

FINAL CITATION

Development Petition: The Pointe (Case #2017-0387)

Orland Park Village Board of Trustees 7/16/2018

I move to approve the 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 The Pointe (Case #2017-0387) as recommended at the June 18, 2018 Development Services, Planning, and Engineering Committee meeting as fully referenced below.

FOR REFERENCE ONLY

I move to approve 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 approve 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 approve and authorize execution of the Final Plat of Subdivision subject to the following conditions:

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