

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us



Meeting Minutes

Monday, September 19, 2011

6:00 PM

Village Hall

Development Services & Planning Committee

*Chairman Kathleen M. Fenton
Trustees Edward G. Schussler and Carole Griffin Ruzich
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:05 PM.

Present: 2 - Chairman Fenton and Trustee Griffin Ruzich

Absent: 1 - Trustee Schussler

APPROVAL OF MINUTES

2011-0591 Approval of the August 15, 2011 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of August 15, 2011.

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

Aye: 2 - Chairman Fenton and Trustee Griffin Ruzich

Nay: 0

Absent: 1 - Trustee Schussler

ROLL CALL

Trustee Edward G Schussler entered the meeting at 6:06 PM.

Present: 3 - Chairman Fenton; Trustee Schussler and Trustee Griffin Ruzich

ITEMS FOR SEPARATE ACTION

2011-0514 BMW of Orland Park - Special Use Amendment and Variance

Director of Development Services Karie Friling reported on the following:

PROJECT BACKGROUND:

The Village Board approved a Special Use Permit (Ordinance Number 4558) for the Planned Development of Wolf Point Plaza in January of 2010. The permit provided for the operation of a vehicle sales and repair facility for BMW's relocation and expansion of their dealership to the site, located at the northeast corner of Wolf Road and 159th Street.

The BMW portion of the project is currently under construction and the petitioner has returned with the following requests:

1. Site Plan and Landscape Plan approval for the BMW site for revised parking lot and landscape areas.

2. Special Use Permit Amendment to allow for 24 additional parking spaces on the BMW property, with modifications to allow a reduction in parking stall length from 18' to 17.5' and to allow for and increase in the height of the flagpole from 18' to 50'.

3. Variances to increase the allowable maximum lighting intensity during operating hours from 15 foot candles to 78.1 foot candles, decrease the right of way setback from 40' for 0-250W lights, to 8 ft. for 401+ watt lights at the south property line (159th St. ROW) and 18 ft. setbacks for 401+ watt lights along the north property line. Lights in excess of 400W also require a variance (1000W shielded in this case) Setback reduction applies to those areas abutting a residential zoning district (north) and street ROW (south)

PLAN COMMISSION:

On September 13, 2011, the Plan Commission, by a vote of 4 to 1, recommended to the Village Board approval of the preliminary site plan titled 'Proposed BMW Site Plan - Wolf Point Plaza,' prepared by Craig R. Knoche & Associates, job number 8-048, dated 3-04-09, date stamped September 01, 2011, sheet C1.5 subject to the following conditions.

1. Submit a revised landscape plan, including site plan changes and addressing parking lot trees, before the Village Board meeting.
2. Submit a revised site plan that labels the location of the flagpole, concrete display areas, and indicates the correct number of customer parking spaces.
3. Meet all final engineering and building code related items.
4. Allow the height of the flagpole to be 50'.
5. Fly only the United States and/or Illinois State flag on the flagpole.
6. Relocate the parking lot landscape trees to be relocated south of the property located at the end of the cul de sac on the east side of Shire Drive.

And

On September 13, 2011, the Plan Commission, by a vote of 4 to 1, recommended to the Village Board approval of a Special Use Amendment for Wolf Point Plaza, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increase the parking stalls for the auto dealership from 659 to 682.
2. Increase the height of the flagpole from 18' to 50'.

And

On September 13, 2011, the Plan Commission, by a vote of 4 to 1, recommended to the Village Board approval of variances for maximum business hours lighting to not exceed 78 footcandles, allowance of 1000W full cutoff light fixtures, minimum 8 ft. light setbacks from the south property line (159th St. ROW), and minimum of 18 ft. light pole setbacks from the north property line.

PLAN COMMISSION DISCUSSION:

At the Plan Commission a number of residents who live near the project expressed concerns over the lighting levels. The nay vote on the Plan Commission was cast due to concerns over the lighting levels, particularly in the lot west of the building, near the residential property to the north.

Staff recommended that the height of the flagpole be reduced from the requested 50' to 40' to fit contextually better with other flagpoles in the village. The Plan Commission discussed the request but revised the motion to 50'. Staff still recommends 40' and the motion provided below reflects that recommendation.

Additionally, the Plan Commission added a condition requiring any trees relocated from the parking lot islands be planted south of the residence on the east side of Shire Drive to increase the landscape buffer. Staff will work with the petitioner and the Village's landscape architecture consultant company to revise the landscape plan accordingly.

This is now before Development Services and Planning Committee for consideration.

Trustee Schussler questioned the reduction in parking stall length from 18' to 17.5 and what will the business hours be for BMW.

David Sosin Attorney for the Petitioner stated that many of the stalls will remain at the standard length. The stalls being requested for reduction will be primarily used for tandem storage and for cars, allowing BMW to get enough storage on the facility. The site plan indicates the specific spaces.

The normal closing time for most dealerships on a normal week day is between 9:00 PM and 10:00 PM, 6:00 PM on Saturdays, and closed on Sundays.

The lighting variance in question will impinge only on the 159th Street side which is the front, and the Wolf Road side of the property line. The rear side of the property line will continue to have the 0 foot candles which are required by the Code.

Director Friling stated that half of the lights will be turned off during non operating hours.

Trustee Schussler stated that he agrees with staff's recommendation that the height of the flagpoles be reduced from the requested 50' to 40'.

Attorney Sosin stated that the reason for the Petitioner's request is due to the building's 40 foot peak and therefore, believes that for the flag to stand out, it should fly above the peak of the building.

Chairman Fenton stated that she agrees with staff's recommendation on the height of the flagpoles and also compliments BMW on their landscape. BMW has also offered to put additional landscaping on the north end of the berm and has built a cul de sac which was not requested by the Village.

I move to recommend to the Village Board of Trustees to approve the site plan, special use amendment with modifications and variances for BMW of Orland Park, located in Wolf Point Plaza as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board approval of the preliminary site plan titled 'Proposed BMW Site Plan - Wolf Point Plaza,' prepared by Craig R. Knoche & Associates, job number 8-048, dated 3-04-09, date stamped September 01, 2011, sheet C1.5 subject to the following conditions.

1. Submit a revised landscape plan, including site plan changes and addressing parking lot trees, before the Village Board meeting.
2. Submit a revised site plan that labels the location of the flagpole, concrete display areas, and indicates the correct number of customer parking spaces.
3. Meet all final engineering and building code related items.
4. Allow the height of the flagpole to be 50 feet.
5. Fly only the United States and/or Illinois State flag on the flagpole.
6. Relocate the parking lot landscape trees to be relocated south of the property located at the end of the cul de sac on the east side of Shire Drive.

And

I move to recommend to the Village Board approval of a Special Use Amendment for Wolf Point Plaza, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increase the parking stalls for the auto dealership from 659 to 682.
2. Increase the height of the flagpole from 18' to 50'.

And

I move to recommend to the Village Board approval of variances for maximum business hours lighting to not exceed 78 foot candles, allowance of 1000W full cutoff light fixtures, minimum 8 ft. light setbacks from the south property line (159th St. ROW), and minimum of 18 ft. light pole setbacks from the north property line.

A motion was made by Trustee Carole Griffin Ruzich, seconded by Trustee Edward Schussler that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

2011-0404 Randy's Market-Tenant Payout

Director Friling reported that as part of the acquisition of the Orland Plaza, the Village of Orland Park is required to pay for relocation costs for affected businesses. The Village follows regulations in accordance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970. The Village has finalized the relocation costs for RJH Stores, Inc. dba Randy's Market, which was located at 14250 S. Ravinia Avenue. Randy's chose to close their business and liquidation was completed on August 23, 2011.

The Federal Uniform Relocation Act defines how payment must be made when a business chooses to close in lieu of relocation. This is defined as a direct loss of tangible personal property (DLP) claim. The eligible payment amount for a claim for a DLP is computed as follows:

The value in place for continued use as determined by a personal property appraiser, less proceeds from sales if any,

Or

The estimated cost to move and reinstall the personal property not to be moved, whichever is less.

Randy's Payment

Based upon the current law, Randy's is entitled to a payment of \$603,149.73.

This is the lesser amount of the Estimated Relocation cost versus the Value in Place Cost. The Village was also required to pay for the costs of goods not sold minus the 25% markup. The inventory purchased was donated to the Orland Park Township Food Pantry. In determining this amount, the Village worked with Annette Favia Relocation Consulting Services and obtained written appraisals and two separate cost estimates for relocation.

Mr. Dave Withers (partner/butcher) has indicated a desire to reestablish a small meat market in the area, but has not identified a location yet. If he does choose to reestablish he would still be eligible to claim the maximum \$10,000 reestablishment expense and a maximum search fee of \$2,500. Mr. Withers will have 18 months from August 23, 2011 to reestablish.

I move to recommend to the Village Board of Trustees approval of a relocation payment in the amount of \$603,149.73 to RJH Stores, dba Randy's Market.

A motion was made by Trustee Edward Schussler, seconded by Trustee Carole Griffin Ruzich that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

2011-0540 Miroballi Plaza - SP, AR, VAR

Director Friling reported that the petitioner is proposing to construct a four unit, 10,000 square foot retail center on a .97 acre lot at 14360 S. La Grange Road, the northwest corner of 144th Place and La Grange Road. The proposed retail center, Miroballi Plaza, was a brownfield and is an infill development site in the downtown area.

Miroballi Shoes is currently located at 9620 W. 143rd Street at Orland Plaza. With the recent acquisition of Orland Plaza for downtown redevelopment, Miroballi Shoes is proposing to move its retail operations from Orland Plaza to the subject property. The subject property has been a vacant brownfield for the last eight (8) years on the northwest corner of 144th Place and La Grange Road.

VARIANCE SUMMARY

The proposed redevelopment requires the following variances:

La Grange Road setback reduced from 25 feet to 15 feet;

NWC setback of La Grange Road and 144th Place reduced from 25 feet to 11 feet;

West bufferyard reduced from 15 feet to 2.5 feet;

Lot coverage increased from 75% to 76%-85% (lot coverage must still be updated)

The property's size, shape and status as an infill development lend themselves to many of the requested variances. Even so, improvements above Code requirements should be provided to minimize the impact of the variances.

The petitioner is proposing to install a solid cedar and brick pier fence along the west property line. The petitioner should also use the exterior ornamental light pole used in the Main Street Area and Orland Crossing and should plant 4" caliper trees instead of the Code minimum 2.5" caliper trees. The petitioner is encouraged to consider the use of BMPs to reduce the lot coverage variances, incorporate a more prominent feature on the southeast corner of the building and incorporate raised planter boxes along the facades.

PLAN COMMISSION

On September 13, 2011, the Plan Commission moved 5-0 to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Miroballi Plaza Site Plan", prepared by Cambridge Companies, dated 9/13/11, project number BIL1102, sheet number SP1.10, and the preliminary elevation drawings titled "Miroballi Plaza Elevations", prepared by Cambridge Companies, dated 9/13/11, project number BIL1102, sheet number A3.10, subject to the following conditions:

1. That the petitioner revises the site plan to incorporate a 15 foot sidewalk area in front of the building, include updated lot coverage calculations and show a signed loading zone at the rear of the building;
2. That the petitioner provides an emergency vehicle turning radius study for emergency access to the site prior to appearing before the Village Board;
3. That the development use the same lamp post patterns in the parking lot that are present in Orland Crossing, Main Street Triangle and Old Orland Historic District for a unified appearance across the Village Center District and downtown area;
4. That the petitioner considers BMPs, architectural features and planter boxes to mitigate variance requests;
5. That the petitioner submits a landscape plan within 60 days of final engineering for separate review and approval that includes four (4) inch caliper trees and a minimum of four (4) canopy trees in the west bufferyard;
6. That all rooftop mechanical equipment and utility conduits are appropriately screened from neighboring properties and the rights-of-way;
7. That all final engineering and Building Code related items are met;
8. That building permits are obtained prior to construction;
9. That the site plan is subject to the NFR letter issued by the IEPA and any changes to the site plan, including landscape area and BMP implementation,

are re-reviewed and approved prior to construction;

10. That the petitioner works with neighboring property owners to the north to establish a cross-access agreement between the properties;

11. That the petitioner applies for a subdivision for lot consolidation and submits a Plat of Subdivision to the Village for recording prior to appearing before the Village Board;

12. That the petitioner work with staff to create a more aesthetically pleasing architectural design element for the exterior building façade on the southeast corner of the building to be completed prior to the Village Board meeting;

And

Moved 5-0 to recommend to the Village Board of Trustees to approve a variance to reduce the La Grange Road setback from 25 feet to 15 feet (40% reduction) and the corner setback of La Grange Road and 144th Place from 25 feet to 11 feet (56% reduction) subject to the above conditions;

And

Moved 5-0 to recommend to the Village Board of Trustees to approve a variance to reduce the west bufferyard, Bufferyard C, from 15 feet to 2.5 feet (85% reduction), subject to the above conditions;

And

Moved 5-0 to recommend to the Village Board of Trustees to approve a variance to increase the lot coverage for the site subject to the above conditions;

DISCUSSION

Since the Plan Commission, the petitioner has indicated that they are working on meeting the first condition. The updated site plan demonstrates the 15 foot wide sidewalks and the loading zone area designation per the Plan Commission staff report recommendations. The updated site plan, however, does not indicate an updated lot coverage percentage as it is still showing the 76% lot coverage that the previous site plan was showing despite the increase in sidewalk widths. The lot coverage must still be updated. Condition 1 is modified to require the lot coverage calculation be updated on the site plan.

Condition 2 was met. There is a single curb conflict at the landscape island at the north end of the building. The petitioner's architects are remedying this curb conflict by designing a "roll-off" curb and pulling the nose of the landscape island back approximately 12 or so inches. Condition 2 in the Committee motion is removed.

With regard to condition 10, the neighboring property owners to the north were in

attendance at the Plan Commission and noted to the Commission that they were working with the petitioner to establish the cross-access agreement. They were generally in favor of the proposed cross-access.

Condition 12 of the Plan Commission motion was added by the Plan Commission in response to some Commissioner discussions around the gateway nature of the building into the Orland Park downtown area. Plan Commissioners expressed architectural interest in the building agreeing with staff analysis on Village Center District goals for “vertically articulated corner and entry features” (6-212.E.5) and noted that the building should provide additional height at the corner with some design elements to increase the prominence of the location as a gateway. The Plan Commission noted that this was going to be a model for redevelopment of what can come in the downtown area and that it was important to address the gateway appropriately.

The petitioner generally supported the comments and the subsequent condition indicating that they were already addressing the southeast corner of the building and should have updated elevations by the time the project is heard before the full Village Board of Trustees. The condition remains in the Committee motion as a follow-through condition.

Similarly, the petitioner has generally indicated that they are willing to comply with condition 3 regarding the ornamental parking lot lighting matching Orland Crossing, the Downtown and Old Orland Historic District. This request was made to mitigate some of the visual impacts of the variances and also to set a redevelopment precedent to thematically unify the appearance of the Village Center District as redevelopment occurs. The condition remains in the below motion, however, as a follow-through (now as condition 2).

Chairman Fenton questioned the material being used for the fence.

David Sosin Attorney for the Petitioner stated that the petitioner is flexible with the material being used for the fence and will work with staff on determining an alternative material that would be of little to no maintenance in lieu of the cedar in the area between the brick.

Trustee Schussler questioned how the petitioner would handle the parking.

Attorney Sosin stated that the petitioner will have 50 parking spaces which is required under the Code. The Village has asked and has been agreed upon, for a cross-access between the three businesses and therefore, has reduced the parking spaces. There has been no discussion of any cross parking easement, but are working with neighbors on an a cross-access agreement.

Chairman Fenton suggested that staff consider working with business owners to

the north regarding their customer parking.

Director Friling stated that staff can reach out to adjacent business owners so that they fully understand the Village's requirements as it relates to cross-accesses. Cross-accesses it's not shared parking. The village does not police private parking lots. Staff has communicated with Mr. Miroballi and Mr. Sosin some of the issues and enforcements they may have to do initially.

I move to recommend to the Village Board of Trustees to approve the site plan and elevation plans for a 10,000 square foot retail center, Miroballi Plaza, at 14360 S. La Grange Road with variances for the La Grange Road and northwest corner building setbacks, the west bufferyard and lot coverage as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Miroballi Plaza Site Plan", prepared by Cambridge Companies, dated 9/13/11, project number BIL1102, sheet number SP1.10, and the preliminary elevation drawings titled "Miroballi Plaza Elevations", prepared by Cambridge Companies, dated 9/13/11, project number BIL1102, sheet number A3.10, subject to the following conditions:

1. That the petitioner revises the site plan to incorporate a 15 foot sidewalk area in front of the building, include updated lot coverage calculations and show a signed loading zone at the rear of the building;
2. That the petitioner provides an emergency vehicle turning radius study for emergency access to the site prior to appearing before the Village Board;
3. That the development use the same lamp post patterns in the parking lot that are present in Orland Crossing, Main Street Triangle and Old Orland Historic District for a unified appearance across the Village Center District and downtown area;
4. That the petitioner considers BMPs, architectural features and planter boxes to mitigate variance requests;
5. That the petitioner submits a landscape plan within 60 days of final engineering for separate review and approval that includes four (4) inch caliper trees and a minimum of four (4) canopy trees in the west bufferyard;
6. That all rooftop mechanical equipment and utility conduits are appropriately screened from neighboring properties and the rights-of-way;
7. That all final engineering and Building Code related items are met;

8. That building permits are obtained prior to construction;
9. That the site plan is subject to the NFR letter issued by the IEPA and any changes to the site plan, including landscape area and BMP implementation, are re-reviewed and approved prior to construction;
10. That the petitioner works with neighboring property owners to the north to establish a cross-access agreement between the properties;
11. That the petitioner applies for a subdivision for lot consolidation and submits a Plat of Subdivision to the Village for recording prior to appearing before the Village Board;
12. That the petitioner work with staff to create a more aesthetically pleasing architectural design element for the exterior building façade on the southeast corner of the building to be completed prior to the Village Board meeting;

AND

I move to recommend to the Village Board of Trustees to approve a variance to reduce the La Grange Road setback from 25 feet to 15 feet (40% reduction) and the corner setback of La Grange Road and 144th Place from 25 feet to 11 feet (56% reduction) subject to the above conditions;

AND

I move to recommend to the Village Board of Trustees to approve a variance to reduce the west bufferyard, Bufferyard C, from 15 feet to 2.5 feet (85% reduction), subject to the above conditions;

AND

I move to recommend to the Village Board of Trustees to approve a variance to increase the lot coverage for the site subject to the above conditions;

A motion was made by Trustee Carole Griffin Ruzich, seconded by Trustee Edward Schussler that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

2011-0080 Thomas Place of Orland Park - Subdivision, Special Use, Site Plan

Director Friling reported that on the Thomas Place of Orland Park project. The petitioner is Dan Walsh, Ryan Companies Inc. and he is requesting a Site Plan, Subdivision and Special Use Permit for Congregate Elderly Housing.

The property is located on 15415 and 15555 Harlem Avenue. Specifically, a newly created outlot just north of the northeast corner of Harlem Avenue and Wheeler Drive. Part of the vacant Rizza Dealership location on Harlem Avenue.

BACKGROUND:

The Thomas Place project was approved by the Plan Commission in early spring of 2011. The petitioner did not immediately proceed to the Committee because they were waiting on the decision of Low Income Housing Tax Credits (LIHTC). The tax credits have been awarded to this project by the state and now the petitioner is completing the entitlement process.

PLANNING OVERVIEW:

Petitioner proposes to construct and operate a 4-story, 80-unit age and income restricted (congregate elderly housing) rental residential building.

DISCUSSION:

The Ryan Companies propose to develop Thomas Place of Orland Park near the northeast corner of Harlem Avenue and Wheeler Drive. Thomas Place is envisioned to be an 80-unit age and income restricted rental residential community. While age restricted, the facility is considered independent living, not assisted living. Ryan Companies have constructed other Thomas Place developments in Glenview and Fox Lake, Illinois and terminated a similar project on Harlem Avenue in Tinley Park due to financing.

The project is proposed to be located on a new four acre parcel created by re-subdividing two existing parcels (that total approximately 9.7 acres). The Private Bank currently owns the two existing properties. The project is located on a property that has been vacant for several years and has been highlighted as a redevelopment area by the Harlem Avenue Corridor Plan prepared by URS Consultants. The corridor plan recommends a mix of residential and commercial/office uses for this site. The proposed project is consistent with the recommendations of that plan.

PLAN COMMISSION:

On March 8, 2011, by a vote of 5 to 0, the Plan Commission recommended to the Village Board approval of the site plan and building elevations as shown on the site plan (titled 'Preliminary Site Plan Thomas Place', prepared by SpaceCo, job number 6674, dated 02-01-11, most recent revision 2-28-11, sheet L1) and the building elevations (titled 'Thomas Place Orland Park', prepared by Ryan

Companies, job number 1407-126, dated 01-31-2011, sheet A201), subject to the following conditions:

1. That the petitioner submit a tree survey for the property, completed by a certified arborist, before the project goes before the Village Board.
2. The petitioner work with CHUG (Collaborative Healthcare Urgency Group), to prepare a relocation plan for the project.
3. The petitioner provide a cash-in-lieu payment instead of a land donation for the park donation as required by the Land Development Code.
4. The landscape plan includes a detailed design for the private courtyard with pedestrian amenities like paths, patios and benches as well as foundation landscaping that softens the brick first floor facade, and also work with staff on bufferyard landscaping.
5. That all final engineering related items are met.
6. That the petitioner submit a landscape plan, meeting Code requirements, for separate review and approval within 60 days of final engineering approval.

And

On March 8, 2011, by a vote of 5 to 0, the Plan Commission recommended to the Village Board of the subdivision for the properties located at 15415 and 15555 Harlem Avenue (PIN numbers 28-18-10-0024 and 28-18-10-0012) as shown on the site plan titled 'Preliminary Site Plan Thomas Place', prepared by SpaceCo, job number 6674, dated 02-01-11, most recent revision 2-28-11, sheet L1 subject to the following conditions:

1. The petitioner include easements along the south edge of the detention facility to provide for future expansion and across the 2' band of property between the access drive and the west property line to provide for future cross access.
2. The petitioner complete the separate plat of subdivision review and approval process after Board approval of the project.

And

On March 8, 2011, by a vote of 5 to 0, the Plan Commission recommended to the Village Board of a Special Use Permit for Congregate Elderly Housing for Thomas Place of Orland Park with the following modifications:

1. Parking that exceeds the code by more than 20%.

2. Parking and drive aisle located in the Harlem Avenue front setback.
3. Detention setback reduction from 25' to 5'.
4. 10' reduction for part of the north landscape bufferyard.
5. Modifications to the Congregate Elderly Housing Section of the Land Development Code, as related to independent living including:
 - a. Parking spaces shall be 9'x18.5' rather than 10' x 20'
 - b. A building manager or supervisory employee shall be on duty from 8:30AM to 5:00PM Monday through Friday rather than at all times.
 - c. Each resident will receive a manual with emergency instructions rather than maintaining a detailed, current, written emergency plan for each individual.
 - d. The manager and building supervisor will not be qualified in first aid and cardio-pulmonary resuscitation (CPR) for the elderly.
 - e. Residents are responsible for their own meals rather than being provided one complete balanced meal per day,

subject to the same conditions set forth in the site plan motion.

PLAN COMMISSION DISCUSSION:

There were no members of the public at the Plan Commission meeting to discuss the project. The owner of one of the adjacent buildings to the east, however, did express some concerns about the screening between the residential use on the subject property and the office/industrial use on the property directly east. A condition of the motion approved by Plan Commission included a requirement that the petitioner work with staff to provide adequate buffer landscaping along the east property line. That condition has been slightly revised in the Committee report.

A preliminary landscape plan has been submitted for review, but does not show planting quantities per Code. The petitioner will be responsible for submitting a full landscape plan that meets Code, and exceeds Code along the east property line, within 60 days of final engineering approval.

CONDITIONS:

As mentioned above, the condition regarding the landscape plan has been slightly modified to provide a more accurate description of the requirements.

The petitioner has provided a tree survey, so that condition has been removed from the motion below.

Although not finalized, the petitioner has been working with CHUG to establish a relocation plan.

The petitioner has submitted a letter to the Village requesting consideration to provide the benefits of the Build Orland program to this project to June 30, 2012 and to reduce the Cash in Lieu land donation requirement for parks. The petitioner

submitted the development application in early 2011 and but for the LIHTC program, the project would likely have been under construction before the Build Orland Project expired. Therefore, staff supports the request to extend the Build Orland program benefits as outlined in a letter. Additionally, the petitioner has demonstrated that the private open space may contribute to the cash in lieu park donation. Therefore, staff recommends cash in lieu payment of \$32,628 rather than \$134,689. Note that the petitioner will still be required to pay the park impact fee.

Since the Plan Commission meeting, the Congregate Elderly Housing section of the Code has been deleted from the Land Development Code. Therefore, the special use modifications relating to that section have been deleted from the motion below.

Trustee Schussler expressed some concerns about the inadequate buffer landscaping mainly along the east of the property line.

Director Friling stated that the petitioner must submit their landscape plan. There is a condition stating that the petitioner will have to do additional buffering along the east side of the property. There is a fence to the north that separates the two uses. The petitioner is prepared to add additional landscaping.

I move to recommend to the Village Board of Trustees to approve the subdivision, site plan, building elevations and special use permit with modifications for Thomas Place as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board approval of the site plan and building elevations as shown on the site plan (titled 'Preliminary Site Plan Thomas Place', prepared by SpaceCo, job number 6674, dated 02-01-11, most recent revision 2-28-11, sheet L1) and the building elevations (titled 'Thomas Place Orland Park', prepared by Ryan Companies, job number 1407-126, dated 01-31-2011, sheet A201), subject to the following conditions:

1. The petitioner submit a relocation plan, prepared in conjunction with CHUG.
2. The petitioner provide a reduced cash-in-lieu payment of \$32,628 instead of a land donation for the park donation as required by the Land Development Code.
3. The landscape plan includes a detailed design for the private courtyard with pedestrian amenities like paths, patios and benches as well as foundation landscaping that softens the brick first floor facade, and also provide a bufferyard along the east property line with screening and evergreen material in excess of Code requirements.
4. That all final engineering related items are met.

5. That the petitioner submit a landscape plan, meeting Code requirements, for separate review and approval within 60 days of final engineering approval.

6. That the Build Orland program benefits be extended for this project to June 30, 2012.

And

I move to recommend to the Village Board approval of the subdivision for the properties located at 15415 and 15555 Harlem Avenue (PIN numbers 28-18-10-0024 and 28-18-10-0012) as shown on the site plan titled 'Preliminary Site Plan Thomas Place', prepared by SpaceCo, job number 6674, dated 02-01-11, most recent revision 2-28-11, sheet L1 subject to the following conditions:

1. The petitioner include easements along the south edge of the detention facility to provide for future expansion and across the 2' band of property between the access drive and the west property line to provide for future cross access.
2. The petitioner complete the separate plat of subdivision review and approval process after Board approval of the project.

And

I move to recommend to the Village Board approval of a Special Use Permit for Congregate Elderly Housing for Thomas Place of Orland Park with the following modifications:

1. Parking that exceeds the code by more than 20%.
2. Parking and drive aisle located in the Harlem Avenue front setback.
3. Detention setback reduction from 25' to 5'.
4. 10' reduction for part of the north landscape bufferyard,

subject to the same conditions set forth in the site plan motion.

A motion was made by Trustee Edward Schussler, seconded by Trustee Carole Griffin Ruzich that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

ADJOURNMENT – 6:29 PM

A motion was made by Trustee Edward Schussler, seconded by Trustee Carole Griffin Ruzich that this matter be ADJOURNED. The motion CARRIED by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

/mp

APPROVED:

Respectfully Submitted,

David P. Maher, Village Clerk