east of the existing shared access drive;
3. Install a "No Parking - Loading Zone" sign at either end of the parking bay immediately adjacent to the main entrance of the restaurant. The signs shall point inwards at each other and will prohibit parking during loading hours from 4 a.m. to 8 a.m.;
4. Meet all final engineering and building code related items;

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "Freddy's Frozen Custard 7402 W. 159th Street Orland Park, Illinois Exterior Elevations", prepared by Dan Winter Architect, dated 5/4/2017, sheets A3, A4, and SA2, subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
2. Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
3. Signs are subject to additional review and approval via the sign permitting process;

And

I move to recommend to the Village Board of Trustees to approve the preliminary plat of subdivision titled "GW Property First Resubdivision Orland Park, Illinois Final Plat of First Resubdivision", prepared by Manhard Consulting Ltd., dated 10/7/2016, last revised 4/26/17, sheets 1 of 3, 2 of 3, and 3 of 3, subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for recording;

And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Freddy's Frozen Custard 7402 W. 159th Street Orland Park, Illinois Landscape Plan", prepared by Kimley Horn, dated 3/3/2017, last revised 4/26/2017, sheets L1.0 and L2.0, subject to the following condition:

1. Coordinate with Goodwill to provide appropriate landscaping at the said interior intersection southwest corner.

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for Freddy's Frozen Custard and Steakburger, a restaurant with a drive-through facility, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the width of the Type 1 north bufferyard from ten (10) feet to one (1) foot.

SHALABI: Second.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

2017-0172 Bluff Pointe Subdivision

TURLEY: Staff presentation made in accordance with written staff report dated May 9th, 2017.

STEPHENS: Thank you Mrs. Turley, nice presentation. Is the petitioner present?

AUBIN: Swore in John Barry of McNaughton Development at 11 S. 220 Jackson Street in Burr Ridge, Scott Schriener of Designtech Engineering at 9930 W. 190th

Street in Mokena, and Paul McNaughton Jr. of McNaughton Development at 11 S. 220 Jackson Street in Burr Ridge.

BARRY: To start off we'd like to thank the Village's planning and engineering working with us through the process to this point. We appreciate the plan commission and the case this evening. We look forward to being back in Orland Park, it's been a long time since we've been here, we had a lot of success. It'll be our first time since the market downturn but we are ready for another large scale development like this. We look forward to another opportunity.

STEPHENS: Thank you Mr. Barry. At this time we'll ask if there's anybody out in the public who has any comments to make or questions.

AUBIN: Swore in Paul Hodul of 17021 Steeplechase Pkwy.

HODUL: Is there going to be a buffer area? Because I live just north, in that lot there. Is there going to be any kind of a buffer between this going down here? I noticed you're doing a buffer here.

TURLEY: The land development code does not require buffers from single family homes backing single family homes. The only reason there is one down here is because the Spring Creek Agreement requires it. They can be problematic because the new landowners move in and may or may not want the buffer there. They want to put in their pools, plus lots of times you have rear lot drainage. Then you have to coordinate the plantings with and it moves the plantings back even further. It's not a part of the code now to require that.

HODUL: So the lots are going to back right up to this?

TURLEY: Yes.

HODUL: Ok. What about the increased traffic on Steeplechase Parkway once 171st connects? You also show a little more later on. Can it handle that?

TURLEY: That might be a question for the petitioner's engineer.

HODUL: Ok, and I notice there's not going to be any more parks in that subdivision. Grasslands' park which is not very big is going to handle all of that housing?

TURLEY: Right.

HODUL: Ok. And the other thing is that detention pond that's there now, is that water going to be rerouted to the new ones?

TURLEY: That's also something that you could ask the petitioner's engineer. It

would have to be before they could be developed.

HODUL: Right now I've seen that pond three quarters of the way up after heavy rains. That water has to go somewhere.

STEPHENS: Then it's working.

HODUL: Yeah, my house has been dry, thank goodness. But if you fill it in it's got to go somewhere and not in my basement, please.

TURLEY: Absolutely.

HODUL: I think that's all I had, the traffic and the park. I would like to have seen a park in here somewhere. I know it takes away from the housing but Grasslands' park is pretty small. I kind of was spoiled all these years because 171st didn't go through so we had really light traffic. Now it's going to go through, I don't know if people are going to cut through Steeplechase on 167th to get to their houses and avoid Wolf Road traffic. I guess we have to just wait and see.

STEPHENS: It's possible.

HODUL: It sure is.

STEPHENS: I have two questions that you want to get answered. One about the traffic on Steeplechase Parkway and what is going to happen with the detention pond.

HODUL: Yeah. I live here, and if these are going to be filled in, are they taking that into consideration, will it be piped down here?

STEPHENS: Let's ask their engineers. Thank you Mr. Hodul. Anyone else?

AUBIN: Swore in Diane Spencer of 17120 Hillcreek Court.

SPENCER: I live in the Brookhill subdivision. I want to express some concerns that we had. When they filled the Grasslands subdivision, they were a little bit higher than we are. They put in an undersized sewer. Every time it rained, the sewer would bubble over and we would flood severely. I know that this new subdivision backs up to some of the other homes, and it is going to be a little bit higher. I request that they take a good look at the sewer system to make sure that we don't incur any more flooding that we have already endured with the Grasslands subdivision.

STEPHENS: Good question. Thank you. Your question is whether the sizing of the sewers is enough to accommodate? Ok, I've got it.

HENRY: My question doesn't actually relate to them but how are you going to deal with the mess on Wolf Road that floods constantly? Has anybody talked to the fire department or the rest because you're building 60 houses in an area that floods. The exit to the street is in an area that floods every time I've driven down there. I drive that road constantly.

STEPHENS: It is 49 houses, not 60.

HENRY: Ok, but how is the fire department going to come in when the only entrance floods?

STEPHENS: We will address the question of Wolf Road.

HENRY: Otherwise, the poor guy who was just up here said the only way the fire department can come in is his street. Right now the way it's designed is one stub, his street.

STEPHENS: Thank you. Anyone else?

AUBIN: Swore in Don Garvey of 414 N. Wheaton Avenue in Wheaton.

GARVEY: I'm here today as the attorney for the individual that owns those three lots we've been talking about, and that's Dorothy Troost. The reason she asked me to come today is because I had the privilege to work with the gentleman that developed the Grasslands subdivision in 1994. I'm not sure if the members on the commission have been on the commission since 1994, but when they were developing those lots, the three lots were in question platted, and I believe the plan of subdivision was approved. After that point, the Village and the owners somehow worked out an agreement that those three lots would be temporary detention. It was not intended that they become taken for permanent detention for the Grasslands subdivision. I would like to offer confirmation of that fact. The hope of the owner was that when the Gallagher parcel was developed, as it was specifically discussed back then, that the Gallagher parcel would somehow accommodate the water that was being handled by those three lots. So if possible, if the commission could consider that in reviewing the developers' engineering plan, that the commission could consider that so that the lots could be developed. Since 1994, the Troost family has been maintaining those lots. They have been cutting the grass and paying the taxes. At this point, it seems like this is when the lots were to be put into a position where they could be built upon. I don't personally know the lay of the land. I was listening to Mr. Hodul and the other folks. If possible, we would like to be able to develop those lots. If there's anything we need to do to provide the commission any information from back in 1994, I have several file boxes of information. I know who the engineer was and I could try and retrieve information if that would help.

STEPHENS: Thank you. Staff, do you want to address the situation with those

three lots?

TURLEY: We can listen to what the petitioner has to say about that. It's not really part of this petition. It is related to the subdivision because the only way they can develop is if the storm water is accommodated. I understand their question and concern and we will ask the petitioner to respond.

STEPHENS: We will pose that question to their engineer. Anyone else?

AUBIN: Swore in Jane Li of 11416 Heathrow Circle.

LI: I did have a few questions regarding the presentation today. As I understand, on Wolf Road they're looking putting in a left hand turning lane if you're driving north bound on Wolf Road. Driving southbound on Wolf Road, will there be a right turning lane? Wolf Road is a relatively fast street. Having cars slow down to make that right I could see traffic.

TURLEY: There will be a traffic study done. The results of that will help determine what changes there are on Wolf Road and of course it is under IDOT's jurisdiction.

LI: Ok, thank you. And then, the bike path that I see along Wolf Road. Does that connect to the bike path in the Brookhill subdivision?

TURLEY: Yes.

LI: Ok, I did have a concern about the park as well. I know this was brought up before. The park that's in the Grasslands area is relatively small. It's not well taken care of. There is a lot of racist graffiti around there as well. That should be addressed no matter what. I know that's a complaint made to a different department here, and I will do that. But adding 49 new homes, presumably you're going to have a lot of children in those homes and that will be a concern with the size of the park. I had a question about the elevation as well. How much will the elevation of the new homes be in relation to the houses that back up onto Steeplechase? Will the levels be higher than the Steeplechase lots?

TURLEY: I'm not sure without looking at the plans more closely.

STEPHENS: We'll ask the engineer. So you want the elevation of the Steeplechase lots?

LI: Right, the relative comparison of the Steeplechase lots with the new lots. I had a question about the new homes that were going in. I don't think I heard anything about the sizes of the homes that are being proposed, I know I heard the lot sizes but nothing about the square footage of the homes or the price point of the homes. How much will they be selling these homes for?

STEPHENS: Price point and square footage? Ok. Thank you. Do we have anybody else?

AUBIN: Swore in Steve Schultz of 17125 Kropp Court.

SCHULTZ: We have a concern about the drainage from how it goes down. I'm right in the corner there. All the rainwater comes down from the field and it comes through all the houses on the left side. We get a river coming through our lot to a manhole right here. Are you guys going to have to enter any of the existing properties for manholes, to solve any of the problems? And also there's a big drainage right here, but it all enters from all the way over here and comes through the yards.

STEPHENS: That's it? Ok, thank you, I think we got everybody. I'd like to call the engineer up here to address these questions. Mr. Schriner? I got a bunch of questions here.

SCHRINER: I got the whole list.

STEPHENS: Alright, let's go through them. Three lot detention pond.

SCHRINER: Ok. So for the three lot detention pond, when we started working on this project our client asked us to look into accommodating the volume from that detention pond within the subdivision's detention pond with the hope of locating the land owner who owns those three lots and purchasing those three lots from the land owner. So our pond right now currently contains enough volume to transfer the volume from that existing pond into our storm water facility. However, if our client isn't going to be purchasing those three lots, at this point in time, we are not aware of any legal agreements that would obligate this property owner to provide the volume within our storm water facility. Maybe it's better for the owner to speak to that but our understanding right now, unless someone provides something that says that volume has to be transferred, it would be our intention not to transfer that volume into our storm water pond. Unless of course, our owner was to purchase those lots in order to build homes on them.

STEPHENS: At this point, the sizing of your sewers would not be enough to accommodate those three lots? Or would they be?

SCHRINER: There are a couple things at play. We are going to have to size our sewers and our overland flow routes to accommodate all of the runoff from the adjacent property. We sit below all of the surrounding properties, there may be a few locations that have been discussed here today that we could go through, where water would actually run off our properties into the adjacent properties in the existing conditions. However, speaking directly to the lots that back up to our west property line, when we are done with our development, our lots, those rear yards, are going to be three to four feet lower than the existing property line grades. We

will be sitting down below the existing rear yards of the homes that back up on Steeplechase. Our goal would be to collect the storm water runoff as it currently discharges from that detention facility. Right now what is going on is the release pipes from that pond stub out onto our client's property and they discharge at grade. Those ponds have created some of the ravines that run across the property because of the continuously flowing water across the property, and because of such steep gradients we've gotten quite a bit of erosion on the property because of those discharge pipes. One of our design features is we've got two locations where we have storm sewers discharging onto our property and right now the design shows storm structures set on top of those discharge pipes. Right at that location there, there is a storm sewer pipe discharging the storm water out of the detention pond. We're setting storm structure on top of that storm sewer pipe. The second location is right there. We have no idea why it's discharging onto the property but there's a storm sewer discharging from an inlet that's located in the corner of this lot and it dumps right on the property. We've set a storm structure on that particular storm sewer as well. Our storm sewer is going to pick up all the flows coming off that rear property line. It is going to convey those flows down to the pond. The route is generally right here. The dark heavy arrows indicate overland flow route. So any arrows that are coming off the property that cannot be carried within the storm sewer pipe can be conveyed overland. The overland flow elevations are set such that all the water is contained on our property. None of the property would encroach on our neighboring property to the west. The same would hold true along this south property line. Storm sewers are designed to carry the ten year storm event. Everything else is designed to be conveyed overland. Again, along this property line, the south property line, the center of our swales vary anywhere between one to three feet below the adjacent property to our south. So we will move the dirt such that our site is lower than the adjacent grade. All of our water will be conveyed to the storm water facility without encroaching onto any of the neighboring property.

STEPHENS: Mr. Schultz made a comment about some kind of drainage over here by his house in that corner lot there. He said there's a storm sewer in the lower rear corner there.

SCHRINER: What about that storm sewer?

STEPHENS: I don't know he had a comment about it. Get up to the microphone, sir.

SCHULTZ: Are you guys going to have to enter any existing properties for storm sewers?

SCHRINER: As of right now, the plan does not have any reason to encroach onto any adjoining properties.

STEPHENS: You're not going to go in and do any excavating on his lot? I think

that's his concern.

SCHRINER: That's correct. All of the excavation will occur to the north of his lot and pool on our property. The excavation would be such that again, any runoff from our site is going to stay on our site until it gets to the detention facility. If water enters his lot from our site, that water will be cut off and conveyed to the detention pond.

STEPHENS: I think you've answered the questions, unless you have another one I didn't get.

SCHRINER: There was a question about traffic flow and traffic patterns. We received our traffic study today from the traffic consultant. The traffic study shows that there are not warrants for a right hand turn lane. Regardless of what the study says, we still have to go through the process with IDOT and they may require a right turn lane anyway. As of today's study, it says there are not warrants for a right hand turn lane.

STEPHENS: So you're going to do a left turn lane, but not a right turn lane at this point?

SCHRINER: At this point we are anticipating having to do a left hand turn lane but we are going to meeting with the state of Illinois and IDOT and discussing that with them.

STEPHENS: Yeah they have control over Wolf Road. The Village of Orland Park can't tell you to put a turn lane in there. It has to be IDOT.

SCHRINER: I guess the other traffic concern had to do with the fire department. Our plans will have to be submitted to the fire department and they will have the right to comment on those plans. Typically any development needs to have two points of access. This site will have two points of access. If there happened to be a flooding situation where the fire department could not access 171st street at Wolf Road, they would be able to access it off Steeplechase Road via 167th Street.

STEPHENS: Mrs. Turley, is our Village engineer here?

TURLEY: Yes, our consultant is here.

STEPHENS: Mr. Parry, you have reviewed this. Would you give us your impression of how this is going to work and what's going to happen on Wolf Road? If anything. I don't know if there is anything we can do about Wolf Road.

AUBIN: Swore in Travis Parry of Christopher Burke Engineering at 9575 W Higgins Road, Rosemont.

PARRY: Overall, this project has to go through a series of approvals including the Village's. We are approved by the Metropolitan Water Reclamation District of Chicago, the state of Illinois for different portions of the detention pond. It's reviewed by several agencies and it needs to meet all the requirements. Specific to Wolf Road, at that point of Marley Creek it drains about six square miles, so about 3,700 acres to this area of Wolf Road. The development as you know is about 26 acres, so it's well beyond the scope of this specific subdivision to solve the problems of Wolf Road, is the short answer.

STEPHENS: How many acres?

PARRY: About 3,600 acres are tributary to this area of Marley Creek. That doesn't include the rest of it as it goes south out of the Village.

STEPHENS: Ok now this 26 acres – if it's going to be developed, it won't impact Wolf Road? Am I correct in that?

PARRY: That's correct. Designtech ensured that they're going to store the storm water in the detention basin. They're going to modify the flood plain slightly, the flood plain volume will be increased, and the requirements are that when you displace flood storage you increase it from one and a half to one ratio. They are doing that. As Scott indicated, all of the storm sewers and drainage ways will be designed to carry the 100 year storm from the entire subdivision to the basin. Overall, the storm water that Mr. Schultz sees now going through his backyard will be reduced or eliminated as a part of this project. There will be less flowing off to the other sites. As it relates to the Wolf Road drainage, it's going to be a non-improvement and no detriment.

STEPHENS: Unchanged.

PARRY: Correct. The scale of this project is not enough to impact that.

STEPHENS: Ok. And you've reviewed all the engineering?

PARRY: We have reviewed all of the preliminary engineering so far, yes. Except the traffic study, which he just got today. We haven't seen that yet.

STEPHENS: Mr. Barry, could you come up and address the question about the square footage of the homes and approximately what price point you expect to the be marketing the homes at.

BARRY: Sure. We are anticipating these homes be somewhere in the 3,500 square foot range and marketing price would probably be in the upper sixes, to 700,000 price point.

AUBIN: That's a great number.

STEPHENS: So they're going to be anywhere from 3,000 to 3,500 square feet?

BARRY: I would say so.

STEPHENS: And you're going to be in the high sixes to low sevens?

BARRY: Correct.

STEPHENS: And probably wind up around eight? With options?

BARRY: As much as we can get.

STEPHENS: I know how you builders are. Thank you. I think we have heard all the questions – oh, we have another one? Come on up.

AUBIN: Swore in Bill Roder of 17119 Hillcreek Court.

RODER: Could you go back to the contours slide you were showing? It would show where we're located. You're saying your property is all below the adjoining properties, and that's not really true for those along the south side.

STEPHENS: The whole site is going to be regraded.

RODER: That was going to be my question. Right now, our neighbor who had the flooding problem, we're in that same situation right now. It's not a significant difference in elevation, maybe five feet, but it does have the water running into our property right now.

STEPHENS: Where are you in relation to the subdivision?

RODER: Where it says site, that's our property right there. Properties 37, 38, and 39 those lots currently are above us. That's where the flooding issue was with the previous Grasslands building. That's what we are concerned about, that particular area.

STEPHENS: 37, 38 & 39. We will ask Mr. Schriener. We'd like you to come up and address this

SCHRINER: The same thing applies that we were talking about back behind lots 43 & 44. I'm looking at the grading plan right now and between lots 37 and 38 our swale is going to be 1.6 feet below the property line. When you get down to the next lot we're going to be 2.3 feet below the property line. After regrading our swale grades, storm sewers and inlets are all going to be anywhere from one to two and a half feet below the existing grade at the property line. We're going to drop our side down.

STEPHENS: Below the crest?

SCHRINER: Below the property line grades.

STEPHENS: So you'll be below.

SCHRINER: Correct. We will be able to capture our water.

STEPHENS: You're going to be down a couple of feet. You'll create a swale there?

SCHRINER: We are.

STEPHENS: To take the runoff to go east?

SCHRINER: We will have it directed east instead of onto their lots.

STEPHENS: You get that Mr. Roder? Ok. I don't blame you. We don't want to see any flooding as well. I think we covered everything here. We will go to our commissioners.

SHALABI: Being involved in the real estate industry, we know that McNaughton builds a superb product that lasts for a very long time of high quality grade. It has a great reputation within our market. I'm pleased to see McNaughton building a respectable development within Orland Park. For the more new construction in the Orland corridor, as well as in the west corridor and southwest corridors have high demand. I see this project being extremely successful. I do see a benefit in there being a park with the building structure being mostly two story family homes. You're probably going to attract younger families. I think that a park would be relevant with just shy of 50 homes here. Otherwise, I wish you success. I think this will be a great project for Orland Park.

PAUL: The biggest concerns I had were on Wolf Road by 171st, but it looks like that's going to be an IDOT situation and probably won't matter to us, as far as the flooding and the traffic going in and out of there. Aside from that, it's a good use for the property. It wasn't going to stay vacant forever and I think there's going to be some nice homes in there. I don't see how it is going to be any detriment to the folks who are there now. If anything it's going to be a better situation. I have no problem with it.

JACOBS: I am very impressed with the size of the project. I am very hopeful that everything works out well for you and that you have great success. Welcome.

STEPHENS: I want to say that I think the land plan is a pretty straightforward land plan. I want to thank the developers because I think under the zoning that they

have, they could have come in with a higher yield of lots than what they've come in with. They've really kept the lot count down. They probably could have come in with instead of 49 probably somewhere around 65 lots. I thank them for coming in with these size lots. We have mostly all 80 foot lots but they're all about 135 deep. Mostly all the lots are 10,800 square feet with the exception of a couple of those lots at 70 feet by 125. I think they've done a nice job and not added a great density into a 26 acre parcel. I'm happy with the concept. I've spoken to the Village engineer and our staff with the drainage. That was my concern, that it would create a problem. With the two engineers going back and forth over and over again I think they've got it under control. Unfortunately, we can't do anything about the Wolf Road flooding. That's really not the Village of Orland Park's jurisdiction. It's IDOT's jurisdiction if I'm correct on that, so we really have to concede that to IDOT and hopefully one day they'll do something to correct that problem. That's my concept on the whole thing.

AUBIN: You covered almost everything I was going to say. I'm a softie for professionalism among engineers. From both sides of the fence, the petitioner, Orland Park, the engineering problems in regards to flooding and any other issues were well taken care of. I also concur with Commissioner Shalabi. McNaughton's high class outfits have been in Orland Park. They deserve to be here.

MURPHY: I agree with my fellow commissioners. It's great to see a development of this nature. The typical elevation, I think it looks great. Historically, McNaughton developers build beautiful homes so I'm sure that will continue. I do hope that IDOT does require a right turn lane due to the traffic and speeds of cars there. We'll stay tuned for that. Good luck.

PARISI: I agree with my fellow commissioners. A lot of the questions I had were the great questions from the public. They covered them. It's an aggressive engineering feat here. A lot of the concerns are going to be taken care of. I too am glad to see McNaughton building there. Later on we're going to be talking about some commercial developments and restaurants. Part of me was thinking, how are we going to accommodate all of this? Well, here's my answer. I'm very happy to see this price point. Any doubt about Orland Park's recovery from the housing downturn of 2008, I think we're seeing it here. It's great for our community and our tax base. I'm happy to see it coming to town.

STEPHENS: Let's not over credit McNaughton. He does a nice job, and I understand he does follow up but let's leave it at that. We will move forward with a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 9, 2017.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'Preliminary Site Plan by Designtek Engineering, dated 2.23.17, revised 4.10.17, and as shown on the 'Preliminary Engineering Plan by Designtek Engineering, dated 2.23.17, revised 4.10.17, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Submit a notarized letter of permission from the property owner to the north allowing off site grading on their property.
- 2) Prior to issuance of building permits, pay to the village \$21,008 in recapture fees for the Wolf Road sanitary interceptor extension.
- 3) Work with staff to resolve the Open Lands zoned out lot issue.
- 4) Work with staff to select a subdivision name more relevant to local geography.
- 5) Find alternative location for subdivision sign or eliminate. A sign permit must be obtained from the Building Division for any signage. Additional restrictions may apply.
- 6) Dedicate additional Wolf Road right of way totaling 60' from centerline.
- 7) Work with Village Engineers to shift pond away from south property line.
- 8) Work with Village Engineers to assess Wolf Road culvert condition.
- 9) Complete a Traffic Study that meets Village Engineer's requirements.
- 10) Construct the Wolf Road curb cut prior to site development (subject to IDOT approval) and then utilize it for all construction traffic access.
- 11) The development of the three already platted but undeveloped lots in The Grasslands is not part of this petition and requires separate consideration and approval.
- 12) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval, reflecting submitted Preliminary Landscape Plan and including the following items:
 - a. Address required tree mitigation as a part of the final Landscape Plan.
 - b. Provide a hydro-period analysis and maintenance and monitoring plan for pond.
 - c. Per Spring Creek Agreement, provide a minimum 15' landscape buffer on the rear of lots 37-49, to be installed by the home builder and protected by landscape

easement shown on the Final Plat. Plant material must be carefully coordinated with any rear lot drainage swales and other grading.

d. Plant trees around the detention pond, and along the rear slope abutting lots 31-36.

13) Site Plan building envelopes, setbacks, and easements are subject to final engineering and building approvals.

14) Retaining walls are not to exceed 3' in height unless they are designed and tiered per Code requirements.

15) Meet all final engineering and building division requirements and approvals.

And

I move to recommend to the Village Board approval of a 49 lot residential subdivision plus two detention pond/floodplain out lots and public street dedication, as shown on the preliminary plat titled 'Preliminary Site Plan by Designtek Engineering, dated 2.23.17, revised 4.10.17, subject to the same conditions as the Site Plan, and subject to the submission to the Village of a Record Plat of Subdivision for approval and recording.

And

I move to recommend to the Village Board approval of a Special Use Permit for a wetland modification and a special use permit for a waterbody (floodplain) modification subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the Special Use permit include:

- 1) Reduction of existing 50' wetland setback.
- 2) Reduction of existing 50' floodplain setback.
- 3) Reduction of the 15' wide detention pond access buffer.
- 4) Increase in pond side slopes from 4:1 slope to 3:1 slope.

MUPRHY: Second.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

2017-0219 Teas & Things Sip & Go Café - Special Use Permit

PITTOS: Staff presentation made in accordance with written staff report dated May 9th, 2017.

STEPHENS: Is the petitioner present?

AUBIN: Swore in Kenyatta Williams of 9525 Tripp Avenue in Oak Lawn and Antoinette Fibbs of 2874 Francis Lane in Montgomery.

WILLIAMS: Thank you everybody for taking the time to hear our petition. We are truly excited and hope we do get the opportunity to share with you over our 30 flavors of teas. We will open it up if anybody has any questions, but before I do I will just tell you a little bit because he doesn't have any information to give you about what we offer. We hope to bring Teas & Things to your area to educate you on teas - sipping them, the proper time to steep them, the temperature that you made need for it. We do plan to do from 9 to 12 o'clock we're going to have Sip & Go. You can come in, have tea, have some scones, a couple of our different tea sandwiches that we plan to offer. From 12-4 we will have the afternoon tea time which to some might be "high tea." We plan to do that by reservation so we will know who is coming and what time, which may help to minimize some of the parking that may happen. We do have 30 flavors of teas, so we hope that if we get to open this store all of you will come and try those teas out. That's pretty much what we plan to do, if you have questions we would like to answer them if I didn't give you enough information now.

STEPHENS: Is there anybody out there who has any questions or comments with regards to this petition?

AUBIN: Swore in Robert Allison of 9930 144th Street.

ALLISON: I am the house with the A's on it, right there. That's actually my bedroom window that looks out onto the back of the property. My concern is a restaurant as I'm looking out my bedroom window or when I'm in the shower and I can look out the window into the back of the property. My concern is you approving a restaurant right up against. I'm only one home, but still to have a restaurant with a lounge right up against residential property. I am against this.

STEPHENS: Mr. Pittos, the zoning?

PITTOS: The zoning is all Old Orland Historic District Zoning. The commercial subareas I noted in the presentation does allow for restaurants via Special Use Permit in this particular case because of the close proximity to residential. In terms of actually abutting the property, there are two separate parcels of land here. I didn't include a parcel map. You can see it here a little bit, this is one parcel here in this outline and the other parcel is kind of triangular shaped here. The land use in question is going to be located along 143rd Place. There is a bit of distance between the gentleman's home, and there is also the D'wan Hookah Lounge property in between the two. I'm not sure if there is a direct line of sight. The gentleman would know better, he lives there, he knows his backyard better than I do. In terms of proximity, the land development code allows the land use to be there.

STEPHENS: Ok, thank you. Anyone else?

AUBIN: Swore in Kathleen Andrews of 9932 143rd Place.

ANDREWS: Can you go back to the other picture? I'm here, that's my house. I'm wondering about the parking. I park here. I do not have a garage and we have three vehicles. It's difficult to park. I have to say from experience with D'wan's Hookah Lounge, they do not use the Metra. Nobody wants to walk from the Metra here. I was wondering how this little area is going to accommodate the cars because it's a very narrow, gravelly pit there. Is 4 o'clock definitely the closing time?

STEPHENS: I would like to find out. Do we know the hours of operation of the hookah lounge?

PITTOS: The official hours of the hookah lounge are limited. It is supposed to close at 11:30 on the weekdays and 12:30 on the weekends. I understand there's observation from the neighborhood regarding its operating hours. My understanding that no new customers and cleanup occurs at those designated times.

STEPHENS: The hours of operation for Teas & Things is 9-12, 12-4. They close at four. So they are not going to have anybody parking there after four. That hookah lounge is there, and you said they open at five. That shouldn't be a conflict.

ANDREWS: Right. I mean, I would love for these ladies to take over that whole area and for D'wan to go away so we could have peace and quiet in our nice little neighborhood again. I just want to be sure that they are going to be closing. I welcome them to the neighborhood.

STEPHENS: You might even go there and have some tea.

ANDREWS: I might be their first customer, who knows. We were kind of stabbed in the back, I feel, with D'wan's hookah lounge. I don't want anything else to happen.

STEPHENS: Unfortunately, this commission did not have anything to do with that hookah lounge.

ANDREWS: I'm sorry if it sounds like I'm blaming you. I don't mean to do that.

STEPHENS: It doesn't sound that way, I'm just letting you know.

ANDREWS: That's our home, we live there.

STEPHENS: I don't blame you for feeling the way that you do about that nature of

a business.

ANDREWS: Thank you so much for your time.

STEPHENS: Anybody else?

AUBIN: Swore in Amanda Steenvoorden of 14350 Brook Avenue.

STEENVORDEN: My house is the little A right there on the corner. I'm kind of excited that something so great is coming into our neighborhood. I'm excited that you ladies are coming. My concern is, right now, the permits that they are going to have to get for that building. I'm just worried for you guys. I'm trying to get a roofing permit and it has been two and a half weeks just to get a color approved. I'm a little worried because that building is atrocious. I'm concerned for you guys because everything is going to have to be up to code, everything is going to have to get approved, and are you guys aware of that? Because, oh boy, it is quite an Old Orland building. I'm concerned for you guys and for the parking. Five years ago a tea shop tried to go into where D'wan's is and there wasn't enough parking, so they got turned down. Then we get this lovely establishment. My concern is the parking for you guys. Sanderson's eye doctor is very busy throughout the day. They take up a good portion of the street. Vinny is a neighbor next to D'wan's Hookah Lounge. He has a very limited space of parking and has to park on the street. I am concerned for the parking for your customers because they do get towed if they park on our streets that have the red. We don't mind for the D'wan people, but I don't think we want that for your customers. Those are just my two concerns, the codes that that building is going to have to be taken into consideration because of the historic district.

STEPHENS: Thank you for your concern. Anybody else? As far as the parking goes, apparently as Mr. Pittos has pointed out, there should be enough parking for their business as well as what else is going on over there.

AUBIN: Swore in Missy Cosmi of 9909 144th Place.

COSMI: I live about a block from there. The historic district is kind of a gem. It is seeing an influx of people moving there and building these new period style houses. We just have to think about landscaping, sidewalks, families and kids. Right now that area is full of weeds and gravel. Is there any obligation on the part of the owners of these buildings in conjunction with the city of Orland? Or is there a plan to make this historic district cute and not just run down looking? Is there a master plan for this or any accountability with these businesses and the city of Orland?

STEPHENS: Mr. Pittos, can you answer that question? It's tough.

AUBIN: We do have codes.

PITTOS: I'll try to answer that question briefly. In 2007, the Village had prepared streetscaping plans for the Union Avenue commercial subarea. Hitchcock Design Group were the consultants used to address everything between 143rd street here on the north end and Brook Avenue on the west end. They provided a few variations of streetscape that could be implemented to achieve what the lady was suggesting. When these plans were presented to the business community however, the business community expressed their apprehension at the potential loss of on-street parking. This was prior to the hookah lounge coming about. This apprehension stalled those plans from being implemented in the Union Avenue subarea. In subsequent years, the neighborhood to the west of the Union Avenue subarea obviously had concerns regarding overflow parking into their neighborhoods. The parking capacity on Union Avenue and 143rd Place grew in terms of its premium value. Since the neighborhood meetings with the residents west of the area, the Village hasn't considered any streetscaping improvements for Union Avenue, but that is something we can take a look at. Not necessarily through this petition however, because there are no exterior changes being made to the property. If there were, as the previous speaker mentioned, it is a historic building. There would be some cost associated with bringing the building to code in terms of Old Orland's code and the Building code.

STEPHENS: Ok, there's the answer. Thank you. Anybody else?

AUBIN: Swore in Werner Steenvoorden of 14350 Brook Avenue.

STEENVORDEN: I have one request. If you do any work, please pull permits. Don't start work at 6 am on Sunday so you can hide from the Village. That's the only request I have. Thank you.

AUBIN: Can you possibly come to a lot more of our meetings?

STEPHENS: Thank you. Anybody else? Ok. We will go to our commissioners.

SHALABI: I'd be in favor of this property being beautified and accentuated with a good business there. I wish you the best, I hope it works out for you.

PAUL: Are there going to be any significant changes made to the exterior of the building?

WILLIAMS: Yes, there will be changes to the outside. We plan to plant plants in the front of it. We plan to take care of the structure. When you walk up from the street the concrete is a little bit messed up. This right here is our entrance on the side. That's one door there. The part that the nice lady was talking about as far as being completely damaged and atrocious, that's the other side. We are in the side here, so if you go into our part we don't have as much work. We have some work to do, but it's not the atrocious part that's falling apart. There will be a wall on the inside

to take from that part from being our side. We are putting something up so we are not dealing with that section. To answer your question, yes, we are doing some landscaping on the outside. Where you see the tree, where it says antiques? We will do landscaping there. We are going to fix the stair coming in. Also the concrete, and all those pebbles and rocks. I can't tell you exactly because we don't have a picture, but it will look much nicer. We do intend to keep to the aesthetic of the neighborhood. We are keeping it antique style, vintage with our French country theme that we are bringing in. We are not going to change much but we will make it much better.

PAUL: The reason I ask is because the gentleman brought up seeing it from the house.

WILLIAMS: He will love looking at it after a while.

PAUL: You're looking at something now, apparently. You're looking at that.

WILLIAMS: I can address that. According to what he is talking about, the backyard part? Our section that we have, we do not have access to that backyard. It is actually residential back there. Our property will not be where the hookah lounge backyard is. We don't have a backyard part. You can't even see out the window. The window that we have is on the side near the train, and that front window right there. We don't have access to see him. He can't even see inside of where we're at. This is the section we do have. We are not taking over that bigger portion that is probably in your backyard.

ALLISON: No kitchen?

WILLIAMS: No, we are not cooking anything. We are doing afternoon tea time. Most of it is sandwiches. There's little tea sandwiches and scones. But we order everything from a baker that will be delivering all the items to us. As well as our tea, we have everything that goes into percolators. There is zero cooking. Everything is all handmade items. Everything is prepared for us already.

PAUL: It sounds like it's an improvement. You're looking at the back of a vacant building now. They're not going to be cooking, there's not going to be a drive through lane.

ALLISON: Would you want that in your backyard?

PAUL: Well something's got to be there. I mean, we're not going to tear it down. So something is going to go there. If we could tell these ladies to go away, next month somebody else is going to be there.

ALLISON: You've got your rules as far as residential areas.

PAUL: Yeah, that's why we're here. We have a planning commission. That's why we have zoning, that's why we have all of this. Something is going to be there. This isn't an island, there is stuff there. We could tell these ladies to go away tonight but then next month somebody else is going to go there. Something is going to be there.

WILLIAMS: Can I address him for one second? I don't know if you've ever done tea time, sir. I can't remember your name but when you go to afternoon tea, most of the people there will be older sophisticated women and young ladies. Men are welcome to come, you're definitely welcome to come. There will not be loud music. If you hear anything at all, which I doubt it, will all be classical. Everything is very quiet, it's a calming place to come. You're sipping tea. We are not operating like the hookah lounge. This particular thing is there to invite people to come into relax. There is no wi-fi. You're there to come in and have conversations and enjoy time with your family. We are looking to create family traditions with families and daughters. We have Sundays, we will be doing hats and pearls. I don't think people who are coming are going to bring issues to your backyard. We won't be using the outside, everything operates indoors. We ask the people who are coming to make reservations. If we do get approval and we are your neighbor please address it. I would be happy to accommodate you if I can. We don't intend to bring anything loud or wild. Everything about it will be beautiful. That is what tea time is. We don't intend to bring anything loud or fussy.

PAUL: That's all I've got.

JACOBS: I'm thrilled to death that you're coming there. I think that area is so desperate for attention and a nice facility. I'll be there. Thank you very much for your effort.

STEPHENS: I think it's really a low impact kind of business. I don't think there's going to be a lot of problems in the neighborhood because of high tea. The kind of people that come to high tea are not problematic individuals. I think it's a low impact business and I think it's a good idea to put that business in there. Hopefully it'll go for you.

AUBIN: I totally concur, thank you.

MURPHY: I operate two businesses just a few doors down. Personally, I'm very excited to have you come into the neighborhood. I look forward to the enthusiasm that you have. I welcome you, I'll be there for tea as well. Judie and I will come down.

PARISI: Well said by everybody. I wish you a lot of luck and I'm glad that that property is being put to good use.

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 9, 2017,

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for 9911 W. 143rd Place, Teas & Things Sip & Go Café, to operate a restaurant located within 300 feet of a residential parcel, subject to the following conditions:

1. Submit all necessary building permit applications with the correct address; and
2. Paint any and all mechanical equipment sky grey to blend them into the background.

PARISI: Second.

RECOMMENDED FOR APPROVAL

Aye: 7- Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

2016-0865 15610 LaGrange Road, LaGrange Retail Development - Site Plan, Elevations, Preliminary Landscape Plan, Rezoning, Subdivision, and Special Use Permit for a Planned Unit Development of a Retail Shopping Center

PITTOS: Staff presentation made in accordance with written staff report dated May 9th, 2017.

STEPHENS: Petitioners, anything you want to add?

AUBIN: Swore in Joe Bochenski of SWC and LFI at 9440 Enterprise Drive in Mokena.

BOCHENSKI: Short presentation in concurrence with staff's report.

STEPHENS: Is there anybody here who would like to address this petition?

HENRY: I've lived here all my life. I toured the Nike when I was in first grade. What they are proposing takes away an eyesore in the Village. I couldn't see any reason not to do this.

STEPHENS: So you're in favor?

HENRY: Anybody who isn't is crazy.

STEPHENS: Seeing no one else out there who wishes to address the petition, we will go to our commissioners.

PARISI: I agree that it's a great improvement to the area. It's been an eyesore. I see that access to it has been addressed, transportation has been addressed, I think another situation would have a positive financial impact on the Village. There is an abundance of parking. A lot of thought went into it, there's a lot of conditions if you read all of them. Initially, my thoughts were two more restaurants. How do you accommodate all of these but then you see we just approved a 49 home subdivision. With all the new residential coming into Orland I think we're going to need these. I think they're really quality tenants. I've been to Miller's in Illinois and out of Illinois. Chuy's – is it a national chain?

BOCHENSKI: Yes.

PARISI: Well good, I like the whole thing.

MURPHY: I agree, it's a great project. It's a perfect use for this. It ties in LaGrange and 156th Street perfectly. I'm in favor. My only concerns were a couple of the elevations but staff has already addressed that. It's a great project.

AUBIN: With this much frontage on LaGrange Road, I'm sure the staff tried to cross every T and dot every I. When Mr. Bochenski had the chance to take the microphone and object to everything we wanted him to do, he didn't do that. The petitioner is in favor, staff has thrown the ok on it, let's move forward.

STEPHENS: I want to compliment you guys on the tenacity of six years of work to acquire this piece of property. I think it's going to wind up being a really good improvement as the gentleman over there said. We'll be looking at much better buildings than what we have been looking at for such a long time. Do you have any idea what users you're going to have in that big box?

BOCHENSKI: At this time, we do not. We've been working with many different users who we know would love to come to Orland. At this time, we have not identified any users.

STEPHENS: How many square feet is that going to be?

BOCHENSKI: It is roughly 45,000 square feet.

STEPHENS: It's really not a real small building.

BOCHENSKI: Ideally what will happen is the market will drive who goes there. The box may change shapes based on the ultimate size of that end user. We feel that

this is ideal for this development at this time.

STEPHENS: So this is not necessarily what is going to be built. Depending on who the user is going to be, you may change the configuration a little bit?

BOCHENSKI: We're not going to build it and hope they will come. We will have an identified user before we put a shovel in the ground to build that foundation and the footings.

STEPHENS: What about the future development on that lot? You're looking for another restaurant?

BOCHENSKI: Ideally a lower impact parking restaurant would be ideal for that lot. I think that would fit in nicely for our development.

STEPHENS: I am in favor of the project as well. I think it is a nice project. I think you've worked a long time with staff. You've worked in a positive direction to make this thing happen.

JACOBS: I agree with everything that has already been said. Especially, anybody who could get rid of that army thing deserves a big hand. Welcome, good luck.

PAUL: I agree with that guy, he makes a lot of sense. It's been vacant, it's prime real estate and it's about time somebody does something with it. I'm in favor of it.

SHALABI: I think the project brings excellent improvement to the current use and a tremendous thought process and planning. This appears to be a much better use, and a great overall project. I am in support of it.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 9, 2017.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Retail Development SWC LaGrange Road and 156th Street Orland Park, IL. Site Plan", prepared by Soos & Associates Inc., dated 10/27/2008, last revised 4/11/17, sheet number SP-47A, subject to the following conditions:

1. Maintain shared parking and cross-access for all and through all parking fields within the planned unit development between users;
2. Replace the sidewalk configuration along 156th Street with an eight (8) foot wide multi-use path that connects to the intersection corner and the multi-use path

on the east side of LaGrange Road;

3. Dedicate the necessary public right-of-way north of Chuy's Restaurant to complete the 156th Street right-of-way for the multi-use path;

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "Retail Development SWC LaGrange Road & 156th Street Orland Park, IL. Proposed Exterior Elevations", prepared by Soos & Associates Inc., dated 9/19/2016, last revised 2/15/17, sheet number A-07; and "Chuy's Orland Park, IL.", prepared by Parkway C&A, LP, dated 4/4/17, sheet number A-01; and "Miller's Alehouse Orland Park Elevations Revised", prepared by FRCH Design Worldwide, dated 4/12/17, sheet numbers 2, 3 and 4; and "Retail Development SWC LaGrange Road & 156th Street Orland Park, IL. Site Amenities", prepared by Soos & Associates Inc., dated 10/27/08, last revised 4/25/17, sheet number A-10, all subject to the following conditions:

1. Provide landscape screening along the blank wall elevations of Chuy's west elevation;
2. Indicate window transparency on the elevation drawings for Miller's Alehouse;
3. Work with staff to address the blank wall surface areas on the east and south elevations visible from LaGrange Road;
4. Screen all mechanical equipment either at grade level with landscaping or hidden behind parapets;
5. Submit separate sign permit applications for review of signage;
6. Anchored masonry veneer shall have a minimum thickness of 2.625 inches;

And

I move to recommend to the Village of Trustees to approve the preliminary landscape plan titled "Retail Development Overall Landscape Plan", prepared by Kimley-Horn and Associates, Inc., dated 2/16/17, last revised 4/26/17, sheets L2.0, L2.1, L2.2, L2.3, L2.4, and L2.5, subject to the same conditions outlined in the above preliminary site plan and elevation drawings motions and the following:

1. Provide the necessary mitigation for the removal of the wetlands and trees per US Army Corps of Engineers' standards and the Land Development Code respectively;

And

I move to recommend to the Village Board of Trustees to approve, upon annexation, the rezoning of the subject property from E-1 Estate Residential District to COR Mixed Use District subject to the same conditions outlined in the above preliminary site plan motion;

And

I move to recommend to the Village Board of Trustees to approve upon annexation of a six (6) lot subdivision as shown on the preliminary plat of subdivision titled "Preliminary Plat of Subdivision LaGrange Retail Development", prepared by Spaceco Inc., dated 2/17/17, sheets 1 of 3, 2 of 3, and 3 of 3, subject to the following condition:

1. Move Lot 4's west lot line west ten (10) feet to accommodate Type 1 bufferyard requirements for the portion directly behind the retail anchor building;
2. Include Lots 5 and 6 in the drainage easement notes on Lots 5 and 6;
3. Remove the words "to be" in the right-of-way dedication notes and change the word "dedicated" to "conveyed" in the Village of Orland Park right-of-way note; and
4. Submit a Record Plat of Subdivision to the Village for recording;

And

I move to recommend to the Village Board of Trustees to approve upon annexation the Special Use Permit for 15610 S. LaGrange Road, LaGrange Retail Development by LFI, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the rear setback from 30 feet to 24 feet;
2. Reduce the wetland setback from 50 feet to zero feet; and
3. Meet site detention requirements offsite in the regional detention facility along Ravinia Avenue.

PARISI: Second.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

2017-0124 Gateway Plaza - 14301 LaGrange Road - Approval of Site Plan, Elevations, and Variances for a 10,500SF Mixed Use Commercial Building

LELO: Staff presentation made in accordance with written staff report dated May 9th, 2017.

STEPHENS: Is the petitioner present?

AUBIN: Swore in Mitch Goltz of Principal GW Property Group at 2211 N. Elston in Chicago and Ramzi Hassan of Edwards Realty Company at 14400 S. John Humphrey Drive.

HASSAN: Short presentation in concurrence with staff's report.

STEPHENS: Thank you. Is there anybody out there who wishes to address the petition?

HENRY: I am against the variances. The taxpayers of this town spent 60 million dollars to tear down a shopping center, rebuild a thing with specific things set up, specific rules set up for the whole corner, and you're asking to change one of the most important leading into the city. By the time this project's done on the other side, the taxpayers are on the line for 70 to 80 million dollars. Changing variances on a corner like this is against what was promised to the taxpayers. Second, I contacted my attorney. He went through and reviewed. A variance based on economics is illegal. The whole letter here, right on your document, I'll read it: The property requested cannot yield a reasonable return. That has nothing to do with the variance laws and the laws of the state of Illinois. It's very specific. You can't walk in and grant one. If you do, I will have my attorneys go for an injunction.

STEPHENS: Thank you. Anybody else?

AUBIN: Swore in Bill Healy of 8539 Fir Street.

HEALY: I would like to know, is this a spec building?

HASSAN: No, we have tenants.

HEALY: Can I ask who they are?

HASSAN: Sure. The tenants that we have signed leases right now, and as you know, time is of the essence to break ground, are McAllister's Deli, Vision Works and City Barbeque which will be their first location in Illinois.

HEALY: There's no way a two story building could go up there?

HASSAN: That is correct. We have exhausted all of those options. Being a resident of Orland Park as well, there is nobody that places more importance on this corner than I do. We definitely looked at the option of doing a two story but as I said before, constraints are placed on the site. Originally, this was supposed to be a CVS before the University of Chicago development came across the street. They pulled that tenant which will be on the ground floor of that building. That was the plan all along, for a drug store. I think this plan drastically improves what was originally envisioned for the site. To answer your question, it's not economically feasible and it doesn't meet Village Code to go two stories because of the lack of parking.

STEPHENS: Are we done? I'd like to make a couple of comments. I view this

corner as the gateway to the community. I do not think that what you're proposing here is complimentary to the building that is kitty corner. I do not think it is complimentary to the vision we have as far as Orland Park and that corner. I don't believe it is the highest and best use for the property. I'm not in favor of the gateway of Orland Park, driving in, and looking at a barbeque place. I am not in favor of this petition, at all.

PARISI: I see a lot of time and effort has gone into planning this. While it is an attractive building, I do have a question. Mr. Pittos, our comprehensive plan in the VCD district that is close the train station, does it speak to the point that you would prefer to have a multi-story building?

PITTOS: The land development code identifies height requirements within a certain proximity to the train station. I think that's at 600 feet. It doesn't necessarily require a certain height.

PARISI: It's a preference but not a requirement.

PITTOS: Yes. You can go up to six stories or something like that when you're nearest to the train station. The further away you get it's supposed to taper away. This is further away than the University of Chicago building.

PARISI: With all due respect to the efforts that were put into this, I do agree with the comment by our Chairman that this is the gateway to our community. The petitioner's own words were that they tried to do a multi-story building to fit within the area. Taking that another way, that says we couldn't do that so we had to do something that doesn't fit within the area. You're coming down LaGrange Road, our gateway across the University of Chicago, I tend to feel the same way as the Chairman does. That's all I have to say.

HASSAN: With all due respect, the building is 30 feet tall. Any two story building is 25 to 30 feet. We were trying to give the presence and the prominence to the corner that it deserves.

PARISI: I appreciate that.

GOLTZ: Just to be clear, this is LaGrange Road. The University of Chicago project has granted, been a couple years in the making. LaGrange Road up and down, the overwhelming majority is single story retail. You have that as a major exception here. We looked at a multi-story project. If it made financial sense to go vertical as a developer, you want to build as much space on a property as you possibly can. That did not get lost on us. The challenge is, is that you can attest from the prior applications, every application that was before us tonight had some sort of restaurant component to it. The Freddy's project is our project.

PARISI: Five. Five restaurants.

GOLTZ: Five restaurants. Those are the tenants who are active right now in the retail sector. Freddy's, Miller's, Chuy's, the tea place, those are the tenants who want to be up and down LaGrange Road. When we proposed a two story building we had two of these users already identified. We had the idea of doing a medical type use on the second floor. The challenge we ran into was two-fold. One, each of the tenants found that the site was under parked for the needs they would have. Two, the medical users didn't want to be above a restaurant, and the restaurant didn't want to be below anything on the upper floor. The challenge became do we want to go with an office type project like University of Chicago with a smaller retail component, or do we want to go with retail which is what this corridor speaks to? What we realized in the market for office space is considerably weaker and lower priced rent wise than what retail is commanding on the street. After we did a full set of plans to do a two story building, we would have lost every one of our tenants on the first floor because they would have said they couldn't do it. We believe that this project, while it is the gateway to Orland Park, fits well with everything up and down the street. Besides University of Chicago, this is what's on the street. We spend a lot of time, effort and money putting together a plan that we think is architecturally appealing, fits with the neighborhood, and ultimately brings three new businesses to the community to serve the constituents.

LELO: One thing just to add. I would like to mention that as proposed, aside from the variances mentioned, it does meet the Land Development Code requirements for the Village Center Zoning District.

GOLTZ: The variances that we're seeking really have less to do with financial implications than it does where this lot line was cut off. Our property line does not include the drive aisle. The drive aisle is on the other parcel. Our lot goes up to that. If our property would be a free standing site, we would have had the drive aisle which would have been on our property and would have eliminated the need for any variances. Because we don't have any access direct on our parcel, it required that variance.

MURPHY: I have equal concerns with this in terms of the gateway. It's an attractive building. I think down LaGrange Road I could certainly see this. The concern that I have is with this gateway. I expected that we would do something grander in that area. That is my biggest concern as well.

AUBIN: Mr. Lelo, does this project meet code and our comprehensive plan?

LELO: Aside from the variances requested it meets the Land Development Code. It meets the intent and the design standards associated with the comprehensive plan. The uses proposed for the development are appropriate for the downtown mixed use.

AUBIN: Has this project received preliminary engineering approval?

LELO: Yes. The preliminary engineering approval was granted. As I mentioned, it was an infill site. The detention was accounted for in a previously permitted project.

AUBIN: And our petitioner has agreed to the conditions as we have them? He hasn't objected to it while he has had the opportunity. But he's agreed to the conditions for our motion this evening?

LELO: Correct.

AUBIN: With all that together, where the Village of Orland Park is satisfied with you and your people Mr. Hassan, and you have agreed to every condition that Orland Park has put in front of you, I would find it very, very difficult for 2,017 reasons, of which you can use your imagination for, to deny this project. I think it's a good fit. I think it's perfect compared to the two gas stations we have on the opposing corners. I drive by them with a blindfold. I lift the blindfold up when I go by the empty lot. Mr. Chairman, I am totally in favor of this project.

JACOBS: I'm not struggling with the design, but I am struggling with the smoky barbeque pit. I can't imagine being across the street in the hospital and sniffing the smoke from the barbeque. That would be really, really unpleasant I believe. I think it detracts from what has already been accomplished. I'm not against the building, not against your idea. I'm just against that tenant use.

PAUL: I've been on this board since 2009. We've never denied a petition because we didn't like the business. Why the hell are we going to start that tonight? That makes absolutely no sense to me. The other gentleman threatened his lawyer on us. We've got lawyers. Let them figure that stuff out. This is a plan commission. This isn't a court of law. It meets the code. It meets the Village plan. I don't see where there is a problem. This Gateway idea – you want to drive south on LaGrange Road, you see an Aldi and a high school. Don't talk to me about gateways. Right now I see a vacant lot with a lot of dirt on it. Don't talk to me about gateways. What I see is nothing. So let's kill this project, let's send these guys home like we wanted to send those other people home earlier. And what do we have? We have nothing. We're going to sit there and wait for this pipedream to come in, that maybe Santa Claus will come in and bring us a big, beautiful magnificent structure? I see a vacant lot today, and I see two guys that want to put something on that vacant lot that matters, and it's going to be nice and it's going to be good. Why the hell are we going to start changing the rules tonight? As far as the variance goes – we give variances to everybody that asks for a variance! But today, no, no, we're not going to give a variance. Why? Because we don't like a barbeque pit? All of a sudden we're too good for a barbeque restaurant? We've got McDonald's, we've got Burger Kings all over the damn place. But now we're too good for a barbeque restaurant? Come on. This is ridiculous. This is the most no brainer thing we've ever had, and we're going to fight to get this thing through? I

think you know where I stand.

SHALABI: I would just like to make mine based off of facts. It appears that you were asked, but I'd like to ask for the record as well. Mr. Lelo, they have complied with every land development code for this project, correct?

LELO: Aside from the variances, yes.

SHALABI: And preliminary engineering approval has been granted?

LELO: Yes.

SHALABI: The petitioner has been a longstanding resident and business person within the Village of Orland Park and in the past, and in this project, will comply with everything that's asked from the Village, correct?

LELO: Correct.

SHALABI: Then I would be in agreeance. Thank you.

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 9, 2017.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Site Plan Study 143rd and LaGrange Orland Park, Illinois," and dated May 1, 2017, subject to the following conditions:

- 1) Continue to work with staff for landscape plan approval;
- 2) Meet all final engineering and building code related items;
- 3) Provide specification for parking lot lighting; and
- 4) Provide revised elevations that show amount of window transparency.

and

I move to recommend to the Village Board approval of the Elevations titled "Proposed Development 143rd & LaGrange," and dated May 1, 2017, subject to the following conditions. All changes must be made prior to the Board meeting.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and

3) 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 the following variances as depicted on the preliminary site plan titled "Site Plan Study 143rd and LaGrange Orland Park, Illinois," and dated May 1, 2017:

- 1) Reduction of the west front setback from 25 feet to 17 feet 1 inch; and
- 2) Reduction of the south side setback from 15 feet to 11 feet 9 inches.

All changes must be made prior to the Board meeting.

PAUL: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 2 - Chairman Stephens and Member Jacobs

NON-PUBLIC HEARINGS

OTHER BUSINESS

2017-0046 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

STEPHENS: This meeting is adjourned at 10:53 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary

&

Elyse Vukelich
Planning Intern

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, June 27, 2017

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. Louis Stephens, at 7:00 p.m.

Present: 5 - Chairman Stephens; Member Aubin; Member Parisi; Member Paul, Member Shalabi

Absent: 2 - Member Jacobs, Member Murphy

APPROVAL OF MINUTES**2017-0045 Minutes of the May 9, 2017 Plan Commission Meeting**

A motion was made by Commissioner Paul, seconded by Commissioner Aubin to approve the minutes of the May 9th, 2017 Plan Commission.

PUBLIC HEARINGS**2017-0299 2017 Land Development Code Amendments II**

PITTOS: Staff presentation made in accordance with written staff report dated June 27th, 2017.

VUKELICH: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

PAUL: I have a question on that. In the last meeting, we had that tea room. Would that have pertained?

VUKELICH: That would not have because they were serving beverages and prepackaged food. If it was a commercial establishment that served prepackaged tea that you take home and make yourself, it would apply to that.

PAUL: So a Starbucks would be considered a restaurant under this?

VUKELICH: Yes.

PARISI: Would Mariano's be considered a restaurant under this?

VUKELICH: No.

PARISI: I mean, it's a big store, but it serves wine and has sit down tables and everything.

PITTOS: Those would be considered accessory to the retail function of the grocery store. It would not be considered a restaurant. A Mariano's would still be a Special Use just because of the sheer size.

PARISI: Do they need a Special Use Permit to do that?

PITTOS: Mariano's would need a Special Use Permit because it's greater than 50,000 square feet. That Special Use Permit would cover any of the accessory uses that the establishment would have.

VUKELICH: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

STEPHENS: What is permanent makeup? Is that a tattoo?

VUKELICH: It uses the same equipment as a tattoo. One common example is enhancing the darkness of someone's eyebrows. It would use tattoo equipment but is basically for enhancing makeup.

GARCIA: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

PITTOS: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

STEPHENS: We used to review landscape plans. Then they took it away from us. Now you're giving it back to us.

PITTOS: The preliminary landscape plan. The final landscape plan will be reviewed administratively.

STEPHENS: One question on what you've got here. "No certificate of occupancy or letter of credit release shall be issued until a final landscape inspection approval has been granted by Development Services." Do you guys look for landscape plans on individual single family residences? Or just the development?

PITTOS: The development. Single family residences will not have landscape plans but the subdivision will have a landscape plan. It's usually associated with any kind of buffer yards or the detention pond.

STEPHENS: So what you're saying here is all the subdivision landscaping has to be in place before you'll issue a certificate of occupancy?

PITTOS: That's what the proposed amendment is saying, yes. I think the theory is that you'll have the landscape plan approved and the landscaping installed in the right time during the development, such that you won't have as many failed inspections.

STEPHENS: But you have situations where houses get built and people want to occupy in the winter, but you can't put the landscaping in until the spring. So you're

saying the house is going to sit there all winter until the landscaping can go in in the springtime?

PITTOS: I don't think that's the intent, but we can clarify that.

STEPHENS: That's what it says here to me.

PITTOS: I think that's a fair observation. We should probably change that.

STEPHENS: I think you eliminate "no certificate of occupancy" and just leave letter of credit release. How does that work with staff?

PITTOS: The other thing that comes to mind is that in those scenarios, where a house is built in the winter and landscaping can't go in, what has happened in the past is that the Village issues conditional certificates of occupancy that tells the developer or the homeowner that the landscaping can't go in in the winter. You get a conditional certificate of occupancy and when a certain date in the spring arrives, you should make the plantings happen so you can get a full certificate of occupancy.

STEPHENS: Ok but if this says "no certificate of occupancy" that speaks to conditional certificates of occupancy and final certificates of occupancy.

PITTOS: We could delete it as you suggested.

STEPHENS: I think we should delete it.

PITTOS: Or we could say "no final certificate of occupancy."

STEPHENS: If the building is ready and all the inspections have been passed on the house, you want a final certificate of occupancy. You could get a lot of rain April and May and not be able to get the landscaping in. If the house is ready February or March, they want a final occupancy certificate.

PITTOS: I think we have to take apart the issue a little bit. For subdivision development, the developer isn't necessarily getting certificate of occupancy for the development. For single family homes you would still be issuing a certificate of occupancy. This part of the provision is mainly referring to commercial development.

STEPHENS: But it doesn't say that. It applies to everything.

PARISI: To Lou's point, it has to be commercial. If it was single family, if we're waiting for a certificate of occupancy, someone trying to buy a home would never be able to finalize their financing because there's not a certificate of occupancy.

PITTOS: We can look at it. We'll take the language out.

STEPHENS: So we'll draw a line through "no certificate of occupancy"?

PITTOS: We'll say that no letter of credit release will be issued until final landscape inspection approval has been granted. Which is current practice.

PARISI: Does this only speak to plants?

PITTOS: In what sense?

PARISI: In the sense that you go down certain areas, like 80th Avenue or 167th Street and you see a large area and everybody has a different fence in the back in various colors and stages. Does this address any of that?

PITTOS: It can. If there is a new subdivision, where the aesthetic improvements, such as Parkside Square from a few years ago, where there was a substitution made for the south buffer yard landscaping. They would have been required to put in a buffer yard, but residential homeowners and landscaped buffer yards don't jive together. The developer will put them in and the homeowners will take them out. The land development code does allow for substitutions, and you can substitute those buffer yards with fences. In that case the landscape plan would cover fences for new development, not existing.

STEPHENS: So we're going to amend this to say "no letter of credit release."

PITTOS: Yes.

VUKELICH: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

STEPHENS: I want to back up a minute. "Monitoring and management plan" – is this something new?

PITTOS: It's not new in the sense that it's in the code right now. This was added to the code in the overhaul of the landscape code. The M&M plan as it's known is to assist in the inspection and maintenance of detention ponds and other water body features that a development may impact.

STEPHENS: And this plan is one or two years?

PITTOS: It's a manual for the pond. It can be around for as long as we want it to be around.

STEPHENS: This is something that the developer gives you?

PITTOS: We have a template that the developer can just fill in the blanks with their pertinent information. It's not a plan that's difficult to develop. Any landscape architect can put one together. It's a fairly standard requirement in the industry as I understand it. But it is a plan that the code intends and we intend to keep and record against various detention ponds around town so that maintenance is properly done.

STEPHENS: In the past they've been giving you these M&M's?

PITTOS: In the past the code required a version of an M&M plan that not all developments submitted. So, no, not every development did that in the past.

STEPHENS: But now it's required.

PITTOS: More recently, we had projects that we requested M&M plans for even though the code didn't require it, and they complied and we found it was an easy process for the landscaping teams to do, so we modeled our code language in the landscaping overhaul to match our experience. That's what you see in the code today.

STEPHENS: So who is supposed to do this?

PITTOS: It depends. If it's a commercial development and the pond is privately owned, the property managers would have to keep to the M&M plan. The plan is a vehicle for village inspectors, when they see deficiencies in ponds to measure and gage the performance of that pond. If it is a public pond, that plan goes to the Village, and the Village has a manual and plan to fix it.

STEPHENS: We don't review the M&M plans, correct?

PITTOS: Staff does, yes.

STEPHENS: Thank you for the explanation. We can move on.

CORONA: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

STEPHENS: What about Salvation Army, when they set up their Christmas stuff?

CORONA: The cardboard boxes?

STEPHENS: When they set up the kettle and bell?

CORONA: That is not covered under this. That would just be a solicitation for donation.

STEPHENS: Do they need a permit for that?

LELO: They have to get a solicitation through the police department. It's not through development services.

STEPHENS: So this amendment does not have to do with that? Ok.

CORONA: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

PARISI: I can see why you're doing this with all the recent hearings we've had with car dealerships and all the questions on lighting. This will address that.

PITTOS: This amendment will eliminate a series of variances that are always issued with car dealerships. We've also tested this internally with other projects, and an electric company.

CORONA: We had Hickey Electric look at the changes we made. They gave it their seal of approval and said it was easy to use and in line with industry standards.

STEPHENS: One question on the table. Table 6-315.2.A Lighting Class One – it says retail centers over 500,000 square feet. If it's 500,000 square feet then it doesn't have to comply with this? If it's at that number. Because this says over.

CORONA: If you're at 500,000 on the nose you fall into Lighting Class Two.

STEPHENS: Should we maybe change that to say "500,000 square feet or more"?

CORONA: We could make that change.

PAUL: I have a question. Basically, in using car dealers, if they are in compliance with that, that's pretty much it, right? Even though people will come back and say the lights will be annoying, we have to approve something like that then?

PITTOS: They should not come back with variances. The code has been modeled after a lot of those variance. The legal non-conformities we issue in the past would become conforming to code with this update. If someone asked for a variance for lighting, we could say that our code meets all of the current lighting standards being used by all of the car dealerships, what is different about yours? We could discuss it at that point.

PAUL: As long as they comply with what's here, there's nowhere to go with that then?

PITTOS: Yes.

STEPHENS: This gives us a code to hang our hat on when they come in and say "there's too much light in my backyard."

PITTOS: As it relates to car dealerships we would be able to do that for the first time. These lighting standards are now easier to read.

PITTOS: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

STEPHENS: What is a rain garden?

PITTOS: A rain garden is an area where you put plant material that is native to the region and can withstand droughts or heavy rain periods. A rain garden in Illinois would work better than an invasive species that you might plant because it's prettier. Tall prairie grasses could go in a rain garden. It has longer root structures and are not as susceptible to droughts as a result. We don't have to put that in the code but we could establish what a standard rain garden could look like. The homeowner could take that and put a rain garden in where they have water troubles and there's a return on investment.

PARISI: Under the premium, I could gain an additional 10% in lot coverage by putting a single solar panel in my house?

PITTOS: Theoretically yes. You would have to do at least Provision A.

PARISI: So you have to do A. Not just any one of them.

PITTOS: So there's always going to be a stormwater benefit. The renewable energy aspect is a bit more costly than some of the land related improvements. The idea is that the homeowner is doing something that brings a return on investment. It gives options. If you're going to go 10% more in lot coverage, you have to do Provision A and double of something else on the list.

PITTOS: Continues staff presentation made in accordance with written staff report dated June 27th, 2017.

STEPHENS: If there's no other questions from the commissioners at this time a motion would be in order.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 27, 2017.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Section 2-102, Section 5-101, Section 5-112, Section 6-201, Section 6-202, Section 6-203, Section 6-203.5, Section 6-204, Section 6-204.5, Section 6-205, Section 6-205.1, Section 6-212, Section 6-302, Section 6-305, Section 6-307, Section 6-308, Section 6-310, Section 6-314, Section 6-315, Section 6-406 and Section 6-407.1, as presented in the attached Amendment Report titled "2017 Land Development Code Amendments II Amendment Report to the Plan Commission", prepared by the Development Services Department and dated June 27, 2017 subject to the following condition:

1) With changes as noted by the Chairman are received by staff and changes will be made to these code amendments.

PAUL: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 2 - Member Jacobs and Member Murphy

NON-PUBLIC HEARINGS

OTHER BUSINESS

STEPHENS: I have something to present. I would like to make a motion to recommend to our Development Services Director that we strongly consider hiring Nectarios Pittos as the Assistant Director of Development Services. He's had 10 years of services as a Planner in Orland Park, he's been a longtime resident of Orland Park, he's rewritten probably most of the codes, so he knows these codes inside and out. I think that he would probably be the right choice for our Assistant Director.

All commissioners present concur and support Chairman Stephens recommendation.

2017-0046 Memo: New Petitions & Appearance Review

ADJOURNMENT

STEPHENS: This meeting is adjourned at 7:55 p.m.

REQUEST FOR ACTION REPORT

File Number: **2017-0431**
Orig. Department: **Development Services Department**
File Name: **Carz N More**

BACKGROUND:

QUICKFACTS

Project

Carz N More - Special Use Permit (Motor Vehicle Services)
2017-0431

Petitioner

Ricardo Rodriguez

Purpose

The purpose of this petition is to establish a motor vehicle service facility in the BIZ General Business District.

Requested Actions: Special Use Permit

Project Attributes

Address: 15642 S. 70th Court

P.I.N.(s): 28-309-009-0000

Parcel Size: 2.51 acres (109,509 s.f.)

Building Size: 0.10 acres (36,667 s.f.)

Unit Size: 2,500 SF (appx.)

Comprehensive Plan Planning District: 159th and Harlem Planning District

Comprehensive Land Designation: Manufacturing Employment Emphasis

Existing Zoning: BIZ General Business District

Existing Land Use: Vacant

Proposed Land Use: Motor Vehicle Service (Auto Repair and Maintenance)

Surrounding Land Use:

North: BIZ General Business District - Multi-Tenant Building

South: BIZ General Business District - Commercial / Retail (Meijer's)

East: BIZ General Business District - Office/Storage Yard (Madison Construction)

West: BIZ General Business District - Motor Vehicle Services (Team Rockhouse)

Preliminary Engineering: Preliminary engineering is not required for this project.

PROJECT DESCRIPTION & CONTEXT

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.

The petitioner proposes to operate and maintain a motor vehicle service facility at 15642 S. 70th Court in the South Pointe Industrial Building. The business, named Carz N More, will focus primarily on the repair and maintenance of vehicles (a full scope of work is provided below). The proposed business would occupy a 2,500 SF unit, which includes a large indoor garage space, a 100 SF office, a 140 SF storage space and (2) restrooms.

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 petitioner is not proposing any changes to the exterior building or property. Because the proposed use should not have any negative impact on surroundings land uses, no incremental improvements are requested.

In addition to meeting Village Code requirements including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, all proposed Motor Vehicle Services uses shall 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.

Furthermore, per Village Code, commercial vehicle repair garages shall be provided with floor drains or trench drains connected to a gas and oil interceptor. In the case of Carz N More, a triple basin will be installed by the petitioner inside the building upon approval of the Special Use Permit for this project. An MWRD permit is not required, as internal plumbing is not regulated by the WMO. Finally, no more than eight (8) vehicles associated with Carz N More may be parked on the premises at any time, as per the required off-street parking requirements details in Section 6-306.

The violation of any of conditions of approval, or any Village of Orland Park statute, may result in the revocation of the Special Use Permit associated with this project.

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 no more than eight (8) vehicles are parked on premises at any time;
- 6) That no unlicensed an/or unregistered cars may be on the premises at any time;
- 7) That a triple basin is installed and inspected by the Village;
- 8) That the violation of any of these stated conditions or any Village of Orland Park statute may result in the revocation of the Special Use Permit associated with this project.

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 three (3) curb cuts along 157th Street to the south, a local street, and an additional four (4) curb cuts to the east along 71st Court, a local street. A shared cross access point on the north property line exists connecting to the neighboring businesses and parking lots.

Parking/Loading:
Parking Required = 8 spaces
Existing Parking Provided = +8 spaces

The parking requirement was calculated based on the square footage of the 2,500 SF unit. Table 6-306 (B) requires 1 parking space for every 300 square feet for automobile repair with outside storage, which equates to eight (8) required parking spaces. While ten (10) vehicles is the maximum permitted number of parking spaces for motor vehicle services, only eight (8) are permitted based on the size of 15642 S. 70th Court.

The South Pointe Industrial Building parking lot surrounds the building on all four (4) sides. The parking lot contains approximately 100 spaces and the total square footage of the building is 36,500 SF. Applying the 1 space / 300 SF ratio, 122 spaces would theoretically be required for South Pointe Industrial Building if fully occupied. As a 22 space deficiency is implied, every effort should be made to manage off-street parking for the site. Carz N More would occupy 7% of the total building square footage, and approximately 8% of the available parking spaces. Three (3) cars could be parked inside the Carz N More indoor garage, which could help mitigate the burden on the parking lot.

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.

DETAILED PLANNING DISCUSSION

The proposed scope of work for Carz N More is as follows:

- Diagnose and repair (powertrain) drivability problems;
- Engine performance diagnosis and repair;
- Electrical repair and diagnosis: power shortages, fuse replacements, and electrical harness issues;
- Computer replacement and diagnosis: vehicle communication system repairs;
- Fuel injection diagnosis and repair;
- Emission test troubleshooting and repair;
- Steering repairs: suspension, steering, antilock braking and braking;
- Complete exhaust system diagnosis and repairs;
- General vehicle maintenance.

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, regardless of any alternative plans for handling waste materials. The triple basin 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 15642 S. 70th Court 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. However, as the service line will be installed inside the building, no MWRD permit is required. Hazardous waste materials from Carz N More will be contained in a volatile waste container and picked up by Crystal Clean Waste located at 2175 Point Blvd, Suite 375, Elgin, IL 60123.

The petitioner met with a member from the Development Services and Police Departments on June 14th, 2017 to discuss the requirements and expectations of the Village for Carz N More. The petitioner ensured full compliance with these requirements and is aware that the Police Department requires all vehicles to be registered by the State.

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 four (4) 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 or facing 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 construction contractor business 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 or Police Department 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

Garbage enclosures are not present on site. The petitioner has stated that all non-hazardous waste material will be maintained inside the premises until they are collected.

Should outdoor storage requirements be enforced in the future, per Section 6-301.I, outside storage shall be located at the rear of the principal building. It shall be screened on all sides. Stored materials, equipment or vehicles shall not exceed the height of the screening, and shall not be visible from any adjacent streets or residential areas.

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.

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 11, 2017,

And

I move to recommend to the Village Board approval of a Special Use Permit for Carz N More to locate a motor vehicle service facility at 15642 S. 70th Court, 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 no more than eight (8) vehicles are parked on premises at any time;
 - 6) That no unlicensed an/or unregistered cars may be on the premises at any time;
 - 7) That a triple basin is installed and inspected by the Village;
 - 8) That the violation of any of these stated conditions or any Village of Orland Park statute may result in the revocation of the Special Use Permit associated with this project.
-

SPECIAL USE STANDARDS

FOR ALL PETITIONS REQUESTING A SPECIAL USE, THE PETITIONER MUST RESPOND IN WRITING TO ALL OF THE FOLLOWING SPECIAL USE STANDARDS AND SUBMIT TO THE PLANNING DEPARTMENT.

When considering an application for a special use permit, the decision making body shall consider the extent to which the following special use standards are met. If the petitioner requests modifications to sections of the Land Development Code, CITE the relevant sections and explain why the modifications are needed using the standards as a guide:

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations;
 - The space at 15642 S. 70th court is in an industrial area that is already home to several other automotive repair facilities.
 - The space will be utilized as a high end mechanical repair shop.
 - There is a large bay door already existing making it easily accessible for cars to enter and exit.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development;
 - There are 2 mechanic shops within the same building that have been existing for over 5 years.
 - The area is in an industrial park that is home to several blocks of automotive, motorcycle, and lawn care companies.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties;
 - There will be no change to the exterior of the building. There is an existing bay door that will be utilized for vehicles to enter and exit building when going in for repair.
 - There will be no impact on visual appeal of exterior of building.
4. The proposed use will not have an adverse effect on the value of the adjacent property;
 - There will be no visual changes to the exterior of the building, thus making it unnoticeable to any neighboring businesses that a mechanic shop is in business at this location.
 - There are several other mechanic shops within same building.
 - The integrity of the building and the surrounding environment will not be changed because there will be no changes to the exterior. There is an existing bay door.
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service:

- There will be no changes to the exterior. There is an existing bay door that would be utilized for cars to enter into the building for repairs.
- All departments already service the industrial park, there will be no changes to existing system.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development;

- The applicant has gone through all the correct pathways to ensure that the mechanic shop will be an improvement to the otherwise empty space.
- The area is in an industrial park with other commercial properties that repairs equipment, vehicles, and lawn care tools. This mechanic shop will service cars and will fit into the spectrum of the area of proposed space.

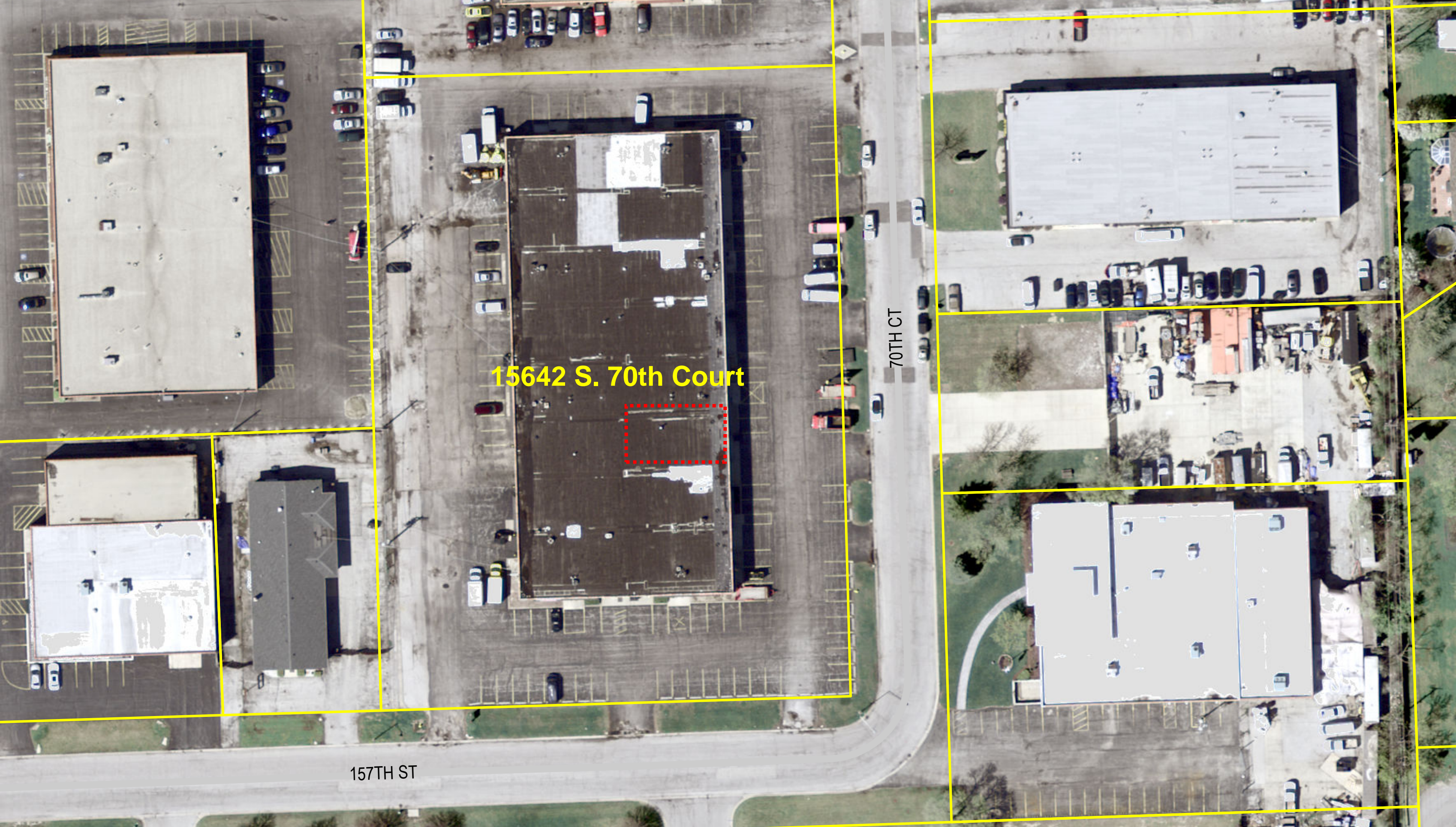
7. The development will not adversely affect a known archaeological, historical or cultural resource;

- There are no known archaeological, historical or cultural resources at the proposed site of 15642 S. 70th Court Orland Park, IL 60462. There is an existing structure with a large bay door surrounded by other industrial service repair companies.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

- Cars n More hereby states that they will comply with all additional standards imposed on by the Village of Orland Park.

It is the responsibility of the petitioner to prove that these standards will be met.



15642 S. 70th Court

70TH CT

157TH ST

DATE: July 11, 2017

REQUEST FOR ACTION REPORT

File Number: **2017-0046**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions & Appearance Review**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Nectarios Pittos, Interim Planning Division Manager
Date: July 11, 2017
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Appearance Review Petitions

Lakeview Plaza Façade Painting – 15858 LaGrange Road
Exterior update to entire plaza

Certificate of Appropriateness Petitions

Development Petitions

PDQ – 15610 LaGrange Road
New restaurant proposed for outlot of LFI planned site

Dykas Lot Consolidation – 17430 Deer Trail Court
Homeowner requesting to consolidate two lots to increase lot size