

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, February 13, 2018

7:00 PM

Village Hall

Plan Commission

*Louis Stephens, Chairman
Commissioners: Paul Aubin, Nick Parisi,
John J. Paul, Laura Murphy, Dave Shalabi
and Edward Schussler*

CALLED TO ORDER/ROLL CALL

Present: 6 - Member Aubin; Member Parisi; Member Paul; Member Murphy; Member Shalabi, Member Schussler

Absent: 1 - Chairman Stephens

APPROVAL OF MINUTES**2018-0086 Minutes of the February 13, 2018 Plan Commission Meeting**

A motion was made by Commissioner Paul, seconded by Commissioner Murphy to approve the minutes of the January 9, 2018 Plan Commission.

APPROVED

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

Nay: 0

Absent: 2 - Chairman Stephens and Member Schussler

PUBLIC HEARINGS**2017-0764 Premier Veterinary Clinic - Special Use**

Corona: Staff presentation made in accordance with written staff report dated February 8, 2018. (Audio 6:03-11:05)

Aubin: Thank you Mitch, appreciate it, is the petitioner in the room? Mr. Sosin, if you would be so kind. Commissioner Parisi, if you would swear this gentleman in please.

Parisi Swears in David Sosin (Petitioner) from Orland Park, IL and Ed Heil, from Glen Ellyn IL, VP of Ethos.

Aubin: Mr. Sosin, any questions, anything you want to chat with the staff about their report?

Sosin: Speaks about project, being in agreement with conditions and staff, has sent out notices and provided affidavits and the signage required by the ordinance. Requesting a special use with no variations or deviations from the code. (refer to audio file)

Aubin: Thank you. As this is a public hearing – is there anyone in audience that would like to speak in regards to this petition, please raise your hand. I see none so I will go to my planning commissioners for their comments. Commissioner Schussler? I'll tell you what, I'll go to Commissioner Shalabi and I'll give you a chance to catch up.

Schussler: No, I'm fine. A couple of questions. Is the Premier Veterinary Group is it, or clinic, is that a corporation or LLC?

Sosin: Yes, it's a corporation with multiple locations, several in Chicago and actually all over the country from out east all the way to Hawaii. Numerous offices.

Schussler: I saw in the corporation file for Illinois a Premier Veterinary Group, is that this?

Sosin: Yes.

Schussler: It shows that it's the assumed name of an entity called AETC Inc, is that correct?

Sosin: Yes.

Schussler: According to the Secretary the status is not in good standing. This is a surprise for you I guess.

Sosin: Yeah, we'll take a look.

Schussler: You might want to check that out.

Sosin: Thank you.

Schussler: That's my only question.

Aubin: Thank you, Sir. Commissioner Parisi.

Parisi: I appreciate the usual fine presentation you give us Attorney Sosin and looks like a nice improvement for the property, good use for the property and I don't have any questions.

Aubin: Thank you, Sir. Commissioner Shalabi.

Shalabi: Thank you Mr. Chairman. I think it's an overall improvement to the space from a vacancy and aesthetic perspective. My concern was having adequate parking, so it fulfills all that for me.

Aubin: Thank you, Sir. Ms. Murphy if you'd be so kind.

Murphy: I agree with my fellow commissioners comments, I think it's a good use for the space; it's a big improvement to the area so I have no concerns.

Schussler: I have one other question, Mr. Sosin, on the plan it says future E-T-H-O-S Veterinary Clinic. What does ETHOS mean?

Sosin: That's just the parent company.

Schussler: Okay, thank you.

Aubin: Mr. Paul, any comment?

Paul: I think everybody's covered it, it's definitely a good improvement in the space. That's all I have.

Aubin: Thank you, Sir. I concur with my five associates. Move to entertain a motion.

A motion was made by Commissioner Paul, seconded by Chairman Aubin to approve the motions of 2017-0764 Premier Veterinary Clinic. All in favor, no nays.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 8, 2018,

And

I move to recommend to the Village Board approval of a Special Use Permit for Premier Veterinary Clinic to locate an animal services facility at 7000 W. 159th Street, subject to the following conditions:

1. Meet all Building and Land Development Code requirements, and obtain the necessary permits from the Village's Building Division prior to initiating work, and;
2. The petitioner shall work with village staff to establish a solution for the exterior appearance of the Exercise Area prior to Board approval, and;
3. 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.

APPROVED

Aye: 6 - Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler

Nay: 0

Absent: 1 - Chairman Stephens

2017-0899 Volkswagen - 8920 159th Street

Lelo: Staff presentation made in accordance with written staff report dated February 13, 2018. (Audio 17:27-22:08)

Aubin: Thank you, Mr. Lelo, excellent. Our petitioner again is Mr. Sosin, who is already sworn in.

Parisi swears in Chris Tokarz, Mokena, IL, architect of LindenGroup.

Aubin: Mr. Sosin, you've heard staff's report, are there any questions or comments.

Sosin: No, we are in full agreement. I have with us our architect but we also have a representative from the dealership to answer any questions you may have and will be sworn in if needed. The space premium for these dealerships continues and the building is very interesting, it's two dealerships, separate showrooms on the top. If you ever go to the back, it's one long building, and it was built as a condominium by a dealer named Larry Roesch years ago, and now there's two separate ownerships with the Mazda store and of course the Volkswagen store, which has been there for many years. So, very minor change we think to the property and just the need for a little bit more room for dealer preparation of vehicles because there's a real constraint on the maintenance portion of the dealership, which is underneath and pulls out toward the North. You really can't see much of it if you just drive by, you really have to go in back. We'd be happy to answer any questions you may have. For the record, we have notified all the surrounding neighbors as required, and posted the sign as required, as well.

Aubin: Thank you, Mr. Sosin and I'm sure that we'll call on your experts if we have to have any questions answered. This is a public hearing in regards to this petition for Volkswagen, is there anyone in the audience who would like to say something in regards to this petition? Madam, if you'd be so kind.

Parisi swears in Monika Korallus of Sunrise Lane, Orland Park, IL.

Korallus: I live right downhill from the dealership. When they first built it they promised to plant all kinds of trees because the lights from the dealership were coming into our home. I'm sorry that nobody else is here because they all say the same thing. And now they're building another building two thousand square foot building, where's that gonna go, they planted a few evergreen trees that was it and lights still shine, and now they're coming closer. I know it's their property but still. I mean years ago they didn't need to cut there were a lot of trees out there and I come home from work and they were chopping down all kinds of trees and that land was totally bare. And I'm an animal lover I mean you know there were foxes out there and there were hawks that lost their home and I mean I know there's not much but they didn't need to tear those trees down and now they're going to build another building up with what's happening with the evergreen the few evergreens trees that they planted? We're not very happy with this thing happening.

Aubin: We'll try and answer your question in regards to the lighting and some of the landscaping by going to Mr. Sosin's experts as I read my report the entire project has already received preliminary engineering approval so our engineers have already looked at and it's well within the rules and regulations of what these gentlemen want to do with that property but Mr. Sosin anything you can add about

lighting or you call your architect up maybe.

Sosin: We're surely not going to change anything, we're actually adding landscaping around the building portion of it if you look at the back at the site plan there's a very large green area that separates the dealership it's not the same condition as many of the dealerships where they're right next to the condominiums and houses as you go further East. And it looks to me looking at parcel 005 there are substantial landscaping there, as well as a a very large green area. Periodically the village comes out and they review the landscaping and the plan when it was approved on all these dealerships and to my knowledge we have not received any notice through this process or before that there's anything missing that was supposed to be there that and to my knowledge my client, since I've owned it, has not taken down any landscape. There's some on their property and then there's really a very substantial landscape buffer so I'm not sure also the lighting by ordinance has to have a certain amount of foot candles at the property line but the property line is hundreds of feet from these houses.

Aubin: Thank you Mr. Sosin. Anyone else that would like to comment, Mr. Lelo, would you like to comment?

Lelo: Yeah, if I could, the rear setback that they're proposing is approximately two hundred twenty feet from that property line and the building is being constructed in an existing parking field directly north of the building so if you look here there's a single drive aisle and the parking area North. (showing on large screen) So that's where it's proposed. The distance from here to this property is approximately two hundred twenty feet and then there's an additional open space parcel that goes, with landscaping in this area.

Aubin: Mr. Sosin anything else before I turn it over to the Commissioners?

Sosin: No, thank you.

Aubin: Okay thank you, Sir. Commissioner Paul, any comments that you'd like to make in regards to the petition.

Paul: Thank you, Mr. Chairman. Yes, a couple questions. These dealerships have been there for a while, have we had any issues with them in the past? With the Volkswagen dealership as far as the community.

Lelo: Not to my knowledge, no.

Paul: Okay I'm understanding that the building is going to be used for people bringing their cars there for service it's not gonna be used for when I get my car washed so I'm gonna go there- that's not what this is right?

Sosin: No, it's a dealer prep facility so when the cars come in – and the services

are in the back or the lower level of the actual existing building it's an area you need for to get the cars ready for when they come in and then for delivery to get the cars ready.

Paul: So, it's not going to be operated as a car wash or something where people would bring their cars.

Sosin: No.

Paul: Okay, that's all I have Mr. Chairman.

Aubin: Thank you, Sir. Commissioner Shalabi, anything from you?

Shalabi: The project exceeds the setbacks and I think that everything will flow very smoothly and there seems to be a buffer zone between the residents that I was concerned about, so thank you.

Aubin: Thank you, Commissioner. Commissioner Schussler, if you'd be so kind.

Schussler: Who owns that buffer zone, that large green area, is that owned by the dealership or is that public land or what is it? Where is the north property line?

Lelo: Outlined in red is the property in question (referring to slide).

Schussler: So what's the distance from there to the nearest house?

Lelo: I don't know the exact distance.

Sosin: It's probably about 400 feet.

Schussler: Okay. It looks like a really adequate buffer. Okay, I have no further questions.

Aubin: Thank you, Commissioner. Commissioner Parisi.

Parisi: Well there's no rezoning requested, no variances requested, meets the land development code. The building itself is not even visible from 159th Street. It's got a 220 foot buffer yard, all of which causes me to approve it, along with my fellow commissioners.

Aubin: Commissioner Parisi, thank you. Commissioner Murphy.

Murphy: I concur, the setbacks are more than adequate, much more than adequate. The use is consistent in the area, so I concur with my fellow commissioners.

Aubin: Thank you, Commissioner. My comments are very simple. There are a number of, and this is for Monica so that you can hear this, there are a number of conditions that the petitioner is going to have to meet.

Korallus: I'm fine, I was under the impression they were going to be coming down the hill.

Aubin: No, but there is a number of conditions that you'll hear as you hear the motions tonight that our petitioner has agreed to, as well as conforming to all of the things that Orland Park has asked them to do, so my comments are simple. I'll call for a motion and thank you for coming.

Motions made by Commissioner Parisi. Seconded by Commissioner Murphy. All approved, all unanimous.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 13, 2018.

And

I move to recommend to the Village Board of Trustees approval of a special use permit amendment to allow the construction of a new detail building at the subject property as depicted on the preliminary site plan titled, "Preliminary Overall Site Plan," on Sheet A-1.0, dated February 5, 2018,

and

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Overall Site Plan," on Sheet A-1.0, dated February 5, 2018, subject to the following conditions:

1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of the Elevations titled "Proposed Exterior Elevations," on Sheet A-4.0, dated November 11, 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 of Trustees to approve the preliminary landscape plan titled "Landscape plan", shown on Sheet L-1. dated 11/16/2017, last subject to the following condition:

1. Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal;

APPROVED

Aye: 6 - Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler

Nay: 0

Absent: 1 - Chairman Stephens

2017-0806 Seritage - Orland Square Mall - Sears Redevelopment

Turley: Staff presentation made in accordance with written staff report dated February 13, 2018. (Audio 34:28-53:54)

Turley: Petitioner is here to introduce his team.

Aubin: Ms. Turley, thank you very much, excellent. Our petitioner, if he's here, and if you have any questions for staff or if you want to say something please step to the microphone and be sworn in.

Parisi Swears in Jeff Nance of Naperville, IL.

Nance: Announces team members and speaks of Seritage's plans for the property and similar projects they have been doing around the country. (refer to audio)

Parisi: Swears in Matthew McDonnell, New York, NY, Justin Shuler, Brookfield, WI, Wayne Chubb, Ann Arbor, MI.

McDonnell: Speaks about Seritage's background. Have 60 active projects in 49 states whose goal is to keep malls a healthy economic environment. (refer to audio)

Nance: Refers to site plan and reiterates points of design such as pedestrian accesses, lighting, parking, landscape islands. (refer to audio)

Chubb: Speaks about restructuring with new life for new tenants and what materials will be used for new construction. (refer to audio)

Shuler: Talks about traffic studies that were done in the area, and what road changes will be done to improve mall traffic. (refer to audio)

Aubin: Thank you to the gentlemen representing the petitioner tonight for comments. This is a public hearing, is there anyone in the audience who would like to speak to this petition or has any questions that they want to ask the petitioner or staff. This gentleman right here if you'd be so kind as to get sworn in.

Parisi Swears in Jack Smith, Orland Park, IL.

Smith: I sit on the Economic Development Advisory Board and we made a presentation to the Board and the Mayor about this project. Everyone in my committee is wholeheartedly for this project. We'd like to see it move forward, reason being is that it's obviously two hundred thousand square foot of mall space. As a mall the common areas which is the restaurant portion and all the hallways are paid for by all the stores in there, every store would increase their payment by 1/6th because the Sears has gone, and that could be devastating to some of the smaller retail spaces in there. The second thing is obviously if one wing goes the obvious thing is how does it survive? It is the largest employer and also the largest revenue base in Orland Park. What I think Seritage is trying to do is bring something to the mall to make it less retail, but a fun experience. So, you come to shop, to buy whatever you're going to do, the restaurants are going to be I think a little more upscale, and then you see a movie at the end of the day, or vice versa. So, I just wanted to say that we're wholeheartedly for the project and would like to see it move forward. Thank you.

Aubin: Thank you Mr. Smith, most appreciated, your comments are on the record. Anyone else? No one. Thank you very much. Ah, from staff.

Hoda: Yes, I just wanted to add that we received three letters, one was from Southwest Conference of Mayors executive director, Victoria Smith, supporting this project, as well as the mayor of Palos Park, and a business and nearby property owner Weglarz Company and co-president Mark Weglarz. They sent us these letters indicating that they support this project.

Aubin: Thank you, Mr. Hoda, your testimony is on the record for sure. I'm going to send it to our commissioners now for their comments and questions that they may have for staff or the petitioner. Commissioner Schussler would you begin please.

Schussler: Thank you Mr. Chairman. Three questions, Mr. McDonnell, what is the approximate cost of this project?

McDonnell: The overall development project cost is in the range of about 40 million dollars for the entire box. That includes the lower level.

Schussler: Okay. That includes the retail?

McDonnell: Yes, once I get an opportunity to activate it.

Schussler: I have two questions or three questions for Mr. Shuler. First question, why is 90 degree parking better than angle parking?

Shuler: In this case it provides for better circulation around the site and allowed to have wider drive aisles, easier site lines coming out of the parking stalls.

Schussler: Okay. Second question (referring to site plan). How many, well I know how many I think, I just want you to confirm, I think I counted 12 handicapped spaces is that correct, or do you know?

Shuler: There's 20 handicapped spaces.

Schussler: Okay, there must be some I didn't see then. Since my wife had an injury and she is now wheelchair bound, I've become much more cognizant of the need for handicapped parking. (refer to audio). My question is, when you do the retail development, will 20 be enough? How did you compute the 20?

Shuler: Well the 20 is based off the number of parking stalls that's there per Code so 20 is what's required and 20 is what we have.

Schussler: Okay. And my third question is much easier. On sheet C500 it indicates that the striping is going to be white, and my question is, why white, and the reason I'm asking that question is because in the winter when salt gets dumped on the parking lot you can't, in some cases, see where the stripes are. Now, the Village had that problem and they went to yellow striping so you could see it in the winter, so why are you proposing white?

Shuler: Each municipality has different requirements on that color. I'm sure that color was our standard spec. If the Village would prefer yellow, I don't think we would have a problem with it. We will change it to yellow if that's preferred.

Turley: I'm not sure what the code says, so we'll check into that.

Schussler: It's not a big deal; I just wanted to point that out because of the problem we have in the winter with all the salt getting the middle of the parking lot with all the asphalt. I'm not asking that we make it a condition I'm just making a comment. I have no further questions.

Aubin: Thank you, Mr. Chairman.

Schussler: I think it's an excellent project, I think you've done a great job working with staff. I commend both staff and you, you're people Mr. McDonnell presented a really nice plan.

Aubin: Thank you, Commissioner Schussler. Commissioner Murphy, if you'd be so kind.

Murphy: I would like to add I think it's a very well thought out development, obviously it's going to revive that end of the mall. It's fresh, exciting, it creates that sort of destination experience. I'd like to add that I personally have been involved with mall design for 25 years and this backfill problem that we have is a huge challenge so I think that we have this project to look forward to and we're lucky to have it so I'm all for it.

Aubin: Thank you, Madam, Commissioner Parisi, if you'd be so kind.

Parisi: Yes, I'm supportive of it as well. I'm pretty enthused about the improvements with the additional landscape, the traffic pattern. If you drive by there right now it's kind of like a barren waste land at the end of asphalt. I think this is a tremendous improvement. I'm happy to see we're replacing this revenue, it was brought up and it's a very valid fact, with Sears leaving that's a very large revenue producer and how retail in general is struggling. I'm happy to see this being replaced so quickly with what I consider to be an upgrade which I think will help the other existing tenants as well. And I certainly concur with my fellow Commissioners comments too and I'm in support of this project.

Aubin: Thank you, Commissioner Parisi. Commissioner Paul, if you'd be so kind.

Paul: Thank you, Mr. Chairman. I do have one question and a couple of comments. I would assume that there has been some marketing studies done in terms of filling that upstairs part of Sears, that outside part, as well as where the auto center is at. What are we looking at on the likelihood of being able to fill that up?

Chubb: What we're envisioning doing is something similar to what you see in the upper level. We're going to most likely extend the mall corridor into the building, and in that case it would then turn out to the lower parking lot. We're actually looking right now to see if we can find some large format tenant to take what would be that back portion of that level. It's still in flux at this time but it will be rather comparable to the upper level with two levels and we're introducing an escalator bay so you'll get a little bit more of a wide comparable feel of what's existing in the actual mall.

Paul: You don't have any concerns though, as being able to find the tenants to fill the space.

Chubb: That's always a concern but we will achieve it, it's part of our pro forma and it's essential to our project.

Paul: Okay. And just a couple of comments that I have. I do like this idea. When

you lose a tenant, an anchor especially like Sears, it's not as if there are a number of brick and mortar retailers looking to get in that spot. I think that's the trend that we've seen, I don't think that's going to change anytime soon. I like the idea of bringing in something different, the theater and something along those lines. I think that's a trend that we have to face, you just don't see the brick and mortar retailers lining up to get into these places like we did in the past. I also noticed that there's about six or seven vacancies in the mall, it seemed like most of them were on the side where Sears is. I don't know if that's a coincidence or if that's because of the decline of Sears and then once Sears is gone, you start to see these other stores disappear, you're going to lose that mall. So, I think this is a great idea to keep that from happening. I like the idea of the additional landscaping improvements. What's going to be interesting is when this is done, you're going to see one side of the mall that looks really good, then you're going to see the rest of it not looking so good and that's gonna put some pressure I would hope on some of those folks to spruce up the rest of that, and that would be a great way to make that whole mall look a lot better. I like this idea, we've got to think outside the box in terms of how we're going to fill some of these retail spaces as we go forward, so yea, you've got my full support on this.

Aubin: Thank you, Commissioner Paul. Commissioner Shalabi.

Shalabi: Thank you, Mr. Chairman. Just to piggyback off of Commissioner Paul for a second, Mr. McDonnell, if I may, do we have any signed leases currently with any tenants?

McDonnell: Yes, I have a signed lease with AMC Theaters.

Shalabi: Other than AMC?

McDonnell: Not currently.

Shalabi: And then this may be addressed by Ms. Turley, any concern regarding after hours, mall safety, and how that would let out into the mall?

McDonnell: Actually, we've had two meetings with the Chief of Police, one meeting with Simon Properties and the other meeting with Simon and AMC Theaters to work out an effective way to manage the afterhours and to communicate with his department and to make sure that our development in any way doesn't overburden his department. And what we're intending to do as we go forward, as we get closer and closer to the completion of construction, we're going to schedule regular meetings with the chief's consent with his department to make sure we have a well working security and response team that interfaces with his department correctly.

Shalabi: Thank you, Mr. McDonnell. Just a couple of comments. Aesthetically, it appears that this is a significant improvement, so I'm elated to see this, especially

from a green space and more of a 2018 trendy commercial feel. We're definitely living in a fast-paced e-commerce time in history, and being a real estate professional I have no doubt that the malls of this caliber need to think long term strategy and stay relevant by being very experience driven as some of our other commissioners have eluded to this evening. The movie theater for me aligns with this thought process and I'm pleased that we may have almost a seamless transition rather than having a big box vacancy, so, you have our support.

Aubin: Thank you, Commissioner. Just to dovetail with Commissioner Shalabi's question, Mr. McDonnell, in working with the chief for security and that kind of thing, how will the theater operate after hours when the mall is closed?

McDonnell: What there is (refers to floor plan), the theater is going to share that main entry feature with the mall. What we will be introducing is a grill that will close off this portion of the corridor for afterhours. So, in the normal mall hours, people will be able to enter the Seritage parcel, do their shopping or go and visit the AMC theater, they can also enter in through the exterior entry. After hours, when the mall closes, this grill will be lowered, and when the patrons of the theater have finished their movie, they'll be forced to exit out to the parking lot and we're going to work out the parking lot timing of the lights with the Simon Properties. That's what we presented to the Chief and he was very pleased with it.

Aubin: Okay, I have just have two comments. One, an old standby, the motion that we're going to read tonight has many conditions attached to it, and as we listened to the petitioner tonight, there wasn't an objection to any one of the conditions that are in those motions. And more importantly, in staff's report, that I don't think we spend enough time on, no disrespect, but the analysis statement, the project conforms to the Village's comprehensive plan, land development code, and policies for this area, with the exception of the listed variances. The proposal's improvements will incrementally improve both functionality and visual appeal of the south entry of the mall with architecture enhancements. New pedestrian network, expand the landscaping, hopefully spur more comprehensive changes to the entire mall. That's as positive as you can get and they're meeting all the rules, so, this chairman will entertain a motion for this project.

Motions made by Commissioner Schussler, seconded by Commissioner Paul, all approved unanimous.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 13, 2018.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled Seritage Redevelopment □ Orland Square Site Plan, prepared by RA Smith Inc, and dated 02.01.18, sheet C200; and titled 'Proposed Floor plan' by Hobbs

and Black Architects, dated 12.20.17, sheet A□1, subject to the following conditions:

- 1) Meet Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair concrete stairwell that connects upper to lower parking lots.
- 3) Add striped crosswalks across the six Ring Road entrance driveways.
- 4) Add bicycle racks in a convenient location per Code requirements.
- 5) Provide a turning performance analysis for the parking areas for Orland Fire Department.
- 6) Work with Engineers to incorporate traffic improvements.
- 7) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 8) Meet all final engineering and building division requirements and approvals including Lighting Plan.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan titled 'Seritage Redevelopment - Orland Square Landscape Plan', prepared by RA Smith, Inc, and dated 02.01.18, sheet L100-L105, subject to the following conditions:

- 1) Meet conditions outlined in the Hey and Associates review letter dated January 26, 2018.
- 2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

I move to recommend to the Village Board approval of the Elevations titled 'Orland Square Southeast Pad Redevelopment - prepared by Hobbs and Black Architects, revised dated 12.20.17, sheet A1, A2, AD-1, AD-2, revised 12.20.17, subject to the to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Replace the proposed tan EIFS on the second floor elevations of the theater with the same color brick or stone to meet the Village's masonry requirements. This

includes the southwest, southeast, and northeast elevations.

- 2) Provide specific building facade materials and color information on Elevation and Material Palette sheets.
- 3) Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 4) Meet all final engineering and building division requirements including Lighting Plan review and approval.
- 5) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 6) All signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply. Signage within the 'Architectural Light boxes' may be restricted in size, configuration, and number based on Sign Code requirements.

And

I move to recommend to the Village Board approval of a Special Use Amendment for the Orland Square Mall Planned Development to allow construction and operation of a movie theater and for a commercial development that exceeds 50,000 square feet, as cited in the preliminary site plan motion.

And

I move to recommend to the Village Board approval of the following Variances for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to the same conditions as outlined in the Preliminary Site Plan motion:

- 1) Exceed lot coverage.
- 2) Reduce Landscaping requirements for buffers and foundation plantings.
- 3) Locate parking between the building and the street.

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

APPROVED

Aye: 6 - Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler

Nay: 0

Absent: 1 - Chairman Stephens

NON-PUBLIC HEARINGS

OTHER BUSINESS

Aubin: From the Commissioners, any business? No business.

2018-0010 Memo: New Petitions & Appearance Review

ADJOURNMENT

Aubin: We are adjourned at 8:25, thank you very much.
ADJOURNED