



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2018-0330

Agenda Date: 11/13/2018

Version: 3

Status: IN COMMITTEE
/COMMISSION

In Control: Development Services, Planning and Engineering Committee

File Type: MOTION

Title/Name/Summary

Waterfall Plaza (Existing Development) - Special Use for a Planned Development with Modifications and Subdivision

History

QUICKFACTS

Project

Waterfall Plaza (Existing Development) - Special Use for a Planned Development with Modifications and Subdivision

Petitioner

Marut Shah, Esq.

Purpose

The purpose of this petition is to establish a Planned Development for the existing Waterfall Plaza development, a commercial development, located at 8750 W. 159th and 8752 W. 159th Street. The petitioner is also proposing to subdivide one of the lots within the Waterfall Plaza development into two lots.

Requested Actions: Special Use Permit for a Planned Development (with modifications), Subdivision

Project Attributes

Address: 8750 W. 159th Street and 8752 W. 159th Street

P.I.N.(s): 27-14-300-066-0000 and 27-14-300-065-0000

Size: 113,256 SF

Acres: 2.6 Acres

Comprehensive Plan Planning District: 159th and Harlem Planning District

Comprehensive Land Designation: Community Commercial

Existing Zoning: BIZ General Business District

Existing Land Use: Commercial

Proposed Land Use: Commercial Planned Development

Surrounding Land Use:

North: R-4 Residential District - Apartments/Condos

South: BIZ General Business District - Motor Vehicle Sales (Infiniti Dealership) & Motor Vehicle Services (Clean & Bright Car Wash)

East: BIZ General Business District - Office/Retail (Mixed Used Building)

West: BIZ General Business District - Motor Vehicle Sales (Porsche)

Preliminary Engineering: N/A

PROJECT DESCRIPTION & CONTEXT

The petitioner is proposing to establish a Planned Development (PD) for an existing two lot, two building commercial development known as Waterfall Plaza located at 8750 and 8752 W. 159th Street. The proposed PD includes Lot 1 which has two buildings; a small building with direct frontage on 159th Street and a multi-tenant building that is positioned behind the outlot with visible frontage on 159th Street. The proposed PD also includes a second lot, Parcel 3, that has frontage along 159th Street and Orlan Brook Drive that was part of the originally approved site plan, Board Approved July 19, 1993, that includes a parking lot and open green space. This green space was originally counted in the lot coverage for the entire Waterfall Plaza Subdivision. The original intent was to subdivide the site into three (3) lots, but for reasons not clear from the historical files, the original developer resisted the three lot subdivision and instead pursued a two (2) lot subdivision. The petitioner is proposing to subdivide the Lot 1 (also known as Parcel 1 & Parcel 2 on the survey) into two lots, so that each building will be subdivided on its own lot. The proposed subdivision lot line mirrors the lot line that was originally proposed in 1993.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT

Modifications

This petitioner requests the following modifications for the Planned Development:

1. Allow parking and drive aisles within the setback between the building and the street.

The modification is supported by staff, as this is an existing development that was built exactly as originally approved. This was approved prior to the code update that restricted parking and drive aisles between the building and the street. The petitioner will offset this modification with landscaping and other site improvements that will improve the overall experience of the development. If redevelopment occurs within the approved PD, it will need to meet current regulations for the BIZ District.

Conditions of the Special Use

The granting of Special Uses and the granting of Modifications allows staff/the Village to request incremental improvements to the site. The following incremental improvements

are required:

Compliance by the end of the first construction season following Board Approval:

1. The parking lot needs maintenance. Potholes will need to be filled, broken curbs replaced and overall site improvements such as site lighting maintenance will be required by the end of the first construction season following approval of this Special Use and Subdivision.
2. Landscaping upgrades will be required to be completed by the end of the first construction season following approval of this Special Use and Subdivision. See the Landscaping section below and Exhibit A.

As a condition of the Special Use, general site maintenance and landscape improvements will be required by the end of the first construction season following approval of this Special Use and Subdivision.

Compliance within 3 years of Board Approval:

1. The parking lot needs maintenance. The surface will need to be milled and resurfaced.

As a condition of the Special Use, the parking lot will be required to be milled and resurfaced within 3 years of the approval of this Special Use and Subdivision.

Compliance within 5 years of Board Approval:

1. The two existing pylon signs located on these two properties are not in conformance with the Land Development Code.
2. Per the accessory structures of the Land Development Code, nonresidential dumpster enclosures must be constructed of brick, stone or masonry in materials that match the principle structure. The existing dumpster enclosures on site are not in conformance with the Land Development Code.
3. Site lighting and building lighting will need to be brought into compliance with the Land Development Code.

As a condition of the Special Use, the pylon signs, the dumpster enclosures and all site/building lighting will be required to be brought into conformance of the Land Development Code within 5 years of the approval of this Special Use and Subdivision.

The recommendation motion includes the following conditions:

1. General site maintenance of parking lot/site lighting and landscape improvements will be required by the end of the first construction season following Board Approval.
2. The parking lot will be required to be milled and resurfaced within 3 years of Board Approval.
3. The pylon signs, the dumpster enclosures and all site/building lighting will be required to be brought into conformance of the Land Development Code within 5 years of the Board Approval;

Common Open Space

In a PD in the BIZ district, at least (20) twenty percent of the net area of the development is required to remain common open space, which is met under the existing conditions of the site as it was originally approved and built, see calculations below and Exhibit A.

Net Development Area: 2.6 Acres/113,256 SF

20% Requirement: .52 Acres/22,651 SF

Existing Open Space (as shown on 1993 Building Permit Plans): .65 Acres/28,470 SF

Special Use Standards

When considering an application for special use permit, the decision-making body shall consider the eight special use standards listed in the Code. The petitioner has provided acceptable responses to the Special Use Standards.

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

SUBDIVISION

The petitioner proposes to subdivide the currently single Lot 1 (also known as parcel 1 & parcel 2 on the survey provided) into two lots. The proposed Plat of Subdivision shows Lot 1 will be at the rear of the property and will be 59,549 SF/1.367 Acres and Lot 2 will be 26,860 SF/.617 Acres and will be located at the front of the lot along 159th Street. The minimum lot size in the BIZ District is 10,000 SF, the proposed lot meet the minimum requirement.

Currently all of the properties within the PD are under common ownership, should this change, maintenance of each lot is proposed to be the responsibility of individual property owners.

The petitioner has submitted a proposed Plat of Subdivision. The petitioner will need to submit a final Plat of Subdivision to the Village on Mylar for approval and recording with the county.

DETAILED PLANNING DISCUSSION

Land Use/Compatibility

The existing land uses on site are office and commercial retail and are compatible with the Comprehensive Plan and the BIZ General Business District with a special use permit for a Planned Development.

Mobility

The subject site is directly serviced by 159th Street along its southern lot line and Orlan Brook Drive along its eastern lot line. 159th Street is a major arterial under IDOT jurisdiction. Orlan Brook Drive is considered a collector. The interior access drives and drive-aisles are private infrastructure. 159th Street currently has five (5) foot wide sidewalks that run along the southern property lines. Orlan Brook currently has five (5) foot wide sidewalks that run along the east property lines. Site mobility will not be affected as there is no proposed redevelopment as part of this petition. The parking lot

itself is in need of maintenance. There are a number of potholes and broken curbs that need to be replaced.

Parking

Many of the tenant spaces are vacant in this development, but there is currently a dental office and a commercial retail establishment. The more restrictive parking requirement was used to determine whether parking requirements are currently met on site. Commercial Retail requires 1/250 SF of building area.

Estimated Planned Development Parking Analysis

Building Area: Proposed Lot 1: 20,000 SF/ Proposed Lot 2: 3,072 SF; Parcel 3: No Structures

Total Building Area: 23,072 SF

Parking Required - 92 parking spaces

Up to 20% Parking Reduction Allowed for Shared Parking: 18

Parking Existing on Site: 90

Standard Spaces: 84

ADA Spaces Required: 4

Existing ADA Spaces: 6

Floor Area Ratio

FAR for the site does not exceed 1.0

Lot Area

Minimum: 10,000 square feet

Existing lots:

Proposed subdivided lots:

Lot 1 - 59,549 square feet

Lot 2 - 26,860 square feet

Lot 3 (Existing to remain the same) - 27,010 square feet

All lots in the proposed PD meet minimum lot size requirements.

Setbacks

159th Street

Required - 25 feet

Provided - 80 feet

Orlan Brook Drive

Required - 25 feet

Existing - 45 feet

Rear Setback (North side of PD)

Required - 30 feet

(a rear setback Variance was granted to allow for 30' with the original site plan approvals in 1993)

Existing - 30 feet

Side Setback (West side of PD)

Required - 15 feet

Existing - 25 feet

Parking

Required - 10 feet

Existing - 10 feet

Lot Coverage

Total Lot Area: 113,256 SF

Maximum Lot Coverage: 75% - 28,314 SF

Existing Lot Coverage: 74.9% - 28,470 SF

The overall existing lot coverage of 74.9% is within the allowable lot coverage limits for the BIZ General Business District (75%). Original building plans were approved with this lot coverage and the property was built exactly as approved and no additional lot coverage has been added.

Building Height

Maximum -- 50' feet

Existing Height (as shown on the approved building permit set from 1993) - +/- 18' feet

Landscaping

Village Staff is working with the petitioner to require a reasonable amount of upgrade to the landscaping. Staff is requiring that the landscape be improved along 159th Street and Orlan Brook Drive. Three (3) new trees, three (3) new shrubs and five (5) perennials will be required along 159th Street. One (1) new tree and thirteen (13) new shrubs will be required along Orlan Brook Drive. See Exhibit A that provides a graphic illustration of where this plant material is required. Site images have been provided that document the current conditions along 159th Street and Orlan Brook Drive. The petitioner will work with staff to develop an appropriate plant palette for the replacement plant material. Plant material diversity, species selection and sizing must meet Land Development Code requirements.

Following approval by the Board of Trustees and before the Final Plat of Subdivision can be executed; a Letter of Credit will need to be posted with the Village to cover the cost of the landscaping.

All applicable building and planning, permitting and reviews required by the Land Development Code will be required at the time these conditions listed above are proposed.

Accessory Structures

Per the accessory structures of the Land Development Code, nonresidential dumpster enclosures must be constructed of brick, stone or masonry in materials that match the

principle structure and are only allowed in the rear and side setbacks. The existing dumpster enclosures on site are located in the side and rear setbacks, but are not constructed of brick or masonry and will be required to be brought into compliance within 5 years of the approval of this PD and Subdivision. The garbage enclosure must be made of masonry material per Section 6-302.D.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

This is now before Plan Commission for consideration.

Recommended Action/Motion

Regarding Case Number 2018-0330, also known as Waterfall Plaza, I move to accept and make Findings of Fact as discussed at this Plan Commission meeting and within the Staff Report, dated November 13, 2018;

And;

I move to recommend to the Village Board of Trustees approval of a Special Use Permit for a Planned Development for Waterfall Plaza, for the following PINs 27-14-300-066-0000 and 27-14-300-065-0000, the limits of which are shown on "Exhibit A", prepared by staff, and dated November 13, 2018, with the following modification:

1. Section 6-210.F.4 of the Land Development Code: a modification to allow parking and drive aisles in the setback between the building and the street within the south setback and within the east setback; however, this modification does not apply to future redevelopment;

And subject to the following conditions:

1. General site maintenance of parking lot/site lighting and landscape improvements will be required by the end of the first construction season following Board Approval;
2. The parking lot will be required to be milled and resurfaced within 3 years of Board Approval;
3. The pylon signs, the dumpster enclosures and all site/building lighting will be required to be brought into conformance of the Land Development Code within 5 years of the Board Approval;
4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply; and
5. That all building permits shall be obtained prior to any construction;

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Plat of Subdivision titled "Waterfall Plaza Subdivision", prepared by Vanderstappen Land Surveying, Inc., dated March, 20, 2018, and approval and authorization to execute the Final Plat of Subdivision for Waterfall Plaza subject to the following conditions:

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