



# VILLAGE OF ORLAND PARK

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

## Meeting Agenda

### Plan Commission

*Nick Parisi, Chairman*

*Commissioners: Paul Aubin, John J. Paul,*

*Laura Murphy, Dave Shalabi*

*Edward Schussler and Patrick Zomparelli*

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Tuesday, June 12, 2018

7:00 PM

Village Hall

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#### **CALLED TO ORDER/ROLL CALL**

#### **APPROVAL OF MINUTES**

**2018-0086** Minutes of the May 8, 2018 Plan Commission Meeting

**Attachments:** [05-08-18 MeetingMinutes](#)

#### **PUBLIC HEARINGS**

**2018-0216** Kruse Education Center Addition

Case Number: 2018-0216

Project ID: DP-18-00519

Project Type: Addition to Existing School

Petitioner: Todd Abrams, PE - WT Group, Civil Engineering  
Division on behalf of Community Consolidated School District 146

Village Planner: Stephanie Malmborg, AICP - Senior  
Planner/Project Manager

Executive Summary: 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.

## ATTACHMENTS

1. Kruse Education Center Addition - Plan Set for PC 2018-06-12
2. Kruse Education Center Addition - Development Petition
3. Kruse Education Center Addition - Staff Report Graphics Attachments and List of Reviewed Plans

## QUICK FACTS

Address: 7617 Hemlock Drive

PIN: 27-13-101-002-0000

Lot Size: 347,245 square feet (7.97 acres)

Current Building Size: 54,754 square feet

Proposed Addition Size: 16,095 square feet

Current Zoning: R-3 Residential District

Proposed Zoning: R-3 Residential District

Comprehensive Plan District: Silver Lake South Planning District

Comprehensive Plan Designation: Community and Institutional

Surrounding Area:

North: Single-family residential; R-3

South: Athletic fields, single-family residential; OS, R-3

East: Single-family residential; R-3

West: Athletic fields, Veterans Park; OS

Preliminary Approvals:

Engineering: Preliminary approval granted.

Landscape: Preliminary approval granted.

**Attachments:** [Kruse - Back Up](#)

[Kruse - Plan Set for PC 2018-06-12](#)

[Kruse - Staff Report Graphic Attachments and List of Reviewed Plans](#)

**2017-0387** The Pointe

Case Number: 2017-0387

Project ID: DP-17-00431

Project Type: New Construction - Attached Multi-Family Residential

Petitioner: Robert Hansen - City View Development of Orland Park, LLC

Village Planner: Stephanie Malmborg, AICP - Senior Planner/Project Manager

Executive Summary: 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.

#### ATTACHMENTS

1. The Pointe - Plan Set for PC 2018-06-01
2. The Pointe - Development Petition, Special Use Standards, and Public Notice Affidavit
3. The Pointe - Staff Report Graphic Attachments and List of Reviewed Plans

#### Quick Facts

Addresses: 14352 Southwest Highway, 14240 Southwest Highway, and 14231 Union Avenue

PINs: 27-04-416-009-0000, 27-04-416-010-0000, 27-04-416-011-0000, 27-04-416-012-0000, 27-04-416-013-0000, 27-04-416-032-0000, 27-04-416-033-0000

Lot Size (Pre-Dedication): 49,077 square feet (1.13 acres)

Lot Size (Post-Dedication): 40,466 square feet (0.93 acres)

Current Building Size: 0 (vacant land)

Proposed Building Size: 103,164 square feet

Current Zoning: Village Center Zoning District (VCD)  
Proposed Zoning: Village Center Zoning District (VCD)  
Comprehensive Plan District: Downtown Planning District  
Comprehensive Plan Designation: Downtown Mixed-Use,  
Development Opportunity  
Surrounding Area:  
North: Single-family residential; VCD and R-3  
South: Mixed-use/historic (south of 143rd Street); OOH  
East: Parking lot, railroad, and vacant land (east of Southwest  
Highway); VCD  
West: Funeral home, single-family residential (west of Union  
Avenue); VCD and R-3  
Preliminary Approvals:  
Engineering: Preliminary approval granted.  
Landscape: Preliminary approval granted.

**Attachments:** [Pointe - Back Up](#)  
[Pointe - Plan Set for PC 2018-06-01](#)  
[Pointe - Staff Report Graphic Attachments and List of Reviewed Plans](#)

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

**Attachments:** [EXHIBIT B FIGURE 6-410.M](#)

## **NON-PUBLIC HEARINGS**

## **OTHER BUSINESS**

**2018-0010** Memo: New Petitions & Appearance Review

**Attachments:** [6-12-18 Plan Commission Memo](#)

## **NON-SCHEDULED CITIZENS & VISITORS**

## **ADJOURNMENT**