

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Monday, June 18, 2018

6:00 PM

Village Hall

## Development Services, Planning and Engineering Committee

*Chairman Carole Griffin Ruzich  
Trustees Kathleen M. Fenton and James V. Dodge  
Village Clerk John C. Mehalek*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:19 P.M.

**Present:** 2 - Chairman Griffin Ruzich and Trustee Fenton

**Absent:** 1 - Trustee Dodge

## APPROVAL OF MINUTES

### 2018-0434 Approval of the May 21, 2018 Development Services, Planning and Engineering Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of May 21, 2018.

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

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

## ITEMS FOR SEPARATE ACTION

### 2017-0387 The Pointe

Director of Development Services Karie Friling reported that the Petitioner proposes to construct a 103,164 square foot multi-family residential development (known as "The Pointe") including sixty-four (64) attached dwelling units on approximately 1.13 acres of land in the northwest corner of 143rd Street and Southwest Highway in Orland Park within the Village Center (VCD) Zoning District. The Petitioner seeks approval for a Site Plan, Landscape Plan, Elevations, Plat of Subdivision, and a Special Use Permit for (A) attached dwellings; and (B) a building larger than 50,000 square feet; with modifications from the Village of Orland Park Land Development Code. The proposed project also includes landscape improvements, an underground parking garage with parking for vehicles and bicycles, a management office, and amenities such as a lounge, community room, fitness center, and rooftop terrace. The Petitioner also proposes to dedicate approximately 0.197 acres of land to the Village of Orland Park for future roadway improvements and widening at the intersection of 143rd Street and Southwest Highway.

Analysis

Overall, the project conforms to the Village's Comprehensive Plan and Land Development Code with the exception of ten (10) modification requests and a

request for a Special Use Permit. The proposed project is compatible with newer development within the vicinity and the Petitioner provided evidence that the project would not have an adverse effect on property values. The Comprehensive Plan calls out this parcel as a development opportunity and notes that multi-family residential is an appropriate land use. This particular site has many constraints due to being surrounded by public right-of-way on three (3) sides. The Petitioner is dedicating land nearest the intersection for future roadway improvements. A full analysis of the proposed project is included within the Plan Commission Staff Report.

#### Special Use Permits

The Petitioner requests Special Use Permits for (A) attached dwellings and (B) a building larger than 50,000 SF. The Petitioner provided Findings of Fact for the following standards (attached within the meeting packet). Staff provided the following bulleted information/opinions based on information provided by the Petitioner as of June 8, 2018.

1. The special use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.

- The proposed project meets the vision of “downtown mixed-use” within the Village’s Comprehensive Plan by providing a pedestrian and transit-oriented multi-family residential development.

- The proposed project meets the Land Development Code except for ten (10) modifications, which are explained in the next section of the Staff Report.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.

- The proposed 103,164 square foot attached multi-family building is not consistent with the existing character in the immediate vicinity on the west side of Southwest Highway; however, the Comprehensive Plan envisions “downtown mixed-use” as the land use classification for the properties north and west of the subject site. Large lot single-family is not an appropriate use within this classification according to the Comprehensive Plan.

- The Main Street Triangle is located east of Southwest Highway and is partially developed and matches the character of the proposed project.

3. The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties.

- The proposed building is five (5) stories tall and adjacent structures are one (1) to two (2) stories tall. The average grade of the site is 706’ and the top of the parapet is 760’. The grade at the properties to the north of the proposed building is between 707’ to 722’.

- The north elevation of the building will show the four (4) stories of residential

dwelling and the two (2) levels of the parking garage will be underground, giving the appearance of a four (4) story building when viewed from the north.

- The proposed project includes significant landscape buffering on the north side of the building between the existing single-family residential and the proposed building.

- The proposed Landscape Plan also includes landscaping for the west, south, and east sides of the site.

- Staff notes that Sertoma Centre Multi-Family Residences (Case Number 2017-0671) was recently approved by the Village. This project is located at 14205 Union Avenue and entails a three-story multi-family residence with sixteen (16) dwelling units. This property was used as a funeral home before the Sertoma Centre approval. Construction has not started at this site as of the date of this report.

4. The proposed use will not have an adverse effect on the value of the adjacent property.

- Staff does not have an expert opinion on this standard.

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.

- The Petitioner is dedicating a portion of the land to the Village for roadway improvements at the intersection of 143rd Street, Union Avenue, and Southwest Highway.

- The Petitioner will provide fees associated with parks requirements.

- Village services and utilities are located near the property and are available to the subject site.

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 Petitioner is contributing cash-in-lieu of park land.

- The proposed project meets standards for lot coverage, which is a maximum of 75%. The proposed lot coverage is 71% (Lot 1 only; the other portion of the property will be dedicated to the Village and is not included in the calculation).

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

- Staff does not have an expert opinion on this standard.

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.

- The Petitioner has consistently been willing to work with Staff to achieve a

development project that meets the Village's development standards and future plans.

### Modifications

The Petitioner requests ten (10) modifications from the Land Development Code. Many of these modifications are due to the unique shape and size of the lot and the Petitioner's dedication of land to the Village for public roadway improvements. Staff provided the following bulleted information/opinions based on the information provided by the Petitioner as of June 8, 2018.

1. Building Height (Section 6-212.D.3.c.): A two (2) story modification to allow a maximum of five (5) stories.

- The Land Development Code states that buildings cannot be more than two (2) stories taller than adjacent single-family homes, which are primarily one (1) story. The proposed structure is five (5) stories (the lowest level parking garage was not included because it is not visible), so a modification is required to allow a building taller than three (3) stories at this site.

2. Building Setback (Section 6-212.D.6.c.): A 2' 9 3/4" modification to allow a 2' 2 1/4" setback at the southwest corner of the building after a dedication of land at the south portion of the site.

- The Land Development Code requires a five foot (5') setback along the Union Avenue side of the property. The Petitioner is dedicating land nearest the intersection and the new property line will be 2' 2 1/4" from the southwest corner of the structure. If the Petitioner did not dedicate the land, this modification would not be necessary because the setback requirement would be met.

3. Rear Yard Setback (Section 6-212.D.6.d.): A 20' modification to allow the underground parking to be set back 10' from the rear (north) property line.

- The Land Development Code requires a thirty foot (30') rear yard setback from the north property line to the building. The five (5) visible stories of the building meet the requirement, but the lowest level of the underground parking garage is ten feet (10') from the north property line. This area will be covered with landscaping and berming.

4. Parking Setback Landscape Buffer (Section 6-212.D.6.e. and Section 6-305.D.4.b.1.): An 8-10' modification for the east and west parking landscape setback to allow 0-2' of landscaping between the parking lot and right-of-way.

- The Land Development Code requires a ten foot (10') wide landscape buffer between a parking lot and the right-of-way. Due to the unique shape of the site and the geometry of the main entry circle, the Petitioner is providing two feet (2') of buffer in some areas that tapers down to zero feet (0').

5. Parking Lot and Loading Area Location (Section 6-212.E.2.): A modification to

allow the trash enclosure and loading area to be located between the building and the street.

- The Land Development Code requires that trash enclosures shall not be located between the building and the street. This uniquely-shaped site is bordered by streets along three (3) sides. The fourth side is adjacent to existing single-family residential and would not be an ideal location for a trash enclosure. The proposed location keeps the trash enclosure accessible for the tenants and the trash collection service while providing landscape screening around the enclosure.

6. Drop-Off/Drive Aisle Setback (Section 6-212.E.2.): A modification to allow drop-off and drive aisles between the building and the street.

- The Land Development Code requires that drop-off areas and drive aisles not be located between the building and the street. Due to the unique shape and geometry of the site, the Petitioner requests the ability to locate drive aisles on the east and west sides of the building. The east drive aisle also includes a drop-off area.

7. Drop-Off/Drive Aisle Screening (Section 6-212.E.2.g.): A modification to allow less than 36" of screening adjacent to drop-off and drive aisles at certain locations.

- The Land Development Code requires thirty-six inches (36") of screening between drop-off areas and drive aisles. The Petitioner proposes to provide this landscaping buffering when possible within the geometry of the site; however, the requirement is not met in all instances.

8. Street Level Transparency (Section 6-212.E.3.): An 11% modification to allow 24% transparency at street level.

- The Land Development Code requires 35% transparency at street level. The Petitioner's plans provide 24% transparency at street level. Some of the street level areas are parking garage and some are residential units.

9. Retaining Wall Height, Spacing, and Setback (Section 6-302.C.31): A modification to allow height, spacing, and setback differences for retaining walls at certain locations on the site.

- The Land Development Code requires retaining walls to be a maximum height of thirty-six inches (36") and requires seventy-two inch (72") spacing between retaining walls. The code also states that retaining walls shall be set back at least three feet (3') from property lines. The Petitioner requests a six foot (6') height modification on the west side of the property to allow for the retaining wall adjacent to the lower level parking garage, which is not visible from Union Avenue. The plans indicate that the northeast retaining walls are proposed to be spaced thirty-six inches (36") apart and are set back about two feet (2') from the north property line.

10. Foundation Planting (Section 6-305.D.5.a.): A 10' modification to allow 0' of foundation planting along the east and west facades.

- The Land Development Code requires a ten foot (10') wide planting bed along all sides of the foundation of the building. The plans provide this on the north and south sides of the building but not on the east and west sides due to the location of the drive aisles.

#### Plan Commission Discussion

A Public Hearing was held before the Plan Commission on June 12, 2018. Staff presented the information from the Staff Report and the Petitioner presented additional information, including: a report stating "[The Pointe] will not have an adverse impact on the value of surrounding properties in the area", information about the building architecture from the project architect (including a video of the 3D model), and an explanation about engineering from the project engineer.

One (1) resident spoke during the Public Hearing, inquiring about the architecture of the proposed building. She said she liked the idea of the project but noted the site's proximity to the Old Orland Historic District and requested the architecture be revised to look more historic instead of modern. The Petitioner stated the site is within the VCD Zoning District rather than the OOH Zoning District so the historic architectural requirements do not apply. The Petitioner also mentioned that the buildings within the Main Street Triangle (Ninety7Fifty on the Park and The University of Chicago Medicine Center for Advanced Care) have a modern appearance rather than historical.

Plan Commissioners asked about needs for parking, including visitor parking. The Petitioner stated visitors may be able to park on Union Avenue or within the Metra lot on the east side of Southwest Highway. The Commissioners also asked about traffic at the intersection of Union Avenue and 143rd Street. Staff noted a traffic study was not completed; however, the future plans for intersection improvements will evaluate traffic in the vicinity. The Commissioners asked if a market study was completed to verify the need for multi-family dwellings. The Petitioner confirmed that there was a need for the proposed dwelling units. Staff noted that the nearby Ninety7Fifty on the Park development is 97% occupied.

#### Plan Commission Motion

On June 12, 2018 the Plan Commission, by a vote of 5-0, moved to accept and make Findings of Fact for a Special Use as discussed at the Plan Commission meeting and within the Staff Report dated June 12, 2018.

And

Voted 5-0 to recommend to the Village Board of Trustees approval of a Special Use Permit for The Pointe for (A) attached dwellings and (B) a building larger than 50,000 square feet and find that this proposed Special Use meets the eight (8)

standards set forth in Section 5-105.E. of the Land Development Code, with the following modifications from the Village of Orland Park Land Development Code:

1. Building Height (Section 6-212.D.3.c.): A two (2) story modification to allow a maximum of five (5) stories.
2. Building Setback (Section 6-212.D.6.c.): A 2' 9 ¾" modification to allow a 2' 2 ¼" setback at the southwest corner of the building after a dedication of land at the south portion of the site.
3. Rear Yard Setback (Section 6-212.D.6.d.): A 20' modification to allow the underground parking to be set back 10' from the rear (north) property line.
4. Parking Setback Landscape Buffer (Section 6-212.D.6.e. and Section 6-305.D.4.b.1.): An 8-10' modification for the east and west parking landscape setback to allow 0-2' of landscaping between the parking lot and right-of-way.
5. Parking Lot and Loading Area Location (Section 6-212.E.2.): A modification to allow the trash enclosure and loading area to be located between the building and the street.
6. Drop-Off/Drive Aisle Setback (Section 6-212.E.2.): A modification to allow drop-off and drive aisles between the building and the street.
7. Drop-Off/Drive Aisle Screening (Section 6-212.E.2.g.): A modification to allow less than 36" of screening adjacent to drop-off and drive aisles at certain locations.
8. Street Level Transparency (Section 6-212.E.3.): An 11% modification to allow 24% transparency at street level.
9. Retaining Wall Height, Spacing, and Setback (Section 6-302.C.31): A modification to allow height, spacing, and setback differences for retaining walls at certain locations on the site.
10. Foundation Planting (Section 6-305.D.5.a.): A 10' modification to allow 0' of foundation planting along the east and west facades.

And

Voted 5-0 to recommend to the Village Board of Trustees approval of the Site Plan, Preliminary Landscape Plan, Elevations, and Preliminary Plat of Subdivision, in accordance with the plans for The Pointe as noted on the List of Reviewed Plans included within the Staff Report dated June 12, 2018, with the following conditions:



1. All final engineering and Building Division requirements must be met.
2. A Final Landscape Plan and Tree Mitigation Plan must be submitted within sixty (60) days of final engineering for review and approval.
3. Sign Plans must be submitted for review and permit.

And

Voted 5-0 to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision subject to the following conditions:

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

The following member of the audience spoke before the Committee:

-Mary Jane Sapranski (refer to file)

The petitioner, David Sosin, had comments regarding the occupancy rate of the current apartments in that area. (refer to audio file)

Director Friling had comments regarding the occupancy rates of 9750 and the Reva Development. (refer to audio file)

Chairman Ruzich, Mr. David Sosin, Trustee Fenton, Director Friling had additional comments and questions. (refer to audio file)

Chairman Ruzich corrected the date in the motion from June 18, 2018 to June 12, 2018. (refer to audio file)

I move to recommend to the Village Board approval for a Site Plan, Preliminary Landscape Plan, Elevations, Preliminary Plat of Subdivision, and a Special Use Permit for (A) attached dwellings; and (B) a building larger than 50,000 square feet; with modifications from the Village of Orland Park Land Development Code for Case Number 2017-0387, also known as The Pointe, as recommended at the June 12, 2018 Plan Commission meeting, and as fully referenced below.

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

"I move to recommend to the Village Board of Trustees approval of a Special Use Permit for The Pointe for (A) attached dwellings and (B) a building larger than 50,000 square feet and find that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code, with the following modifications from the Village of Orland Park Land Development Code:

1. Building Height (Section 6-212.D.3.c.): A two (2) story modification to allow a maximum of five (5) stories.
2. Building Setback (Section 6-212.D.6.c.): A 2' 9 ¾" modification to allow a 2' 2 ¼" setback at the southwest corner of the building after a dedication of land at the south portion of the site.
3. Rear Yard Setback (Section 6-212.D.6.d.): A 20' modification to allow the underground parking to be set back 10' from the rear (north) property line.
4. Parking Setback Landscape Buffer (Section 6-212.D.6.e. and Section 6-305.D.4.b.1.): An 8-10' modification for the east and west parking landscape setback to allow 0-2' of landscaping between the parking lot and right-of-way.
5. Parking Lot and Loading Area Location (Section 6-212.E.2.): A modification to allow the trash enclosure and loading area to be located between the building and the street.
6. Drop-Off/Drive Aisle Setback (Section 6-212.E.2.): A modification to allow drop-off and drive aisles between the building and the street.
7. Drop-Off/Drive Aisle Screening (Section 6-212.E.2.g.): A modification to allow less than 36" of screening adjacent to drop-off and drive aisles at certain locations.
8. Street Level Transparency (Section 6-212.E.3.): An 11% modification to allow 24% transparency at street level.
9. Retaining Wall Height, Spacing, and Setback (Section 6-302.C.31): A modification to allow height, spacing, and setback differences for retaining walls at certain locations on the site.
10. Foundation Planting (Section 6-305.D.5.a.): A 10' modification to allow 0' of foundation planting along the east and west facades."

And

"I move to recommend to the Village Board of Trustees approval of the Site Plan, Preliminary Landscape Plan, Elevations, and Preliminary Plat of Subdivision, in accordance with the plans for The Pointe as noted on the List of Reviewed Plans included within the Staff Report dated June 12, 2018, with the following conditions:

1. All final engineering and Building Division requirements must be met.
2. A Final Landscape Plan and Tree Mitigation Plan must be submitted within sixty

(60) days of final engineering for review and approval.

3. Sign Plans must be submitted for review and permit.”

And

“I move to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval and recording.”

All changes must be made prior to the Board meeting.

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

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

#### **2018-0216 Kruse Education Center Addition**

Director of Development Services Karie Friling reported that the Petitioner proposes to construct a 16,095 square foot addition to the existing 54,754 square foot building to expand the cafeteria and add classrooms. The plans also include a parking lot reconfiguration east of the building, new play areas to the west and southwest sides of the building, relocating an existing shed, a new trash enclosure, improvements to landscaping, and a new detention pond west of the building. The site is approximately 7.97 acres and is within the R-3 Residential Zoning District. The Petitioner seeks approval for a Site Plan, Landscape Plan, Elevations, and a Special Use Permit for a public school with modifications from the Village of Orland Park Land Development Code. The proposed project will add six (6) classrooms to the building for a total of twenty-seven (27) classrooms within the building and expand the cafeteria space. The proposed addition is located on the southwest side of the building where a playground blacktop currently exists.

#### **Analysis**

Overall, the project conforms to the Village’s Comprehensive Plan and Land Development Code with the exception of four (4) modification requests and a request for a Special Use Permit. The proposed project is compatible with the surrounding area. The Village’s Comprehensive Plan notes that the subject site is within the Silver Lake South Planning District and is designated “community and institutional”. Schools are listed as an appropriate use within this designation.

Staff recommended a change to the plans to mitigate safety concerns, which is that the Petitioner provide split rail fencing around the new detention pond and netting between the pond and the southwest baseball field. A full analysis of the proposed project is included within the Plan Commission Staff Report.

#### Special Use Permit

The Petitioner requests a Special Use Permit for a public school. Staff could not locate a previous Special Use approval, so to bring the property into conformance with the current code a Special Use Permit is required. The Petitioner provided Findings of Fact for the following standards (attached within the meeting packet). Staff provided the following bulleted information/opinions based on information provided by the Petitioner as of June 8, 2018.

1. The special use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
  - The land use meets the vision of “community and institutional” within the Village’s Comprehensive Plan.
  - The proposed project meets the Land Development Code except for four (4) modifications, which are explained in the next section of the Staff Report.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
  - The land use has been in existence for over forty-five (45) years.
  - An addition to the existing school will allow the school to meet the needs of the surrounding community by providing additional classrooms and cafeteria space.
3. The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties.
  - The land use has been in existence for over forty-five (45) years.
  - The proposed addition is at the rear of the existing building and will create visual changes for properties to the east, west, and south. The architecture of the building is similar to the existing building and utilizes the same materials and color palette.
  - The Petitioner proposes additional landscaping throughout the site to enhance aesthetics and meet applicable Village codes.
4. The proposed use will not have an adverse effect on the value of the adjacent property.
  - Staff does not have an expert opinion on this standard.
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.

- The land use has been in existence for over forty-five (45) years.
- Stormwater improvements are within the scope of the proposed project.
- A new trash enclosure is included in the proposed plans.

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.

- Open space exists at the west portion of the school property and on the parcel to the south.
- The proposed plans include new outdoor play areas for the students.

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

- Staff does not have an expert opinion on this standard.

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.

- The Petitioner has consistently been willing to work with Staff to meet the applicable Village codes.

#### Modifications

The Petitioner requests four (4) modifications from the Land Development Code. Many of these modifications are due to existing conditions on the lot. Staff provided the following bulleted information/opinions based on the information provided by the Petitioner as of June 8, 2018.

1. Number of Parking Spaces. (Section 6-306.B.): A 50 parking space modification to allow 90 parking spaces within the site where the parking requirement is 40 spaces.

- The Land Development Code requires forty (40) parking spaces for the site based on a calculation of one and a half (1.5) spaces per classroom. The site currently has ninety-one (91) parking spaces and the plans propose a total of ninety (90) spaces with the reconfiguration of the parking lot.

- The Petitioner stated that there are eighty-seven (87) employees at the school so they will need more than the forty (40) spaces that the code allows. The school also has a need for visitor parking and special event parking.

- By allowing the modification for fifty (50) additional parking spaces, the employees and visitors will be able to park off of the public street and lessen the impact of traffic congestion due to lack of parking availability near the school.

2. Front Parking Setback (Section 6-306.E.7.a.): A modification to allow parking within the setback between the building and the right-of-way.

- The Land Development Code states that parking lots cannot be located between the building and the public street. This is an existing condition at the site and the Petitioner is not making changes to the existing parking areas in this location.

- Relocating the parking from this location would impact the adjacent baseball fields.

3. Side Parking Setback (Section 6-306.E.8.a.): A modification to allow parking within the required side yard setback in a residential district.

- The Land Development Code states that parking lots cannot be located within the required side yard setback in a residential district. A parking lot currently exists within the required setback and the reconfigured parking area will also be within the required side setback area.

- Relocating the parking from this location would impact the adjacent baseball fields.

4. Shed Size (Section 6-302.C.33.): A 14 square foot modification to allow a 214 square foot shed.

- The Land Development Code allows a shed up to two hundred (200) square feet in size. The shed that exists on the site is two hundred fourteen (214) square feet and is proposed to be relocated near the new trash enclosure.

#### Plan Commission Discussion Discussion

The Plan Commission held a Public Hearing for Kruse Education Center Addition on June 12, 2018. Staff presented the information from the Staff Report and the Petitioner discussed additional details of the project's Site Plan, architecture, and parking lot reconfiguration.

One (1) resident spoke during the Public Hearing, inquiring about the impact on property taxes, the cost of the project, adjacent sidewalks, parking, circulation, and the timeline for the project. The Petitioner noted the financial concerns could not be answered and the Plan Commission stated that the school district is a separate entity from the Village and the Plan Commission does not review costs and taxes. The Petitioner noted an auto-turn analysis was completed for the circulation of the parking lot and the parking meets their needs. The Petitioner highlighted the sidewalk connections on the Site Plan and stated the project is slated to begin in Summer 2018 and end in Summer 2019.

The Plan Commissioners did not have any questions.

One (1) outstanding item remains - Staff's recommendation for fencing and netting between the new detention pond and the baseball fields. The Petitioner formally responded to the request and Staff is reviewing the response.

This case is now before the Development Services, Planning, and Engineering Committee for recommendation prior to final consideration by the Board of Trustees.

Plan Commission Motion

On June 12, 2018 the Plan Commission, by a vote of 5-0, moved to accept and make Findings of Fact for a Special Use as discussed at this Plan Commission meeting and within the Staff Report dated June 12, 2018.

And

Voted 5-0 to recommend to the Village Board approval of a Special Use Permit for a public school and find that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code, with the following modifications from the Village of Orland Park Land Development Code:

1. Number of Parking Spaces. (Section 6-306.B.): A 50 parking space modification to allow 90 parking spaces within the site where the parking requirement is 40 spaces.
2. Front Parking Setback (Section 6-306.E.7.a.): A modification to allow parking within the setback between the building and the right-of-way.
3. Side Parking Setback (Section 6-306.E.8.a.): A modification to allow parking within the required side yard setback in a residential district.
4. Shed Size (Section 6-302.C.33.): A 14 square foot modification to allow a 214 square foot shed.

And

Voted 5-0 to recommend to the Village Board approval of the Site Plan, Preliminary Landscape Plan, and Elevations, in accordance with the plans for Kruse Education Center Addition as noted on the List of Reviewed Plans included within the Staff Report dated June 12, 2018, with the following conditions:

1. All final engineering and Building Division requirements must be met.
2. A Final Landscape Plan must be submitted within sixty (60) days of final engineering for review and approval.
3. Sign Plans must be submitted for review and permit.
4. Fencing and netting be provided between the detention pond and baseball

fields/recreational areas as determined by Village Staff.

I move to recommend to the Village Board approval for a Site Plan, Preliminary Landscape Plan, Elevations, and a Special Use Permit for a public school with modifications from the Village of Orland Park Land Development Code for Case Number 2018-0216, also known as Kruse Education Center Addition, as recommended at the June 12, 2018 Plan Commission meeting, and as fully referenced below.

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

"I move to recommend to the Village Board approval of a Special Use Permit for a public school and find that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code, with the following modifications from the Village of Orland Park Land Development Code:

1. Number of Parking Spaces. (Section 6-306.B.): A 50 parking space modification to allow 90 parking spaces within the site where the parking requirement is 40 spaces.
2. Front Parking Setback (Section 6-306.E.7.a.): A modification to allow parking within the setback between the building and the right-of-way.
3. Side Parking Setback (Section 6-306.E.8.a.): A modification to allow parking within the required side yard setback in a residential district.
4. Shed Size (Section 6-302.C.33.): A 14 square foot modification to allow a 214 square foot shed."

And

"I move to recommend to the Village Board approval of the Site Plan, Preliminary Landscape Plan, and Elevations, in accordance with the plans for Kruse Education Center Addition as noted on the List of Reviewed Plans included within the Staff Report dated June 12, 2018, with the following conditions:

1. All final engineering and Building Division requirements must be met.
2. A Final Landscape Plan must be submitted within sixty (60) days of final engineering for review and approval.
3. Sign Plans must be submitted for review and permit.
4. Fencing and netting be provided between the detention pond and baseball fields/recreational areas as determined by Village Staff."

All changes must be made prior to the Board meeting.



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

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

#### **2018-0084 2018 Land Development Code Amendments I**

Assistant Director of Development Services Khurshid Hoda reported that the first round of Land Development Code Amendments for 2018 is presented in the attached Amendment Report. The Amendment Report, titled "2018 Land Development Code Amendments I", contains various amendments to the sections identified above.

The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes. Language with a strike-out (strike out) indicates elimination from the Code. In all cases, language that is bolded and in red (red) indicates proposed addition to the Code.

#### **DETAILED PLANNING DISCUSSION**

This project was presented and reviewed at the June 12, 2018 Plan Commission meeting. After the presentation by Village staff, Commissioner Zomparelli expressed agreement with the proposed increase in shed size.

All commissioners in attendance concurred they were in favor of the proposed Land Development Code Amendments for 2018.

#### **PLAN COMMISSION MOTION**

On June 12, 2018 the Plan Commission voted unanimously (5-0) to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Section 1-104, Section 2-102, Section 5-101, Section 5-112, Section 6-104, 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 6-206, Section 6-207, Section 6-208, Section 6-209, Section 6-210, Section 6-211, Section 6-212, Section 6-302, Section 6-304, Section 6-305, Section 6-308, Section 6-409, Section 6-410 and Section 6-411, as presented in the attached Amendment Report titled "2018 Land Development Code Amendments I", prepared by the Development Services Department and dated June 12, 2018.

Trustee Fenton had questions regarding the outside storage of vehicles. (refer to audio file)

Assistant Director Hoda responded to Trustee Fenton's questions. (refer to audio

file)

Director of Development Services Karie Friling had comments regarding the matter. (refer to audio file)

Chairman Ruzich had a question regarding tree mitigation. (refer to audio file)

Director Friling responded to Chairman Ruzich's question. (refer to audio file)

Trustee Fenton had a question regarding residents taking down trees and replacing them. (refer to audio file)

Director Friling answered Trustee Fenton's question and had additional comments regarding tree mitigation. (refer to audio file).

Chairman Ruzich asked Director Friling to explain what the rationale for cash in lieu is. (refer to audio file)

Director Friling explained cash in lieu. (refer to file)

Assistant Director Hoda had additional comments regarding cash in lieu and mitigation. (refer to audio file)

Trustee Fenton asked a question regarding informing residents of the village's tree policy. (refer to audio file)

Director Friling responded to Trustee Fenton's question. (refer to audio file)

I move to recommend to the Village Board of Trustees approval of the 2018 Land Development Code Amendments I, as recommended at the June 12, 2018 Plan Commission meeting and as fully referenced below:

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

I move to recommend to the Village Board of Trustees approval of the Land Development Code amendments for Section 1-104, Section 2-102, Section 5-101, Section 5-112, Section 6-104, 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 6-206, Section 6-207, Section 6-208, Section 6-209, Section 6-210, Section 6-211, Section 6-212, Section 6-302, Section 6-304, Section 6-305, Section 6-308, Section 6-409, Section 6-410 and Section 6-411, as presented in the attached Amendment Report titled "2018 Land Development Code Amendments I", prepared by the Development Services Department and dated June 12, 2018.

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

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**2018-0023 I-80 and Wolf Road Interchange - Concept Study Professional Engineering Services**

Director of Development Services Karie Friling reported that the Village of Orland Park is interested in determining the feasibility of adding a new freeway interchange at I-80 and Wolf Road intersection. The land north of I-80 is in the Village of Orland Park's jurisdiction and the land south of I-80 is under the jurisdiction of the Village of Mokena. With LaGrange Road being the only north-south major arterial connecting the Village to I-80, additional roadway capacity is needed to meet future travel demands. The Village of Orland Park's 2040 Transportation Plan states "opening a Wolf Road/I-80 interchange is recommended as it would provide an alternate for north-south travel as well as reduce east-west travel demand west of LaGrange Road". Additionally, a new interchange would provide development opportunities along the I-80 corridor within the Village of Orland Park. This interchange improvement is classified as a high priority project in the Village of Orland Park's plan but it is understood that it will be a long-term project moving forward.

The Village of Orland Park requested a proposal from V3 Companies (V3) for professional engineering services associated with the preparation of a concept feasibility study for the I-80 and Wolf Road Interchange. Details of V3 services are included in the attached exhibit. It is important to note that this concept feasibility study does not follow the formal Illinois Department of Transportation (IDOT) Access Justification Report (AJR) process and will most likely not be formally reviewed by IDOT or the Federal Highway Administration (FHWA). However, village staff and V3 will meet with IDOT representatives prior to beginning the feasibility study to confirm study approach and methodology. Upon completion of the study, the team will meet with IDOT to review and incorporate any feedback provided by various stakeholders including IDOT. It is anticipated that any work completed as part of the concept study will be utilized for future progress and development of the interchange project.

V3 has experience and qualifications for complex transportation planning and engineering services for interchanges within IDOT District 1, and understands the process for major transportation projects, and knows the drivers of value and success that an improvement of this nature and magnitude would bring to a community. In addition to V3's wide range of transportation experience on various

projects throughout the Chicago metropolitan area, V3 has interstate project experience from work on the I-55 corridor developing the AJR and Phase I Design for the Illinois Route 126 and Airport Road interchange in Will County. This project required coordination with multiple stakeholders - Romeoville, Plainfield, Bolingbrook, IDOT, and Will County. Furthermore, additional coordination was needed between residents and businesses in the area. V3 also has specific experience on the I-80 corridor working with IDOT, the City of Joliet, Will County and a private developer for a new interchange at I-80 and I-55. Additionally, V3 has performed design and construction services for the Illinois Tollway, specifically for the I-90 corridor improvements and the I-355 extension to New Lenox.

After finalizing the scope of services and negotiating a professional fee with V3, staff recommends bringing forward the concept study scope and fee for approval. The fee for V3's services is \$42,500 including reimbursable expenses.

The project will be invoiced monthly for the hours worked at the hourly fee schedule provided in the proposal attached to the Committee Packet.

Trustee Fenton had questions regarding going forward with the project if Mokena may not be on board for the project. (refer to audio file)

Director Friling responded to Trustee Fenton questions. (refer to audio file)

Kurt Corrigan of V3 Construction had comments regarding the matter (refer to audio file)

Chairman Ruzich had comments regarding the importance of possibly having the interchange. (refer to audio file)

Mr. Corrigan had additional comments. (refer to audio file)

I move to recommend to the Village Board to enter into a contract with V3 Companies of Woodridge, Illinois in the amount not to exceed \$42,500 for the I-80 and Wolf Road Interchange Concept Study.

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

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

## **2018-0402 7924 W. 159th Street Land Donation**

Director of Development Services Karie Friling reported that the owner of 4.3 acres located just north of the existing Walgreen's Store at 80th Avenue and 159th Street has offered to donate the parcel to the Village's Open Lands program. Although the parcel is currently in the Village's Business Zoning District, the parcel has never developed and is almost entirely wetland and/or flood plain. Considering the urban surroundings, the site includes an unusually diverse mix of native plant materials and wildlife. A 12 acre preservation area abuts to the north that is associated with Golfview Subdivision. This older section of the Village has fewer parks and less open space than other newer areas of the Village, with no Open Lands holdings nearby.

Preservation potential: Open Lands Chairman Lou Mule, who is an Ecologist by profession, prepared a complimentary Quick Study of the environs. According to the Study, the site appears to be a good candidate for preservation and restoration due to the relatively high quality of native vegetation present. The area is described as a remnant of naturally occurring marsh wetlands and shrub swamp, centered on two ponds. The site also includes original prairie remnants. The floristic quality of the site is diverse and includes notable wetland species. Some invasive species were also noted. The donation site has the potential to serve as a model for restoration and as a native seed source for other wetlands in other areas of the Village.

Public Access: There is no dedicated public parking for the site, however the site has 80th Avenue frontage and is accessible by sidewalk. The site is unusual for an Open Lands holding because it is surrounded by developed area, and is somewhat accessible from abutting multi-family residences. Additionally, there are privately owned commercial parking lots that abut to the south that could be utilized, with permission. There are currently no marked trails on the site, but this is a relatively low-cost future improvement that could be considered by the Open Lands Commission.

Development potential: Although this area is identified in the Comprehensive Plan as a 'Development Opportunity', and the land is currently zoned BIZ Business District, it is unlikely to be cost-effective to develop due to the extensive natural constraints. The wetland is identified on the U.S. National Wetland Inventory Map and is likely jurisdictional. The land was originally purchased by the developer of the commercial area to the south with mitigation in mind, but the owner is no longer pursuing that option and now hopes to dedicate the parcel to the Village.

Village responsibility:

The subject site as well as the 12 acre site to the north, receives a considerable amount of storm water from the surrounding area, including overflow from detention ponds that serve the commercial properties to the south and from

nearby Village street storm sewer discharge. Reportedly some inlet/outlet work on the pond may be needed. Village ownership may be appropriate due to the complexities and multiple users that utilize and impact the site. Another issue is the accumulation of trash on the property, which sometimes results in property maintenance complaints from nearby residents. Acceptance of this land donation will obligate the Village to periodically clean up the site.

Trustee Fenton had comments regarding the area. (refer to audio file)

I move to recommend to the Village Board of Trustees to accept the land donation of a 4.3 acre site located at 7924 W. 159th Street, subject to the condition that \$10,000 cash is also donated to the Village's Open Lands to cover transaction costs and property improvements.

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

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

#### **2018-0438 SB Friedman Proposal - Main Street Triangle**

Director of Development Services Karie Friling reported that the Village is in the process of selecting a developer for the Main Street Triangle. The deadline for the RFP submittals is July 9, 2018. Upon receipt of the proposals, the selection committee will begin the process of evaluating each submittal, with a final recommendation to be submitted to the Village Board for approval. As part of this evaluation process, staff recommends utilizing SB Friedman to assist in this review. They will review the proposals, specifically as it relates to proposed financial terms, fiscal impacts, and other related matters. This review and analysis, combined with the selection committee input, will help the Village Board in their final selection of a developer.

SB Friedman does extensive economic development consulting throughout the State and Chicago region. Staff has worked with the firm in other capacities and in other communities. The scope of work is attached to the Committee Packet.

Chairman Ruzich had comments regarding the matter. (refer to audio file)

I move to recommend to the Village Board approval of a contract with SB Friedman in the amount not to exceed \$30,000, as outlined.

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

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

## **2018-0229 Land Development Code (LDC) Amendment - Section 6-307: Signs**

Senior Planner Stephanie Malmborg reported that the purpose of these amendments is to revise and update the Land Development Code with improved definitions and clarified sign regulations.

### **CONTENT OF PROPOSED AMENDMENTS:**

Section 6-307 (Signs) of the Land Development Code

### **HOW TO READ THIS REPORT:**

This staff report is divided into three parts - a summary of the proposed amendments, summary from the Plan Commission discussion, and attachments. The summary of the proposed amendments provides an overview of the amendments to the Sign Code and includes goals and notable changes from the current Sign Code to the amended Sign Code. The summary of the Plan Commission discussion includes notes from the Plan Commission Public Hearing, which began on April 24, 2018 and was continued to the May 8, 2018 Plan Commission meeting. The third part consists of the attachments which include a draft of the proposed amendments and proposed insertions/deletions within the Land Development Code.

### **PART ONE: Summary of Proposed Amendments**

Development Services Staff determined that a comprehensive update to the Village's Sign Code (Section 6-307 of the Land Development Code) is necessary to support the latest trends in signage, case law, and the Village's vision. In light of those changing conditions, Staff evaluated the current code and found that certain aspects of the code were outdated, difficult to administrate, and inefficient. The current code also lacks graphics and tables, which can improve clarity and comprehension. After evaluating the current code, Staff began the process of researching, discussing ideas with various team members and elected officials, and drafting improvements to the Sign Code. Staff was directed by the Village Board of Trustees to improve the Sign Code by considering aesthetics, restricting temporary signs, and making the Code clearer for businesses, sign companies, and Staff.

### **Goals**

The new Sign Code will be easier to understand because the text is organized in clear, consistent format with supplementary graphics to provide clarification to the written regulations and tables to consolidate similar regulations. Improvements to

the Sign Code will be beneficial to business owners and sign companies because it will provide clear guidance for sign design. Some aspects of the Code are revised to assist with Staff's efficiency with reviewing sign permits. The new Sign Code also takes into account the Village's aesthetic vision for the community by incorporating findings from a Visual Preference Survey. The survey was distributed to the Village Board and some Development Services Staff and provides insight on positive and negative reactions to certain signs. Staff noted signs in the survey that were most liked and disliked and developed new regulations to reflect the results. The new Sign Code will also account for recent changes to legal aspects of sign regulation, such as content neutrality.

#### Notable Changes

While the Draft Sign Code does retain some of the current Sign Code verbiage, it is a substantial overhaul of the entire Section 6-307. Key differences between the current code and the proposed amendments include the following minor and major changes:

#### Minor Changes

1. A section for Measurement and Calculation is added for clarification purposes.
2. A restoration requirement is added under the Maintenance section to require that all evidence of a previous sign is removed when the sign is no longer in existence.

#### Major Changes

1. Sections are reorganized.
2. Graphics and tables are added.
3. A-Frame or Sandwich Board signs are currently prohibited. Such signs will become allowed with certain stipulations for materials, size, and location.
4. Box or Cabinet signs are currently allowed. Such signs will become prohibited.
5. A section for Nonconforming Signs is added.
6. The formula for calculating Sign Face Area for wall signs is simplified.
7. Certain temporary signs are only permitted for grand openings.

#### PART TWO: Summary of Plan Commission Discussion

A Public Hearing was held at the Plan Commission Meeting on April 24, 2018 and continued to May 8, 2018. Staff presented a detailed report of the proposed amendments to the Sign Code at the April 24th meeting and requested the Plan Commission's feedback on the Draft Sign Code as a whole, a change in the formula for calculating sign face area, and design standards for multi-tenant panels on monument signs. The Commissioners inquired about electronic changeable message signs and whether the Chamber received a copy of the Draft Sign Code. Staff indicated that electronic changeable message signs were not scored favorably within the Visual Preference Survey and noted that such signage was therefore remaining prohibited. Staff stated the Chamber would be notified of the May 8th Plan Commission meeting where the Public Hearing would



be continued and the Chamber would receive a copy of the Draft. During the May 8th meeting, the Commissioners reviewed changes to the Draft Sign Code that were made per the discussion at the previous meeting. A couple citizens were in the audience to hear more about the Draft Sign Code, but no one opted to speak during the Public Hearing. Please reference the meeting minutes and recording for a full account of the Plan Commission discussion.

The Plan Commission voted 5-1-1 to recommend that the 2018 Land Development Code Amendment to Section 6-307 (Signs) proceed to the Board of Trustees.

#### PART THREE: Attachments

Please find the following documents attached to this project file:

1. Draft of the Proposed Amendments to Section 6-307 (Signs) dated 05/16/2018
2. Proposed Insertions/Deletions within Section 6-307 (Signs) dated 05/16/2018

#### NEXT STEPS:

Following Committee, the Sign Code will be presented to the Board of Trustees for final approval.

Senior Planner Malmborg proceeded to discuss the signs by type to show the current code and proposed amendments. (refer to audio file)

Chairman Ruzich and Trustee Fenton had questions regarding portable signs. (refer to audio file)

Director of Development Services Karie Friling, Senior Planner Malmborg, and Assistant Director of Development Services Khurshid Hoda responded to their questions. (refer to audio file)

Chairman Ruzich had questions regarding banner signs. (refer to audio file)

Director Friling responded to Chairman Ruzich's questions. (refer to audio file)

Assistant Director Hoda & Director Friling had additional comments regarding banner signs. (refer to audio file)

Director Friling had comments regarding the changes in the signage code. (refer to audio file)

Chairman Ruzich had a question about banner signs usage. (refer to audio file)

Director Friling and Assistant Director Hoda addressed Chairman Ruzich's question. (refer to audio file)

Chairman Ruzich made comments regarding banner signs. (refer to audio file)

Director Friling and Assistant Director Hoda had additional comments on banner signs. (refer to audio file)

Trustee Fenton made comments regarding banner signs. (refer to audio file)

Director Friling addressed pendants and feather flags. (refer to audio file)

Chairman Ruzich and Trustee Fenton stated that they would be in favor of prohibiting these types of signs. (refer to audio file)

Director Friling spoke about hot air balloon signs. (refer to audio file)

Chairman Ruzich commented that she would be okay with using them for grand openings only. (refer to audio file)

Raymond Auld, of St. Michael Parish addressed the Committee regarding digital signs. (refer to audio file)

Chairman Ruzich made comments regarding digital signs. (refer to audio file)

I move to recommend to the Village Board approval of the 2018 Land Development Code Amendment to Section 6-307 (Signs) in accordance with the draft Sign Code dated 06/18/2018.

**A motion was made by Trustee Fenton, seconded by Chairman Griffin Ruzich, that this matter be REFERRED WITHOUT RECOMMENDATION to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**ADJOURNMENT: 7:12 P.M.**

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

**Aye:** 2 - Chairman Griffin Ruzich, and Trustee Fenton

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**2018-0457 Audio Recording for the June 18, 2018 Committee Meetings - Technology, Innovation and Performance Improvement, Public Works, and Development Services, Planning and Engineering**

**NO ACTION**

**/AS**

Respectfully Submitted,

---

**John C. Mehalek, Village Clerk**

---

**Casey Griffin, Deputy Village Clerk**