

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, March 19, 2012

6:00 PM

Village Hall

## Development Services & Planning Committee

*Chairman Kathleen M. Fenton  
Trustees Edward G. Schussler and Carole Griffin Ruzich  
Village Clerk David P. Maher*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:01 PM.

**Present:** 3 - Chairman Fenton; Trustee Schussler and Trustee Griffin Ruzich

## APPROVAL OF MINUTES

### 2012-0120 Approval of the February 20, 2012 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of February 20, 2012.

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### 2012-0154 156th Street Extension - IEPA Payment - Water Certification Fee

Director of Development Services Karie Friling reported that the 156th Street extension design engineering is almost complete. The Village anticipates construction to commence this year. As part of the project, the Village was required to mitigate jurisdictional wetlands. This mitigation was finalized and paid a few years ago. As part of this, the Village is also required to get a water certification from the IEPA. Part of this certification was a public notice comment period that was completed in 2010. The Village has submitted the required paperwork to the IEPA for their review; however, a \$10,000 fee is also required to be paid. Originally, the Village thought it was exempted from this fee; however, we have been advised that we must pay the fee in order to get the certification. This certification must be approved prior to construction.

Due to the need to expedite this payment, this agenda item is being considered by the Development Services Committee and the Village Board of Trustees meeting on the same night.

I move to recommend to the Village Board approval of the \$10,000 payment to the State of Illinois for the IEPA Water Certification Fee for the 156th Street Extension projection.

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

### **2012-0148 Consulting & Commercial Real Estate Listing Agreement**

Director Friling reported that HSA Commercial Real Estate is a national full-service commercial real estate firm that provides development, management, leasing and client services in retail, office, healthcare, industrial and mixed-use properties. HSA is located in downtown Chicago and has a solid, proven track record in Orland Park. HSA was the developer for the Orland Park Place Mall, under the direction and leadership of Timothy C. Blum. Orland Park Place was the Village's first TIF redevelopment project, and was successfully redeveloped by HSA. The Orland Park Place TIF was very successful providing excess TIF surplus funds to the various taxing bodies, including the local school districts. HSA sold Orland Park Place to Inland but still owns the commercial building at the SE corner of LaGrange & 151st Street.

HSA is intimately knowledgeable regarding Orland Park's market and the unique characteristics that set our community apart from others. The attached agreement to the Committee packet outlines the responsibilities of HSA, and includes the marketing of the Main Street Triangle project, as well as the Village overall. HSA's primary focused area will be the commercial and mixed use opportunities. This could include future partnering with Flaherty & Collins, as it relates to mixed-used residential areas. HSA will be paid a brokerage commission upon the closing (sale of land) or business opening (lease). The agreement is performance based. HSA will develop marketing materials for the project and will also erect a marketing sign. The full agreement is attached to the Committee packet for Village Board review. HSA efforts will be lead by Timothy Blum, the Executive Vice President and Managing Director of Retail Division.

Chairman Fenton along with the entire Committee welcomed Mr. Blum. Chairman Fenton commented that with Mr. Blum's knowledge of Orland Park he will be prefect to promote our community to new retail.

I move to recommend to the Village Board approval of the HSA Commercial Real Estate Listing Agreement.

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**2012-0149 Professional Transportation Engineering Services - CBEL**

Director Friling reported that as part of the Matrix reorganizational study, the Village will be recruiting and hiring a Transportation & Engineering Manager. Staff anticipates this position will be filled within the next few months. Until then, the Village's contract engineer, Christopher B. Burke, has provided a proposal to expand their services by assisting the Village with the coordination of the various projects that are currently underway. The proposal from CBEL outlines these services to be performed at a cost not to exceed \$15,000 per month. It is estimated that up to 80 hours/month will be utilized in the first two months. The Village will be billed on a time and materials basis, as outlined. Staff anticipates a total expenditure amount not to exceed \$45,000.

I move to recommend to the Village Board approval of the professional transportation and engineering services contract with Christopher B. Burke in the amount not to exceed \$15,000 per month for a total of \$45,000.

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**2011-0754 Rankin Subdivision**

Director Friling reported that the petitioner is requesting to subdivide a 1.5 acre lot located at 8400 143rd Street into three lots with a shared driveway and rezone the property from E-1 Estate Residential to R-3 Residential.

The petitioner owns a 1.5 acre property on 143rd Street, almost directly across from the terminus of Christina Avenue. A single-family ranch home exists on the property, which is surrounded and land-locked by R-3 residential single family lots.

The petitioner proposes to subdivide the property into three lots with a shared driveway and a separate village-owned detention facility. The proposed lot sizes are slightly larger than R-3 Zoning District requirements, which results in less density than is allowed by the Comprehensive Plan, and fit within the context of the surrounding neighborhood.

The shared driveway, although somewhat unique for Orland Park, allows for a better overall site layout and design. The petitioner has worked with the Village staff for a number of years to develop a proposal that meets Village Codes and policies and blends with the context of the surrounding area.

This petitioner requests the following variances:

1. Reduction in the stormwater detention maintenance access area/setback requirement from 25' to 10'.
2. Reduction in the side yard driveway setback requirement from 3' to 0'.

The comprehensive plan designates this area for single family residential use, not to exceed 3 units per acre. Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

On March 5, 2012, the Village Board moved to send the project back to the Development Services and Planning Committee. Concerns were raised regarding the proposed 20' width of the driveway. Although the driveway width meets Code; the width would not accommodate parallel visitor parking, which could be an issue with three homes sharing one driveway.

The petitioner revised the site plan, by increasing the width of the driveway by 4' in front of the proposed detention facility. The additional width along this section of driveway could accommodate five or six cars. Additionally, visitors may utilize the hammerhead for temporary parking.

Increasing the width of the driveway to 24' for the entire length would be detrimental to the driveways and front yards of the homes. The front yards currently meet or exceed Code required dimensions to the property line. The shared driveway, because it is part of the property, decreases the actual landscape area of the front yard. Increasing the shared driveway lane would also decrease the length of the individual home driveway. Currently, it appears that each individual driveway could accommodate up to four cars for visitors.

The proposed revisions provide for at least five new parking spots for visitor use, in addition to the space available in the individual driveways and the hammerhead. The petitioner has noted that for her own gatherings, visitors have utilized the public street parking available one half block north and one half block south of the property.

Arnold Gacki questioned if this subdivision has been reviewed by the Fire Department.

Director Friling stated that yes; this has been reviewed by the Fire Department.

I move to recommend to the Village Board to approve the rezoning, preliminary site plan, subdivision and variances for the Rankin Subdivision, located at 8400 W. 143rd as recommended at the January 24, 2011 Plan Commission meeting and the February 20, 2012 Development Services and Planning Committee meeting, and as fully referenced below.

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

I move to recommend to the Village Board to approve a rezoning from E-1 Estate

residential to R-3 Residential for the property located at 8400 W. 143rd Street, P.I.N number 27-11-206-008-0000.

And

Recommend to approve the preliminary site plan titled "Preliminary Site Plan," prepared by Land Technologies, drawing number 10-326, dated 11-1-11, most recent revision 3-12-12, page 3 of 5, subject to the following conditions:

1. Submit a Final Landscape Plan, meeting all Village Codes and utilizing native wetland/prairie plants for the detention area, for separate review and approval within 60 days of final engineering approval and that the petitioner work with staff in regards to adding landscape for safety purposes at the end of the drive.
2. Meet all final engineering and building code related items.
3. That the petitioner work with staff on signage that will provide direction for the use of the private drive.

And

Recommend to approve a subdivision of one lot into three lots plus an outlot as shown on the preliminary site plan titled "Preliminary Site Plan," prepared by Land Technologies, drawing number 10-326, dated 11-1-11, most recent revision 3-12-12, page 3 of 5, subject to the following condition:

1. That the petitioner apply for and submit a Record Plat of Subdivision to the Village for recording.

And

Recommend to approve variances for the Rankin Subdivision to allow for a reduction in the detention maintenance access area/setback from 25' to 10' and to allow for the reduction of the driveway setback from 3' to 0', subject to the same conditions as outlined in the preliminary site plan motion.

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**2012-0030 Tilted Kilt Pub & Eatery - SUA, SP, AR**

Director Friling reported that there is a request to amend an existing special use permit on the property located at 16255 South LaGrange to allow a 1,505 square foot building addition on an existing 5,150 square foot building and site plan changes on an approximately one and a half (1.5) acre site at 16255 S. La Grange Road.

The subject site was originally approved in 2003/2004 as part of the Orland Park Hotel and Conference planned development under Special Use Permit 3843. The proposed project is seeking to amend the existing special use permit to the planned development to alter the site plan of lot 2 of the planned development.

The petitioner is proposing to construct and maintain an additional 1,505 square feet on the north side of the existing restaurant building. The building extension will function as additional sit-down dining space within the restaurant. The new building wing will come within ten (10) feet of the north property line, exceeding side-yard setback limits by five (5) feet. This will require a modification to the special use permit for the planned development.

Due to the modification requested for the extension, the petitioner is proposing to entirely eliminate all 400 feet of the existing drive-through, which was a legal non-conforming condition to the site since the drive-through was between the building and the street. The elimination creates additional space for an outdoor seating area between the building and the street overlooking the detention pond and allows for more space to reorganize the parking lot for efficient circulation at the rear. This has resulted in an increase in the parking capacity available onsite.

The elimination of the drive-through replaces a significant non-conforming condition with a less intensive setback modification to the Code. This brings the site much closer to the zoning district's intent to establish an active street presence. It also brings the parking capacity up to Code. Additionally, the petitioner is proposing improvements to the building façade to reflect the Tilted Kilt brand.

This petitioner requests the following modifications:

- 1) Reduce the north side-yard setback from fifteen (15) feet to 10 (ten) feet.

The recommendation motion includes the following conditions:

- 1) A new landscape plan must be submitted within 60 days of final approval.
- 2) The new building elevations of the extension must reflect the existing elevation details of the building's other primary facades.
- 3) The relocated triple basin area must be screened from view of neighboring properties with landscape screening.

4) The petitioner should work with staff on the landscape plan to maximize the visibility of the building within Code requirements.

Overall, the project conforms to the Village's Comprehensive Plan and, with modifications, to the Land Development Code. The proposed land use is a continuation of a previous land use and so conforms to the policies for this area set forth by the existing planned development. The removal of the drive-through lane decreases previous non-conformities and the parking lot realignment results in more spaces and better landscape buffering.

I move to approve the site plan, building elevations and the special use amendment with modifications to the existing planned development to reduce the north side-yard setback by five (5) feet for Tilted Kilt Pub and Eatery at 16255 S. La Grange Road as indicated in the fully referenced motion below.

I move to recommend to the Village Board of Trustees to approve the site plan, building elevations and the special use amendment with modifications to the existing planned development to reduce the north side-yard setback by five (5) feet for Tilted Kilt Pub and Eatery at 16255 S. La Grange Road as indicated in the fully referenced motion below.

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

I move to recommend to the Village Board approval of the preliminary site plan titled "Tilted Kilt Pub and Eatery", prepared by Big Red Rooster, dated 2/21/12, sheet X-0.0, subject to the following conditions. All changes should be made prior to the Board Meeting wherever possible unless otherwise noted.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of approval.
2. Meet all building code related items.
3. Include a new bicycle rack on the site plan near the main entrance.
4. Screen the relocated triple basin grease trap from view of neighboring properties with landscape screening.
5. Revise the dead-end parking at the west end of the site by converting two parking spaces to landscape islands to provide for easy reverse vehicular movements.
6. Continue the banding on the proposed north elevation across the entire new façade similar to how the banding currently exists.



7. Work with staff on the landscape plan to maximize the visibility of the building within Code requirements.

and

I move to recommend to the Village Board approval of the elevations titled "Tilted Kilt Pub and Eatery", prepared by the same, dated the same, sheet numbers X-3.0 and X-3.1, subject to the following conditions. All changes should be made prior to the Board Meeting wherever possible unless otherwise noted.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

and

I move to recommend to the Village Board approval of a Special Use Amendment for Tilted Kilt Pub and Eatery at 16255 S. La Grange Road subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the north side yard setback from fifteen (15) feet to ten (10) feet.

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**ADJOURNMENT - 6:20 PM**

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**/nm**

**APPROVED:**

Respectfully Submitted,

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**David P. Maher, Village Clerk**