

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, August 15, 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

This meeting was called to order at 6:08 PM.

This matter was

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

APPROVAL OF MINUTES

2011-0521 Approval of the July 18, 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 July 18, 2011.

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

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

Nay: 0

ITEMS FOR SEPARATE ACTION

2011-0524 10155 151st Street - Building Code Variance

Director of Development Services Karie Friling reported that the Village had received a request for a variance to the Village Code as amended in Section 5-1-13, item #4 Section 102.6.2 for "Additions Alterations and Repairs" and item #38 Section 501.3.1 for "Single Family Exterior Veneers. This residential building is existing and located at 10155 151st Street in the Orland Hills Subdivision.

The request is to vary the types of materials required on the first story exterior walls of an existing residence to be constructed with a brick/masonry veneer material. The owner is planning the construction of a second story addition over the existing single family residence. The current code requires at least 90% of the ground floor walls to be face brick or stone anchored veneer as referenced in the Village Code Sections noted above.

Preliminary plans have been submitted showing the construction and appearance for the second floor addition using new horizontal vinyl siding on the entire structure.

The residence is located within the R-3A Residential Zoning District allowing exterior walls of existing homes to be originally constructed without the use of a brick veneer on the ground level. The owner has submitted answers to the "Variance Standards" questions as published on our Village Website. Michael

Schroers is the owner of the property at 10155 151st Street.

The existing zoning district has permitted existing, residential construction without an exterior brick veneer ground floor finish. The Development Services Department recommends the requested building code variance, as it relates specifically to the current brick requirement.

Plans submitted as prepared by Russell N. Odrowski (Registered Architect) job number 21109.

I move to recommend to the Village Board approval of a variance to the Village Code as amended in Section 5-1-13, item #4 Section 102.6.2 for Additions Alterations and Repairs and item #38 Section 501.3.1 for Single Family Exterior Veneers for the property located at 10155 151st Street.

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

2011-0482 Ninety 7 Fifty on the Park - Site Plan, Special Use Permit, Subdivision

PROJECT: 9750 on the Park

PETITIONER: Metra Triangle FC, LLC & Village of Orland Park

REQUESTED ACTION:

Site Plan, Subdivision, Special Use Permit with Modifications.

PURPOSE:

The petitioner proposes to construct a mixed-use building in the Main Street Area of Downtown Orland Park.

LOCATION: 9750 Crescent Park Circle

BACKGROUND:

OVERVIEW AND BACKGROUND:

This project is the first petition submitted in the Main Street Area of Downtown Orland Park since the village and Related Midwest terminated the previous redevelopment agreement. Ninety 7 Fifty on the Park is a public private partnership between the Village and the developer, Metra Triangle FC, LLC. The redevelopment agreement between the Village and the developer is expected to be reviewed by the Board of Trustees this fall.

For over ten years, Orland Park has worked to develop the area around the 143rd Street train station into a vibrant downtown. Village residents have long expressed a desire for a town center with walkable streets and public spaces that create a desirable destination. Downtown Orland Park, which includes the Old Orland Historic District, the civic center campus along Ravinia Avenue, the Orland Crossing area and the Main Street Area, already has many of the pieces to be a vibrant town center. The Main Street area will connect and provide a focal point to those elements.

Orland Park has continually demonstrated a commitment to the downtown area, exemplified by the streetscape improvements in Old Orland, the construction of the 142nd Train Station and Crescent Park, the award-winning architecture of the civic center campus and the high quality design required of the Orland Crossing project. Current projects will provide more enhancements to the area including the 143rd and LaGrange intersection improvements and the pedestrian bridge planned to cross LaGrange Road, parallel to the new Metra bridge along Southwest Highway.

The Village Board approved a redevelopment plan for the area prepared by Related Midwest in 2006, but economic conditions made the program unfeasible. In order to leverage the existing village investment, over \$45 million to date, and to ensure that the community's vision is achieved, the Village continued work as the Master Developer. Orland Park has been working with the Flaherty and Collins for over two years on this project, which has been through numerous design iterations.

Ninety 7 Fifty on the Park is a 'triple win' for the Village, a transit-oriented development with a mix of residential, retail and open space that will enhance property values in the entire area, strengthen the local economy and preserve Orland Park's standing as one of the most desirable communities in which to live, work and play.

PROJECT DESCRIPTION:

The petitioner proposes to construct a multi-story, mixed use building that will include 295 residential units, 365 structured parking spaces, 4,000 square feet of retail, 8,600 square feet of residential amenity space and two outdoor courtyards.

The architect, RTKL, has designed the building as a 'full texas wrap,' meaning that the structured parking is located interior to the site, completely wrapped by architecture that fronts all of the public streets. The site design of the building results in the creation of two interior courtyards that provide outdoor space for the residents. The architecture includes modern and prairie elements, pulling local design guidance from the train station and Village Hall.

The residential units are market rate 'for-lease' and include 60% (178) 1 bedroom

and 40% (117) two bedrooms. For reference, floorplans have been provided on sheets A-401 through A-403 and show a variety of designs and choices, including some 2+ bedroom duplex units. Interior unit features, as listed in the project narrative include but are not limited to, 9' ceilings, granite countertops, in-unit washer/dryers, upgraded appliances, walk-in closets, brushed nickel hardware and balconies.

In addition to the unit features, residents of the project will enjoy access to a number of common amenities. The two courtyards described previously will include a saltwater 'infinity edge' pool, cabanas, fire pit, grilling area, extensive landscaping and even a pet area. The first floor along Crescent Park includes 8,600 square feet of interior amenity space featuring a club room with fitness center, private yoga/spin studio, tanning salon, E-lounge business center, and a media and gaming lounge. An 'Aqua Lounge' will provide an indoor/outdoor transition space to the pool deck. The parking garage, that will also include bike storage, is designed so that residents park on the level that they live, rather than having to access an elevator or stairway.

The first floor along Crescent Park also includes 4,000 square feet of retail space, and 20 spaces in the garage are designated as public to support that retail. There is also ample on-street parking along the public roads as well as the nearby Metra lot, which is open to the public on nights and weekends.

The Ninety 7 Fifty proposal is consistent with the village's Comprehensive Plan and the Village Center Zoning District as explained in detail below. The project, as designed, requires approval for site plan, subdivision, special use permit with modifications and landscape plan. The site plan is for the parcel bounded by Main Street, 143rd Street, Ravinia Avenue and Crescent Park Circle while the subdivision includes the road right of ways and a parcel in the southwest corner of the overall Main Street Area. The special use permit is required because the building is over 50,000 square feet and modifications are requested to reduce the building setback along 143rd Street and to reduce the required number of parking stalls. The landscape plan will be approved separately by the Board after final engineering has been granted.

Additional details about the project are discussed in the Plan Commission report.

PLAN COMMISSION MOTION

On August 9, 2011, the Plan Commission, by a vote of 6-0, moved to recommend to the Village Board approval of a subdivision, as shown on the preliminary plat titled 'Main Street Triangle - Phase1,' prepared by SpaceCo, Inc., job number 4278, dated 5/27/2011, most recent revision 07/15/2011, sheets 1 through 3, subject to the submission of a Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board approval of a Special Use Permit for a building over 50,000 square feet in the Village Center District subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduction in the 143rd Street setback from 15' to 5'-9".
2. Reduction in parking from 458 to 365 spaces.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'Ninety 7 Fifty on the Park-Downtown Orland Park,' prepared by RTKL Associates Inc., project number 30-10003.00, sheet number A-101 and dated 7.29.11, subject to the following conditions. That the petitioner:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
2. Meet all final engineering and building code related items.
3. Revised the site data box to reflect a required parking number of 458 and a public spaces number of 20 prior to the Village Board meeting.

And

I move to recommend to the Village Board approval of the Elevations and Illustrations titled 'Ninety 7 Fifty on the Park-Downtown Orland Park,' prepared by RTKL Associates Inc., project number 30-10003.00, sheet numbers A-201 through A-203 and G-001 through G-003 and dated 7.29.11, subject to the following conditions. That the petitioner:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Revise the North Elevation-Crescent on sheet A-201 to include an architectural element at the west corner similar to the element on the east corner and the addition of awnings along the Crescent Park Circle first floor retail and amenity space.
3. Submit elevations of the parking garage, that include the proposed landscaping, prior to the Village Board meeting.
4. Submit elevations showing the views of the building from the interior of both courtyards, prior to the Village Board meeting.
5. Provide a color and material sample board for review prior to the Village Board Meeting.

DISCUSSION

At the Plan Commission, a few residents asked questions about building construction types and materials. The building is proposed to be a precast structure and will meet or exceed all Village Building Codes. Other questions

were asked in order to clarify details of the petition but no major concerns were raised.

The Plan Commission motion included a condition that the Petitioner add an architectural element to the west corner of the Crescent Park Circle elevation. That has been added and revised elevations are included in this submittal. Therefore, that condition has been removed from the motion for the Committee.

Chairman Kathleen Fenton stated that the Committee will be discussing the Site Plan, Variance and Architectural Structure of this project.

Director Friling stated that staff member Kimberly Flom will present a brief PowerPoint presentation. There are also representatives from Flaherty & Collins and RTKL Associates Inc, to answer any questions.

Development Services Planner Kimberly Flom presented a ten minute PowerPoint presentation.

Trustee Carole Griffin Ruzich questioned if the parking spaces will be assigned, where the 20 extra public parking spaces be located and how many on street parking space will be available.

Christopher Kirles the vice-president of development for Flaherty & Collins stated that the parking as of today are not planned to be assigned spots. It is planned that each unit will have one secured parking space on the same floor as their unit.

The 20 extra public parking spaces will be on the first level of the garage. The public parking entrance is to the left of the garage and to the right of the garage will be the entrance to the resident parking with a security gate for residents only.

Planner Flom reported that there will roughly be about 20 - 30 on street parking surrounding the project as well as 80 additional parking spaces in the Metra lot that belong to the Village for public use.

Trustee Ruzich questioned the dedicated pet area and will the building be constructed in phases.

Mr. Kirles of Flaherty & Collins stated that the pet area will be restricted to roughly 20% – 25% of the units, with a weight limit of less than 50pounds.

The building will be constructed in multiple phases being separated by firewalls, with all fire safety features required in pace. The parking garage will be the first to be constructed as it sits in the middle. Then, the building will be constructed in phases. Once the first phase of the building is constructed and leased, Flaherty & Collins will continue with the second phase of construction and so on.

Trustee Schussler questioned how many stories will the parking garage be.

Mr. Kirles of Flaherty & Collins stated the garage will be four (4) stories high. Their will be some units that will not be able to park on the same level as their units. These will be the units on the fifth (5) and sixth (6) levels.

Trustee Schussler stated that the literature should reflect that the majority of the units will be able to park on the same level as their unit.

Trustee Schussler questioned if the pool would be an indoor or outdoor pool, what are the square footages of the units.

Mr. Kirles of Flaherty & Collins stated that the pool will be an outdoor pool.

The square footage of a one (1) bedroom unit will range from about 725 – 900 square feet. The two (2) bedroom units will range from 975 – 1500 square feet. The 1500sq. ft. unit will be a two (2) story unit with two (2) bedrooms and a den.

Trustee Schussler questioned what impact is anticipated on the elementary and high school districts.

Mr. Kirles of Flaherty & Collins stated that they have found that in developments with high density residential, mixed use settings, there are generally very few residents with school children and therefore very little impact on the school districts.

Trustee Schussler expressed his concerns on the number of parking spaces for both the businesses and visitors. Will visitors be allowed to use the secured parking spaces for the residents.

Mr. Kirles of Flaherty & Collins stated that as Planner Flom stated that there will be 30 plus parking spaces available for the public and the 20 extra spaces available in the garage will service the businesses and visitors at no cost. Visitors will not be allowed to park in the secured residential parking area.

Village Manager Paul Grimes stated that the parking situation has been discussed extensively and it's a tough balance. The suburban market places tend to build parking facilities for the maximum usage, when that maximum rarely if ever occurs. What the staff has looked at, is the experience that the developer has had in other market places similar in urban designs, to suggest to us or give us a case study in terms of what parking is sufficient. After considering everything as well as the additional surrounding parking, staff is confident that the parking available is a good balance.

Chairman Fenton stated that the proposal it is requesting to go from 458 parking spaces to 365 parking spaces and there are 295 units. Each unit is given one parking space as part of their rental agreement therefore; there will be an additional 50 parking spaces that could be dedicated to visitors.

Mr. Kirles of Flaherty & Collins stated that the additional parking spaces are not designed for the public. It is planned that the 50 additional spaces will be offered to residents who want to purchase an additional parking spot.

Chairman Fenton opened the floor to residents.

Orland Park resident Arnold Gake raised several concerns regarding parking costs, appropriate bus stops should children live in the building and transportation.

Village Manager Grimes stated that it cost approximately \$12,000 - \$15,000 per pre-cast parking ramp for cost of construction.

Director Friling stated that additional parking fee will be included in the lease.

There will be some coordination with our school districts to insure that the children living in the apartments, will be picked up in an appropriate pick-up spot. There is also a Pace bus that runs along LaGrange Road that the Village is coordinating with Pace to add an additional stop at the Metra Train Station.

Orland Park resident Bob Seigal questioned if the residents in the interior apartments will have a view, who will be constructing the building and the meaning of the word transparency.

Mr. Kirles of Flaherty & Collins stated that all apartments will have a view of either the pool, courtyard or overlooking the street. The parking garage will be screened with either green screen, heavy landscaping etc. to buffer it.

Jeff Fischer of Flaherty & Collins stated that Flaherty & Collins is the management and developer of the project and will be soliciting bids for general contractors.

Village Manager Grimes stated that transparency does mean different things to different people and that's precisely why the Village uses the definition that is prescribed by a non-partisan government group called the Illinois Policy Institute. The Illinois Policy Institute defines transparency and what comprises that from a public sectors stand point and Orland Park follows that. Orland Park is the first community to follow it at 100%.

Orland Park resident Janice Fleury questioned the comparisons made to a similar apartment complex in Indianapolis and questioned the failure of the building built by Flaherty & Collins in Charlotte N.C.

Mr Kirles of Flaherty & Collins stated that the Indianapolis project was public privet partnership with the city of Indianapolis that was completed last year and was successful.

The building in Charlotte, N.C was a for-sale condominium tower that when building the market plummeted as well as issues with the developer and lender. The project itself was completely successful in terms of the number of contracts sold.

Orland Park resident Bernie Murphy questioned the type of security will be provided in the parking garage.

Jeff Fischer of Flaherty & Collins stated that their will be cameras throughout along with a security system that will require residents to have a keycard to get in to all the exterior doors. The videos tapes will be held for up to two years.

Other questions where raised by residents already discussed and answered.

Village Manager Grimes stated that a public forum is scheduled for August 29, 2011 for residents to discuss the apartment complex.

Director Friling stated that two people have called to be put on a waiting list for the apartments.

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 Ninety 7 Fifty on the Park 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 a subdivision, as shown on the preliminary plat titled 'Main Street Triangle - Phase1,' prepared by SpaceCo, Inc., job number 4278, dated 5/27/2011, most recent revision 07/15/2011, sheets 1 through 3, subject to the submission of a Record Plat of Subdivision to the Village for recording.

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3. Submit elevations showing the views of the building from the interior of both courtyards, prior to the Village Board meeting.
4. Provide a color and material sample board for review prior to the Village Board Meeting.

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 - 7:02 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