



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul,
Laura Murphy and Dave Shalabi*

Tuesday, March 14, 2017

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2017-0045](#) Minutes of the February 28, 2017 Plan Commission Meeting

Attachments: [November 14, 2017 PC Minutes](#)

PUBLIC HEARINGS

[2016-0800](#) Rizza Porsche of Orland Park

Attachments: [Materials](#)
[Similar projects](#)
[Similar elevations](#)
[Lighting](#)
[Special use Standards](#)
[Mesh Exhibits](#)
[Site Plan final](#)
[Color Site plan](#)
[Elevations north and west](#)
[Elevations south and east](#)
[Dumpster Details](#)
[Board approved - Site plan](#)
Site Plan, Subdivision, Special Use (JT)

NON-PUBLIC HEARINGS

[2017-0090](#) 14332 Beacon Avenue Mixed Use Building

Attachments: [Historic Photo](#)
[SP COA](#)
Site Plan, Certificate of Appropriateness (NP)

OTHER BUSINESS

ADJOURNMENT

DATE: January 9, 2018

REQUEST FOR ACTION REPORT

File Number: **2017-0045**
Orig. Department: **Development Services Department**
File Name: **Minutes of the November 14, 2017 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
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Meeting Minutes

Tuesday, November 14, 2017

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

The meeting was called to order by Chairman Stephens, at 7:00 p.m.

Present: 7 - Chairman Stephens; Member Aubin; Member Parisi; Member Paul; Member Murphy; Member Shalabi, Member Schussler

APPROVAL OF MINUTES

2017-0045 Minutes of the October 10, 2017 Plan Commission Meeting

A motion was made by Commissioner Paul seconded by Commissioner Schussler to approve the minutes of the October 10, 2017 Plan Commission.

APPROVED

Aye: 7 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler

Nay: 0

PUBLIC HEARINGS

2014-0494 Nahhas Subdivision - Rezoning, site plan, subdivision and special use permit for a three lot residential planned development, with modifications, all subject to annexation into the Village.

TURLEY: Staff presentation made in accordance with written staff report dated November 14, 2017.

STEPHENS: Is the petitioner present? Does the petitioner care to make any comments or additions to the presentation?

AUBIN: Swore in Robert Bohnak, 8405 Radcliffe Road, Tinley Park.

BOHNAK: Short presentation made in addition to staff's report. Short discussion in regard to the pipeline that is impacting the location of the detention pond.

STEPHENS: So you are going to be changing the lot lines then?

BOHNAK: Possibly this lot line would be the only one that would change.

STEPHENS: Ok. Please continue.

BOHNAK: Continues with presentation.

STEPHENS: There is a structure close to the driveway out there, what is that?

BOHNAK: That is an existing catch basin that runs to the north. There are a series of 4 or 5 north of the property that are interconnected and cross under 80th Avenue and discharge into the detention pond across the street. Continues with

presentation.

STEPHENS: This is a public hearing. Please come forward if you have any questions or comments.

AUBIN: Swore in Dirk Samuelson, 13710 80th Avenue, Orland Park.

SAMUELSON: You can see the low area that is close to this property. That water all summer long is only this far below grade. It never goes lower. There have been years that I could not mow that lot until June. I am seeing in that chart up there that the bottom of that pond is higher than the top of my yard. I don't know how he is going to get water to flow across the street and not into my yard. That is what I am interested in.

BOHNAK: The detention pond is designed with two structures. The volume control is designed to take the first inch of water that falls onto the property and it allows the water to infiltrate into the ground. There is an under drain that will convey the water and slowly discharge the water. We are significantly reducing the run off of the property.

STEPHENS: You are going to be catching all of the water that is now running off to his property?

BOHNAK: Yes, sir. It currently drains straight across the property and runs down to the corner. It is a very flat, low spot.

STEPHENS: All of the water runoff now is going to go into a basin. Is that basin going to be lower than what the current grade is?

BOHNAK: Yes. Demonstrates grade change on plan.

STEPHENS: Has engineering reviewed this drawing and they say it is going to work?

TURLEY: Yes they have given preliminary engineering consent. There may still be some final engineering tweaks but at the preliminary stage they have given consent for the project to move forward.

STEPHENS: Ok. Mr. Samuelson do you understand what they are doing here? Not exactly.

SAMUELSON: Not speaking into microphone – inaudible

STEPHENS: That berm is going to be 5' higher than your existing elevation.

SAMUELSON: I already catch all of the water that comes from the west. I used to

catch all of this water too. This water is going to run down into my property too.

STEPHENS: I don't know that you're an engineer and I am not an engineer either; but, this gentleman is an engineer. They have all reviewed this and said that the design is going to work.

SAMUELSON: I never heard of water flowing up hill.

STEPHENS: I think that is why they are going to be putting the berm to the north 5' higher than the bottom of the pond.

SAMUELSON: Isn't the ground pervious?

BOHNAK: They typical soil on the site is a silt and clay. The entire berm will be built up of compacted clay. The soil required by the Village engineer will need to be compacted and tested. The clay does not typically allow water to pass through it. This is why the water doesn't drain out of them. It holds the water very well.

STEPHENS: Is there anyone else who would like to address this petition?

Staff would like to make a comment – Assistant Director of Development Services, Khurshid Hoda.

HODA: I wanted to point out to our resident, Mr. Samuelson, that there are drain pipes underneath that will collect all of the water and distribute it to the catch basin. The way it is designed is to meet 100 year flood. It is a 6' high berm compared to your property. I just wanted to make sure that this is clarified.

AUBIN: Swore in George Georgaklis, 8010 Salvatori Court, Orland Park

GEORGAKLIS: From a land integrity perspective, will there be survey stakes placed around the lot?

BOHNAK: Yes.

STEPHENS: For all four corners for the entire parcel?

BOHNAK: Yes typically they reset the corners for the new lots so they are all in place.

GEORGAKLIS: What will happen to the trees on the Salvatori side?

TURLEY: Those will be removed. The only ones they are able to save are up along the North West corner. Demonstrates on the plan.

BOHNAK: The four silver maples will be preserved. The remainder will be

removed. There is proposed tree screening to replace those. I do not know off of the top of my head what types of trees they are.

STEPHENS: They are trees not evergreens?

BOHNAK: Yes. Trees and shrubbery.

TURLEY: If you look at the contoured grading plan, you can see why the trees will be lost. You are carving most of the site out of the hillside.

GEORGAKLIS: On the Salvatori side, can you go over the grading?

BOHNAK: On this exhibit you can see the difference in the contours. It is basically 730 and gets down to about 724. We are matching existing grades with our proposed development. We have a 6' slope down and a 4-1 slope so about a 25' transition down to the flat area. You will notice in this area we are transitioning down 3' all at about a 4-1 slope. Everything on the south property line will be matched and everything will be sloping down into the subdivision. The same thing will be on the west side. The grades here are lower than the property line so any water will flow through to the detention basin.

STEPHENS: Ok, that answers that question.

AUBIN: Swore in Robert Wilman, 8025 Pluskota Drive, Orland Park

WILMAN: I have property adjacent. The west line where the trees are, I am west of the proposed subdivision. My lot backs up to it. There is a water line there. Where are you going to tie into water and the gas and electric? I think I have lines on my property. Do I have to give permission for them to come on my property with heavy equipment?

BOHNAK: The water line will run along the south line of the driveway itself. It will tie in approximately in this general area and will run east to tie in to the east side of 80th Avenue in the right of way. Essentially we would end up being on the west side of the property in the utility easement.

WILMAN: Inaudible.

BOHNAK: Typically when they install they back away. They tap in on the east side of the line, sitting on their property and digging back to the east and installing the water main to the east. Any work they would be doing would be just over the top of the water line. Part of the requirements include restoration to original conditions.

STEPHENS: Mr. Wilman just wanted insurance that they are not going on his property.

WILMAN: Inaudible. Resident stated that someone once went on his property and he received no notice and his land was torn up and not restored.

BOHNAK: They will expose the line on the east side. I do not anticipate any heavy equipment on your property. The proposed sanitary manhole will be in this area, run to the east and downgrade to 80th Avenue, cut across Laguna Lane and run past the first house on the south side to the existing sanitary that is located generally in this area. Electric design will be provided by ComEd and Nicor does the gas design. But I am pretty sure that they tap in somewhere in the back yards if they are accessible.

WILMAN: Regarding the access road in, is that a turn around?

TURLEY: It is just a hammer head. It is not a cul-de-sac. It requires a 3 point turn.

WILMAN: How close is that to my property?

BOHNAK: It is about 17 or 18' from the property line. It will be down sloped. It is actually lower so any headlights will be lower than your home. It is designed for a fire truck or emergency vehicle to turn around. There will be trees to screen it as well. The four silver maples will be saved. Unfortunately, the rest have to come down.

STEPHENS: His property is 3' higher.

BOHNAK: Everything is being sunken down in and built at a lower grade.

WILMAN: So your grade is lower than mine?

BOHNAK: Yes. Demonstrates on plan. There will be a swale.

STEPHENS: Seeing no one else from the public that would like to address this, we will go to our Commissioners.

AUBIN: I trust the engineering staff for the Village of Orland Park. They would never put their reputations on the line by preapproving a project preliminarily. Also, this project is not going to go forward until annexation. Once that is accomplished there are 15 different conditions that will be read tonight and the petitioner has not objected to one of those. In my humble opinion, I think this project should move forward.

SHALABI: Originally my comments were going to be directed at the lot to the north however I feel staff and the developing engineer have satisfied that resident. The only question I have is why will the road be a private road as opposed to a village road?

BOHNAK: That was a request of the owner since it is only going to be the three lots for the subdivision. The Village Code would require a 27' wide road and since it was only going to be the 3 homes with a dead end, from that standpoint, they elected to go with a private road. Actually the road itself will be 21' wide with a 23' wide easement on it. It is sufficient enough that they would have parking on the street if need be and have access to the houses along the way.

STEPHENS: Curbs?

BOHNAK: No curbs. It will be a road with a stone edge. This side will drain into a ditch to be conveyed under the road to the detention basin and this side will be sheet drained to the detention basin itself.

SCHUSSLER: On the pipeline, we have a map of all the pipelines maintained by Public Works. How did this slip by and finally find out at the last minute?

TURLEY: Usually we see it on the preliminary engineering drawings and for some reason it wasn't on there.

SCHUSSLER: Has the fire district given their comments on the private street?

TURLEY: All of our plans are circulated to the fire districts and they have seen this and there has not been any objections.

SCHUSSLER: For the engineer, will there be a storm sewer underneath the street?

BOHNAK: Yes there will be in two locations. Demonstrates on plans.

SCHUSSLER: Will there be a storm sewer along the street?

BOHNAK: No there will not.

SCHUSSLER: Are there going to be any street lights?

BOHNAK: The developer will go ahead and put some street lights along the way. They will be architecturally matched to the houses that will be put there; however, they are not going to be the standard village street light.

SCHUSSLER: Those are my questions. My comments are that I think it is a big mistake for this Commission and the Village Board who will weigh in on it because they have the final say to approve a private street. Yes the code does allow a private street when you have no more than 3 homes that would front on it but that doesn't mean we have to allow it. Generally developers try and get private streets because it is cheaper for them. As the engineer indicated, they are not going to put a curb in, 21' of pavement instead of a wider street. The driveways

are proposed to be 24' wide and the street is only going to be 21'. Generally what happens with private streets is that everything is hunky-dory for a few years and then the owners start getting the bills for the maintenance. They are going to have to pay for the snow plowing, street light maintenance; but eventually they will have to pay to resurface the street and that is when the big uproar comes. What happens is the owners say "Why do I have to pay to resurface the street when my neighbors who live on Salvatori Court just had their street resurfaced at village expense?" Then they start asking why the staff approved this 15-20 years ago, they start pointing fingers and it is a big mistake to let the developer save a few bucks initially. It causes many problems later on. If this moves forward as a private street, I will vote against it. That is my own personal opinion. I sat on the Village Board for 17 years and I saw these problems come up regarding private streets. At one point, the village approved the process that owners in subdivisions can sell them back to the village for an amount of money that is determined based on the maintenance needs of the street. It leads to problems later on. It is not worth it. It would be smarter to allow the developer to put a wider street in with curbs. It would make more sense to approve something like a 24' wide street with curbs like most other developments in Orland Park. They can put a foot or two on either side to allow for street lights that will be maintained by the village. You are asking for problems later on when you approve these private streets.

MURPHY: My original concerns were of flooding on adjacent lots but it sounds like we will be reducing the runoff. Preliminary engineering has been approved with some foreseen tweaks but it has been approved. I don't have any issues with that. As far as the overall project, it does conform to our Comprehensive Plan so I am in favor of it.

PARISI: When I visited the property my initial thoughts were about water runoff. We are going from a hilly property to a flatter property so we are tremendously increasing the amount of impervious lot coverage. I think those issues have been covered by extensive conversation. Those issues have opened up some additional issues. If you have to move the retention pond that will affect the lot size of Lot 1. With the restriction of no more than 30% lot coverage, I don't know what that is going to do to the foot print of that house and the driveway. That combined with what I found to be some very interesting points that were brought up by Commissioner Schussler. I think there needs to be some more discussion on this before we vote on it.

PAUL: You did a good job how this is going to work with the retention pond but you also mentioned that what we see there is probably not going to be what we end up seeing there, right?

BOHNAK: The retention volume will be the same. It is just the foot print of the pond that will need to be shifted.

PAUL: What affect will that have?

BOHNAK: We would still discharge to the same location it would just need to be a longer pipe to get there depending on how the foot print of the pond lays out.

PAUL: In regard to the private road, who maintains that? I am unsure how that is handled.

TURLEY: It is the same as if it is your own private driveway. It is shared by 3 different land owners. They have to work out how to handle snow removal and how they will maintain it.

BOHNAK: They would create some sort of association agreement.

PAUL: Do we have many of these situations in the village now?

TURLEY: We do have a lot of town home and multifamily developments that have private streets. These smaller 3 lot subdivisions are not common at all. One thing I want to point out is that the current code requires a 60' right of way with park way, sidewalks and a 30' wide road with a cul-de-sac for turning around in. Before the village accepts a street, they want it to be built to public standards. If you apply that to this site, you probably couldn't subdivide it. That is why the code provision is there to allow for smaller lots that allow the shared drives for up to 3 because it is so hard to get a street built to public standards to fit.

PAUL: So it is kind of an all or nothing thing?

TURLEY: You can grant variances for less than a full blown public street. The narrowness right of way that I have seen in recent years is 50' so it is not typical. It is not to say that we could not explore something like that. This is just the way the code is written now. There is this option and then the public road option unless you grant variances in between.

PAUL: The public road option kind of renders this entire plan moot.

TURLEY: It would be very difficult.

SCHUSSLER: When you have a fill in lot such as this, there are always problems where it will never meet the code and in addition, this parcel has the extreme elevation change which makes it doubly difficult. That is the reason why you have the right to grant variances. There is not any reason why this couldn't be a public street that is narrower. It has the same hammer head design as long as variances are given to allow that. You do not need a 60 or 50' right of way to service 3 houses. But if you go the other route and allow it to be a private street, there are 2 additional problems that I forgot to mention. These homeowners could have problem getting mail because the post office might refuse to drive down the private street to put the mail in the mail box. They might have to go up to 80th

Avenue. The major problem is the refuse trucks. They would have to take their garbage cans all the way up to 80th Avenue. It is just another reason not to allow a private street. Give them the variances they need to make it work but make it a public street.

STEPHENS: I don't like the fact that what you are showing us here is not going to be carried forward. You are going to be moving lot lines and reshaping the pond. I would prefer to see a continuance and have you come back with the design that we are going to be looking at. The comments that Commissioner Schussler made are pretty valid comments. I would like to see you make that street wider and possibly see a variance to make that a public street.

TURLEY: It would have to be republished due to the variance.

STEPHENS: It doesn't matter because he is changing the development from what we are looking at here. I tend to agree with the problem that Commissioner Schussler brought up. I would look for a continuance and bring back what the final plan is going to look like and maybe go with a wider street so it can be public and the homeowners don't have the problem with scavenger and all of those other things.

BOHNAK: Yes, we can widen it a little bit along with the modification to the detention basin.

TURLEY: There will have to be internal discussions on what will be accepted by the Public Works department.

PARISI: Do you think possibly we would have any issues with creating a precedent for a public road for a 3 home subdivision?

SCHUSSLER: Whenever you have an infill lot, because you are granting variances to compensate for development problems, you are creating a precedent. Will you find another site that is identical to this? You probably never will because the next infill will have different characteristics. It is so unique that you are not setting a precedent. Though there will be a homeowners association to maintain a street, the pond is going to be a public pond. There is a reason for that because homeowners associations did not maintain ponds very well. So the village changed the policy and now requires all ponds in a residential development have to be maintained by the village. That is another reason not to have a homeowners association for 3 houses.

STEPHENS: I believe all comments have been made. Would someone care to make a motion? Short discussion on what the motion should be.

PARISI:

I move to continue this item to a future plan commission meeting (date uncertain).

PAUL: Second.

CONTINUED

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

Nay: 1 - Member Aubin

NON-PUBLIC HEARINGS

OTHER BUSINESS

2017-0046 Memo: New Petitions & Appearance Review

ADJOURNMENT

STEPHENS: This meeting is adjourned at 8:13 p.m.

ADJOURNED

REQUEST FOR ACTION REPORT

File Number: **2016-0800**
Orig. Department: **Development Services Department**
File Name: **Rizza Porsche of Orland Park**

BACKGROUND:

Project

Rizza Porsche of Orland Park

Petitioner

Joe Rizza

Purpose

The petitioner proposes to construct a new automobile dealership facility on 159th Street.

Project Attributes

Address: 8760 W. 159th Street

P.I.N.: 27-14-300-059-0000 & 27-14-300-062-0000 & 27-14-300-063-0000

Size: 7.65 acres; proposed building 18,010 square feet

Current Zoning: BIZ General Business Zoning District

Comprehensive Plan : Neighborhood Mixed Use, identified as 'Opportunity site' for development

Surrounding land use and zoning:

-North: Multi-family portion of Golfview West subdivision; R-4 Residential Zoning District

-South: (Across 159th St.) - Recently approved for Infiniti dealership; BIZ General Business

Zoning District

- East: Commercial retail center in the BIZ General Business Zoning District and Multi-family residential in Orlan Brook Subdivision in the R-3 Residential Zoning District
- West: (Orland Hills) Georgio's Banquet Hall

PROJECT DESCRIPTION & CONTEXT

Porsche proposes to construct a new automobile dealership facility at 8760 West 159th Street, to replace their existing dealership further east at 8100 West 159th Street. The new facility will include a new 18,010 square foot building, 206 parking spaces, a detention pond, and two small out lots for future development, all on a 7.6 acre site, currently zoned BIZ General Business District, and located just east of Georgio's Banquet Facilities in Orland Hills.

The existing site is mostly undeveloped, except for an existing bank building and drive through with accessory parking lot on a 1.25 acre southwest parcel on the site, plus an existing detention pond that is located east of the bank building, which will all be demolished. The remainder of the site is undeveloped, with the high point along the western boundary, and the land sloping gently to the east, with an elevation drop of about 10' across the site. Beyond the eastern boundary, the multi-family development to the east is an additional 6-8' lower than the subject site.

The surrounding area is a mix of established commercial uses along 159th Street, including other auto dealerships, and multi-family residential along the north and northeast side of the site. A Village water tower parcel abuts west of the subject site, surrounded on the other sides by the Georgio's Banquet Hall site.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area with the exception of the listed modifications. Although the Comprehensive Plan supports a mixed neighborhood use in this specific location, automotive uses are an existing and established land use in the surrounding area, nicknamed 'Auto Row', and known for its aggregation of automobile dealerships, which are an important part of our business community and economic development within the Village. A new Infiniti dealership was approved recently directly across the street from this proposed dealership. Many of the existing dealerships in this corridor are aging and struggle to accommodate their expanding businesses on their existing lots, which Porsche attempted to do at their current 8100 159th Street location, but encountered many challenges including lack of space. This proposal keeps the Porsche dealership in the vicinity of this desirable concentration of automobile dealerships along 159th

Street and in the Village of Orland Park.

PLAN COMMISSION DISCUSSION

On March 14, 2017 Plan Commission held a public hearing for the Porsche petition. Five residents spoke with various concerns including lighting intensity, loud speaker noise, storm water detention, construction traffic, buffering, and property value. The petitioner responded that the brightest lighting will only be along 159th Street and will utilize cut-off fixtures; there will be no loud speakers; storm water detention has been engineered to accommodate newly generated storm water, construction access will be from 159th Street only; an exceptionally wide landscape buffer and detention pond will help buffer the new development from the residential area; and that commercial development has always been anticipated for this site. The Plan Commissioners expressed overall support for the proposed Porsche dealership petition.

PLAN COMMISSION MOTION

On March 14, 2017 Plan Commission voted 7-0 to recommend to the Village Board approval of a site plan, subdivision, elevations, and special use permit with modifications for Rizza Porsche proposed for 8760 W. 159th Street in Orland Park.

DEVELOPMENT SERVICES COMMITTEE MOTION

On March 20, 2017, the Development Services Committee voted 3-0 to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan", Rizza Porsche, 8760 W. 159th Street" by W-T Engineering, job CEI6063, dated 2/24/17, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) The 'future expansion area' must return to the Village for approvals prior to development.
 - 2) Out lot A and B must return to the Village for approvals prior to development.
 - 3) Provide a sidewalk from 159th Street, extending along the west side of the eastern parking lot, and stubbed to the Lot B boundary for future extension when that lot is developed. Also connect that sidewalk to Porsche building.
 - 4) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
 - a. Protect the existing plant material on abutting lots from construction damage with temporary protective fencing.
 - b. Construct the required landscape buffer around all sides of the entire 7.6 acre site at the time of Porsche Construction.
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5) Meet all final engineering and building division requirements and approvals.

And

Voted 3-0 to recommend to the Village Board approval of a three lot commercial subdivision as illustrated on the preliminary site plan titled "Preliminary Site Plan", Rizza Porsche, 8760 W. 159th Street" by W-T Engineering, job CEI6063, dated 2/24/17, subject to final engineering approval, subject to the submission of a Record Plat of Subdivision to the Village for approval and recording, and subject to the following condition:

- 1) The front eastern Porsche parking lot must be consolidated into out lot B prior to development of that out lot.
- 2) A public cross access easement, extending along the entire loop driveway, and also including a 15' wide easement stub from the loop drive to the Village water tower, must be shown on the plat.
- 3) A cross access easement, at 88th Avenue with Georgio's, must be shown on the plat.

And

Voted 3-0 to recommend to the Village Board approval of the elevations titled "Exterior Elevations" page A06.01 and A06.02; "Exterior Finish Schedule" page A06.03; "Exterior Materials" pages A06.04 and A06.05; and "Site Details" page A00.51, revised February 8, 2017, by Simon Design Group; and mesh exhibits received 2.9.17 from Simon Group; subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Extend masonry on the east, west and north building facades from the ground level to the top of the windows as established by the front storefront, per Code Section 6-308, and provide material colors and samples of masonry for approval.
- 2) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 4) Signs are conceptual only and are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 5) Dumpster must match building masonry.
- 6) Meet all final engineering and building division requirements.

And

Voted 3-0 to recommend to the Village Board approval of a special use permit for a planned development with multiple buildings, for motor vehicle services including an automobile dealership and service area, and for relocation of the existing pond to the rear of the site, subject to the same conditions as outlined in the preliminary site plan motion. Petitioner requested modifications to the special use permit include:

- 1) Parking drives and lots located between the building and the street.
- 2) Parking space numbers that exceed the Code by more than 20%.
- 3) Lighting foot candles that exceed Code maximums, subject to final engineering approvals, on the Porsche lot only, not to exceed a maximum of 50 foot-candles at the 159TH Street property line and 30 foot-candles interior to the site.
- 4) Detention slopes that exceed 25% to no more than 33%.
- 5) Reduced western landscape buffer, shifted eastward approximately 24'.
- 6) Retaining wall that exceeds 3' height, to a maximum of 3.5' in height.

And

Voted 3-0 to recommend to the Village Board DENIAL for the petitioner requested modification #7:

- 7) Relief from the Land Development Code requirement for facade masonry up to the tops of the windows.
- 8) Petitioner work with staff to comply with masonry requirements per Code.

DEVELOPMENT SERVICES COMMITTEE DISCUSSION

Since the Development Services Committee meeting the following changes have been made to the petition exhibits, and Board conditions of approval adjusted accordingly.

- 1) A sidewalk was added from 159th Street to Out lot B for future extension when that lot is developed.
 - 2) Protective fencing was added around vulnerable existing plant material on abutting lots.
 - 3) A public cross access easement, including access to the Village water tower, is now shown
-

on the site plan.

4) A cross access easement at 88th Avenue with Georgio's is now shown on the site plan.

5) Masonry has been added on the east, west and north building facades from the ground level to the top of the windows as established by the front storefront, with the exception of an approximately 50 square foot area of siding around the new car delivery door on the east elevation that the architect left as siding to distinguish the door from the others for customer benefit. This qualifies as a "minor accent" which is allowed under the Land Development Code. Masonry materials and colors have been provided. Additionally, masonry dumpster plans have been provided.

This case is now before the Board of Trustees for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to approve a site plan, subdivision, elevations, and special use permits with modifications for Rizza Porsche, 8760 W. 159th Street, as recommended at the March 20, 2017 Development Services Committee meeting and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO READ)

I move to approve the preliminary site plan titled "Preliminary Site Plan", Rizza Porsche, 8760 W. 159th Street" by W-T Engineering, job CEI6063, dated 3/24/17, subject to the following conditions.

- 1) The 'future expansion area' must return to the Village for approvals prior to development.
 - 2) Out lots A and B must return to the Village for approvals prior to development.
 - 3) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval. Construct the required landscape buffer around all
-

sides of the entire 7.6 acre site at the time of Porsche Construction.

4) Meet all final engineering and building division requirements and approvals.

And

I move to approve a three lot commercial subdivision as illustrated on the preliminary site plan titled "Preliminary Site Plan", Rizza Porsche, 8760 W. 159th Street" by W-T Engineering, job CEI6063, dated 3/24/17, subject to final engineering approval and subject to the submission of a Record Plat of Subdivision to the Village for approval and recording, and subject to the following condition:

1) The front eastern Porsche parking lot must be consolidated into out lot B prior to development of that out lot.

And

I move to approve the elevations titled "Exterior Elevations" page A06.01 and A06.02, revised March 24, 2017; and "Exterior Finish Schedule" page A06.03, revised February 8, 2017; and "Site Details" page A00.51, revised February 8, 2017; and mesh exhibits received 2.9.17; all by Simon Design Group, subject to the following conditions:

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

2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

3) Signs are conceptual only and are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

4) Meet all final engineering and building division requirements.

And

I move to approve a special use permit for a planned development with multiple buildings, for motor vehicle services including an automobile dealership and service area, and for relocation of the existing pond to the rear of the site, subject to the same conditions as outlined in the preliminary site plan motion. Petitioner requested modifications to the special use permit include:

- 1) Parking drives and lots located between the building and the street.
 - 2) Parking space numbers that exceed the Code by more than 20%.
 - 3) Lighting foot candles that exceed Code maximums, subject to final engineering approvals, on the Porsche lot only, not to exceed a maximum of 50 foot-candles at the 159th Street property line and 30 foot-candles interior to the site.
 - 4) Detention slopes that exceed 25% to no more than 33%.
 - 5) Reduced western landscape buffer, shifted eastward approximately 24'.
 - 6) Retaining wall that exceeds 3' height, to a maximum of 3.5' in height.
-

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION	
				PRODUCT	COLOR	DIMENSION		
CG-1	CEILING GRID	SERVICE DRIVE-THROUGH	USG	WIREWORKS	GLOSSY BLACK	2'-0"x2'-0"	USG CORPORATION (800) 950-3839 BRUCE KOEHN (800) 874-8870 EXT. 8811	
CP-1	COMPOSITE METAL PANELS	EXTERIOR FACADE	A	ALUCAN COMPOSITES	ALUCOBOND	SUNRISE SILVER	4'x12'	WWW.ALUCOBOND.USA.COM
			B	ALPOLIC		BSX SILVER	4'x12'	WWW.ALPOLICAMERICAS.COM
CP-2	PERFORATED METAL PANELS	EXTERIOR FACADE	ALPOLIC BY PATTISON SIGNS	PERFORATED	SILVER TO MATCH CP-1	4'x12'	BETH SPAMAN (866) 218-1976x4181 BSPAMAN@PATTISONSIGN.COM	
D-3	OVERHEAD DOOR	SEE ELEVATIONS	BY ARCHITECT OF RECORD	BY ARCHITECT OF RECORD	EXTERIOR FRAME - EP-1; INTERIOR FRAME - P8	BY ARCHITECT OF RECORD	DOOR TO BE 90% TRANSPARENT	
D-4	EXTERIOR STOREFRONT DOORS	ENTRY DOORS	BLUMGREAT OR APPROVED EQUAL	1303 WITH FLOOR CLOSER	CLEAR GLASS WITH LOWE COATING	SEE ELEVATIONS	(412) 678-2400 PROVIDE TYPE "C" HANDLES @ EXTERIOR DOORS - IF FRAMES ARE REQUIRED, CONTACT PCMA FOR APPROVED COLORS	
			ATAS INTERNATIONAL OR APPROVED EQUAL	MFN160 RIGID WALL	#2 BLACK SMOOTH TEXTURE	22 GAUGE STEEL	MARK BROWN (800) 1466-1441x227 MBROWN@ATAS.COM WWW.ATAS.COM/PRODUCTS/WALLPANELS	
			CENTRIA	RIGID WALL	#9916 RICH BLACK SMOOTH TEXTURE		BOB WALTERSDORF (860) 285-8341 RWALTERSDORF@CENTRIA.COM	
MP-1	CORRUGATED METAL PANELS	EXTERIOR SIDE WALLS	BERRIDGE	RIGID WALL	#2 BLACK SMOOTH TEXTURE		KENNY FLOWERS (770) 361-5153 KFLOWERS@BERRIDGE.COM	
EP-1	EXTERIOR PAINT	PARAPET	SHERWIN WILLIAMS	EXTERIOR	SW 6990 CAVAR		SHERWIN WILLIAMS (800) 321-8194 CONSULT MANUFACTURER FOR APPROPRIATE PRIMER FOR SUBSTRATE AND APPROPRIATE PAINT GRAD	
MC-1	METAL COPING	EXTERIOR FACADE COPING	ALCAN COMPOSITES	ALUCOBOND	SUNRISE SILVER	SEE ELEVATIONS	WWW.ALUCOBOND.USA.COM	
MC-2	METAL COPING	PARAPET	BY ARCHITECT OF RECORD		BLACK TO MATCH MP-1		BY ARCHITECT OF RECORD	
PT-1	PORCELAIN TILE	SERVICE RECEPTION	ITALGRANITI	SLATE	SERPENTINO	8'x8"	ITALGRANITI (888) 4629200	
PT-2	PORCELAIN TILE	SERVICE RECEPTION	GRANITIFANDRE	SLATE	AGATA	12'x12"	GRANITIFANDRE (888) 903-4283, (900) 8289074 JEFF SMITH (703) 4559200	
				SLIMPACT MULLIONLESS GLAZING		SEE ELEVATIONS	JASON MALOUF, FAOUR GLASS TECH (813) 918-2472 or (813) 884-3297 JMALOUF@AOURGLASS.COM	
SF-2	EXTERIOR STOREFRONT SYSTEM	SHOWROOM EXTERIOR GLASS WALL	A	FAOUR GLASS	CLEAR GLASS WITH LOWE COATING		CHRISTOPHER BROWN, OLDCASTLE (720) 425-5387	
			B	OLDCASTLE	FINWALL OR STACKWALL		CHRIS BROWN@OLDCASTLE.COM	
SF-3	SPANDREL GLASS	APPROXIMATE FINISH FOR LIGHT SLOT RENOVATIONS, CONTACT PCMA	BY GLASS MANUFACTURER		BLACK FRIT COATING		BY ARCHITECT OF RECORD	
SF-4	EXTERIOR STOREFRONT SYSTEM	WINDOWS IN WALLS WITH MP-1 FINISH	BY ARCHITECT OF RECORD		BLACK MATCHING MP-1		BY ARCHITECT OF RECORD	

NOTE: 1/4" = 1'-0" SCALE

PROJECT:



Porsche Orland Park
corner of 88th + 159th Street
8760 W. 159th Street
Orland Park, IL 60462

ARCHITECT:

SIMON
ARCHITECTURE DESIGN GROUP, LLC
505 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-571-3814
design@simon-arch.com

CIVIL:

W-T Civil Engineering, LLC
2675 Pratum Avenue
Hoffman Estate, IL 60192
Tel: 224-293-6333
Fax: 224-293-6444
wtingers@wte.com
Attr: Jason Green

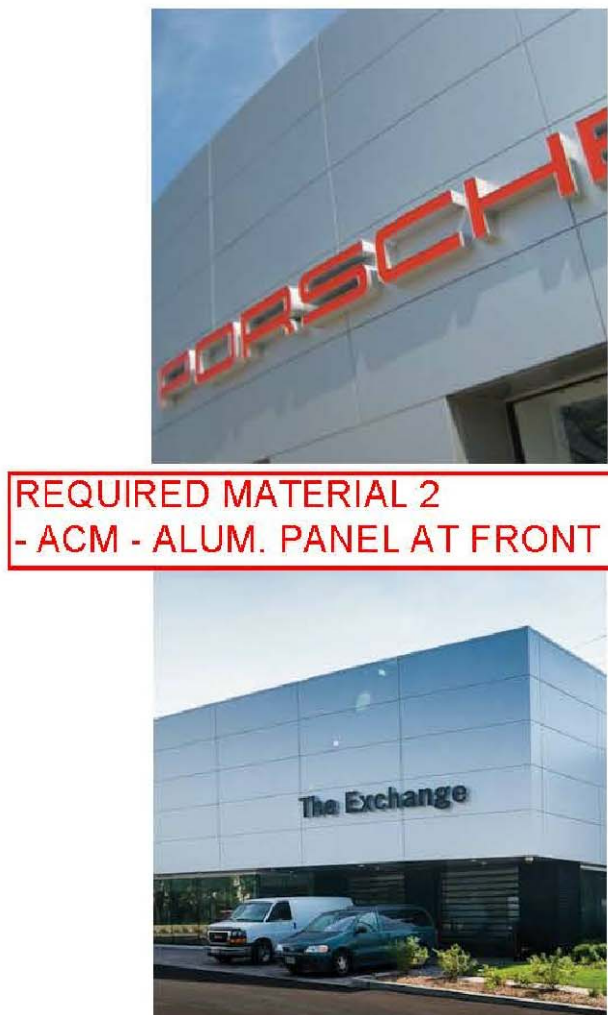
STRUCTURAL:

VIRGLIO & ASSOCIATES, LTD
Structural Engineers
24069 North Echo Lake Rd
Lake Zurich, IL 60047
Tel: 847-550-8411
Fax: 847-307-8324
www.virgilioassoc.com
Attr: Ryan Freund

MECH / PLUMB / ELEC:

DEC 29 2016 - DESIGN REVIEW
JAN 9 2017 - DESIGN REVIEW - REVISION
JAN 16 2017 - DESIGN REVIEW - REVISION
FEB 08 2017 - ZONING - REVISION
EXT. ELEVATIONS

A06.03



PROJECT:
JOE RIZZA

 Porsche Orland Park
 corner of 88th + 159th Street
 8760 W. 159th Street
 Orland Park, IL 60462

ARCHITECT:

SIMON
 DESIGN GROUP, LLC
 ARCHITECTURE
 DESIGN
 planning - retail - automotive
 505 Lake Cook Road, Suite 350
 Deerfield, IL 60015
 Tel: 847-571-3814
 design@simon-arch.com

CIVIL:
 W-T Civil Engineering, LLC
 2675 Pratum Avenue
 Hoffman Estate, IL 60192
 Tel: 224-293-6333
 Fax: 224-293-6444
 wtengineering.com
 Attn: Jason Green

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 JAN 9 2017 - DESIGN REVIEW- REVISION
 JAN 16 2017 - DESIGN REVIEW- REVISION
 FEB 08 2017 - ZONING - REVISION

EXAMPLES OF COMPLETED PROJECTS

A06.05

EXAMPLES OF COMPLETED PROJECTS

NOTE: 1/1X17 IS FULL SCALE

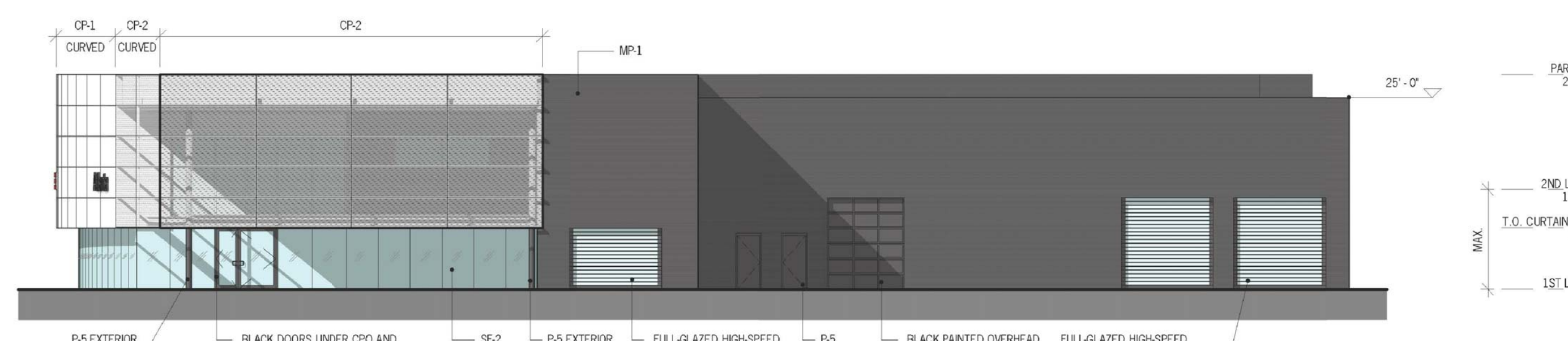
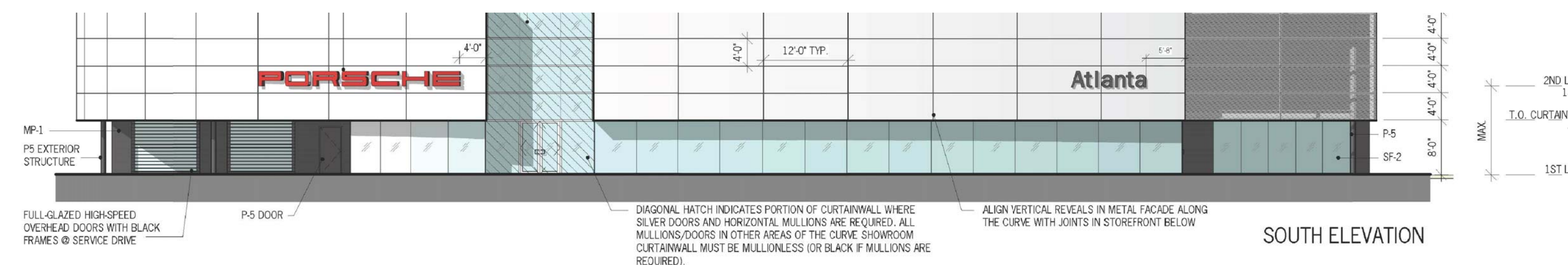
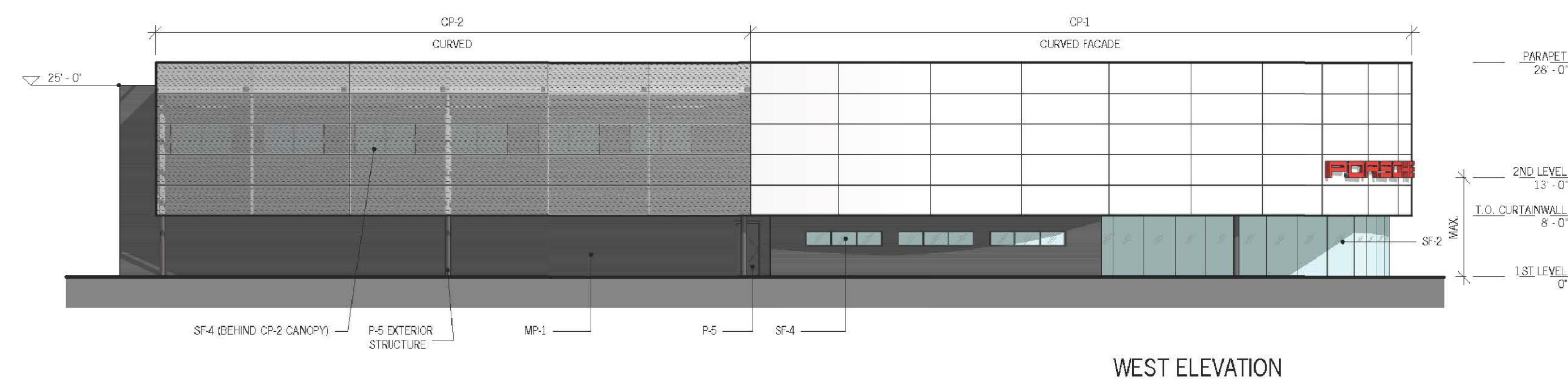
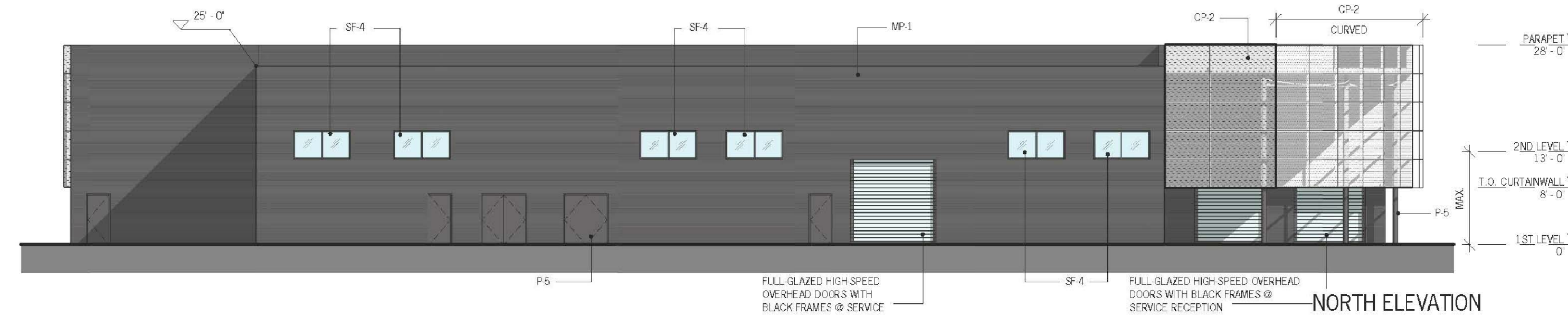


REQUIRED MATERIAL 1
- ALUM. GLOSSY METAL AT BACK OF BUILDING, ABOVE WINDOW LINE



REQUIRED MATERIAL 2
- ACM - ALUM. PANEL AT FRONT

EXAMPLES OF COMPLETED PROJECTS



PROTOTYPICAL ELEVATION DESIGN

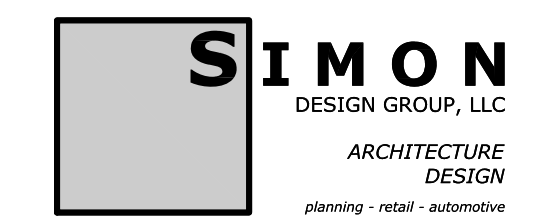
PROJECT:

JOE RIZZA



Porsche Orland Park
corner of 88th + 159th Street
8760 W. 159th Street
Orland Park, IL 60462

ARCHITECT:



505 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-arch.com

CIVIL:

W-T Civil Engineering, LLC
2675 Pratum Avenue
Hoffman Estate, IL 60192

Tel: 224-293-6333
Fax: 224-293-6444
wtengineering.com
Attn: Jason Green

STRUCTURAL:

MECH / PLUMB / ELEC:

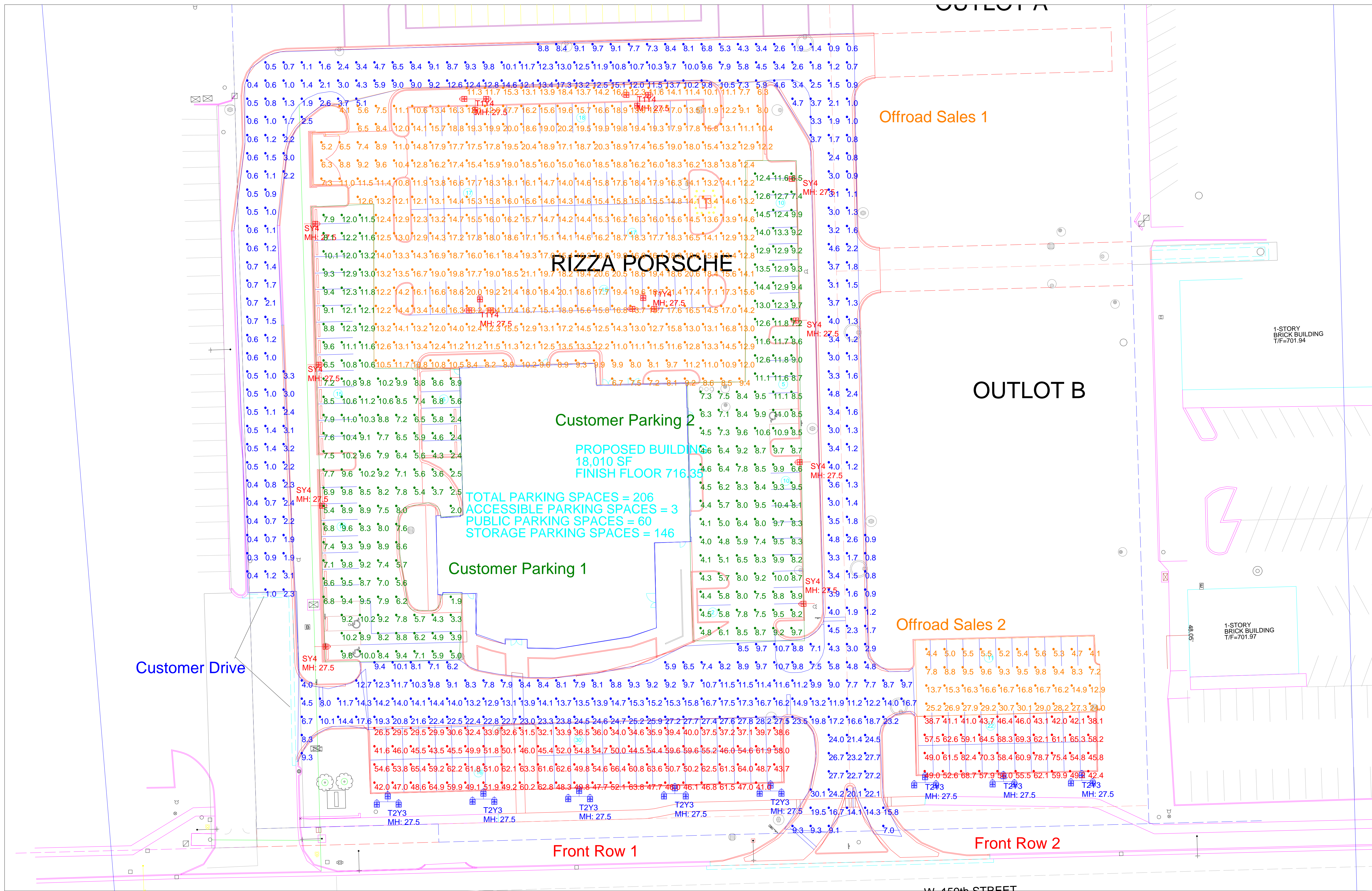
DEC 29 2016 - DESIGN REVIEW
JAN 9 2017 - DESIGN REVIEW - REVISION
JAN 16 2017 - DESIGN REVIEW - REVISION
JAN 27 2017 - ZONING - REVISION

EXT MATERIALS

A06.05

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NOTE: 1/1X7 IS HALF SCALE



Scale: 1 inch= 25 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.



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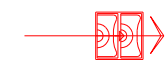


Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-65-1986 Identifying Operating Factors for HID Luminaires

Provided for:
Chris von Kondrat
LSI

Provided BY:
Application Solution Center
Current, Powered by GE
East Cleveland, OH
P: 216-266-3073

Designer: Isaiah Fleetwood
Date: 2/1/2017
GE Drawing #A170086C-Orland Park Porsche-AGI

Orland Park Porsche
8760 W. 159th ST
Orland Park, IL 60462
GE LED EVOLVE AREA LIGHT
Mounting height @ 27.5'
Horizontal fcs at grade
Values at Initial hours

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	8	SY4	SINGLE	1.000	1-EASC_Y4FX40_____	470	50000
	4	T1Y4	3 @ 90 DEGREE	1.000	3-EASC_Y4FX40_____	1410	150000
	8	T2Y3	ROTATED OPTICS 3 @ 90 DEGREE	1.000	1-EASC_Y3RX40___&,1-EASC_Y3LX40___, & 1-EASC_Y3FX40___	1410	169500

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Customer Drive	Illuminance	Fc	7.94	30.1	0.3	26.47	100.33
Customer Parking 1	Illuminance	Fc	8.18	13.2	1.9	4.31	6.95
Customer Parking 2	Illuminance	Fc	8.74	14.5	4.0	2.19	3.63
Front Row 1	Illuminance	Fc	48.65	66.4	26.5	1.84	2.51
Front Row 2	Illuminance	Fc	56.02	82.4	38.1	1.47	2.16
Offroad Sales 1	Illuminance	Fc	14.56	21.4	4.1	3.55	5.22
Offroad Sales 2	Illuminance	Fc	14.36	30.7	4.1	3.50	7.49

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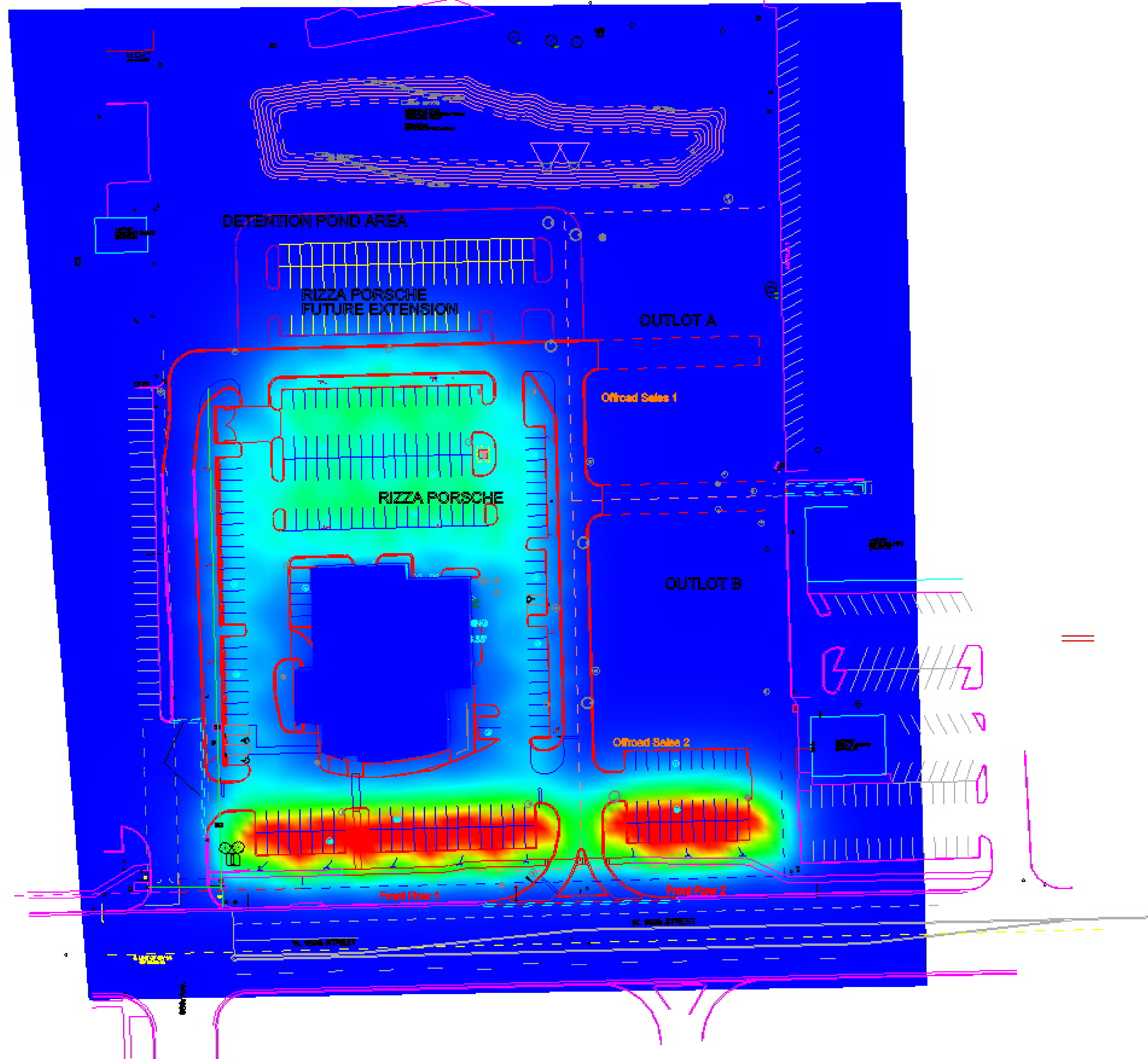
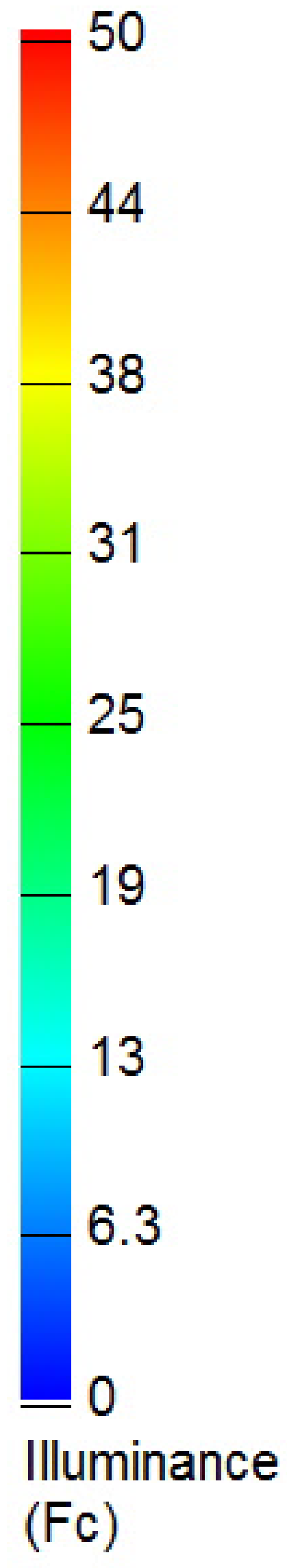
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Ref: IES LM-63-11-09: Identifying Operating Factors for HID Luminaires

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Mounting height @ 27.5'
Horizontal fcs at grade
Values at initial hours



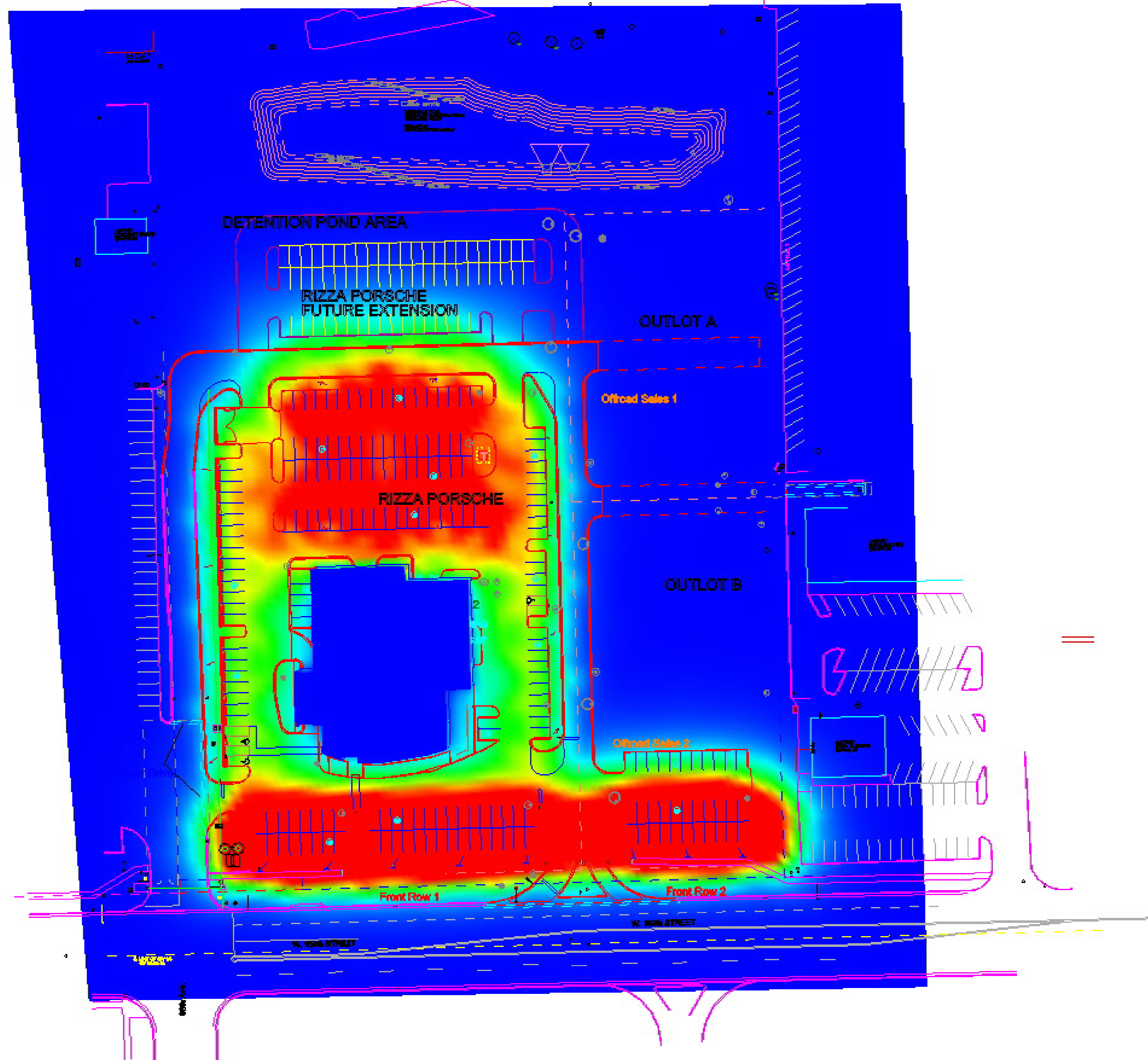
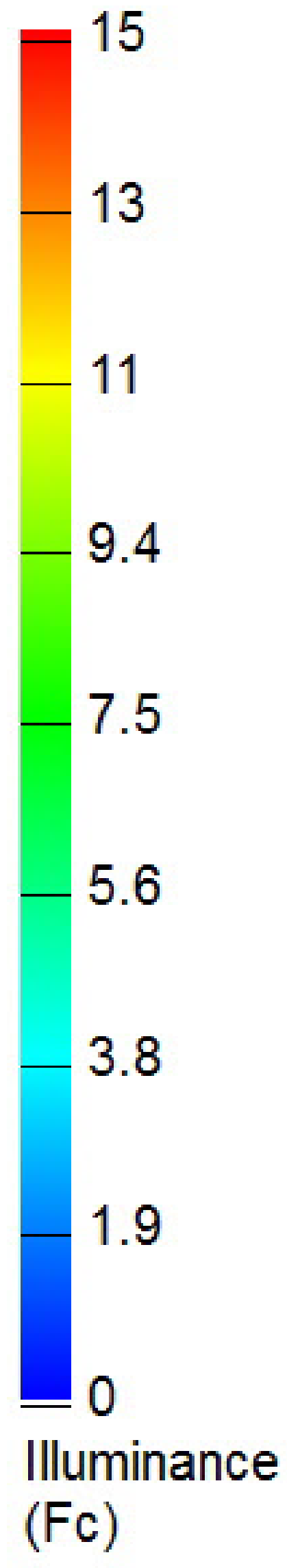
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Ref: IES LM-79-11-08: Identifying Operating Factors for HID Luminaires

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Chris von Kondrat
LSI

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Application Solution Center
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P: 216-266-3073

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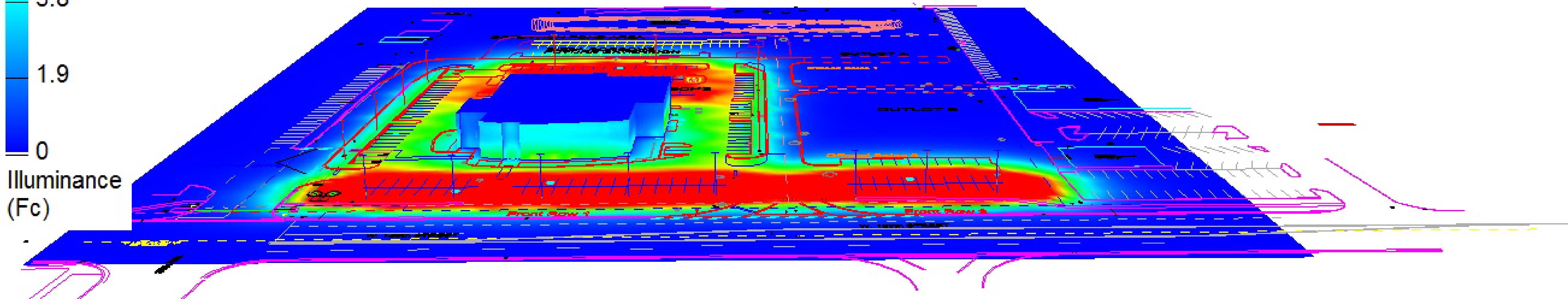
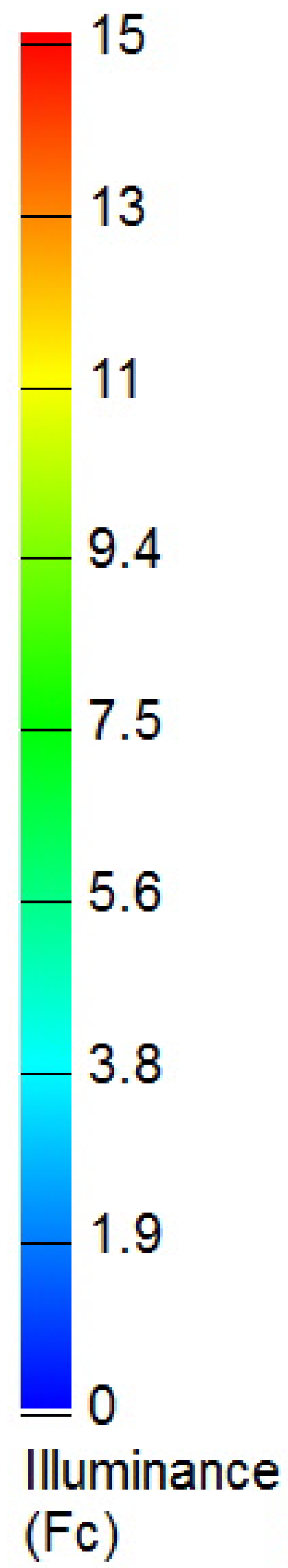
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Ref: IES LM-79-11-08: Identifying Operating Factors for HID Luminaires

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8760 W. 159th ST
Orland Park, IL 60462
GE LED EVOLVE AREA LIGHT
Mounting height @ 27.5'
Horizontal fcs at grade
Values at Initial hours



Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-79-11-00: Identifying Operating Factors for LED Luminaires

Provided for:
Chris von Kondrat
LSI

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GE LED EVOLVE AREA LIGHT
Mounting height @ 27.5'
Horizontal fcs at grade
Values at Initial hours

PETITION FOR AMENDMENT TO SPECIAL USE PERMIT
RIZZA PORSCHE OF ORLAND PARK

STANDARDS APPLICABLE TO SPECIAL USES

The Petitioner is requesting an Amendment to the Special Use permit issued for the property located at 8760 W. 159th Street, to construct an addition relocated its Porsche sales and service facility in the Village of Orland Park.

1. The subject property is designated Community Commercial and Office under the Comprehensive Plan of the Village. As an automobile sales facility, the existing special use is consistent with the purposes, goals and objectives of the Village=s Comprehensive Plan and the standards of Orland Park=s BIZ District development.

2. The Amendment to the Special Use requested is similar in nature to the surrounding properties used as automobile dealerships. Thus, the automobile service facility proposed is consistent with the character of the immediate vicinity of the parcel for development. The project has been designed to have no negative impact on the adjoining hotel to the west or retail to the east. Buffering to the North, which is residential, is designed to the Village Code.

3. The adjacent properties to the South, East and West have commercial uses and the property to the North is a residential area. The design of the automobile sales facility includes a full landscape buffer to the North and foundation and parking lot landscaping thus avoiding any adverse visual impact on adjacent properties. The proposed use will not dominate the immediate vicinity. The special use will not alter the character of the area or adversely impact upon the health, safety and general welfare of the area. The addition is to be constructed closer to the South property line so as not to unduly impact nearby residential development.

4. The proposed use of the site for an automobile sales and service facility is identical to the current use of many of the adjacent sites. The current site contains a mostly vacant former site of a bank and office use. The property is on tax relief and is need of redevelopment. The current use as vacant land may have adverse effects on the value of adjacent properties. However, the quality and appearance of the proposed structure may well encourage the quality of the development of the surrounding vacant land thus potentially increasing overall property values.

5. At the time the property was first developed, there was provision made for adequate levels of public facilities and services for the property. The current proposed development has provided for roadway cross access, adequate access for fire protection and adequate levels of refuse

disposal and water and sewers. Finally, the proposed use as an automobile facility will create no burden on schools, hospitals and medical facilities.

6. This request for the proposed special use does not contain any request to revise the current provisions for open space and improvements. Petitioner will make legal provision to guarantee the development of any open space and other improvements associated with the proposed use. The impervious surface ratios of the facility will not change if the amended Special Use is approved.

7. There are no known archaeological, historical or cultural resources which will be adversely affected by the proposed development. The development of an automobile sales facility on the site will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

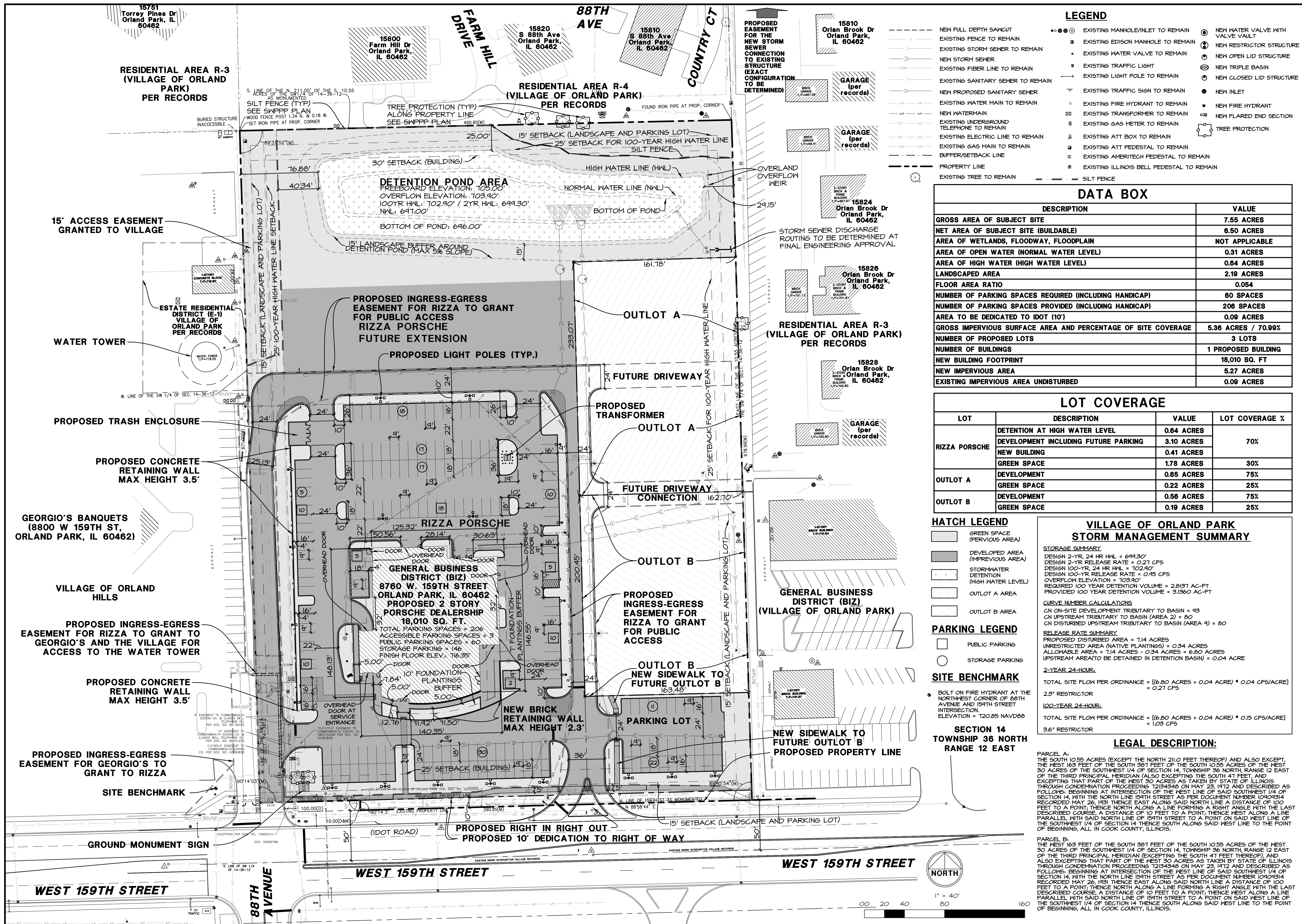
8. The proposed amended special use will conform to the applicable regulations of the Land Development Code of the Village of Orland Park, as well as all relevant provisions of the regulations and ordinances of the Village of Orland Park.

Dated: August 15, 2016

MESH EXHIBITS

Submitted 2.9.17





LEGEND

---	NEW FULL DEPTH SAWCUT	●●●●	EXISTING MANHOLE/INLET TO REMAIN	○	NEW WATER VALVE WITH VALVE VAULT
---	EXISTING FENCE TO REMAIN	■	EXISTING EDISON MANHOLE TO REMAIN	○	NEW RESTRICTOR STRUCTURE
---	EXISTING STORM SEWER TO REMAIN	■	EXISTING WATER VALVE TO REMAIN	○	NEW OPEN LID STRUCTURE
---	NEW STORM SEWER	■	EXISTING TRAFFIC LIGHT	○	NEW TRIPLE BASIN
---	EXISTING FIBER LINE TO REMAIN	■	EXISTING LIGHT POLE TO REMAIN	○	NEW CLOSED LID STRUCTURE
---	EXISTING SANITARY SEWER TO REMAIN	---	EXISTING TRAFFIC SIGN TO REMAIN	○	NEW INLET
---	NEW PROPOSED SANITARY SEWER	---	EXISTING FIRE HYDRANT TO REMAIN	○	NEW FIRE HYDRANT
---	EXISTING WATER MAIN TO REMAIN	---	EXISTING TRANSFORMER TO REMAIN	○	NEW FLARED END SECTION
---	NEW WATERMAIN	---	EXISTING GAS METER TO REMAIN	○	
---	EXISTING UNDERGROUND TELEPHONE TO REMAIN	---	EXISTING ATT BOX TO REMAIN	○	
---	EXISTING ELECTRIC LINE TO REMAIN	---	EXISTING ATT PEDESTAL TO REMAIN	○	
---	EXISTING GAS MAIN TO REMAIN	---	EXISTING AMERITECH PEDESTAL TO REMAIN	○	
---	BUFFER/SETBACK LINE	---	EXISTING ILLINOIS BELL PEDESTAL TO REMAIN	○	
---	PROPERTY LINE	---		○	
---	EXISTING TREE TO REMAIN	---		○	
---		---		○	

DATA BOX

DESCRIPTION	VALUE
GROSS AREA OF SUBJECT SITE	7.55 ACRES
NET AREA OF SUBJECT SITE (BUILDABLE)	6.50 ACRES
AREA OF WETLANDS, FLOODWAY, FLOODPLAIN	NOT APPLICABLE
AREA OF OPEN WATER (NORMAL WATER LEVEL)	0.31 ACRES
AREA OF HIGH WATER (HIGH WATER LEVEL)	0.64 ACRES
LANDSCAPED AREA	2.19 ACRES
FLOOR AREA RATIO	0.054
NUMBER OF PARKING SPACES REQUIRED (INCLUDING HANDICAP)	60 SPACES
NUMBER OF PARKING SPACES PROVIDED (INCLUDING HANDICAP)	206 SPACES
AREA TO BE DEDICATED TO IDOT (10')	0.09 ACRES
GROSS IMPERVIOUS SURFACE AREA AND PERCENTAGE OF SITE COVERAGE	5.36 ACRES / 70.99%
NUMBER OF PROPOSED LOTS	3 LOTS
NUMBER OF BUILDINGS	1 PROPOSED BUILDING
NEW BUILDING FOOTPRINT	18,010 SQ. FT
NEW IMPERVIOUS AREA	5.27 ACRES
EXISTING IMPERVIOUS AREA UNDISTURBED	0.09 ACRES

LOT COVERAGE

LOT	DESCRIPTION	VALUE	LOT COVERAGE %
RIZZA PORSCHE	DETENTION AT HIGH WATER LEVEL	0.64 ACRES	70%
	DEVELOPMENT INCLUDING FUTURE PARKING	3.10 ACRES	
	NEW BUILDING	0.41 ACRES	
OUTLOT A	GREEN SPACE	1.78 ACRES	30%
	DEVELOPMENT	0.65 ACRES	75%
OUTLOT B	GREEN SPACE	0.22 ACRES	25%
	DEVELOPMENT	0.56 ACRES	75%
	GREEN SPACE	0.19 ACRES	25%

- HATCH LEGEND**
- GREEN SPACE (PERVIOUS AREA)
 - DEVELOPED AREA (IMPERVIOUS AREA)
 - STORMWATER DETENTION (HIGH WATER LEVEL)
 - OUTLOT A AREA
 - OUTLOT B AREA
- PARKING LEGEND**
- PUBLIC PARKING
 - STORAGE PARKING

- SITE BENCHMARK**
- BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF 88TH AVENUE AND 159TH STREET INTERSECTION. ELEVATION = 720.85 NAVD88

VILLAGE OF ORLAND PARK STORM MANAGEMENT SUMMARY

STORAGE SUMMARY
 DESIGN 2-YR, 24 HR HNL = 649.30'
 DESIGN 2-YR RELEASE RATE = 0.27 CFS
 DESIGN 100-YR, 24 HR HNL = 102.90'
 DESIGN 100-YR RELEASE RATE = 0.45 CFS
 OVERFLOW ELEVATION = 103.90'
 REQUIRED 100 YEAR DETENTION VOLUME = 2,8151 AC-FT
 PROVIDED 100 YEAR DETENTION VOLUME = 3,1360 AC-FT

CURVE NUMBER CALCULATIONS
 CN ON-SITE DEVELOPMENT TRIBUTARY TO BASIN = 93
 CN UPSTREAM TRIBUTARY TO BASIN (AREA 2) = 80
 CN DISTURBED UPSTREAM TRIBUTARY TO BASIN (AREA 9) = 80

RELEASE RATE SUMMARY
 PROPOSED DISTURBED AREA = 1.14 ACRES
 UNRESTRICTED AREA (NATIVE PLANTINGS) = 0.34 ACRES
 THROUGH CONDEMNATION PROCEEDING 12194340 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10409314 RECORDED MAY 26, 1931 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT, THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT, THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

2-YEAR 24-HOUR:
 TOTAL SITE FLOW PER ORDINANCE = ((6.80 ACRES + 0.04 ACRES) * 0.04 CFS/ACRE) = 0.27 CFS
 2.3" RESTRICTOR

100-YEAR 24-HOUR:
 TOTAL SITE FLOW PER ORDINANCE = ((6.80 ACRES + 0.04 ACRES) * 0.15 CFS/ACRE) = 1.03 CFS
 3.6" RESTRICTOR

LEGAL DESCRIPTION:

PARCEL A: THE WEST 10.55 ACRES (EXCEPT THE NORTH 211.0 FEET THEREOF) AND ALSO EXCEPT, THE WEST 163 FEET OF THE SOUTH 581 FEET OF THE SOUTH 10.55 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (ALSO EXCEPTING THE SOUTH 41 FEET, AND EXCEPTING THAT PART OF THE WEST 30 ACRES AS TAKEN BY STATE OF ILLINOIS THROUGH CONDEMNATION PROCEEDING 12194340 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10409314 RECORDED MAY 26, 1931 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT, THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT, THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: THE WEST 163 FEET OF THE SOUTH 381 FEET OF THE SOUTH 10.55 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE SOUTH 41 FEET THEREOF), AND ALSO EXCEPTING THAT PART OF THE WEST 30 ACRES AS TAKEN BY STATE OF ILLINOIS THROUGH CONDEMNATION PROCEEDING 12194340 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10409314 RECORDED MAY 26, 1931 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT, THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT, THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

W-T CIVIL ENGINEERING, LLC
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 2675 Pratum Avenue
 Hoffman Estates, Illinois 60139
 PH: (224) 226-6444
 www.wtengineering.com
 License No.: 184-003492 Exp. 04/30/17

REVISIONS

NO.	DATE	BY

W-T

RIZZA PORSCHE
 8760 W. 159TH STREET
 ORLAND PARK, ILLINOIS 60462
 (PRELIMINARY SITE PLAN)

PRELIMINARY SITE PLAN

DATE: 09-24-2017
 SCALE: AS SHOWN
 DRAWN: BRA
 CHECK: JEG
 JOB: CE16063
 SHEET: C-1.0

1" = 40'

00 20 40 80 160

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DETENTION POND AREA

RIZZA PORSCHE
FUTURE EXTENSION

OUTLOT
A

RIZZA PORSCHE

FUTURE DRIVEWAY

OUTLOT
B

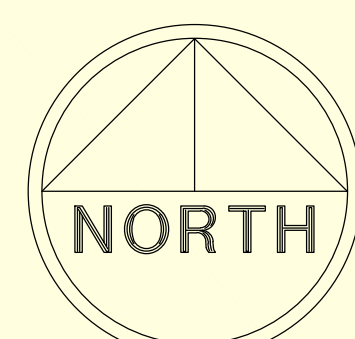
PROPOSED BUILDING
18,010 SF
FINISH FLOOR '16.35'
TOTAL PARKING SPACES = 206
ACCESSIBLE PARKING SPACES = 3
PUBLIC PARKING SPACES = 60
STORAGE PARKING SPACES = 146

W. 159th STREET

W. 159th STREET

88th
AVENUE

**NOTE: FOR MORE INFORMATION AND DETAILS ABOUT
PROPOSED RIZZA PORSCHE DEVELOPMENT, PLEASE
REFER TO "PRELIMINARY SITE PLAN" PREPARED BY
W-T CIVIL ENGINEERING, LLC, AND DATED 03-24-17**



1" = 30'

PROJECT:
JOE RIZZA



Porsche Orland Park
corner of 88th + 159th Street
8760 W. 159th Street
Orland Park, IL 60462

ARCHITECT:

SIMON ARCHITECTURE
DESIGN GROUP, LLC DESIGN

505 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-571-3814
simon_yu@simon-arch.com
Attn: Simon Yu

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Attn: Jason Green

STRUCTURAL ENGIN:

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24069 North Echo Lake Rd
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Fax: 847-307-8324
www.virgilioassoc.com
Attn: Ryan Freund

MECH / PLUMB ENGIN:

SHERMAN MECHANICAL INC.
1075 Alexander Court
Cary, IL 60013
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Fax: 847-307-8324
aschulz@shermanmech.com
Attn: Alan Schulz

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Hoffman Estate, IL 60192
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Fax: 224-293-6444
Ken.Meddings@wtengineering.com
Attn: Ken Meddings

DEC 29 2016	DESIGN REVIEW
JAN 9 2017	DESIGN REVIEW- REVISION
JAN 16 2017	DESIGN REVIEW- REVISION
FEB 08 2017	ZONING - REVISION
MAR 15 2017	BUILDING BOARD - REVISION
MAR 24 2017	BUILDING BOARD - REVISION

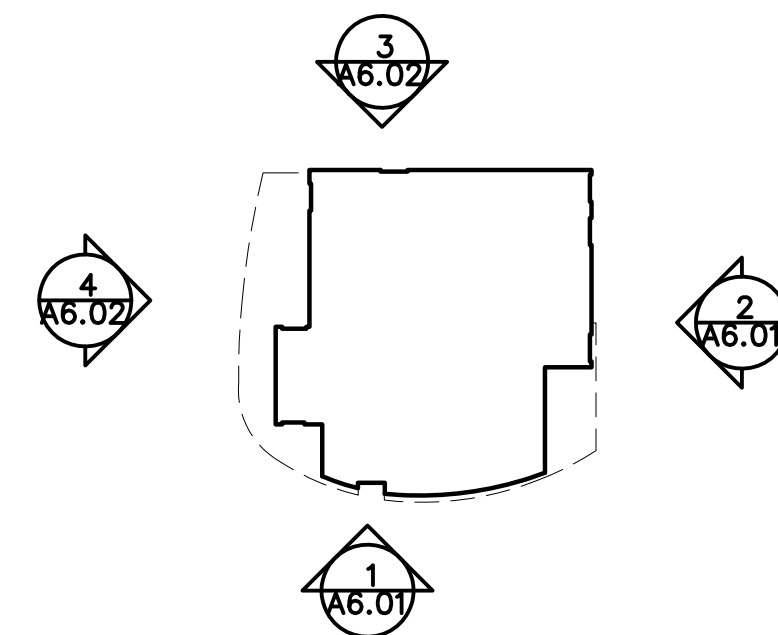
EXT.ELEVATIONS

A06.02

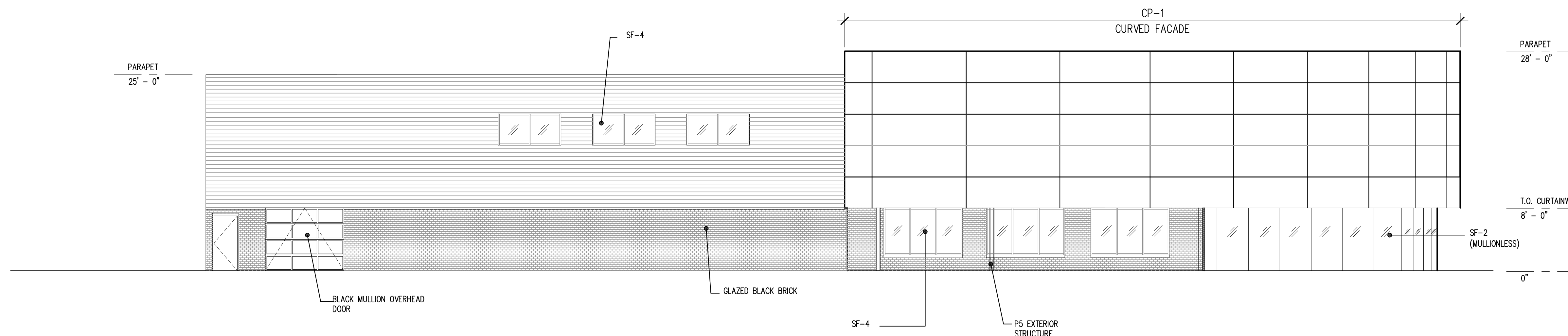
ID	DESCRIPTION	MANUFACTURER	SPECIFICATION	SOURCE/CONTACT	REMARKS/ADDL' INFO.
CP-1	ALUM COMPOSITE METAL	ALPOLIC	BSX SILVER 4FT X 12FT PANELS		REFER TO A5.03 FOR ALTERNATE MANUFACTURES
CP-2	ALUM COMPOSITE METAL	PERFORATED ALPOLIC, BY PATTISON	BSX SILVER 4FT X 12FT PANELS		REFER TO A5.03 FOR ALTERNATE MANUFACTURES
MP-1	CORRUGATED METAL PANELS	GENTRIA	RIGID WALL, #9916 RICH BLACK SMOOTH, 22 GA STEEL	BOB WALTERSDORF 860-285-8341	REFER TO A5.03 FOR ALTERNATE MANUFACTURES
BR-1	GLAZED BLACK BRICK	GLEN-GERY OR EQUAL	1/2" OR 3/4" THICK "THIN BRICK", BLACK G-701, ON MOTOR ON PRECAST PANELS	SAM SOUSE 708-912-8578	1/2" OR 3/4" THICK "THIN BRICK" ON MOTOR ON PRECAST PANELS

REFER TO A6.03 + A6.05 FOR ADDITIONAL INFORMATION ON MATERIALS

EXTERIOR MATERIAL SCHEDULE

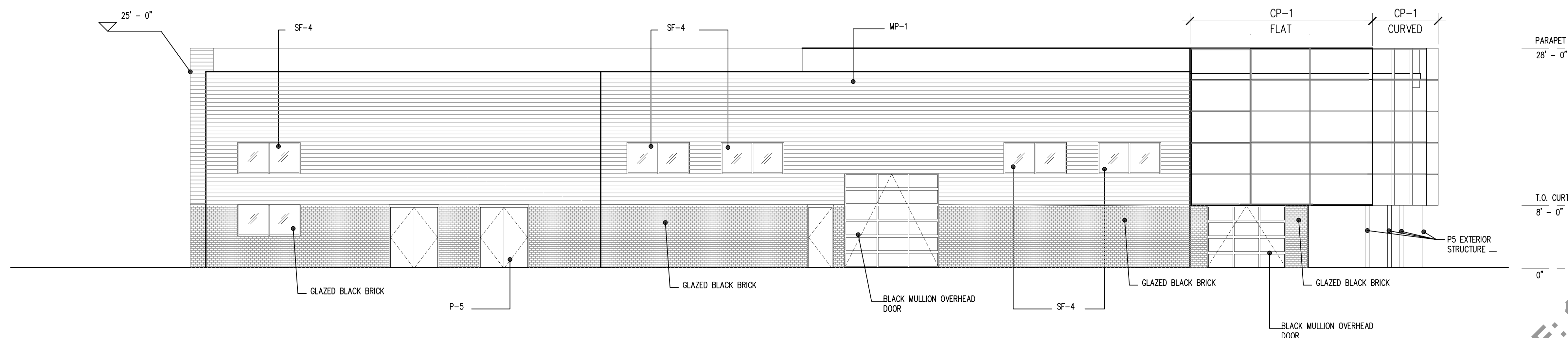


KEY PLAN
SCALE: -



EXTERIOR ELEVATION - WEST
SCALE: 1/8"

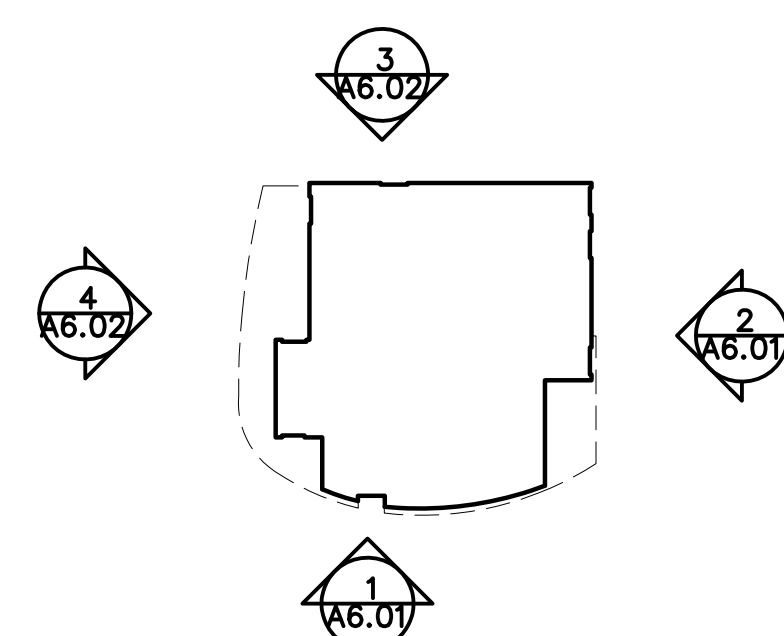
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EXTERIOR ELEVATION - NORTH
SCALE: 1/8"

3

NOTE: 11X17 FULL SCALE

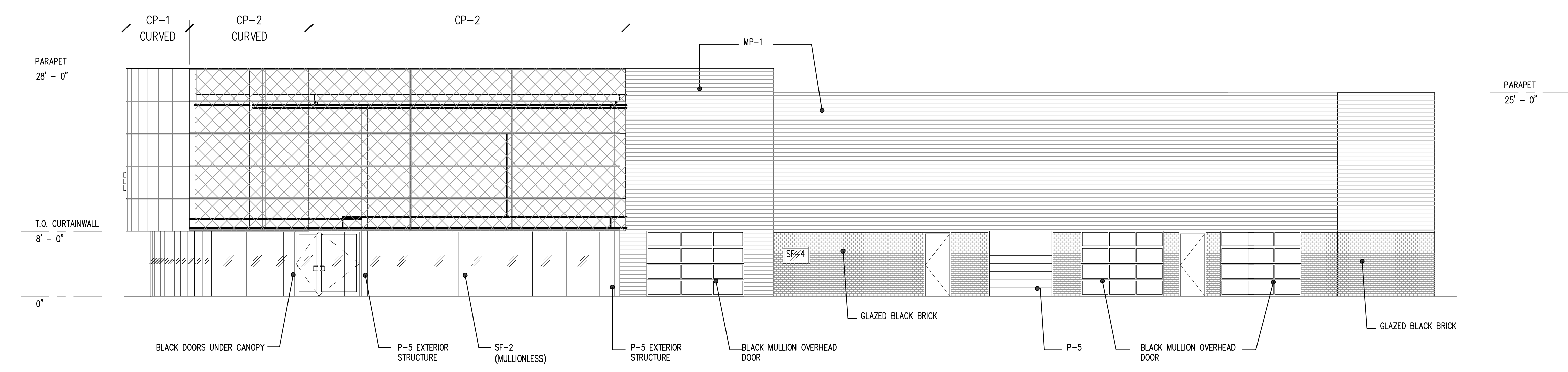


KEY PLAN
SCALE: -

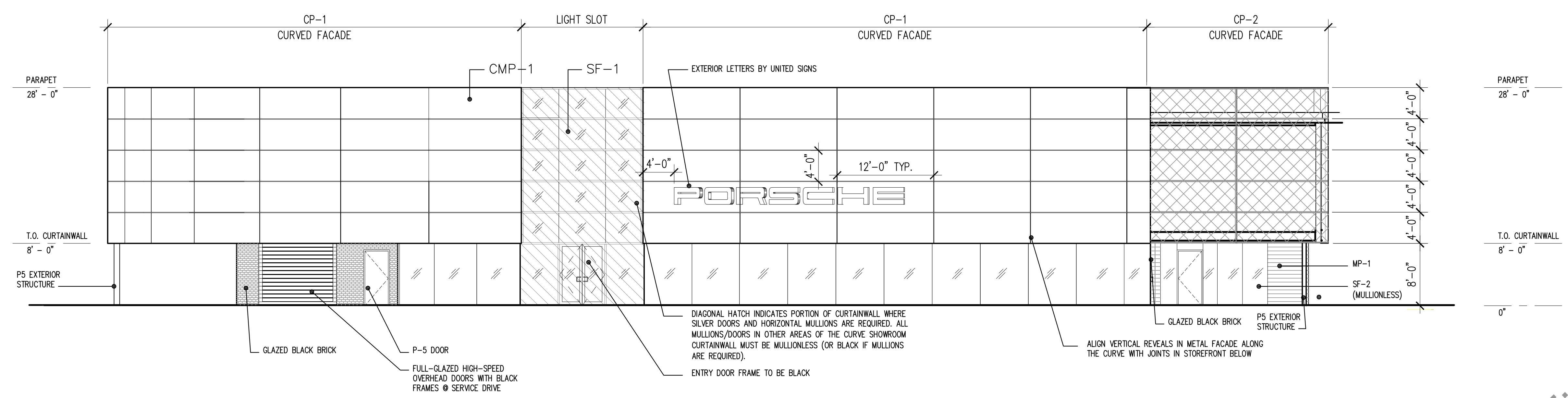
ID	DESCRIPTION	MANUFACTURER	SPECIFICATION	SOURCE/CONTACT	REMARKS/ADDL' INFO.
CP-1	ALUM COMPOSITE METAL	ALPOLIC	BSX SILVER 4FT X 12FT PANELS		REFER TO A5.03 FOR ALTERNATE MANUFACTURES
CP-2	ALUM COMPOSITE METAL	PERFORATED ALPOLIC, BY PATTISON	BSX SILVER 4FT X 12FT PANELS		REFER TO A5.03 FOR ALTERNATE MANUFACTURES
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REFER TO A6.03 + A6.05 FOR ADDITIONAL INFORMATION ON MATERIALS

EXTERIOR MATERIAL SCHEDULE



EXTERIOR ELEVATION - EAST
SCALE: 1/8" **2**



EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" **1**

PROJECT:
JOE RIZZA

Porsche Orland Park
corner of 88th + 159th Street
8760 W. 159th Street
Orland Park, IL 60462

ARCHITECT:
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Tel: 847-571-3814
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Attn: Simon Yu

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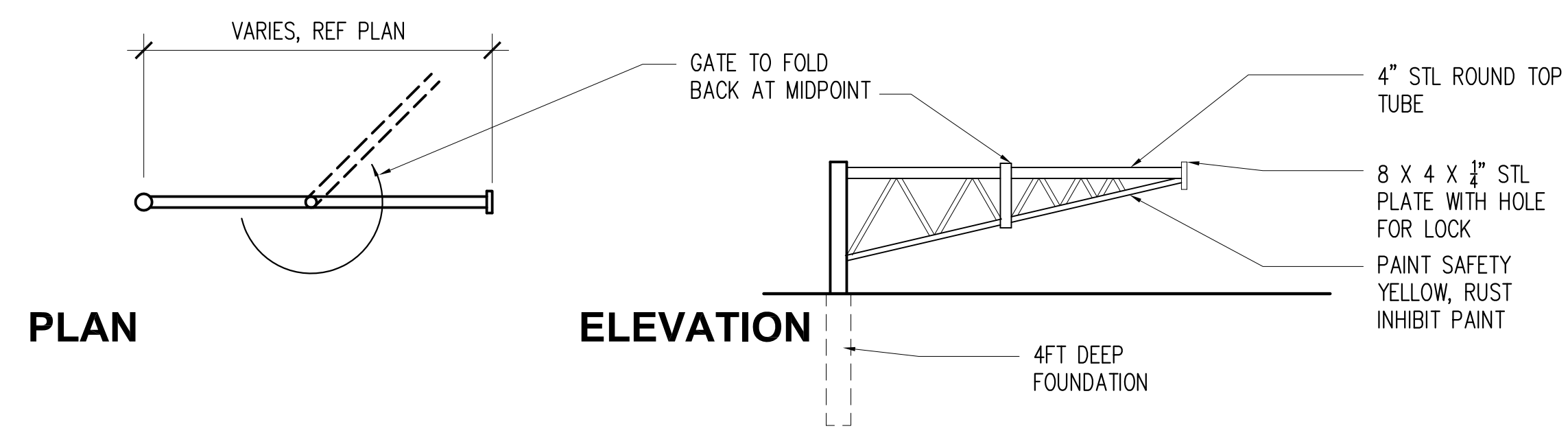
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EXT.ELEVATIONS
A06.01

NOTE: 11X17 PLOT SCALE



DETAIL AT SECURITY GATE
SCALE: 1/4" = 1' - 0"

04



BUILDING SIGN
SCALE: NTS

01

PROJECT:
JOE RIZZA

Porsche Orland Park
corner of 88th + 159th Street
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Orland Park, IL 60462

ARCHITECT:
SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive
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MECH / PLUMB / ELEC:

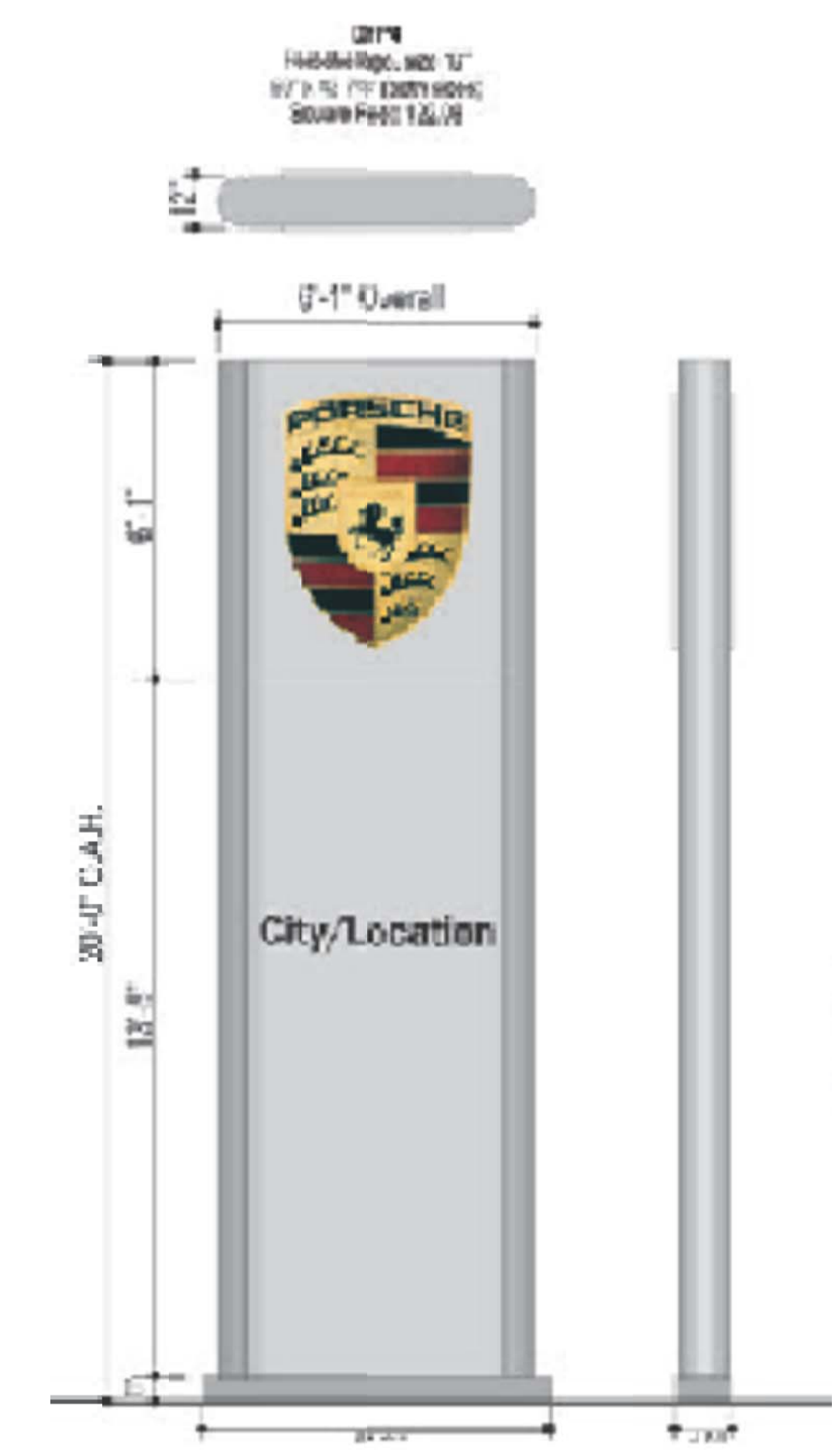
DEC 29 2016 - DESIGN REVIEW
JAN 9 2017 - DESIGN REVIEW- REVISION
JAN 16 2017 - DESIGN REVIEW- REVISION
FEB 08 2017 - ZONING - REVISION

SITE - DETAILS

A00.51

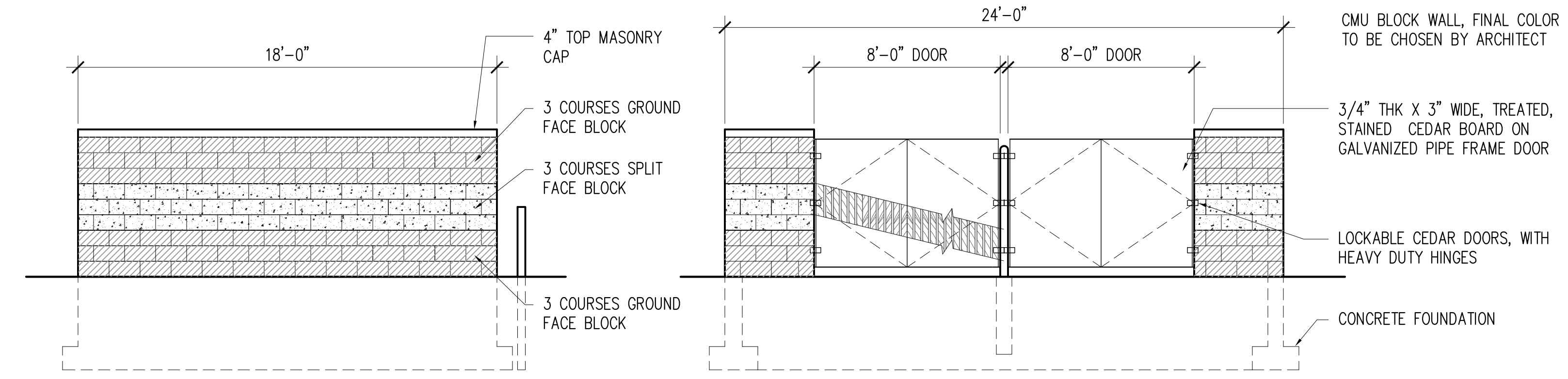
SIGNS - SERVICE SIGN
SCALE: NTS

6



ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1' - 0"

03

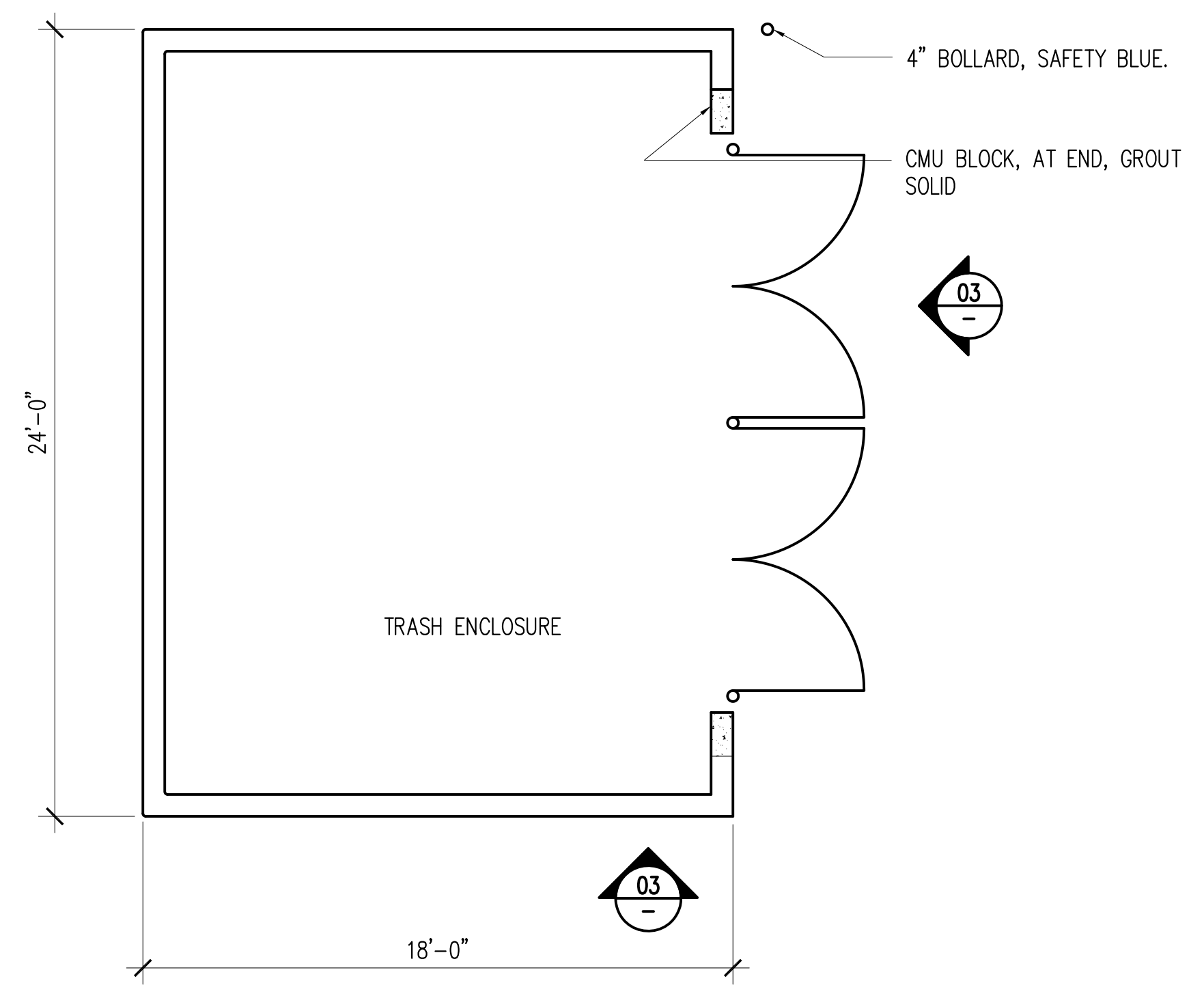


SIGNS - PYLON SIGN
SCALE: NTS

5

PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1' - 0"

02



MECH / PLUMB / ELEC:

BOARD APPROVED

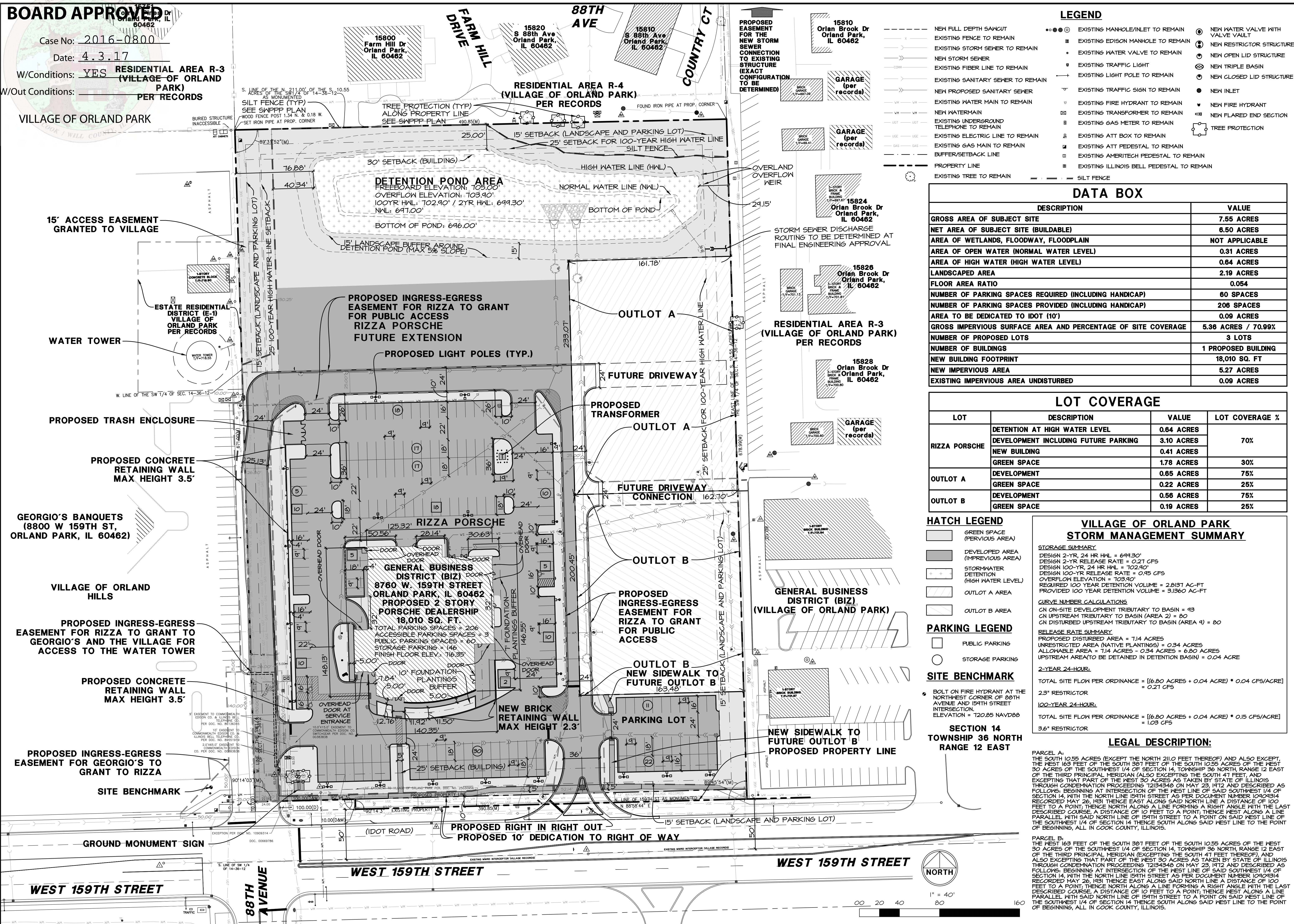
Case No: 2016-0800

Date: 4.3.17

W/Conditions: YES RESIDENTIAL AREA R-3 (VILLAGE OF ORLAND PARK)

W/Out Conditions: PER RECORDS

VILLAGE OF ORLAND PARK



LEGEND

--- (dashed line)	NEW FULL DEPTH SAWCUT	●●●●● (circles)	EXISTING MANHOLE/INLET TO REMAIN	⊙ (circle with dot)	NEW WATER VALVE WITH VALVE VAULT
--- (dotted line)	EXISTING FENCE TO REMAIN	● (circle)	EXISTING EDISON MANHOLE TO REMAIN	⊙ (circle with dot)	NEW RESTRICTOR STRUCTURE
--- (dash-dot line)	EXISTING STORM SEWER TO REMAIN	● (circle)	EXISTING WATER VALVE TO REMAIN	⊙ (circle with dot)	NEW OPEN LID STRUCTURE
--- (solid line)	NEW STORM SEWER	● (circle)	EXISTING TRAFFIC LIGHT	⊙ (circle with dot)	NEW TRIPLE BASIN
--- (dotted line)	EXISTING FIBER LINE TO REMAIN	● (circle)	EXISTING TRAFFIC SIGN TO REMAIN	⊙ (circle with dot)	NEW CLOSED LID STRUCTURE
--- (dash-dot line)	EXISTING SANITARY SEWER TO REMAIN	● (circle)	EXISTING LIGHT POLE TO REMAIN	⊙ (circle with dot)	NEW INLET
--- (solid line)	NEW PROPOSED SANITARY SEWER	● (circle)	EXISTING TRAFFIC SIGN TO REMAIN	⊙ (circle with dot)	NEW FIRE HYDRANT
--- (dotted line)	EXISTING WATER MAIN TO REMAIN	● (circle)	EXISTING FIRE HYDRANT TO REMAIN	⊙ (circle with dot)	NEW FIRE HYDRANT
--- (dash-dot line)	NEW WATERMAIN	● (circle)	EXISTING TRANSFORMER TO REMAIN	⊙ (circle with dot)	NEW FLARED END SECTION
--- (dotted line)	EXISTING UNDERGROUND TELEPHONE TO REMAIN	● (circle)	EXISTING GAS METER TO REMAIN	⊙ (circle with dot)	NEW INLET
--- (dash-dot line)	EXISTING ELECTRIC LINE TO REMAIN	● (circle)	EXISTING ATT BOX TO REMAIN	⊙ (circle with dot)	NEW INLET
--- (solid line)	EXISTING GAS MAIN TO REMAIN	● (circle)	EXISTING ATT PEDESTAL TO REMAIN	⊙ (circle with dot)	NEW INLET
--- (dotted line)	BUFFER/SETBACK LINE	● (circle)	EXISTING AMERITECH PEDESTAL TO REMAIN	⊙ (circle with dot)	NEW INLET
--- (dash-dot line)	PROPERTY LINE	● (circle)	EXISTING ILLINOIS BELL PEDESTAL TO REMAIN	⊙ (circle with dot)	NEW INLET
--- (dotted line)	EXISTING TREE TO REMAIN	● (circle)	EXISTING ILLINOIS BELL PEDESTAL TO REMAIN	⊙ (circle with dot)	NEW INLET
--- (dash-dot line)	EXISTING TREE TO REMAIN	● (circle)	EXISTING ILLINOIS BELL PEDESTAL TO REMAIN	⊙ (circle with dot)	NEW INLET

DATA BOX

DESCRIPTION	VALUE
GROSS AREA OF SUBJECT SITE	7.55 ACRES
NET AREA OF SUBJECT SITE (BUILDABLE)	6.50 ACRES
AREA OF WETLANDS, FLOODWAY, FLOODPLAIN	NOT APPLICABLE
AREA OF OPEN WATER (NORMAL WATER LEVEL)	0.31 ACRES
AREA OF HIGH WATER (HIGH WATER LEVEL)	0.64 ACRES
LANDSCAPED AREA	2.19 ACRES
FLOOR AREA RATIO	0.054
NUMBER OF PARKING SPACES REQUIRED (INCLUDING HANDICAP)	60 SPACES
NUMBER OF PARKING SPACES PROVIDED (INCLUDING HANDICAP)	206 SPACES
AREA TO BE DEDICATED TO IDOT (10')	0.09 ACRES
GROSS IMPERVIOUS SURFACE AREA AND PERCENTAGE OF SITE COVERAGE	5.36 ACRES / 70.99%
NUMBER OF PROPOSED LOTS	3 LOTS
NUMBER OF BUILDINGS	1 PROPOSED BUILDING
NEW BUILDING FOOTPRINT	18,010 SQ. FT
NEW IMPERVIOUS AREA	5.27 ACRES
EXISTING IMPERVIOUS AREA UNDISTURBED	0.09 ACRES

LOT COVERAGE

LOT	DESCRIPTION	VALUE	LOT COVERAGE %
RIZZA PORSCHE	DETENTION AT HIGH WATER LEVEL	0.64 ACRES	70%
	DEVELOPMENT INCLUDING FUTURE PARKING	3.10 ACRES	
	NEW BUILDING	0.41 ACRES	
OUTLOT A	DEVELOPMENT	0.65 ACRES	75%
	GREEN SPACE	0.22 ACRES	25%
OUTLOT B	DEVELOPMENT	0.56 ACRES	75%
	GREEN SPACE	0.19 ACRES	25%

VILLAGE OF ORLAND PARK STORM MANAGEMENT SUMMARY

STORAGE SUMMARY:
 DESIGN 2-YR, 24 HR HWL = 699.30'
 DESIGN 2-YR RELEASE RATE = 0.27 CFS
 DESIGN 100-YR, 24 HR HWL = 102.40'
 DESIGN 100-YR RELEASE RATE = 0.45 CFS
 OVERFLOW ELEVATION = 103.40'
 REQUIRED 100 YEAR DETENTION VOLUME = 2,8151 AC-FT
 PROVIDED 100 YEAR DETENTION VOLUME = 3,1360 AC-FT

CURVE NUMBER CALCULATIONS:
 CN ON-SITE DEVELOPMENT TRIBUTARY TO BASIN = 93
 CN UPSTREAM TRIBUTARY TO BASIN (AREA 2) = 80
 CN DISTURBED UPSTREAM TRIBUTARY TO BASIN (AREA 9) = 80

RELEASE RATE SUMMARY:
 PROPOSED DISTURBED AREA = 1.14 ACRES
 UNRESTRICTED AREA (NATIVE PLANTINGS) = 0.34 ACRES
 THROUGH CONDEMNATION PROCEEDING 12194340 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10409314 RECORDED MAY 26, 1931 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

2-YEAR 24-HOUR:
 TOTAL SITE FLOW PER ORDINANCE = [(6.80 ACRES + 0.04 ACRES) * 0.04 CFS/ACRE] = 0.27 CFS
 2.3" RESTRICTOR

100-YEAR 24-HOUR:
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 3.6" RESTRICTOR

LEGAL DESCRIPTION:

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PARCEL B: THE WEST 163 FEET OF THE SOUTH 381 FEET OF THE SOUTH 10.55 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE SOUTH 47 FEET THEREOF), AND ALSO EXCEPTING THAT PART OF THE WEST 30 ACRES AS TAKEN BY STATE OF ILLINOIS THROUGH CONDEMNATION PROCEEDING 12194340 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10409314 RECORDED MAY 26, 1931 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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 PH: (224) 226-6444
 www.wtengineering.com
 IL License No.: 184-003492 Exp. 04/30/17

RIZZA PORSCHE
 8760 W. 159TH STREET
 ORLAND PARK, ILLINOIS 60462
 (PRELIMINARY SITE PLAN)

PRELIMINARY SITE PLAN

DATE: 09-24-2017
 SCALE: AS SHOWN
 DRAWN: BRA
 CHECK: JEG
 JOB: CE16063
 SHEET: C-1.0

REQUEST FOR ACTION REPORT

File Number: 2017-0090
Orig. Department: Development Services Department
File Name: 14332 Beacon Avenue, Mixed Use Building - Site Plan, Elevations and Certificate of Appropriateness for a New Mixed Use Building in the Old Orland Historic District

BACKGROUND:

QUICKFACTS

Project

14332 Beacon Avenue Mixed Use Building - 2017-0090

Petitioner

John Kelly

Purpose

To construct and maintain a new approximately 8,000 square foot two-story mixed-use building.

Requested Actions: Site Plan, Certificate of Appropriateness

Project Attributes

Address: 14332 Beacon Avenue

P.I.N.(s): 27-09-207-022

Existing Zoning: OOH Old Orland Historic District

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Plan Designation: Neighborhood Mixed Use

OVERVIEW AND BACKGROUND

The subject site was previously petitioned in 2010 as the "McDuffy Mixed Use Development" (2010-0616). The McDuffy project pioneered and paved the way to establish the precedent for a mixed-use building within the Beacon Avenue street corridor. It sought to demolish the one time single family home that occupied the site and replace it with a new 14,820 square foot mixed-use building. Although approved by the Village Board in February 2011, the McDuffy project was not constructed due to the challenging economic conditions of the economic downturn and other externalities.

The one time single family home was demolished in 2016.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct and maintain a new two-story mixed-use building that will be approximately 8,000 square feet. The proposed mixed-use building will include two office suites on the ground floor and two dwelling units on the second floor.

14332 Beacon Avenue is located within the permitted Beacon Avenue commercial area of the Old Orland Historic District as outlined by Section 6-209 of the Land Development Code. The Code permits “residential units above retail or commercial establishments” on Beacon Avenue between 143rd Street and 144th Street. The proposed mixed-use building is a conforming land use for the area. (The Old Orland Historic District, as a zoning district, contains two commercial sub-areas, one on Beacon Avenue and another on Union Avenue/143rd Place, that permit non-residential development and land uses).

The petition before the Committee considers both the site plan and the elevations of the redevelopment.

The petitioner does not request any variances or modifications for this project.

The recommendation motion includes the following condition:

1. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area.

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

PLAN COMMISSION MOTION

On March 14, 2017, the Plan Commission moved 7-0 to recommend to the Board of Trustees to approve the site plan and the certificate of appropriateness for 14332 Beacon Avenue.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On March 20, 2017, the Development Services Planning and Engineering Committee moved 3-0 to recommend to the Board of Trustees to approve the preliminary site plan titled “Address”, prepared by IJM Architects, dated 12/9/16, sheet number A-2.0, subject to the following conditions:

1. Change the title of the site plan to “14332 Beacon Avenue, Orland Park, IL. 60462 Mixed Use Building”;
2. Submit a final landscape plan, for separate review and approval, within 30 days of Board approval for the continuation of the existing non-residential street parkway pattern of brick paved sidewalks and tree grates.

And

Moved 3-0 to recommend to the Village Board to approve the elevations drawings titled “Address”, prepared by IJM Architects, dated 12/9/16, sheet A-1.0, subject to the following conditions:

1. Change the title of the elevation drawings to “14332 Beacon Avenue, Orland Park, IL. 69462 Mixed Use Building”;
 2. Change the first ground floor windows visible to the right-of-way from picture windows to storefront windows similar to those on the east main elevation;
 3. Introduce a brick soldier course above the ground floor windows on the two side elevations and the rear elevation at the same height as the limestone header on the east main elevation;
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4. Continue the parapet walls on both side elevations to at least the first second floor window from the front;
 5. Include a concrete masonry base to separate ground level and masonry on the east main elevation;
 6. Redesign the two (2) exterior stairs at the rear to include a second floor outdoor space (deck or balcony) for each dwelling unit with a common exterior covered fire escape; and
 7. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.

DISCUSSION

Since the Committee meeting, the petitioner has met Conditions 1 and 2 of the site plan motion, and Conditions 1, 2, 3, 4, 5, and 6 of the COA motion. Condition 7 remains as a standard informational condition and is renumbered to 1.

This case is now before the Village Board of Trustees for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to approve the site plan and certificate of appropriateness for 14332 Beacon Avenue as recommended at the March 20, 2017 Development Services Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

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

I move to approve the preliminary site plan titled "Mixed Use Building 14332 Beacon Ave., Orland Park, IL. 60462", prepared by IJM Architects, dated 3/28/17, sheet number A-2.0;

And

I move to approve the elevations drawings titled "Mixed Use Building 14332 Beacon Ave. Orland Park, IL. 60462", prepared by IJM Architects, dated 3/28/17, sheet A-1.0, subject to the following condition:

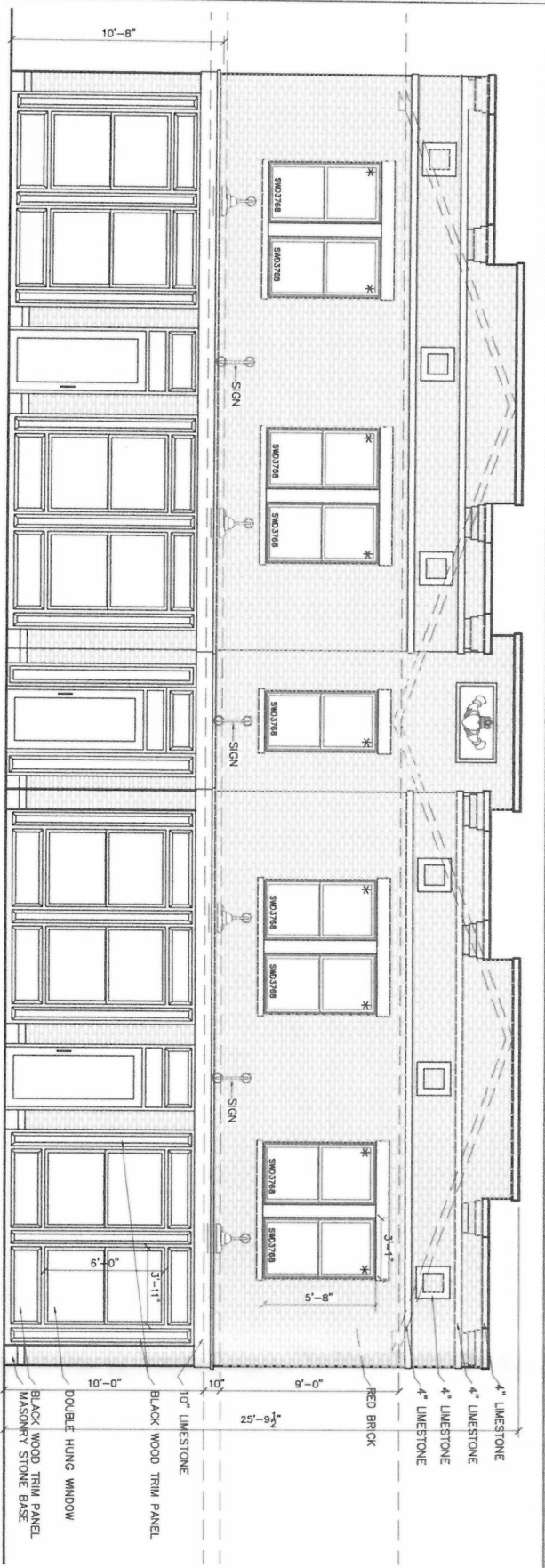
1. Anchor all masonry using a veneer type with a 2.625 inch minimum thickness.
-



P. E. STEFFEN. CLOTHING & SHOES

MEN'S

GENTS

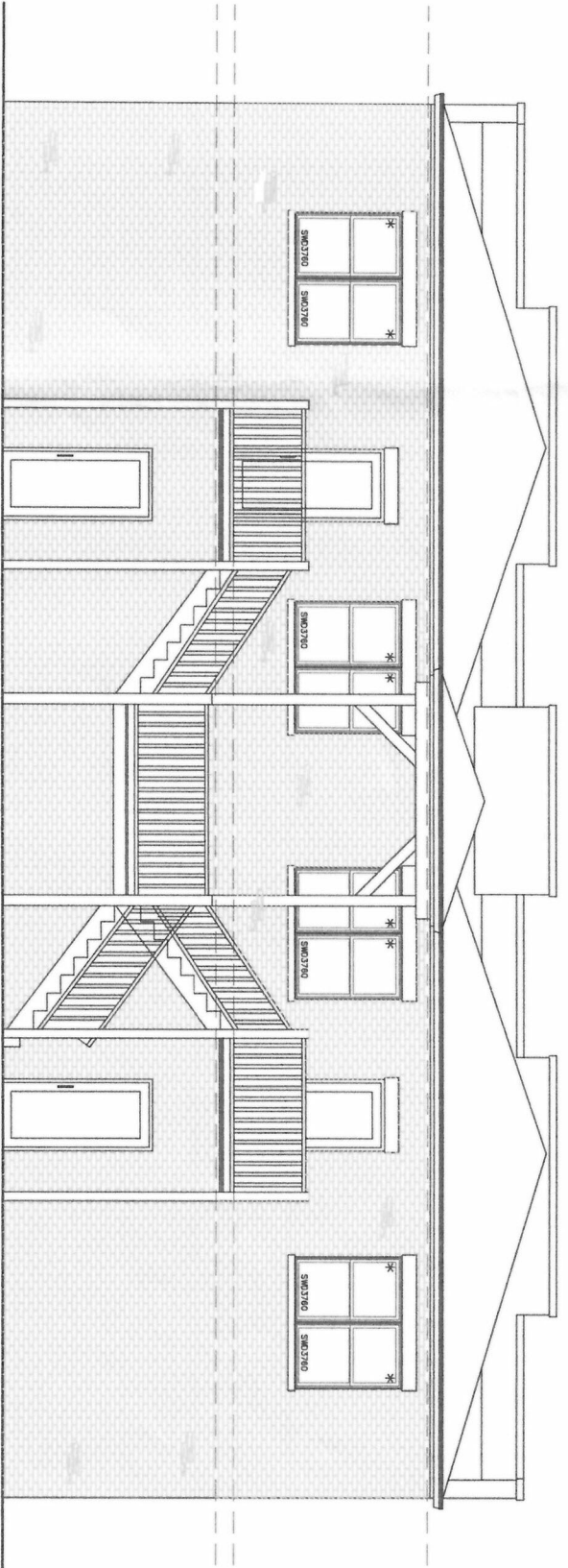


EAST ELEVATION

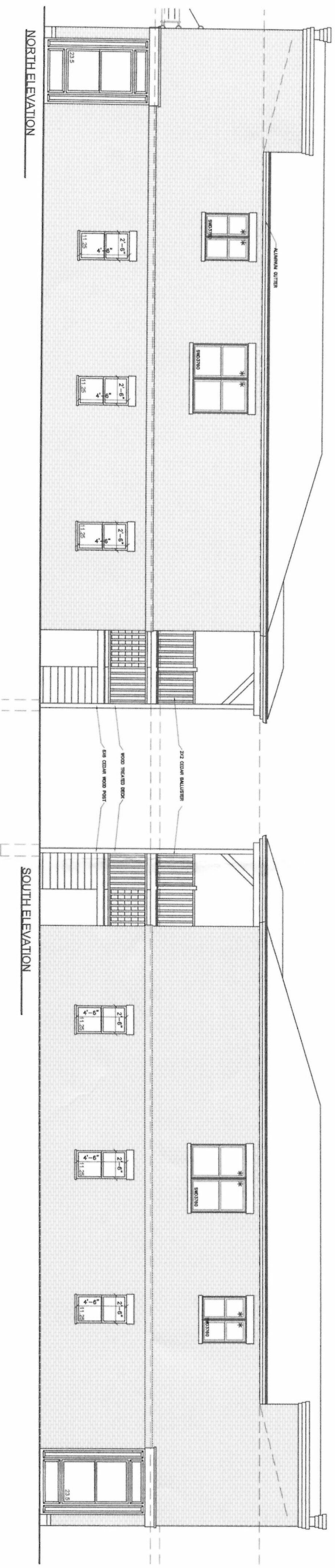
ORLAND PARK
 ZONING ANALYSIS
 1432 BEACON
 FLOOR AREA RATIO

LOT WIDTH: 75FT
 LOT DEPTH: 100FT
 LOT AREA: 7500
 PARKING: 2 SPACES PER UNIT

BUILDING COVERAGE: 3489
 BUILDING HEIGHT: 25'-9.5"
 SETBACK AT FRONT: 1'-0"
 SETBACK AT INTERIOR SIDE: 5'-0" EACH SIDE
 SETBACK AT CORNER SIDE: N/A
 SETBACK AT REAR: N/A



WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

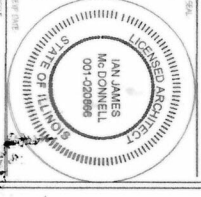
LM
 ARCHITECTS

82 S. La Grange Rd.
 Suite 205
 La Grange, IL. 60525

f: 708-469-7674
 p: 708-404-4451

NO.	DESCRIPTION
A10	EXTERIOR ELEVATIONS
A11	SCREEN WALLS
A20	FOUNDATION PLAN
A21	FIRST FLOOR PLAN
A22	SECOND FLOOR PLAN
A23	ROOF PLAN
A30	SECTION 5
A31	SECTION 6 - OVERPASS
A32	ELECTRICAL PLAN
E41	ELECTRICAL NOTES

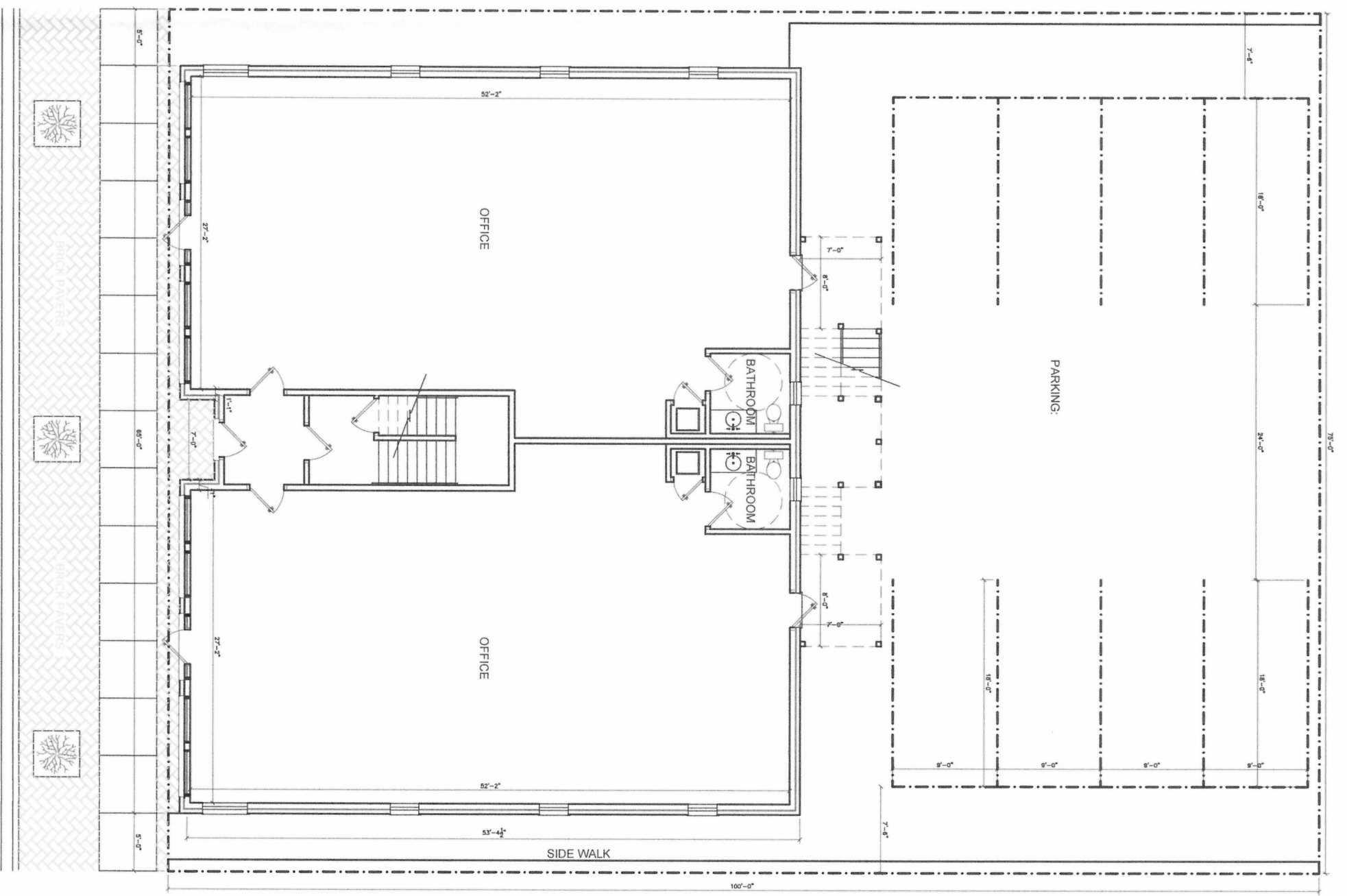
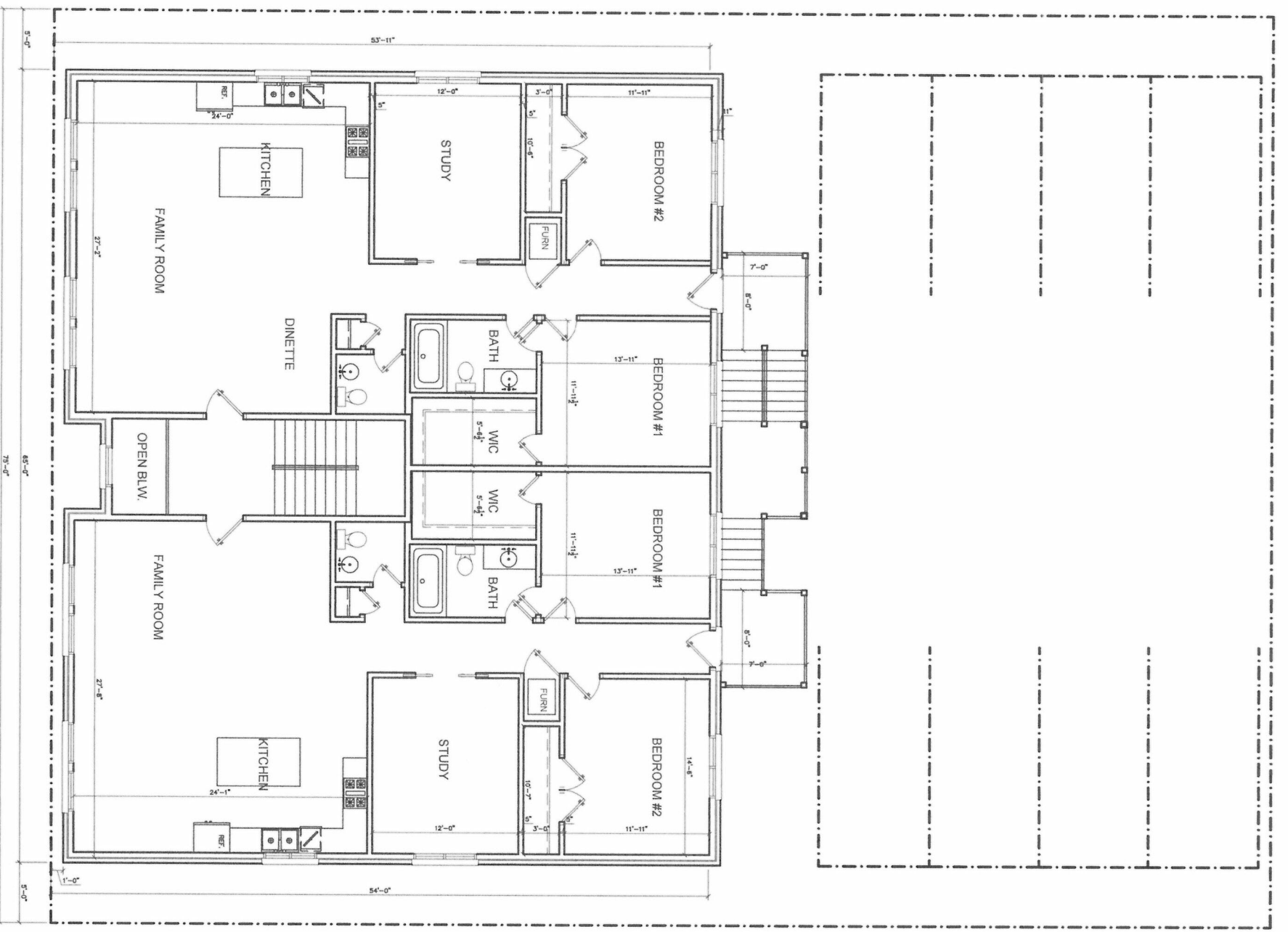
MIXED US BUILDING
 14332 BEACON AVE.
 ORLAND IL. 60462



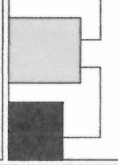
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2016-138

A-1.0



JJM
ARCHITECTS

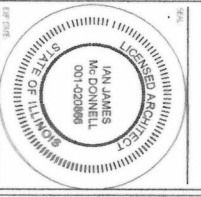


83 S. La Grange Rd.
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NO. 1	PROJECT
NO. 2	DATE
NO. 3	BY
NO. 4	CHECKED
NO. 5	DATE
NO. 6	BY
NO. 7	CHECKED
NO. 8	DATE
NO. 9	BY
NO. 10	CHECKED
NO. 11	DATE
NO. 12	BY
NO. 13	CHECKED
NO. 14	DATE
NO. 15	BY
NO. 16	CHECKED
NO. 17	DATE
NO. 18	BY
NO. 19	CHECKED
NO. 20	DATE

MIXED US BUILDING
14332 BEACON AVE.
ORLAND IL. 60462



NO. 1	PROJECT
NO. 2	DATE
NO. 3	BY
NO. 4	CHECKED
NO. 5	DATE
NO. 6	BY
NO. 7	CHECKED
NO. 8	DATE
NO. 9	BY
NO. 10	CHECKED
NO. 11	DATE
NO. 12	BY
NO. 13	CHECKED
NO. 14	DATE
NO. 15	BY
NO. 16	CHECKED
NO. 17	DATE
NO. 18	BY
NO. 19	CHECKED
NO. 20	DATE

3.28.2017

2016-138

A-2.0